



**Minutes**  
**Forsyth County Historic Resources Commission**  
**June 7, 2023**  
**4:00 p.m.**  
**Bryce A. Stuart Municipal Building**  
**Arnold G. King Public Meeting Room, 5<sup>th</sup> Floor**  
**100 East First Street, Winston-Salem**

**MEMBERS PRESENT:** Kaky Berry, Chair; C.J. Idol, Vice-Chair; Scott Binkley; Edwin Bouldin; Chad Gadberry; Noah Reynolds; Tina Thacker

**MEMBERS ABSENT:** Veronica Kromm; Nicole Townsend-Green

**STAFF PRESENT:** Heather Bratland; Michelle McCullough; Deputy City Attorney Jerry Kontos

Chair Berry called the meeting to order at 4:00 p.m. Chair Berry was informed that Ms. Haney and Ms. Pegram had resigned from their seats on the Commission.

Chair Berry read a resolution honoring Tina Thacker for her eight years of service on the Commission, and the resolution was resolved to be part of the public record.

**I. APPROVAL OF MINUTES**

A. Approval of May 3, 2023 Meeting Minutes

MOTION by Ms. Thacker to approve the May 3, 2023, minutes.

SECOND: Mr. Bouldin

Vote: Unanimous

**II. CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

A. Order for COA2023-041

The Commission discussed the order.

Mr. Idol noted that an "o" was placed in the COA number instead of a "0," and Mr. Bouldin suggested changing condition 3 to state specifically that lattice shall be installed in lieu of wood clapboard siding along both sides of the service ramp at the rear of the property.

Mr. Idol moved that the Order for case COA2023-041 be entered with the two recommended changes.

SECOND: Mr. Bouldin

Vote: Unanimous

B. Nate Goldesberry, Applicant  
133 West End Boulevard, Winston-Salem  
Elizabeth J. Reedy House  
West End Historic Overlay District #14  
Contributing  
Request: After-the-fact construction of a retaining wall  
COA2023-038  
Continued from May 3, 2023

Staff Comments: Ms. Bratland presented the revised staff report. She also presented a map showing the location of the property and photographs of the property.

### Staff Findings

Commission staff finds that the project is not incongruous with the character of the West End Historic Overlay District because:

- 1) The retaining wall will be constructed from modern landscaping blocks and parged with a stucco coating, which is appropriate for use in areas of high visibility. The wall will minimize its impact on the property's historic features, and it will be compatible with the site in setback, size, height, and scale. The wall will be compatible with existing walls that contribute to the special character of the West End. The wall follows the topography of the site. (*Retaining and Other Landscaping Walls*, West End Standards 4-7)

### Staff Recommendation

Based on the preceding finding, staff recommends that the Commission approve COA2023-038 at 133 West End Boulevard (PIN 6825-98-9179) within the West End Historic Overlay District, with the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a minor work, prior to commencement of that portion of the project; and
- 3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

### Public Comment

Speaking in Favor of the Application: None.

Speaking in Opposition to the Application: None.

### Commission Discussion

Chair Berry closed the public hearing. The Commission discussed the application.

### Commission Motion

Mr. Idol moved that the following Order be entered in COA2023-038:

On May 3, 2023, the Forsyth County Historic Resources Commission ("Commission") conducted, in the above referenced matter, a public hearing in accordance with the statutes and case law pertaining to quasi-judicial proceedings for the issuance of certificates of appropriateness. During the hearing, Heather Bratland, Historic Resources Officer, presented the staff report, findings, and recommendation. Nate Goldesberry, applicant, Nicole Pisciotta, property owner, and Teresa Drummond, neighbor, appeared to present testimony and evidence in support of the application. No one appeared to present testimony and evidence in opposition to the application.

The public hearing was continued to the June 7, 2023, meeting of the Commission to allow the applicant an opportunity to revise his application. On June 7, 2023, the Commission conducted a public hearing on the revised application. During the hearing, Heather Bratland, Historic Resources Officer, presented the staff report, findings, and recommendation. No one appeared to present testimony and evidence in support of the application. No one appeared to present testimony and evidence in opposition to the application.

After presentation of all testimony and evidence, the Forsyth County Historic Resources Commission, based upon the evidence presented in the application and during the hearing, finds that the proposed work is not incongruous with the character of the West End Historic Overlay District because:

- 1) The retaining wall will be constructed from modern landscaping blocks and parged with a stucco coating, which is appropriate for use in areas of high visibility. The wall will minimize its impact on the property's historic features, and it will be compatible with the site in setback, size, height, and scale. The wall will be compatible with existing walls that contribute to the special character of the West End. The wall follows the topography of the site. (*Retaining and Other Landscaping Walls*, West End Standards 4-7)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2023-038 at 133 West End Boulevard (PIN 6825-98-9179) within the West End Historic Overlay District, with the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a minor work, prior to commencement of that portion of the project; and
- 3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

SECOND: Mr. Reynolds  
Vote: Unanimous

C. Brandon Williams, Applicant  
101 South Marshall Street, Winston-Salem  
Rogers House Outbuilding  
Local Historic Landmark #40  
Request: After-the-fact installation of signage  
COA2023-047

Staff Comments: Ms. McCullough presented the staff report. She also presented a map showing the location of the property and photographs of the property.

