APPLICATION for HISTORIC DESIGNATION
HISTORIC and ARCHITECTURAL
INFORMATION FORM

1. Name of Property: Historic -- The Rosenbacher House
   Common -- Same

2. Owner's Name and Address: Joseph R. Hutchins and Lorna P. Hutchins
   2425 Elizabeth Avenue
   Winston-Salem, North Carolina 27103

3. Location of Property: 848 West Fifth Street
   Winston-Salem, North Carolina 27101

4. Amount of Land to be Designated: Lot Dimensions: 214.06 X 99.50 X 214.70 X 99.50
   Interior Square Footage: Approximately 5,000

5. Tax Block: 108
   Tax Lot: Lots 105 and 106

ADDITIONAL SHEETS OF PAPER WILL BE NECESSARY FOR
DOCUMENTATION ON QUESTIONS 6 THROUGH 13

6. When was the building erected? For Whom? (If you don’t know the exact date, please
give a general time frame.) Have there been additions or modifications? If so, describe
and give dates.

7. Do you know the name of any of the craftsmen who worked on the building? (i.e.,
architects, carpenters, contractors, landscape designers, etc.) Do any architect’s
plans or building accounts exist? Where?

8. Do you have any old photographs of the building? If so, do you know the dates of the
photographs?

9. How has the building been passed down through the years, from whom to whom?
(i.e., a quick chain of title) If possible, please give some background on each
occupant, (i.e., occupations or other interesting facts). List the sources of your
information.

10. What was the building’s original use, if different from today? Has the building ever
been moved? List the sources of your information.

11. What is the significance of this property? (Please be specific and to the point.)
    Include a complete list of sources for your information.

City of
Winston-Salem

County of
Forsyth

Town of
Kernersville
12. Describe the architecture and present condition of the structure, also including any outbuildings or other appurtenant features to be included in the designation. If the property has been restored, what were the dates of restoration and was the restoration done under the supervision of any historical group or in compliance with their requirements. If the property has not been restored, is any restoration planned for the property?

13. Is the property listed in any existing Historic Register or survey (i.e., the National Register of Historic Places or any other state or local history)? If so, please give the title of the listing.

In addition to the written application, the following materials must be submitted simultaneously:

-- a black and white, 8"x 10" overall photograph clearly depicting the property being designated.

-- color slides showing all 4 sides of the building (may also include any architectural details, interior and exterior, which add to the property's significance).

-- a map showing the location of the property, including any outbuildings and appurtenant features.

(Please label the above materials with the name of the property owner.)

APPLICATION FEE $50.00 (Check payable to Forsyth County)

The following information is true and correct to the best of my knowledge.

Date: 10/27/98  Signature of Property Owner: Joe R. Hutchins
Date: 10/27/98  Signature of Property Owner: Lorna Hutchins

Mailing address:
Joe and Lorna Hutchins
2425 Elizabeth Avenue
Winston-Salem, NC 27103
Telephone: [redacted]
6. The Rosenbacher House was built between 1906 and 1909 for Carrie Rosenbacher (widow of Sigmund Rosenbacher) and her four children. The Rosenbachers were associated with Rosenbacher & Brothers, a successful clothing store in Winston. When the Hutchins purchased the house in 1975, the house had not been well maintained for approximately forty years. There was extensive damage to the house, especially the rear exterior wall which had large open holes. A fairly extensive fire occurred in the house sometime prior to 1975 and the damage had not been repaired. Modifications to the house included new electrical wiring (only two electrical outlets existed prior to 1975), new plumbing, and a stand-up shower from an existing closet on the second floor. At the end of back hall on the second floor, a ceiling-to-floor window was installed as was a sliding glass door to the balcony exit.

In 1981, rear exterior steps were added to access the second floor of the house when the property became a restaurant.

