01.16) Application for Certificate of Appropriateness
City of Winston-Salem
100 E 1st St., 520 | Winston-Salem, NC 27101
P: 336-727-8000 | E: citylink@cityofws.org

Project Overview

Project Title: 102 S. Cherry St, WS 27101 Accessory building
Application Type: 01.16) Application for Certificate of Appropriateness
Workflow: 01.16) Application for Certificate of Appropriateness

Jurisdiction: City of Winston-Salem
State: NC
County: Forsyth

01.16) Application for Certificate of Appropriateness

Address of Subject Property:
- 102 S CHERRY ST (Unverified)
- 6835-15-6438.000 (Unverified)

Local Historic Landmark?: Yes

Landmark Number (if applicable. Type "N/A: if not": #40
Are you amending a previously submitted COA?: No
Is this an "After the Fact" COA application?: No

PIN(s) of subject property:
- 102 S CHERRY ST (Unverified)
- 6835-15-6438.000 (Unverified)

Landmark Name (if applicable. Type "N/A: if not): Rogers House
Local Historic District: Non-Applicable
Prior COA case # (if applicable):

Project Description

COA Project Intent and Background Statement (click "help" for description):
A new, detached single story carriage house will be constructed. The carriage house will act as a conference and gathering space. Overall dimensions are 65 long by 34 wide. The style of this carriage house will be to match the existing home, the Rogers House.

COA Scope of Work (click the "help" button for description):
The roof will be a box gabled roof with an asphalt shingle to complement the original house. The roof will extend over a small brick patio on the east side. The roof will have a copula in the center and two finials on either side. The exterior of the carriage house will feature a small brick patio in a herringbone pattern on the south and east sides of the building. The east side will feature a pergola consisting of pine beams painted white to match the proposed carriage house. The siding will consist of yellow pine lap siding, which will match the existing home. HVAC unit will be positioned on the east side, along 1st Street, and will be camouflaged by lattice work, which will be consistent with the lattice work on the Rogers House.

COA Compliance with Design Review Standards and/or Guidelines (Copies of the Design Review standards for each district can be found online here):
https://www.cityofws.org/1397/Publications)
Compliance with Design Review Standards and Guidelines:

1. Design new construction near landmark sites where it is compatible with the visual characteristics of the landmark. The landmark will be positioned behind the existing structure and will not compromise the visual appearance, but instead will compliment it by using similar materials.
2. New construction does not compromise the character of the landmark building. The carriage house will feature the same materials of the landmark building, ultimately giving a similar historical appearance.

3. New construction conforms to the historic patterns of the building setback, spacing, and orientation that are characteristic of the landmark. The carriage house will not be attached to the existing house and are consistent with other properties in the area.

4. New construction does not overpower the landmark building. The additional building will blend and compliment the existing building with using the same color and type of materials.

5. New construction is compatible with the landmark building in massing, form, proportion, height, roof shape. The carriage house will be smaller and only one level, compared to the towering existing two story home. It will feature the consistent design and materials.

6. New construction design will be compatible with the landmark building in terms of location, spacing, scale, proportion, and size of door and window openings. The carriage house will be much smaller in scale and proportion. Spacing is consistent with other local construction in the area.

7. New construction will have compatible materials with regards to composition, size, shape, pattern, texture, scale, detail, color, and surface finish. All siding and roofing materials will be the same as the existing landmark property.

8. New construction design will be compatible, but differentiated from the landmark. The carriage house will be its own distinct building separate from the historic landmark, but will complement and enhance the building using certain esthetic design characteristics.

9. Limited excavation of the site grading to limit damage to significant site features. Minor grading will need to be completed in order to prepare the site for the addition of the carriage house.