#### Staff Findings

Commission staff finds that the application is not incongruous with the character of the Landmark because:

- 1) The proposed project introduces one wall sign attached to the west elevation of a noncontributing outbuilding. The proposed sign is made of aluminum and is 168" wide and 20" high. The proposed sign is compatible with the Landmark building and site in terms of style, time-period, materials, design, scale, and color. (*Signage*, Landmark Standards 4 and 5)
- 2) The proposed project introduces a new sign in a location that does not diminish or compromise the historic character of the Landmark building or site. The sign does not damage or conceal significant architectural features or details. (*Signage*, Landmark Standard 6)
- 3) The proposed project introduces a new sign that is removable. (*Signage*, Landmark Standard 7)

#### Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve COA2023-047 at the Rogers House, Local Historic Landmark #40, 101 South Marshall Street (PIN: 6835-15-5455.00), with the following condition:

- 1) The sign shall be removed if the outbuilding remains completely vacant for a period longer than 180 days. Said removal shall occur within 30 days thereof. When the sign is removed, the surface to which it was attached shall be repaired or restored to eliminate any evidence of the removed sign.

#### Public Comment

Speaking in Favor of the Application: None.

Speaking in Opposition to the Application: None.

#### Commission Discussion

Chair Berry closed the public hearing. The Commission discussed the application.

#### Commission Motion

Mr. Idol moved that the following Order be entered in COA2023-047:

On June 7, 2023, the Forsyth County Historic Resources Commission ("Commission") conducted, in the above referenced matter, a public hearing in accordance with the statutes and case law pertaining to quasi-judicial proceedings for the issuance of certificates of appropriateness. During the hearing, Michelle McCullough, Historic Resources Officer, presented the staff report, findings, and recommendation. No one appeared to present testimony and evidence in support of the application. No one appeared to present testimony and evidence in opposition to the application.

After presentation of all testimony and evidence, the Forsyth County Historic Resources Commission, based upon the evidence presented in the application and during the hearing, finds that the proposed work is not incongruous with the character of the Local Historic Landmark because:

- 1) The proposed project introduces one wall sign attached to the west elevation of a noncontributing outbuilding. The proposed sign is made of aluminum and is 168" wide and 20" high. The proposed sign is compatible with the Landmark building and site in terms of style, time-period, materials, design, scale, and color. (*Signage*, Landmark Standards 4 and 5)
- 2) The proposed project introduces a new sign in a location that does not diminish or compromise the historic character of the Landmark building or site. The sign does not damage or conceal significant architectural features or details. (*Signage*, Landmark Standard 6)
- 3) The proposed project introduces a new sign that is removable. (*Signage*, Landmark Standard 7)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2023-047 at the Rogers House, Local Historic Landmark #40, 101 South Marshall Street (PIN: 6835-15-5455.00), with the following condition:

- 1) The sign shall be removed if the outbuilding remains completely vacant for a period longer than 180 days. Said removal shall occur within 30 days thereof. When the sign is removed, the surface to which it was attached shall be repaired or restored to eliminate any evidence of the removed sign.

SECOND: Ms. Thacker  
Vote: Unanimous

D. Ariana Hood, Applicant  
9 East Academy Street, Winston-Salem  
Inspector's House  
Old Salem Historic District #29  
Request: Installation of ADA ramp, porch, and railing  
COA2023-051

Staff Comments: Ms. McCullough presented the staff report. She also presented a map showing the location of the property and photographs of the property.

#### Staff Findings

Commission staff finds that the application is not incongruous with the character of the District because:

- 1) The project proposes to replace the existing porch floor at the rear, north facing, elevation due to severe deterioration and to make the porch comply with current accessibility building code. The new porch will be based on the original design, matching in-kind the material, footprint, and size. The only change will be to raise the porch and make it level with the interior floor. Raising the porch floor will allow for the entrance to be ADA accessible in a sensitive manner, preserving the site and its character-defining features and the structure's character-defining elevations, features, and finishes. (*Entrances, Porches and Balconies*, District Standards 4 and 6 and *Safety, Accessibility and Code Requirements*, District Standard 1)
- 2) The proposed project introduces a new self-supported ADA ramp and landing that leads from the adjacent sidewalk on Church Street to the porch at the rear entrance to the building. The ramp will be 5' wide by 13' in length and the landing will be 5' wide by 5' in length. The ramp and landing will be made from wood and will match the design of the existing porch. There will be an 8' in length by 5"-6.75" high (2 or 3 courses high) brick wall at the end of the

landing adjacent to the sidewalk. The ramp meets accessibility building code in such a way that the site and its character-defining features and the structure's character-defining elevation, features, and finishes are preserved. The design of the new landing and ramp are compatible with the scale, materials, details, and finish of the structure and existing rear porch. The ramp and landing are located on the least obtrusive elevation and do not detract from the historic character of the District. The proposed ramp and landing are self-supporting and are reversible and do not compromise the original design of the entrance or porch. (*Safety, Accessibility and Code Requirements*, District Standards 1-4, and 6)