In 1990-1991, a 12’ x 12’ addition was added to the east elevation of the house to accommodate changes for the restaurant’s piano and bar room.
7. The architect of the house is not known, nor are the names of any of the craftsmen who worked on the house. Peggy Tager, daughter of Sandel Rosenbacher, was contacted to see if she had any papers, etc., associated with the house; however, she did not know of any. She did recall that since the house took almost four years to build, her grandmother, Carrie Rosenbacher, built a fence around the site to protect the materials and the house while it was being built.

8. The oldest existing picture that the current property owners have of the house was taken in September 1975 when the Hutchins bought the property. (See Attachments A-1 and A-2)

9. The Rosenbacher house was built for Carrie Rosenbacher, widow of Sigmund Rosenbacher, and her four young children. Sandel Rosenbacher was the last of the Rosenbachers to live in the house. Sandel Rosenbacher was the father to Peggy Rosenbacher Tager and Robert Rosenbacher. Peggy and Robert's parents were divorced when the children were young, but Peggy said she remembers visiting her father in this house. The Rosenbachers owned a successful mercantile business at the corner of Trade and Fourth Streets in the early 1900's. In 1975, Joe and Lorna Hutchins purchased the property and to this date are the sole owners. From 1976 to 1980, they had an antique shop on the premises and their residence was on the second floor. In 1980, Joe Hutchins moved his antique shop to Liberty Street, close to Old Salem. In 1981, the Hutchins moved to the Ardmore neighborhood of Winston-Salem and leased the former Rosenbacher property to Greg Carlyle.
10. The Rosenbacher house was built as a primary residence from 1910 to 1975. From 1975 to 1980, Joe and Lorna Hutchins operated an antique shop (Summit Antiques) on the first floor and their residence was on the second floor until June 30, 1981. In 1981, the property was leased to Greg Carlyle, where he operated a hair salon and small restaurant. In 1989, the house was leased to Michael Macko, who opened “Michael’s” restaurant. To this date, the property is still in operation as “Michael’s” restaurant.

11. A. The Rosenbacher house is associated with the late 19th-early 20th century boom period in Winston. As such, the house reflects Winston’s phenomenal growth period from the late 1880’s through the 1920’s, as tobacco and textile manufacturing reached new levels of production and Winston-Salem became North Carolina’s largest city. The economic growth of the city enabled some of its citizens such as the Rosenbachers to build handsome residences of the distinctive character found in the West End.
11. B. The Rosenbacher House is one of the grandest of the Neo-Classical Revival dwellings in Winston-Salem, and is one of only several examples of the style in the West End. The house is prominently sited atop a terraced lawn overlooking Fifth Street. The large two-story weatherboarded house is dominated by a monumental two-story central portico with Corinthian columns and a full pedimented entablature. The interior of the house is as exceptional as the exterior. The most striking features are the Ionic arcade toward the back of the large front hall, the segmental-arched sliding pocket doors between the major rooms, the dining room's high paneled wainscot topped by a plate rail, a boxed-beam ceiling, and the border from the original wallpaper with a Colonial Revival paneled mantel and overmantel. There are two fireplaces on the first floor which are both original; and one on the second floor which is still original. There are two staircases going to the second floor. The main staircase is an omate Colonial Revival style stair which rises in a transverse manner. All the floors in the house are original except for the kitchen floor of "Michael's". (See Attachments B, C, D, and E)
12. The Rosenbacher house is one of the grandest of the Neo-Classical Revival dwellings in Winston-Salem, and is one of only several examples of the style in the West End. The house is prominently sited atop a terraced lawn overlooking Fifth Street. The large two-story weatherboarded house is dominated by a monumental two-story central portico with Corinthian columns and a full pedimented entablature. Enhancing the Classical design of the facade are one-story curved porches with Ionic columns, turned balustrades, and modillioned cornices which run from the portico to the front corners of the house. At second story height, a modillioned cornice encircles the house beneath the truncated hip roof. The fenestration of the house is exceptional, with the central entrance of double-leaf doors and leaded, beveled glass sidelights and fanlight transom, and the large front and side windows of the first story having beautiful round and segmental-arched leaded glass transoms.