---

**Project Contacts**

**Applicant Full Name:** Adam Spear

**Applicant Phone:**

**Applicant Address:**
401 C Cherry St, Suite A
Winston-Salem, NC 27101

**Applicant Email Address:** speare@speareproperty.com

**Owner Full Name (if not the applicant):** Spear Cherry

**Owner Phone Number (if not the applicant):**

**Owner Address:**

**Owner Email Address:**

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**COA Consent Statement**

Created with JodPlans Review
3/15/22

102 S. Cherry St, WS 27101 Accessory building
01.16 Application for Certificate of Appropriateness

March 16th
City of Winston-Salem
102 S. Cherry St. Winston-Salem, NC 27101
P: 336-865-4444 / adam@spearproperties.net

Project Overview

Jurisdiction: City of Winston-Salem
State: NC
County: Forsyth

Project Title: 102 S. Cherry Street Carriage House

Application Type: 01.6 Application for Certificate of Appropriateness

Application for Certificate of Appropriateness

Address of Subject Property: 102 S. Cherry Street Winston-Salem, NC 27101

Local Historic Landmark: Yes

Landmark Number: Landmark #40

Landmark Name: Rogers House

Are you amending a previously submitted COA: No

Is this an “After the Fact” COA application: No

PIN(s) of subject property: 6835-15-6438.000

102 S. Cherry St, Winston-Salem NC 27101
Rogers House Landmark #40
Project Contacts:

Applicant/Owner Full Name: Adam Spear

Applicant/Owner Phone: (336)-865-4444

Applicant Address: 118 S. Cherry St. Suite A, Winston Salem, NC 27101

Applicant/Owner Email Address: Adam@spearproperties.net

Project Description

COA Project Intent: A new, detached single story carriage house will be constructed. The carriage house will act as a conference and gathering space. Overall dimensions are 65’ long by 34’ wide. The style of this carriage house will be to match the existing home, the Rogers House.

The roof will be a box gabled roof with an asphalt shingle to complement the original house. The roof will extend over a small brick patio on the east side. The roof will have a copula in the center and two finials on either side. The exterior of the carriage house will feature a small brick patio in a herringbone pattern on the south and east sides of the building. The east side will feature a pergola consisting of pine beams painted white to match the proposed carriage house. The siding will consist of yellow pine lap siding, which will match the existing home. HVAC unit will be positioned on the east side, along 1st street, and will be camouflaged by lattice work, which will be consistent with the lattice work on the Rogers House.

Compliance with Design Review Standards and Guidelines:

1. Design new construction on landmark sites where it is compatible with the visual characteristics of the landmark- The landmark will be positioned behind the existing structure and will not compromise the visual appearance, but instead will compliment it by using similar materials.

2. New construction does not compromise the character of the landmark building- The carriage house will feature the same materials of the landmark building, ultimately giving a similar historical appearance.

3. New construction conforms to the historic patterns of the building setback, spacing, and orientation that are characteristic of the landmark – The carriage house will not be attached to the existing house and are consistent with other properties in the area.
4. New construction does not overpower the landmark building – The additional building will blend and compliment the existing building with using the same color and type of materials.

5. New construction is compatible with the landmark building in massing, form, proportion, height, roof shape. – The carriage house will be smaller and only one level, compared to the towering existing two story home. It will feature the consistent design and materials.

6. New construction design will be compatible with the landmark building in terms of location, spacing, scale, proportion, and size of door and window openings. – The carriage house will be much smaller in scale and proportion. Spacing is consistent with other local construction in the area.

7. New construction will have compatible materials with regards to composition, size, shape, pattern, texture, scale, detail, color, and surface finish. All siding and roofing materials will be the same as the existing landmark property.

8. New construction design will be compatible, but differentiated from the landmark. – The carriage house will be its own distinct building separate from the historic landmark, but will complement and enhance the building using certain esthetic design characteristics.

9. Limited excavation of the site grading to limit damage to significant site features. – Minor grading will need to be completed in order to prepare the site for the addition of the carriage house.
From: Adam Spear <adam@spearproperties.net>
Sent: Friday, March 18, 2022 3:37 PM
To: Michelle McCullough <michellem@cityofws.org>
Subject: [EXTERNAL] Re: Questions about your COA

Yes, No problem at all. Sorry for leaving that out.

1. The windows on the back of the building facing First St will be Anderson wood windows with full divided panel arrangements. Sizes will be 18" inches high by 48" long on the rear of the building. The west side of the building will have the same size windows with an additional window in the center above that will be 48" long x 40" high with a slight arch at the top.
2. Color (SW 6385 Dove White)

***SPEAR PROPERTIES THANKS YOU***
| 336-865-4444 | 118 S Cherry St, W-S, NC 27101
http://www.spearproperties.net

On Fri, Mar 18, 2022 at 12:55 PM Michelle McCullough <michellem@cityofws.org> wrote:

Not sure if you saw the message come through the IDT Plans system, but staff has two questions about your COA.