- 3) The proposed project will retain the existing wood railing that is located around the existing porch except for a small section that will be removed on the east elevation, where the ramp will be installed. New railings, that will run along the north and east sides of the ramp and on both sides of the new steps at the existing opening in front of the rear door, will be installed. The design of the new railing will be compatible in pattern, spacing, configuration, dimension, scale, materials, and color with the character of the structure and District. (*Railings*, District Standard 4 and *Safety, Accessibility and Code Requirements*, District Standard 5)
- 4) The proposed project will install another granite step, where there is a break in the existing railing directly in front of the rear door to allow for ingress onto the existing porch. The granite step is being salvaged from Main Hall on the Salem College campus. This new feature is based on physical evidence that such steps were found in Salem during the period of significance. It is an appropriate design and compatible in location, pattern, spacing, configuration, dimension, scale, texture, and material with the character of the structure and the District. Stone is an appropriate material. (*Walkways and Steps*, District Standard 3)

#### Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve COA2023-051 at the Inspector's House, 9 East Academy Street (PIN: 6835-33-1148.00), located in the Old Salem Historic District with the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work prior to commencement of that portion of the project; and,
- 3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

#### Public Comment

Speaking in Favor: Ariana Hood, 60 Park Boulevard, Winston-Salem, NC 27127, architect for the project.

Speaking in Opposition: None

#### Commission Discussion

Chair Berry closed the public hearing. The Commission discussed the application.

#### Commission Motion

Mr. Reynolds moved that the following Order be entered in COA2023-051:

On June 7, 2023, the Forsyth County Historic Resources Commission ("Commission") conducted, in the above referenced matter, a public hearing in accordance with the statutes and case law pertaining to quasi-judicial proceedings for the issuance of certificates of appropriateness. During the hearing, Michelle McCullough, Historic Resources Officer, presented the staff report, findings, and recommendation. Ariana Hood, applicant, appeared to present testimony and evidence in support of the application. No one appeared to present testimony and evidence in opposition to the application.

After presentation of all testimony and evidence, the Forsyth County Historic Resources Commission, based upon the evidence presented in the application and during the hearing, finds that the proposed work is not incongruous with the character of the Old Salem Historic District because:

- 1) The project proposes to replace the existing porch floor at the rear, north facing, elevation due to severe deterioration and to make the porch comply with current accessibility building code. The new porch will be based on the original design, matching in-kind the material, footprint, and size. The only change will be to raise the porch and make it level with the interior floor. Raising the porch floor will allow for the entrance to be ADA accessible in a sensitive manner, preserving the site and its character-defining features and the structure's character-defining elevations, features, and finishes. (*Entrances, Porches and Balconies*, District Standards 4 and 6 and *Safety, Accessibility and Code Requirements*, District Standard 1)
- 2) The proposed project introduces a new self-supported ADA ramp and landing that leads from the adjacent sidewalk on Church Street to the porch at the rear entrance to the building. The ramp will be 5' wide by 13' in length and the landing will be 5' wide by 5' in length. The ramp and landing will be made from wood and will match the design of the existing porch. There will be an 8' in length by 5"-6.75" high (2 or 3 courses high) brick wall at the end of the landing adjacent to the sidewalk. The ramp meets accessibility building code in such a way that the site and its character-defining features and the structure's character-defining elevation, features, and finishes are preserved. The design of the new landing and ramp are compatible with the scale, materials, details, and finish of the structure and existing rear porch. The ramp and landing are located on the least obtrusive elevation and do not detract from the historic character of the District. The proposed ramp and landing are self-supporting and are reversible and do not compromise the original design of the entrance or porch. (*Safety, Accessibility and Code Requirements*, District Standards 1-4, and 6)
- 3) The proposed project will retain the existing wood railing that is located around the existing porch except for a small section that will be removed on the east elevation, where the ramp will be installed. New railings, that will run along the north and east sides of the ramp and on both sides of the new steps at the existing opening in front of the rear door, will be installed. The design of the new railing will be compatible in pattern, spacing, configuration, dimension, scale, materials, and color with the character of the structure and District. (*Railings*, District Standard 4 and *Safety, Accessibility and Code Requirements*, District Standard 5)
- 4) The proposed project will install another granite step, where there is a break in the existing railing directly in front of the rear door to allow for ingress onto the existing porch. The granite step is being salvaged from Main Hall on the Salem College campus. This new feature is based on physical evidence that such steps were found in Salem during the period of significance. It is an appropriate design and compatible in location, pattern, spacing, configuration, dimension, scale, texture, and material with the character of the structure and the District. Stone is an appropriate material. (*Walkways and Steps*, District Standard 3)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2023-051 at the Inspector's House, 9 East Academy Street (PIN: 6835-33-1148.00), located in the Old Salem Historic District with the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work prior to commencement of that portion of the project; and,
- 3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