In the interior of the house, the original leaded glass shade remains in the ceiling of the large front hall with an Ionic arcade, the floor is oak inlaid with cherry, with an ornate Colonial Revival staircase. The most impressive room in the house is the dining room, which has a Colonial Revival paneled mantel and overmantel, a high paneled wainscot topped by a plate rail, a boxed-beam ceiling, and an original wallpaper border. At the rear of the house is a large double room divided by an Ionic archway. The floors in the house are all original and are made of Heart of Pine except for the large front hall and front parlor which are oak inlaid with cherry and the kitchen floor which has been replaced with vinyl for restaurant use. The two second floor bathrooms are original except for one closet which was turned into a stand-up shower in 1975. The bathrooms feature original white and black Italian ceramic tile floors.
13. The Rosenbacher House is a contributing resource within the West End National Register Historic District.
State of North Carolina,

 Forsyth County.

This Deed, Made this 8th day of April, 1867, by

Mrs. Jennie S. Hawes (a widow lady)

of Forsyth County and State of North Carolina, parties of the first part, to

Mrs. Carrie W. Henderson

of Forsyth County and State of North Carolina, party of the second part,

WITNESSETH: That the said party of the first part,

in consideration of $3000.00 (three thousand) Dollars,

paid to the said party of the second part, the receipt of which

is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey

unto the said party of the second part

and her heirs, all the right, title and estate of the said party of the first part to a tract and parcel of land in Forsyth County, State of North Carolina adjoining the lands of

John L. Young and Mrs. Jennie S. Hawes

and others, bounded as follows, viz.:

Cying and running in the line of Wharton St. on the South side of Wharton St. about 100 feet, thence on said line to the street and of said street extending south 422 feet, bounding on the South by Mrs. Young and one half of the street, and

East by the adjoining lot of Mrs. Jennie S. Hawes and on the West by the lot of John L. Young, the lot or parcel of land hereby conveyed, and the said one half (1/2) of the lot of land that was conveyed to the said Mrs. Gannaway Hawes by A.E. Hadden and wife by a certain deed which is recorded in the office of the Register of Deeds of Forsyth County, N.C. in Book 777 of Deeds Page 971 and to which reference is hereby made.)
State of North Carolina,

Forsyth County.

THIS DEED, made the ______ day of _______ 1903, by

D. E. Knox and his wife, E. E. Knox,

of Forsyth County and State of North Carolina, of the first part,

and

James E. Rawls

of Forsyth County and State of North Carolina, of the second part,

WITNESSETH: That the aforesaid D. E. Knox and his wife, E. E. Knox,

in consideration of the sum of Thirty Dollars, in hand paid by James E. Rawls,

the receipt of which is hereby acknowledged, have hereunto and thereto, and by these presents do hereby, will and convey to said

James E. Rawls

herein, all the right, title, interest and estate of the party of the first part in a tract or lot

of land lying in Hiawassee Township, Forsyth County, State of North Carolina, adjoining the lands of

and others, bounded as follows, viz:

and afterwards entered on the public records of Forsyth County, North Carolina.

The said Tract or lot, in the manner and form above described, and

is hereby acknowledged, do hereby and thereto, all which is

by the said D. E. Knox and his wife, E. E. Knox, of the first part,

In Witness Whereof the said D. E. Knox and his wife, E. E. Knox, of the first part,

and James E. Rawls, of the second part, have hereunto and thereto, all which is

in Witness Whereof the said D. E. Knox and his wife, E. E. Knox, of the first part,

and James E. Rawls, of the second part, have hereunto and thereto, all which is

this 10th day of April, 1903.

S. L. Rawls

Said Deed

Notary Public in and for Forsyth County, North Carolina.

Statute

This deed is recorded in Book

in the Forsyth County Records.
DEED OF TRUST

THIS DEED OF TRUST is made this 22nd day of August, 1975, among the
Grantor, Joseph R. Hutchins and wife, Lorna P. Hutchins (herein "Borrower"),

First Savings Service Corporation (herein "Trustee"),

and the Beneficiary, First Federal Savings and Loan Association of Winston-Salem, a corporation
organized and existing under the laws of The United States of America, whose address is
230 North Cherry Street, Winston-Salem, North Carolina (herein "Lender").