1. Will you be installing windows in the new building and if yes, would you send specs for them?
2. What colors will you be painting the new building?

Michelle M. McCullough

Historic Resources Officer
Winston-Salem/Forsyth County Planning & Development Services
100 East First Street
P.O. Box 2511
Winston-Salem, NC 27102
336.747.7063 (Direct)
336.701.9452 (Mobile)
336.748.3163 (Fax)
michellem@cityofws.org (Email)
View from above. Orange depiction is location of proposed carriage house.
Siding: Yellow pine wood lap siding, smooth. Size, dimension, and material will match that of existing historic landmark property, the rogers house.
Windows and Doors: There will be three pairs of double-sided doors. Doors will all be located on the south side of the building opening to a small brick patio.
Roofing: The roof will be a box gabled roof extending over the proposed brick patio on the south side of the building. The portion of the roof that will extend over the brick patio will feature black standing seam roofing due to the lesser degree of pitch in the roof in this portion. The patio ceiling is proposed to be tongue-and-groove pine. The main portion of the roof with feature GAF slate line Antique Slate Designer Laminated Architectural asphalt shingles. Cupola will be in the center of the gabled roof with two finials on either side.
Patio: Small covered patio will line the south side of the building where doors will be located. Brick will be laid in a conventional herringbone pattern. Reclaimed red Pine Hall.
**Lighting:** Will include 6 exterior wall sconces and will be located on either side of the 3 doors. Wall sconces will be the Freese Matte Black Seeded Glass Outdoor Wall Lantern, see below.
APPLICATION FOR HISTORIC DESIGNATION

HISTORIC AND ARCHITECTURAL INFORMATION FORM
(Additional Sheets of Paper will be necessary for complete documentation)

Please type or print

1. Owner’s name and address: 1885 Rogers House Partnership
   102 S. Cherry Street, Winston-Salem, NC 27101

2. Location of Property: 102 S. Cherry Street
   Winston-Salem, N. C.

3. Tax Block ______  Tax Lot ______

4. 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.

The house was built between 1883 and 1885 for James Mitchell Rogers. It has remained amazingly intact through the years, with very few alterations or additions. In fact, the floor plans shown on both the 1907 Samborn Insurance Map (the earliest year in which this location is depicted) and in the current property tax assessment file in the Forsyth Co. Tax Supervisor’s Office show that the house has virtually the same configuration now as then. An inspection of the house suggests that several modifications, in the form of porch space being enclosed for bathroom and storage use at the rear of the house, probably occurred around the turn of the century and then later, around mid-century. After the house was purchased in 1979 by the 1885 Rogers House Partnership, it was renovated.

5. Do you know the names 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?

The Rogers House was built by the construction firm of Miller Brothers (J.S. and Gideon L.) which built many of the principal businesses and private residences in Winston-Salem during the 1870s and 1880s. Names of an architect or particular craftsmen associated with the original construction of the house are not known, and the original plans or other early building accounts are not known to exist. Edwin E. Bouldin Jr. was the architect for the 1979 renovation, and plans for this renovation are on file at Mr. Bouldin’s office at 626 S. Main Street, Winston-Salem.

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

We are not aware of the existence of old photographs of the house.

7. 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.

1) On November 1, 1892, Henry T. and Emma F. Bahnson sold the property to J. M. Rogers, who had the house built soon thereafter. (Deed Book 10, pg. 17, Forsyth Co. Register of Deeds)
2) Upon the death of J. M. Rogers on January 4, 1924, his son, Francis M. Rogers, inherited the house and lot, under the terms of J. M. Rogers’ will, dated June 5, 1921. (File V - 1515, Estates Division, Clerk of Superior Court in Forsyth County)
3) Francis M. Rogers died on February 26, 1962, and his will, dated July 30, 1959, stated that the house was to be held in trust by Wachovia Bank and Trust Co. and that his cousins, Anne R. and Mary R. Moran, were to be allowed to use the house as a home as long as either of them should live and have need of it. Upon the death of the last of the two sisters, Wachovia was to sell the property. (File V - 4778, Estates Division, Clerk of Superior Court in Forsyth Co.)
4) Mary R. Moran died on May 18, 1967 and Anne R. Moran died on March 9, 1979. (Death Index, Forsyth Co. Register of Deeds) On August 7, 1979, Wachovia Bank and Trust Co. as Trustee under the will of Francis M. Rogers, sold the
8. What was the building's original use, if different from today? Has the building ever been moved? List the sources of your information.