SECOND: Ms. Thacker  
Vote: Unanimous

E. Ariana Hood, Applicant  
601 South Church Street, Building 5A, Winston-Salem  
Main Hall  
Old Salem Historic District #13  
Request: Installation of ADA ramp and railing  
COA2023-052

Staff Comments: Ms. McCullough presented the staff report. She also presented a map showing the location of the property and photographs of the property.

## Staff Findings

Commission staff finds that the application is not incongruous with the character of the District because:

- 1) The proposed project introduces a new self-supported ADA ramp with landing and railing that leads from the adjacent sidewalk on Church Street to the side, north entrance of the building. The ramp will be 5' wide by 16' in length and the landing will be roughly 8' wide by 8' in length. The ramp and landing will be made from concrete and the top and sides will be faced with brick. The brick will match the existing brick in design, style, dimension, detail, hardness, texture, pattern, material, and color as closely as possible. The ramp meets accessibility building code in such a way that the site and its character-defining features and the structure's character-defining elevation, features, and finishes are preserved. The design of the new landing and ramp are compatible with the scale, materials, details, and finish of the structure and existing rear porch. The ramp and landing are located in the least obtrusive location and do not detract from the historic character of the District. The proposed ramp and landing are self-supporting and are reversible and do not compromise the original design of the entrance or porch. (*Masonry*, District Standard 6 and *Safety, Accessibility and Code Requirements*, District Standards 1-4, and 6)
- 2) The proposed project will install metal railing along the new ramp and landing as required by current accessibility code, compliant with ANSI A117.1. The new railing will be made of metal and in a simple design. The design of the new railing will be compatible in pattern, spacing, configuration, dimension, scale, materials, and color with the character of the structure and District. (*Railings*, District Standard 4 and *Safety, Accessibility and Code Requirements*, District Standards 1 and 6)

## Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve COA2023-052 at Main Hall, 601 South Church Street (PIN: 6835-32-8748.00), located in the Old Salem Historic District with the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work prior to commencement of that portion of the project; and,
- 3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

## Public Comment

Speaking in Favor of the Application: Ariana Hood, 60 Park Boulevard, Winston-Salem, NC 27127, architect for the project.

Speaking in Opposition to the Application: None.

## Commission Discussion

Chair Berry closed the public hearing. The Commission discussed the application.

## Commission Motion

Mr. Reynolds moved that the following Order be entered in COA2023-052:

On June 7, 2023, the Forsyth County Historic Resources Commission ("Commission") conducted, in the above referenced matter, a public hearing in accordance with the statutes and case law pertaining to quasi-judicial proceedings for the issuance of certificates of appropriateness. During the hearing, Michelle McCullough, Historic Resources Officer, presented the staff report, findings, and recommendation. Ariana Hood, applicant, appeared to present testimony and evidence in support of the application. No one appeared to present testimony and evidence in opposition to the application.

After presentation of all testimony and evidence, the Forsyth County Historic Resources Commission, based upon the evidence presented in the application and during the hearing, finds that the proposed work is not incongruous with the character of the Old Salem Historic District because:

- 1) The proposed project introduces a new self-supported ADA ramp with landing and railing that leads from the adjacent sidewalk on Church Street to the side, north entrance of the building. The ramp will be 5' wide by 16' in length and the landing will be roughly 8' wide by 8' in length. The ramp and landing will be made from concrete and the top and sides will be faced with brick. The brick will match the existing brick in design, style, dimension, detail, hardness, texture, pattern, material, and color as closely as possible. The ramp meets accessibility building code in such a way that the site and its character-defining features and the structure's character-defining elevation, features, and finishes are preserved. The design of the new landing and ramp are compatible with the scale, materials, details, and finish of the structure and existing rear porch. The ramp and landing are located in the least obtrusive location and do not detract from the historic character of the District. The proposed ramp and landing are self-supporting and are reversible and do not compromise the original design of the entrance or porch. (*Masonry*, District Standard 6 and *Safety, Accessibility and Code Requirements*, District Standards 1-4, and 6)
- 2) The proposed project will install metal railing along the new ramp and landing as required by current accessibility code, compliant with ANSI A117.1. The new railing will be made of metal and in a simple design. The design of the new railing will be compatible in pattern, spacing, configuration, dimension, scale, materials, and color with the character of the structure and District. (*Railings*, District Standard 4 and *Safety, Accessibility and Code Requirements*, District Standards 1 and 6)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2023-052 at Main Hall, 601 South Church Street (PIN: 6835-32-8748.00), located in the Old Salem Historic District with the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work prior to commencement of that portion of the project; and,
- 3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

SECOND: Ms. Thacker  
Vote: Unanimous

F. Erik Skarzynski, Applicant  
3 East Academy Street, Winston-Salem  
Boys School  
Local Historic Landmark #49  
Old Salem Historic District #30  
Request: Painting of the foundation  
COA2023-053

Staff Comments: Ms. McCullough presented the staff report. She also presented a map showing the location of the property and photographs of the property.