Borrower, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants
and conveys to Trustee and Trustee's successors and assigns, in trust, with power of sale, the following described
property located in the County of Forsyth, State of North Carolina:

beginning at a point in the south margin of the 60-foot right of way of West Fifth Street, said point being the northeast corner of property of Stamey Clay Ripple, Jr. as described in Book 1128 at page 518 in the office of the Register
of Deeds of Forsyth County, North Carolina, and running thence with the line
said Ripple property, South 12° 29' 10" East 214.06 feet to a point marked
an iron in the north margin of the 40-foot right of way of West Four and
a-Half Street; thence along the north margin of said street, North 77° 17'
" East 99.5 feet to a point on top of a concrete wall, the southwest corner
property held by Wachovia Bank and Trust Company, N. A.; thence with the
ne of said Bank, North 12° 28' 40" West 214.7 feet to a point on top of
crete wall, said Bank's northwest corner in south margin of West Fifth
street; thence along said margin of West Fifth Street, South 76° 54' 00" West
.50 feet to the point and place of beginning, containing 0.49 acre, more
less, all according to unrecorded survey of property of Joseph R. Hutchins
ted August 4, 1975, by Thomas W. Joyce, P. E.
EXHIBIT A

TRACT I: A certain lot or parcel of land lying and being in the City of Winston-Salem, North Carolina on the South side of Fifth Street beginning at the Northeast corner of Mrs. Carrie Rosenbacher's adjoining lot (Deed Book 96 page 88) and running thence Eastwardly along the South side of Fifth Street 49-1/2 feet to F. M. Bohannon, formerly J. L. Patterson's line; thence Southwardly with F. M. Bohannon's (formerly J. L. Patterson's) line 215-3/4 feet to 4-1/2 Street; thence Westwardly along the North side of 4-1/2 Street, 49-1/2 feet to the Southeast corner of Mrs. Carrie Rosenbacher's adjoining lot; thence Northwardly with Mrs. Carrie Rosenbacher's line 215-3/4 feet to Fifth Street, the point and place of beginning. The said lot of land hereby conveyed being a part of the lot of land known and designated on the plot of the town of Winston, North Carolina, Lot No. 286. Being the same property as that deeded to Mrs. Carrie Rosenbacher by deed dated April 1, 1912 and recorded in Deed Book 114 page 118.

TRACT II: Lying and being in the City of Winston-Salem, North Carolina on the South side of West Fifth Street, fronting 50 feet on said Fifth Street and of that same width extending Southwardly 215-3/4 feet more or less to 4-1/2 Street being bounded on the North by Fifth Street; on the South, by 4-1/2 Street; on the East by the adjoining lot of Mrs. Jennie D. Kerner and on the West by the lot of John G. Young. The lot or parcel of land hereby conveyed is the Western one-half of the lot of land that was conveyed to the said Mrs. Jennie D. Kerner by A. E. Holton and wife by a certain deed which is recorded in the office of the Register of Deeds of Forsyth County, N. C. in Book No. 77 of Deeds Page 271 and to which reference is hereby made. Being the same property as that deeded to Mrs. Carrie Rosenbacher by deed dated April 8, 1909 and recorded in Deed Book 96 page 88.

Tracts I and II being also known as Lots 105 and 106 Tax Block 108, Forsyth County Tax Maps as presently constituted.
This conveyance is made subject to any of the above described property lying within the right or way of Fifth Street.
BIBLIOGRAPHY


IV. Deed Book References:
(Forsyth County Register of Deeds, Deed Book 96, Page(s) 88).

V. A Field Guide to American Houses,
   Author(s): Virginia and Lee McAlester;
   Publisher: Alfred A. Knopf
   City and State: New York, New York
   Date: 1986