The building was originally used as a private single-family dwelling and continued to be used as such until 1979, when it was converted to use as law offices. The building has never been moved. (For sources of information, refer to question #9)

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

Statement of Significance --

Built between 1883 and 1885 for prominent local businessman James Mitchell Rogers, this house is one of the last survivors of the stately homes which once lined Cherry Street and other neighboring avenues in downtown Winston-Salem. The house, which was built by the popular construction firm of Miller Brothers, is an excellent example of the trend toward eclecticism in late Victorian architecture, with its clearly stated influences of the Gothic Revival, Italianate and Queen Anne styles. This remarkably well-preserved structure remained the home of Rogers family members for nearly a century. After moving to Winston-Salem in 1890, J. Mitchell Rogers quickly established himself as an astute businessman, and served not only as president of the Brown, Rogers and Company hardware business for over 40 years, but also served as the first president of the Winston-Salem Chamber of Commerce when this group was formed in 1885. The house was also the boyhood and retirement home of Dr. Francis M. Rogers, chief chemist for the Standard Oil Company of Indiana and a pioneer in developing methods for refining gasoline in quantity from crude oil.

Assessment of Specific Areas of Significance (keyed to National Register criteria)--

A. The Rogers House is associated with the rapid growth and resulting prosperity of Winston-Salem during the late nineteenth century.

B. The Rogers House is associated with the lives of James Mitchell Rogers and his son, Francis Mitchell Rogers. J. Mitchell Rogers was one of the most prominent businessmen in late nineteenth and early twentieth century Winston-Salem, serving for over 40 years as president of Brown, Rogers and Company, a major hardware firm in the area, and as the first president of the Chamber of Commerce, organized in 1885. Rogers played other important roles in the community as well. At First Presbyterian Church he served for years as ruling elder, and in both life and death much of his wealth was channeled into philanthropic efforts. Francis M. Rogers, as chief of Standard Oil Company of Indiana, worked with a small team of research chemists to develop a process for cracking heavy oil into gasoline through the use of high-temperature and pressure. This process had a major impact on the American petroleum industry.

C. The Rogers House is an excellent example of the eclecticism which was prevalent in the architecture of the late Victorian period. The irregular massing and variety of detailing of this large two-story frame house reflects influences of several stylistic trends popular across America during the second half of the nineteenth century. Influence of the Gothic Revival is seen primarily in the board and batten siding (a contrast to the weatherboarding which covers the rear of the house), which boast pointed-arched louvered ventilators, kingposts with sawnwork bargeboards and other decorative detailing. The projecting hood moldings found directly below the gables also reflect this style. At the same time, the bay windows with paneled dado and frieze, the segmental-arched windows of the first story with their heavily molded lintels, and the combination of projecting and recessing planes recall the Italianate style -- and particularly the Italian Villa phase of it. On the other hand the general irregularity of massing, texture and detailing is suggestive of the Queen Anne style. The interior is characterized by an asymmetrical arrangement of rooms around a center hall, a heavily detailed stairway, mantels of various designs, plaster ceiling moldings, and an ornate spindle frieze in one of the rooms.

In addition to its visually stimulating design, the Rogers House is lent prominence by its position on a corner lot on a knoll overlooking downtown Winston-Salem.
10. Describe the present condition of the property. Occupied as a single family residence for nearly a century, the Rogers House was generally well-maintained during those years. After it was purchased in 1979 by the 1985 Rogers House Partnership, it was sensitively renovated for use as law offices by its owners. The renovation sought to retain the architectural integrity of the house while making it suitable for an adaptive use. The well-preserved building is presently in excellent condition.

11. 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.