#### Staff Findings

Commission staff finds that the application is not incongruous with the character of the Landmark and District because:

- 1) The proposed project requests to repaint the foundation of the Boys School with the same color it is currently, "a rose/pink color" and requests to add mortar joints in an off white/antique white color. The applicant supplied research materials about the building that included paintings, photographs, HABS documents, the Landmark application, and sections from the Moravian records in Salem. The building was depicted in a c.1850s painting as having white painted joints on the foundation. Photographs from the time of the restoration and creation of "Old Salem," show that a team of experts had painted mortar joints on several buildings. This methodology appears to have been used because the Moravian records state that buildings on the square, like the church were to look "orderly" and therefore suggested to "plaster the lower story with lime and course sand and paint white joints". Although we do not have specific references to the Boys School having this treatment in the Moravian records, it was a very important structure with a formal use and being on the square, it can be surmised that it too would need to appear "orderly" and have painted joints. The color scheme is based on other similar structures in Salem that had white painted mortar joints to make the foundation look as if it was stone. Examples include T. Bagge Merchant, Winkler Baker and Traugott Bagge House. The application of the white mortar joints does not give the building a false historic



appearance because this type of application was stylistically common for the period of the building. (*Paint and Paint Color*, Landmark Standards 4-6 and *Paint*, District Standard 1)

### Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve COA2023-053 at the Boys School, 3 East Academy Street (PIN: 6835-33-0164.00), Local Historic Landmark #49, located in the Old Salem Historic District with the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work prior to commencement of that portion of the project; and,
- 3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

### Public Comment

Speaking in Favor of the Application: Erik Skarzynski, 8013 Deer Hill Circle, Belews Creek, NC 27009 Director of Facilities at Old Salem Museums & Gardens.

Speaking in Opposition to the Application: None.

### Commission Discussion

Chair Berry closed the public hearing. The Commission discussed the application.

### Commission Motion

Mr. Idol moved that the following Order be entered in COA2023-055 with the correction of typo in finding 1, “baker” to “bakery”:

On June 7, 2023, the Forsyth County Historic Resources Commission (“Commission”) conducted, in the above referenced matter, a public hearing in accordance with the statutes and case law pertaining to quasi-judicial proceedings for the issuance of certificates of appropriateness. During the hearing, Michelle McCullough, Historic Resources Officer, presented the staff report, findings, and recommendation. Erik Skarzynski, applicant, appeared to present testimony and evidence in support of the application. No one appeared to present testimony and evidence in opposition to the application.

After presentation of all testimony and evidence, the Forsyth County Historic Resources Commission, based upon the evidence presented in the application and during the hearing, finds that the proposed work is not incongruous with the character of the Old Salem Historic District and the Local Historic Landmark because:

- 1) The proposed project requests to repaint the foundation of the Boys School with the same color it is currently, “a rose/pink color” and requests to add mortar joints in an off white/antique white color. The applicant supplied research materials about the building that included paintings, photographs, HABS documents, the Landmark application, and sections from the Moravian records in Salem. The building was depicted in a c.1850s painting as having white painted joints on the foundation. Photographs from the time of the restoration and creation of “Old Salem,” show that a team of experts had painted mortar joints on several buildings. This methodology appears to have been used because the Moravian records state that buildings on the square, like the church were to look “orderly” and therefore suggested to “plaster the lower story with lime and course sand and paint white joints”. Although we do not have specific references to the Boys School having this treatment in the Moravian records, it was a very important structure with a formal use and being on the square, it can be surmised that it too would need to appear “orderly” and have painted joints. The color scheme is based on other similar structures in Salem that had white painted mortar joints to make the foundation look as if it was stone. Examples include T. Bagge Merchant, Winkler Bakery and Traugott Bagge House. The application of the white mortar joints does not give the building a false historic appearance because this type of application was stylistically common for the period of the building. (*Paint and Paint Color*, Landmark Standards 4-6 and *Paint*, District Standard 1)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2023-053 at the Boys School, 3 East Academy Street (PIN: 6835-33-0164.00), Local Historic Landmark #49, located in the Old Salem Historic District with the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work prior to commencement of that portion of the project; and,
- 3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

SECOND: Mr. Reynolds  
Vote: Unanimous

- G. Colleen Willoughby, Ryan, Applicant  
850 Chatham Road, Winston-Salem  
Chatham Manufacturing Company-Western Electric Company Complex  
Local Historic Landmark #129  
Request: Exterior and interior rehabilitation to buildings 21 and 23  
COA2023-055

Staff Comments: Ms. McCullough presented the staff report. She also presented a map showing the location of the property and photographs of the property.

