October 3, 2019

Adam Spear
610 South Hawthorne Road
Winston-Salem, NC 27103

RE: COA2019-098
Conrad Starbuck House
118 South Cherry Street
Local Historic Landmark #68

Dear Mr. Spear:

At the October 2, 2019, meeting of the Forsyth County Historic Resources Commission, review and consideration was made of the following Certificate of Appropriateness (COA) application for the Conrad Starbuck House, Local Historic Landmark #68 located at 118 South Cherry Street in Winston-Salem:

- Landscape plan, expansion of parking area, and after-the-fact tree removal and clearing of the vegetation on the site

Enclosed are the COA, COA Order, COA Placard, and Certification of Completion Form.

Please note it is the applicant’s responsibility to contact Commission staff regarding any and all conditions to which a COA is subject. This is a requirement of COA issuance. Additionally, the applicant shall contact Commission staff if, in the process of continuing the project, unknown circumstances arise which may result in changes, alterations, or modifications. This includes, but is not limited to, issues related to zoning and use of the property.

The application as-submitted includes all written, verbal, and graphic information provided to the Commission and/or Commission staff. All approved work must be completed within three (3) years of the COA date of issuance.

If you have questions, please contact me by phone at 336-747-7063 or by email at michellem@cityofws.org.

Sincerely,

Michelle M. McCullough
Historic Resources Officer

Enclosures
NORTH CAROLINA )
FORSYTH COUNTY )
FORSYTH COUNTY HISTORIC RESOURCES COMMISSION )
) ORDER )
) CERTIFICATE OF APPROPRIATENESS )
CASE NUMBER COA2019-098

On October 2, 2019, 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. Adam Spear, 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 project is not incongruous with the Local Historic Landmark because:

1) The Landmark application does not mention any specific site vegetation or trees as significant. The site was overgrown and the applicant states that many of the trees were rotten and had limbs falling on the historic building. The landscape plan, after-the-fact tree removal and clearing of the vegetation on the site allows for planting of vegetation that is in locations and configurations that are compatible and maintain the Landmark’s historic context and setting. (Site Features and Plantings, Landmark Guidelines 6, 7, and 8)

2) The site has an existing concrete driveway that runs on the north side of site, which extends to another divided brick drive that leads to the property line. The south and west sides of the property do not have sufficient room for standard parking spaces. The proposed expansion to the existing drive is not in or adjacent to the front façade, it is located in the most unobtrusive location possible. The new concrete drive will not substantially alter the site’s topography or necessitate the loss of significant site features. The addition to the existing concrete drive is in a location, configuration, material, and scale that is compatible with the Landmark building and site. (Walkways, Driveways, and On-Site Parking, Landmark Guidelines 7 and 8)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2019-098 at the Conrad Starbuck House, located at 118 South Cherry Street, Local Historic Landmark #68 (PIN# 6835-15-6289), with the following conditions:

1) Upon installation, the new concrete shall be integrally tinted to match the existing concrete as closely as possible;

2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
3) 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

4) 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.

This the third day of October, 2019.

__________________________
Kevin G. Owen, Chair
Forsyth County Historic Resources Commission
CERTIFICATE OF APPROPRIATENESS
Date: October 2, 2019
CASE #: COA2019-098

On October 2, 2019, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at the Conrad Starbuck House, Local Historic Landmark #68, located at 118 South Cherry Street in Winston-Salem.

- Landscape plan, expansion of parking area, and after-the-fact tree removal and clearing of the vegetation on the site

This COA runs with the property upon which the work is to be performed. The COA does not serve in any manner as a certification by the HRC or the Winston-Salem/Forsyth County Planning Division that the applicant or anyone else has the authority to be on the subject property to perform the approved work. You should perform your own due diligence to confirm whether you have the legal authority to be on the property to perform the approved work.

The COA expires October 2, 2022.

Kevin Owen, Chair
Forsyth County Historic Resources Commission

The scope of work for this project must meet all other applicable building codes and ordinances. Any additional approvals or permits from the City must be obtained prior to initiating work.
Certificate of Appropriateness Request for Certification of Completed Work

COA Number: COA2019-098  COA Expiration Date: 10/2/2022

Property Owner: Adam Spear, Spear Cherry St Holdings LLC

Email Address: adam@spearproperties.net  Telephone Number (Daytime): 336-971-6908

Mailing Address (Street or Box): 610 S. Hawthorne Road

City: Winston-Salem  State: NC  Zip: 27108

Property Name: Conrad Starbuck

Address: 118 South Cherry Street, Winston-Salem

Approved Work: Landscape plan, expansion of parking area, and after-the-fact tree removal and clearing of the vegetation on the site.

Historic District: N/A  Local Historic Landmark #: 68

Staff assigned to the Case/Email: Michelle M. McCullough/ michellem@cityofws.org

Applicant and/or Property Owner complete and sign below:

Date of Completion: ________________  I/We have decided not to undertake this project. □

Please submit the following items to verify proper completion of work:

Photographs: Photos showing all aspects of the completed work. Submit 4"x6" photographs and this completed form in the mail or scan signed form and email digital photos to Staff assigned to the case referenced above.

Signature of Applicant and/or Property Owner: ___________________________ Date: ________________

Staff Reviewer: ___________________________ Date: ________________
Forsyth County
Historic Resources Commission

CERTIFICATE
OF
APPROPRIATENESS

Has been issued for:

Address: 118 South Cherry Street

Case #: COA2019-098

Date Issued: October 2, 2019

- Landscape plan, expansion of parking area, and after-the-fact tree removal and clearing of the vegetation on the site

THIS CARD MUST BE KEPT IN A CONSPICUOUS LOCATION UNTIL ALL PHASES OF THE DESCRIBED PROJECT ARE COMPLETED

The scope of work for this project must meet all other applicable building codes and ordinances. Any additional approvals or permits from the jurisdiction must be obtained prior to initiating work.