The Rogers House is listed in the Historic Inventory of Winston-Salem and Forsyth County, conducted by Gwynne S. Taylor and jointly sponsored by the N. C. Division of Archives and History and the City-County Planning Office (Historic Properties Commission). Soon to be published.

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

September 30, 1981

Date

This report was prepared by:
Laura A. W. Phillips, Preservation Consultant
637 N. Spring Street
Winston-Salem, NC 27101
919/727-1968

Signature of Property Owner(s) for 1985 Rogers House Partnership
Mailing address:
102 S. Cherry Street
Winston-Salem, NC 27101

Telephone: 919/723-3533
question #4 --

for use as law offices. Because the house had been generally well-maintained through the years, and because the new owners wanted to retain its architectural integrity, little real changes were made beyond those which modified earlier alterations. Changes which did occur in 1979 include the following:

1) The front porch was glass-enclosed to create a waiting room/reception area.
2) The room directly behind the porch and to the left of the center hall downstairs was divided by a partition into two offices along with the creation of two small storage areas. While the fireplace was enclosed by partitions, it was left intact behind the enclosure with the exception of the mantel which was removed for use upstairs.
3) In the library/conference room downstairs in the left rear of the house, a door leading to what had been an added bath (now converted to storage space) was enclosed, though not removed.
4) At the rear of the house between the library/conference room and the kitchen/lounge, where a "rabbit warren" of rooms had been created earlier from porch space, the present owners removed various partitions and doors to create a more open space for secretarial work space.
5) Behind the south office upstairs, an area which had earlier been converted to a half bath and closet was changed to serve as storage space only.

question #7 --

house and lot -- Tax Block 70, Lot 110 -- to the 1885 Rogers House Partnership, the present owners. (Deed Book 1281, page 382, Forsyth Co. Register of Deeds)

For additional information, refer to question #9.

question #9 --

Historical Background --

On November 1, 1882 J. M. Rogers purchased a tract of land on the southwest corner of Cherry and North (now First) Streets from Harry T. and Emma F. Bahnson. Shortly thereafter Rogers had a house erected on the site which was owned and occupied by family members for nearly a century.

On January 3, 1884 the Union Republican reported in its annual list of buildings erected during the previous year by several contractors that the Miller Brothers firm had erected a 10-room frame dwelling for J. M. Rogers. The firm of Gideon L. and J. S. Miller was a large one employing an average of forty men, and it was responsible for the erection of many buildings in Winston-Salem during the 1870s and 1880s, including the Methodist Church, the Farmers' Warehouse, the Gray (commercial) Block, the J. A. Gray residence and the Brown, Rogers and Co. Depot Warehouse. The Union Republican report strongly suggests that all or a majority of the Rogers House was built in 1883, although it may not have been entirely completed until 1885, as a brick in one of the chimneys bears that date.
question #9 (continued from continuation sheet p. 1) --

Sanborn Maps beginning in 1907 reveal that the house has undergone very few alterations from its early appearance. 

Both James Mitchell and his wife, Mary Erwin Rogers, were prominent residents of Winston-Salem, active in numerous community affairs. James Mitchell Rogers was born in Charleston, S. C. in August 1844 and was educated at the Citadel Academy there. He enlisted in the Confederate Army at age seventeen and fought until the end of the war. After the war Rogers returned to Charleston but remained there only a year before moving to Shreveport, La. where he was involved in the hardware business. While there Rogers married Mary Erwin of Morganton, N. C., and in 1889 they moved to Winston-Salem where they remained for the rest of their lives. 

Upon arriving in Winston-Salem, Rogers formed a partnership with T. J. Brown and W. B. Carter which was later incorporated as the Brown-Rogers Hardware Company, located in a double front store on the corner of Fourth and Main Streets. Under Rogers' leadership, the firm became one of the most prominent in the area, marketing a number of products aimed primarily at the needs of the agricultural community, including farm implements and machinery such as threshers, horse powers, grain drills, mowers, binders, steam engines, mill supplies, paints, buggies and carriages.

As a prominent businessman, Rogers was selected as the first president of the Chamber of Commerce in Winston-Salem when this group was organized in 1885. In addition Rogers was an active member of First Presbyterian Church, where he served for years as Ruling Elder and was on various committees of the church. Both in life and after his death through the terms of his will, J. M. Rogers was a philanthropist whose gifts assisted many programs of the Presbyterian Church, orphanages, hospitals, schools and the YMCA.