#### Staff Findings

Commission staff finds that overall the application is not incongruous with the character of the Landmark because the proposed work:

- 1) Will give the buildings new uses that require minimal change to their distinctive materials, features, spaces, and spatial relationships (*Standard 1*).
- 2) Will not remove distinctive materials or alter features or spaces that characterize the property, thereby retaining and preserving the historic character of the property (*Standard 2*).
- 3) Recognizes the site's various periods of construction, its original manufacturing use, and will not create physical changes that reflect a false sense of historical development (*Standard 3*).
- 4) Will retain and preserve most of the historically significant changes that have occurred to the complex over time (*Standard 4*).
- 5) Will retain distinctive features, finishes, and construction techniques and examples of craftsmanship that characterize the property (*Standard 5*).
- 6) Will repair deteriorated historic features where possible, and where the severity of deterioration requires the replacement of features; the proposed new features will match or blend with the old. Replacement of missing features will be based on documentary and physical evidence (*Standard 6*).
- 7) Will not use chemical or physical treatments that can cause damage to historic materials and surface cleaning will be undertaken with the gentlest means possible (*Standard 7*).
- 8) Will not destroy historic materials, features and spatial relationships that characterize the property with new additions, exterior alterations, or related new construction. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment (*Standard 9*).
- 9) Will retain the essential form and integrity of the historic property and its environment would be unimpaired if additions or adjacent or related new construction is removed in the future (*Standard 10*).

### Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve COA2023-055 at the Chatham Manufacturing Company - Western Electric Company Complex Buildings 21 and 23, 850 Chatham Road (PIN: 6825-99-2418.00), Local Historic Landmark #129 with the following conditions:

- 1) The applicant shall meet all current and future conditions established by the National Park Service and the North Carolina State Historic Preservation Office as part of the Historic Tax Credit Application, so that the rehabilitation meets the *Secretary of the Interior's Standards for Rehabilitation*, therefore meeting *Forsyth County Design Review Standards for Local Historic Landmarks*;
- 2) The applicant shall submit within 30 days of receipt, the signed and approved Part 3 of the Historic Tax Credit Application and any other official correspondence from the National Park Service;
- 3) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies.
- 4) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work prior to commencement of that portion of the project; and,
- 5) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

### Public Comment

Speaking in Favor: Edward Konlon, 119 E. Franklin Street, Chapel Hill, NC 27514, architect for the project.

Speaking in Opposition: None

### Commission Discussion

Chair Berry closed the public hearing. The Commission discussed the application.

### Commission Motion

Ms. Thacker moved that the following Order be entered in COA2023-055:

On June 7, 2023, the Forsyth County Historic Resources Commission ("Commission") conducted, in the above referenced matter, a public hearing in accordance with the statutes and case law pertaining to quasi-judicial proceedings for the issuance of certificates of appropriateness. During the hearing, Michelle McCullough, Historic Resources Officer, presented the staff report, findings, and recommendation. Edward Conlon, architect, appeared to present testimony and evidence in support of the application. No one appeared to present testimony and evidence in opposition to the application.

After presentation of all testimony and evidence, the Forsyth County Historic Resources Commission, based upon the evidence presented in the application and during the hearing, finds that the proposed work is not incongruous with the character of the Local Historic Landmark because the proposed work:

- 1) Will give the buildings new uses that require minimal change to their distinctive materials, features, spaces, and spatial relationships (*Standard 1*).
- 2) Will not remove distinctive materials or alter features or spaces that characterize the property, thereby retaining and preserving the historic character of the property (*Standard 2*).
- 3) Recognizes the site's various periods of construction, its original manufacturing use, and will not create physical changes that reflect a false sense of historical development (*Standard 3*).
- 4) Will retain and preserve most of the historically significant changes that have occurred to the complex over time (*Standard 4*).

- 5) Will retain distinctive features, finishes, and construction techniques and examples of craftsmanship that characterize the property (*Standard 5*).
- 6) Will repair deteriorated historic features where possible, and where the severity of deterioration requires the replacement of features; the proposed new features will match or blend with the old. Replacement of missing features will be based on documentary and physical evidence (*Standard 6*).
- 7) Will not use chemical or physical treatments that can cause damage to historic materials and surface cleaning will be undertaken with the gentlest means possible (*Standard 7*).
- 8) Will not destroy historic materials, features and spatial relationships that characterize the property with new additions, exterior alterations, or related new construction. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment (*Standard 9*).
- 9) Will retain the essential form and integrity of the historic property and its environment would be unimpaired if additions or adjacent or related new construction is removed in the future (*Standard 10*).

