

HISTORIC PROPERTIES COMMISSION
P.O. Box 2511
Winston-Salem, North Carolina 27102
336-727-2087

**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 214.7.70 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: Joseph D. 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: 

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 ornate 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.

Book 90

State of North Carolina,

Forsyth County.

This Deed, Made this 8th day of April 1909 by Mrs. Jennie D. Heron (a widow lady)

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

Mrs. Carrie Rosenbaker

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 to her paid by the said party of the second part the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey to said party of the second part and her

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

John G. Young and Mrs. Jennie D. Heron

and others, bounded as follows, viz.:

Beginning and being in the city of Winston N.C. on the South side of West Fifth street, fronting fifty feet (50 ft) on said fifth street and of that ^{parcel} which extends Southward two hundred and fifteen and three fourths feet (215 3/4 feet) more or less to four and one half street (4 1/2 street) being bounded on the north by fifth street on the south by four and one half street, on the East by the adjoining lot of Mrs. Jennie D. Heron and on the west by the lot of John G. Young. The lot or parcel of land hereby conveyed is the Western one half (1/2) of the lot of land that was conveyed to the said Mrs. Jennie D. Heron by A. E. Hatten 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.

TO appurte heirs as the said title to: hnd STA) Court, do and acknowle And the s her mid l fear or co: certificate W 112 STAT do hereby: acknowle And the hancid W 112 STAT a Justice Certificate This Filed in Book

State of North Carolina,
FORSYTH COUNTY.

Book 77

THIS DEED, Made this 23rd day of September 1902, by
A. E. Holtz and his wife M. E. Holtz
of Forsyth County and State of North Carolina, of the first part,
to Jessie D. Raman

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

WITNESSETH: That A. E. Holtz and his wife M. E. Holtz
in consideration of Forty three hundred Dollars,
to them paid by Jessie D. Raman the receipt of which
is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey to said

Jessie D. Raman
and his

heirs, all the right, title interest and estate of the party of the first part to a tract or lot
of land in the City of Winston Forsyth County, State of North Carolina adjoining the lands of
J. B. Young

and others, bounded as follows, viz:

*Lying and being in the City of Winston
N.C. one whole side of Fifth Street measuring
one hundred feet on side of Fifth Street and
of that same width extending northwardly
thence bounded and fifteen feet three quarters
feet 3/4 feet, to the north and a half street. The
said lot of land being bounded on the west
by lot of J. B. Young, on the east by lot of J. B.
Batterson, on the south by Fifth Street and a half
street and on the north by Fifth Street and
being known and designated on the plat of
the City of Winston N.C. as lot 382*

NEW LOTS
105 & 106 on
Current Tax maps
(G.S.)

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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

First Savings Service Corporation (herein "Borrower"),
 and the Beneficiary, First Federal Savings and Loan Association of Winston-Salem (herein "Trustee"),
 organized and existing under the laws of The United States of America, a corporation
230 North Cherry Street, Winston-Salem, North Carolina, whose address is
 (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 of said Ripple property, South 12° 29' 10" East 214.06 feet to a point marked by an iron in the north margin of the 40-foot right of way of West Four and One-Half Street; thence along the north margin of said street, North 77° 17' 00" East 99.5 feet to a point on top of a concrete wall, the southwest corner of property held by Wachovia Bank and Trust Company, N. A.; thence with the line of said Bank, North 12° 28' 40" West 214.7 feet to a point on top of concrete 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 150.50 feet to the point and place of beginning, containing 0.49 acre, more or less, all according to unrecorded survey of property of Joseph R. Hutchins dated 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

- I. Tager Interview: December 29, 1975 in the Rosenbacher House with Peggy Tager, Joe Hutchins, and Lorna Hutchins.

- II. West End Historic District National Register Nomination, Laura A W. Phillips and Gwynne S. Taylor, 1986.

- III. Newspaper articles: Selected articles -- Winston-Salem Journal.

- 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