Mary Erwin Rogers was also active in the community. When the Twin-City Hospital Association was formed in 1887, she was elected secretary, and when the Associated Charities of Winston-Salem was organized in 1905, she served as third vice-president. Mrs. Rogers played a large role in strengthening the religious life of the womanhood of First Presbyterian Church.

Mary Erwin Rogers died on March 3, 1914, after which her sister, Mrs. S. E. Moran, and her two daughters, Annie and Mary Moran, resided at the Rogers House. Ten years later James Mitchell Rogers died on January 4, 1924. Rogers will his home to his son Francis M. Rogers, with the stipulation that his sister-in-law, Sarah E. Moran, be allowed to continue living in the house.

Francis Mitchell Rogers was born on March 22, 1883. He attended Salem Boys School and afterward Guilford College and Davidson College. He received a Ph.D. degree from Johns Hopkins University and then became associated with Standard Oil Company of Indiana, where he became chief chemist. There, in 1909, he was part of a small team of researchers who developed a method of increasing the yield of gasoline from crude oil by a process of cracking the crude oil through the use of high temperature and high pressure. The success of this experimentation had far-reaching effects on the American petroleum industry. In 1914 in an effort to produce a medicinal white oil from crude oil, Rogers served as part of a self-appointed three-man "poison squad" to take a dose of Polarine motor oil to learn about its reaction on the human body. Fortunately all members of the squad survived, with varying degrees of discomfort, but they decided to pursue a solution to the problem at hand in a different way.
question #2 (continued from continuation sheet p.2) --

After his retirement in 1948, Francis Rogers returned to Winston-Salem to live in the family home. He died on February 26, 1962. By his will, the family home was left in the trust of Wachovia Bank and Trust Company with the provision that Rogers' cousins, Anne R. and Mary R. Moran be allowed to remain in the house as long as they, or either of them, should live.

Mary Moran died on May 18, 1967 and Annie Moran followed on March 9, 1979. On August 7, 1979, as Trustees under the will of Francis M. Rogers, Wachovia Bank and Trust Co. sold the house to the 1885 Rogers House Partnership, a group of local lawyers who have sensitively renovated it for use as their law offices.

Footnotes --


2. Union Republican (Winston-Salem), January 3, 1884.


5. Winston-Salem Journal, January 5, 1924.


7. Union Republican (Winston-Salem), November 19, 1885.


9. Adelaide Fries, Stuart Thurman Wright, and J. Edwin Hendricks, Forsyth: The History of a County on the March, Revised Edition (Chapel Hill: The University of North Carolina Press, 1975), pp. 201-202; File W-1515, Estates Division, Clerk of Superior Court in Forsyth County, Hall of Justice, Winston-Salem. Rogers donated space above his hardware business to the YWCA, but soon thereafter a fire started in the ceiling of their rooms -- apparently caused by a faulty stove flue, which created a major conflagration causing damage estimated at between $35,000-$65,000. (Journal, January 21, 1908)


11. Wiley and East, p. 46


13. Ibid., January 5, 1924.
Footnotes --

14. File W-1515, Estates Division, Clerk of Superior Court in Forsyth County, Hall of Justice, Winston-Salem.


18. Ibid., pp. 194-195.


21. File W-4778, Estates Division, Clerk of Superior Court in Forsyth County, Hall of Justice, Winston-Salem.

22. Death Index, Office of the Register of Deeds, Forsyth County Hall of Justice, Winston-Salem.

HISTORIC DESIGNATION APPLICATION OF 1885 ROGERS HOUSE PARTNERSHIP

AN ORDINANCE DESIGNATING CERTAIN PROPERTY AS HISTORIC PROPERTY

WHEREAS, all of the prerequisites to the adoption of this ordinance, as prescribed by Chapter 160A, Article 19, Part 3B, of the North Carolina General Statutes, have been met; and

WHEREAS, the Forsyth County/Winston-Salem Historic Properties Commission has submitted a report, which is incorporated herein by reference, and recommended in a joint public hearing that the property described below be designated as a historic property; and

WHEREAS, the Board of Aldermen finds that the property described herein is of historical, architectural, educational and/or cultural significance, and its preservation should be encouraged;

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of Winston-Salem as follows:

Section 1. The following described property is hereby designated historic property:

The Rogers House located at 102 South Cherry Street and Lot 110, Block 70 as shown on the Forsyth County Tax Maps. The parking lot on the south side of the house is specifically excluded.

