



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

MEMBERS PRESENT: Kaky Berry, Chair; C.J. Idol, Vice-Chair; Scott Binkley; Edwin Bouldin; Chad Gadberry; Chenita Johnson; Spencer McCall; Noah Reynolds; Nicole Townsend-Green

MEMBERS ABSENT: Jon Hanna; Veronica Kromm

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

Chair Berry called the meeting to order at 4:00 p.m. Mr. Reynolds joined the meeting at 4:02 p.m.

I. APPROVAL OF MINUTES

A. Approval of September 6, 2023, Meeting Minutes

MOTION by Mr. Bouldin to approve the September 6, 2023, minutes.

SECOND: Mr. McCall

Vote: Unanimous

Ms. Johnson joined the meeting at 4:06 p.m.

II. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. Randy Hatteberg, Applicant
842 West Sixth Street, Winston-Salem
House
West End Historic Overlay District #200
Noncontributing
Request: After-the-fact installation of a retaining wall
COA2023-098

Staff Comments: Ms. Bratland 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 project is not incongruous with the character of the West End Historic Overlay District because:

- 1) The applicant proposes to construct a concrete landscaping block retaining wall in the rear yard, an area of low visibility. Preparation for the wall includes installation of a French drain with gravel ground cover between the wall and the house. The drain will keep water from impacting the foundation and house. The current grading in the rear yard has sent water downhill to the building and caused substantial deterioration of the rear wall of the house. The wall does not impact any historic features and supports the existing topography. The installation of gravel groundcover in an area of low visibility is not incongruous with the special character of the West End. (*Retaining and Other Landscaping Walls*, West End Standard 9; *Landscape Features*, West End Standard 4)

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve COA2023-098 at 842 West Sixth Street (PIN 6825-87-8593) within the West End Historic Overlay District.

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. Reynolds moved that the following Order be entered in COA2023-098:

On October 4, 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. 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 applicant proposes to construct a concrete landscaping block retaining wall in the rear yard, an area of low visibility. Preparation for the wall includes installation of a French drain with gravel ground cover between the wall and the house. The drain will keep water from impacting the foundation and house. The current grading in the rear yard has sent water downhill to the building and caused substantial deterioration of the rear wall of the house. The wall does not impact any historic features and supports the existing topography. The installation of gravel groundcover in an area of low visibility is not incongruous with the special character of the West End. (*Retaining and Other Landscaping Walls*, West End Standard 9; *Landscape Features*, West End Standard 4)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2023-098 at 842 West Sixth Street (PIN 6825-87-8593) within the West End Historic Overlay District.

SECOND: Mr. McCall
Vote: Unanimous

B. Patricia Belen Hayes
313 South Main Street, Winston-Salem
Belo-Stockton House
Old Salem Historic District
Noncontributing
Request: Change the paint color on the exterior
COA2023-099

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 project is not incongruous with the character of the Old Salem Historic District because:

- 1) The applicant proposes to change the paint color of the wood features of the house. The front and rear doors and all wood trim will be Sherwin-Williams 2845 Bungalow Gray, and the exterior shutters will be Sherwin-Williams 2809 Rookwood Shutter Green. The new colors are based on an older photograph found at the Moravian Archives and from removing existing paint layers. The colors selected are found on other residential structures within the District and are appropriate for both the style of the noncontributing house and the district. (*Paint*, Old Salem Standard 1)

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve COA2023-099 at 313 South Main Street (PIN 6835-24-9613) within 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, 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: Patricia Belen Hayes, 313 South Main Street, Winston-Salem, NC, owner.

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 COA2023-099:

On October 4, 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. Patricia Belen Hayes, 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 applicant proposes to change the paint color of the wood features of the house, garage, and fence. The front and rear doors, all wood trim, and the garage and fence will be Sherwin-Williams 2845 Bunglehouse Gray, and the exterior shutters will be Sherwin-Williams 2809 Rookwood Shutter Green. The new colors are based on an older photograph found at the Moravian Archives and from removing existing paint layers. The colors selected are found on other residential structures within the District and are appropriate for both the style of the noncontributing house and the district. (*Paint*, Old Salem Standard 1)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2023-099 at 313 South Main Street (PIN 6835-24-9613) within 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, 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. McCall
Vote: Unanimous

III. MINOR WORK REPORT

There were no comments on the Minor Work Report.

IV. OTHER NOMINATIONS/PUBLIC HEARINGS

A. Local Historic Landmark nomination review

1. Coca Cola Bottling Company Plant
831, 845, 861, and 869 South Poplar Street, Winston-Salem
Staff report

Ms. McCullough presented the application and report, a map, and photographs of the property.

Staff Recommendation

Staff recommends Local Historic Landmark designation of the complete exterior and interior of the Winston Coca-Cola Bottling Company Plant and the complete exterior and interior of the garage and workshop/garage of the Plant; along with the entire tax block and lot upon which they sit. (Tax Block 569, Lot 302, PIN 6835-21-2697).

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 Commission, having reviewed and discussed the application and report, recommend that the Winston Coca-Cola Bottling Company Plant, 831, 845, 861, and 869 South Poplar Street, is of special significance in terms of its historical and architectural importance and possesses integrity of design, setting, workmanship, materials, feeling, and association; and recommend to the Winston-Salem City Council that it find the qualifying elements exist, as set forth in the Local Historic Landmark Designation Application and report, on file with the Forsyth County Historic Resources Commission, which are incorporated herein by reference, and designate as a Local Historic Landmark the complete exterior and interior of the plant and the complete exterior and interior of the garage and workshop/garage and all of Tax Block 569, Lot 302 (PIN 6835-21-2697) that is highlighted on the map.

SECOND: Ms. Johnson
Vote: Unanimous

V. COMMITTEE REPORTS

A. Historic Marker Committee

1. Next meeting is November 15 at 5:00 p.m.

B. Education Committee

1. 75th Anniversary update

- a. Event date: November 4, 2023 at 10:00am at Home Moravian Church

2. Next meeting is October 30, 2023

C. Diversity, Equity, and Inclusion Committee

1. Heritage neighborhoods program proposal

- a. CD/H/GG Committee meeting on November 13 at 4:00 p.m.

2. [Oasis Spaces: African American Travel in NC, 1933-1966](#) Green Book exhibit

- a. Grand opening event at the Enterprise Center, 1922 South Martin Luther King Jr. Drive on October 12 at 6:00 p.m. (date and time tentative)
- b. Winston-Salem's Green Book Sites story map launched at bit.ly/WSGreenBook

3. Next meeting is October 11, 2023 at 4:00 p.m.

VI. STAFF REPORT

- A. Ms. McCullough updated the Commission on the Cleveland Avenue Homes demolition mitigation.

B. Retreat follow-up

Staff will be working on the Rules of Procedure for the new Community Engagement Committee, a combination of the DEI and Education Committees. The first meeting for the new committee will be January 22, 2024, at 3:30 p.m. in the Bryce A. Stuart Municipal Building, Third Floor large conference room.

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

NEXT MEETING: November 1, 2023