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2023-055 at the Chatham Manufacturing Company - Western Electric Company Complex Buildings 21 and 23, 850 Chatham Road (PIN: 6825-99-2418.00), Local Historic Landmark #129 with the following conditions:

- 1) The applicant shall meet all current and future conditions established by the National Park Service and the North Carolina State Historic Preservation Office as part of the Historic Tax Credit Application, so that the rehabilitation meets the *Secretary of the Interior's Standards for Rehabilitation*, therefore meeting *Forsyth County Design Review Standards for Local Historic Landmarks*;
- 2) The applicant shall submit within 30 days of receipt, the signed and approved Part 3 of the Historic Tax Credit Application and any other official correspondence from the National Park Service;
- 3) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies.
- 4) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work prior to commencement of that portion of the project; and,
- 5) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

SECOND: Mr. Idol  
 Vote: Unanimous

### III. MINOR WORK REPORT

No comments.

### IV. OTHER NOMINATIONS/PUBLIC HEARINGS

#### A. Historic Sign Application

1. Arby's Sign  
 HS2023-001

Staff Comments: Ms. McCullough presented the staff report. She also presented a map showing the location of the sign and photographs of the sign.

#### Staff Findings

Commission staff finds that the application meets the required findings to be classified as a historic sign because:

- 1) The sign bears a close resemblance to the original sign.

- 2) The sign was installed in 1968, fifty-five (55) years ago, therefore was erected twenty-five (25) years prior to application for classification.
- 3) The sign meets six (6) of the criteria for classification:
  - a. The sign bears a national logo that is unique to the establishment and is a remnant of an advertising program that is no longer used by the parent company. The Arby's sign was installed ca. 1968 at the corner of Knollwood Street and South Stratford Road as part of Arby's national ad campaign using their trademark cowboy hat as the logo, which became the restaurant's trademark when it was established in 1964 due to the popularity of westerns at that time and was updated to a more modern looking cowboy hat in 1969.
  - b. The sign possesses unique characteristics that incorporates materials, design, and craftsmanship not commonly found in newer signs. The Arby's sign was constructed of metal with fluorescent bulbs surrounding the perimeter, as well as neon that surrounds the interior letters. The large neon lite cowboy hat was iconic and one of the last major neon sign campaigns by a major fast-food corporation. Neon was first introduced in 1910 by George Claude, a French engineer, at the Paris Motor Show. In 1923, Claude brought neon signs to the United States. The popularity of neon signs in the United States was from the 1920s until the 1960s, waning in popularity and use due to safety concerns, inefficiency, and expense.
  - c. The sign is unique, notably aesthetic, and creative and makes a significant contribution as a work of art. This is one of the last known signs remaining of this design and style. It is a unique and actually aesthetic sign because of its design, size, scale, and materials.
  - d. The sign is recognized as a popular focal point within the community. The sign stood at its original location until May 1, 2023, when it was removed due to the closure of the restaurant. Neither the new owner nor any party associated with the restaurant chain and/or franchise wanted the sign. The owner had planned to dispose of it as scrap metal and wanted the sign removed immediately. There was an immediate public outcry to save this iconic sign proving that it was an important contribution to the community's history.
  - e. The sign is characteristic of a specific time period. As mentioned above this large, neon sign demonstrates the last era of popularity for signs of this design. In the 1970s there was a movement towards signs that were more affordable to maintain and light.
  - f. The sign exhibits unique and rare characteristics that enhance the streetscape and the community at large. The public outcry and comments, at the time of removal, show that this iconic sign played a large part in the history of the community, especially in the days of "cruising" on Stratford Road. Nationally, this original cowboy hat sign campaign is known to be one of the best logos and signs for fast food campaigns that ever existed, leaving a trail of memories in the path of brightly lit neon bulbs.

#### Staff Recommendation

Staff recommends that the Commission approve classification of the Arby's sign as a historic sign, to be located at 1355 North Martin Luther King Jr. Drive.

#### Public Comment

Speaking in Favor of the Application: Christ Cox Spencer and Will Spencer, 367 North Pine Valley Road, Winston-Salem, NC 27104, owners.

Speaking in Opposition to the Application: None.

#### Commission Discussion

Chair Berry closed the public hearing. The Commission discussed the application.

#### Commission Motion

Mr. Reynolds moved that the following Order be entered in HS2023-001:

On June 7, 2023, the Forsyth County Historic Resources Commission ("Commission") conducted, in the above referenced matter, a public hearing in accordance with the statutes and case law pertaining to quasi-judicial proceedings for the

issuance of historic sign classifications. During the hearing, Michelle McCullough, Historic Resources Officer, presented the staff report, findings, and recommendation. Christy Cox Spencer, applicant, and William Spencer appeared to present testimony and evidence in support of the application. No one appeared to present testimony and evidence in opposition to the application.