Section 2. The waiting period provided by law shall be observed prior to demolition, alteration, remodeling or removal of the designated property.

Section 3. This ordinance shall be effective from and after its adoption.
WINSTON-SALEM/FORSYTH COUNTY
HISTORIC PROPERTIES COMMISSION

November 23, 1981

The Honorable Board of Aldermen
City Hall
Winston-Salem, NC 27102

SUBJECT: Application of the 1885 Rogers House Partnership for local historic designation of the Rogers House located at 102 South Cherry Street, Block 70 Lot 110 as shown on the Forsyth County Tax Maps.

Ladies and Gentlemen:

The Historic Properties Commission considered the subject application at their regular scheduled meeting on November 18, 1981. James E. Yarbrough, Jr. Secretary to the Commission, showed a location map and color slides of the property and presented the following staff report:

Built between 1883 and 1885 for prominent local businessman James Mitchell Rogers, this house is one of the last reminders of the stately residential boulevard which lined Cherry Street in the late 19th and early 20th century. Built by Miller Brothers, the house is an excellent example of Victorian eclecticism since it exhibits Queen Anne, Italianate, and Gothic details. J. Mitchell Rogers served as president of Brown, Rogers, and Company, a hardware business, and he also was the first president of the Winston-Salem Chamber of Commerce in 1885. In addition, the house was the boyhood and retirement home of Dr. Francis M. Rogers, chief chemist for the Standard Oil Company of Indiana and a pioneer in developing methods for refining gasoline in quantity from crude oil. The house remained well-preserved in the hands of the Rogers family until 1979 when it was sold to a partnership of attorneys who adapted the house for offices.

The Rogers House is listed on the Forsyth County Inventory as a National Register Possibility.

Following the Commissions Guidelines, "materially altering or demolishing" this structure "would have a negative impact on local cultural and architectural history." The staff concurs with the State in recommending designation for the Rogers House and lot, excluding the parking lot.

Mr. William T. Graham representing the Rogers House Partnership appeared on behalf of the partnership and explained that Ms. Laura Phillips had prepared the application. Ms. Phillips was also present and they offered to answer any questions or discuss their research with the commission.
(Mr. Bouldin explained that he was the architect on the restoration and that he would abstain from any consideration on this application.)

After consideration, the commission voted to recommend to the Board of Aldermen that the Rogers House and lot (excluding the parking lot on the south) be granted local historic designation. (Mr. Bouldin and Mrs. Ellis abstained).

Sincerely yours,

Mary Alice Warren, Chairman

James E. Yarbrough, Jr., Secretary

cc: William S. Graham
    102 S. Cherry Street

Attachments: Ordinance
            Location Map

State: "...clearly possesses special significance in terms of its history and especially its architecture."
Built between 1883 and 1885 for prominent local businessman James Mitchell Rogers, this house is one of the last reminders of the stately residential boulevard which lined Cherry Street in the late 19th and early 20th century. Built by Miller Brothers, the house is an excellent example of Victorian eclecticism since it exhibits Queen Anne, Italianate, and Gothic details. J. Mitchell Rogers served as president of Brown, Rogers, and Company, a hardware business, and he also was the first president of the Winston-Salem Chamber of Commerce in 1885. In addition, the house was the boyhood and retirement home of Dr. Francis M. Rogers, chief chemist for the Standard Oil Company of Indiana and a pioneer in developing methods for refining gasoline in quantity from crude oil. The house remained well-preserved in the hands of the Rogers family until 1979 when it was sold to a partnership of attorneys who adapted the house for offices.