After presentation of all testimony and evidence, the Forsyth County Historic Resources Commission, based upon the evidence presented in the application and during the hearing, finds that, pursuant to Section 6.5.1(F)(5) of the Unified Development Ordinances (“UDO”), the Arby’s sign to be located at 1355 North Martin Luther King Jr. Drive meets all three (3) required findings of fact, as follows:

- 1) The sign bears a close resemblance to the original sign.
- 2) The sign was installed in 1968, fifty-five (55) years ago, therefore was erected twenty-five (25) years prior to application for classification.
- 3) The sign meets six (6) of the criteria for classification:
  - a. The sign bears a national logo that is unique to the establishment and is a remnant of an advertising program that is no longer used by the parent company. The Arby’s sign was installed ca. 1968 at the corner of Knollwood Street and South Stratford Road as part of Arby’s national ad campaign using their trademark cowboy hat as the logo, which became the restaurant’s trademark when it was established in 1964 due to the popularity of westerns at that time and was updated to a more modern looking cowboy hat in 1969.
  - b. The sign possesses unique characteristics that incorporates materials, design, and craftsmanship not commonly found in newer signs. The Arby’s sign was constructed of metal with fluorescent bulbs surrounding the perimeter, as well as neon that surrounds the interior letters. The large neon lite cowboy hat was iconic and one of the last major neon sign campaigns by a major fast-food corporation. Neon was first introduced in 1910 by George Claude, a French engineer, at the Paris Motor Show. In 1923, Claude brought neon signs to the United States. The popularity of neon signs in the United States was from the 1920s until the 1960s, waning in popularity and use due to safety concerns, inefficiency, and expense.
  - c. The sign is unique, notably aesthetic, and creative and makes a significant contribution as a work of art. This is one of the last known signs remaining of this design and style. It is a unique and actually aesthetic sign because of its design, size, scale, and materials.
  - d. The sign is recognized as a popular focal point within the community. The sign stood at its original location until May 1, 2023, when it was removed due to the closure of the restaurant. Neither the new owner nor any party associated with the restaurant chain and/or franchise wanted the sign. The owner had planned to dispose of it as scrap metal and wanted the sign removed immediately. There was an immediate public outcry to save this iconic sign proving that it was an important contribution to the community’s history.
  - e. The sign is characteristic of a specific time period. As mentioned above this large, neon sign demonstrates the last era of popularity for signs of this design. In the 1970s there was a movement towards signs that were more affordable to maintain and light.
  - f. The sign exhibits unique and rare characteristics that enhance the streetscape and the community at large. The public outcry and comments, at the time of removal, show that this iconic sign played a large part history of the community, especially in the days of “cruising” on Stratford Road. Nationally, this original cowboy hat sign campaign is known to be one of the best logos and signs for fast food campaigns that ever existed, leaving a trail of memories in the path of brightly lit neon bulbs.

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves application number HS2023-001 and grants the classification of the Arby’s sign to be located at 1355 North Martin Luther King Jr. Drive as a Historic Sign.

SECOND: Ms. Thacker  
Vote: Unanimous

## V. COMMITTEE REPORTS

### A. Historic Marker Committee

Ms. Bratland updated the Commission on marker installations and the recent unveiling.

1. Boston Cottage Co. unveiling
2. Next meeting is November 15 at 5:00 p.m.

B. Education Committee

Ms. McCullough updated the Commission Historic Preservation Month activities and Trivia Night at Joymongers.

1. New member from the Commission to replace Janet Shill
2. Trivia night
3. Next meeting is June 26 at 3:30 p.m.

C. Diversity, Equity, and Inclusion Committee

Ms. Bratland asked for volunteers to man the Juneteenth table and updated the Commission on the Committees activities.

1. [Juneteenth event](#) on June 17 from 1:00-5:00 p.m.
2. Next meeting TBD

Staff made a request for Commission member to join the vacant seats on all Committees.

VI. **STAFF REPORT**

- A. UDO Amendment re. HRC Structure was unanimously approved at Winston-Salem City Council meeting on June 5. The seats for the archaeologist/landscape architect/arborist/planner/surveyor and architectural historian/historic preservationist are converted into at-large seats.
- B. Coan-Gray House was unanimously recommended for nomination to the National Register by the Winston-Salem City Council on June 5.
- C. Annual Commission Retreat on September 29<sup>th</sup> from 10:00 a.m.-3:00 p.m. will be held at Robert Hall.

VII. **FOR THE GOOD OF THE ORDER**

- A. Mr. Idol asked that Commission members please commit themselves to participating in the work of the Commission beyond attending HRC meetings. He specifically requested better representation from Commission members at HRC events.

***NEXT MEETING: August 2, 2023***