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Following the Commissions Guidelines, "materially altering or demolishing" this structure "would have a negative impact on local cultural and architectural history." The staff concurs with the State in recommending designation for the Rogers House and lot, excluding the parking lot.
United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

See Instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic    James Mitchell Rogers House
and/or common Rogers House

2. Location

street & number 102 S. Cherry Street

not for publication

city, town Winston-Salem

vicinity of congressional district

state North Carolina code Forsyth

3. Classification

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Accessible _yes: restricted

Present Use _educational

Present Use _entertainment

Present Use _government

Present Use _industrial

Present Use _transportation

Present Use other: Law offices

4. Owner of Property

name 1885 Rogers House Partnership (attention Wm. T. Graham)

street & number 102 S. Cherry Street

city, town Winston-Salem

vicinity of state North Carolina

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Register of Deeds

street & number Forsyth County Hall of Justice

city, town Winston-Salem state North Carolina

6. Representation in Existing Surveys

From Frontier to Factory: An Architectural History of Forsyth County

has this property been determined eligible? _yes _X _no

date 1981 _X federal _X state _X county _X local

depository for survey records N.C. Division of Archives and History

city, town Raleigh state North Carolina
7. Description

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Describe the present and original (if known) physical appearance

Between 1883 and 1885 the Winston-Salem construction firm of Miller Brothers (J. S. and Gideon L.) built a fanciful late Victorian house for James Mitchell Rogers on the southwest corner of S. Cherry and W. First Streets. An architect is not known to have been associated with the creation of the house. In its early years the Rogers House was one of a number of impressive dwellings which lined Cherry Street—a principal late-nineteenth century residential thoroughfare—and nearby avenues. Now it remains as one of the few survivors of the late nineteenth century period in this area of town, retaining its prominent location on a knoll overlooking the commercial core of Winston-Salem.

The Rogers House is an excellent example of the eclecticism which was prevalent in the architecture of the late Victorian period. The irregular massing and variety of detailing of this large two-story frame house reflects influences of several stylistic trends popular across America during the second half of the nineteenth century. Influence of the Gothic Revival is seen primarily in the steeply pitched gable, sheathed in board and batten siding (a contrast to the weatherboarding which covers the rest of the house), which boast pointed-arched louvered ventilators, kingposts with sawwork bargeboards and other decorative detailing. The projecting hood molds found directly below the gables also reflects this style. At the same time, the bay windows with paneled dado and frieze, the segmental-arched windows of the first story with their heavily molded lintels, and the combination of projecting and receding planes recall the Italianate style. Then too, the general irregularity of massing, texture and detailing is suggestive of Queen Anne influence. The interior is characterized by an asymmetrical arrangement of rooms around a center hall, a heavily detailed stairway, wooden mantels of various designs, plaster ceiling medallions, and an ornate spindle frieze in one of the rooms.

The Rogers House has remained amazingly intact through the years, with very few alterations or addition. In fact, the floor plans shown on both the 1907 Sunborn Insurance Map (the earliest made on which this location is depicted) and in the current property tax assessment file show that the house has virtually the same configuration now as then. An inspection of the house suggests that several modifications, in the form of porch space being enclosed for bathroom and storage use at the rear of the house, probably occurred around the turn of the century and then later, around mid-century. After the house was purchased in 1979 by the 1885 Rogers House Partnership, it was renovated for use as law offices. Because the house had been generally well-maintained through the years, and because the new owners wanted to retain its architectural integrity, few real changes were made beyond those which modified earlier alterations. Changes which did occur in 1979 include the following:
1) The front porch was glass-enclosed to create a waiting room/reception area.

2) The room directly behind the porch and to the left of the center hall downstairs was divided by a partition into two offices along with the creation of two small storage areas. While the fireplace was enclosed by partitions, it was left intact behind the enclosure with the exception of the mantel which was removed for use upstairs.

3) In the library/conference room downstairs in the left rear of the house, a door leading to what had been an added bath (now converted to storage space) was enclosed, though not removed.

4) At the rear of the house between the library/conference room and the kitchen/lounge, where a "rabbit warren" of rooms had been created earlier from porch space, the present owners removed various partitions and doors to create a more open space for secretarial work space.

5) Behind the south office upstairs, an area which had earlier been converted to a half bath and closet was changed to serve as storage space only.

Plans for the 1979 renovation were prepared by local architect Edwin E. Bouldin Jr.

Sanborn Insurance Maps show that by 1917 two frame outbuildings were located behind the house on the northwest and southwest corners of the lot. By mid-century, however, these had been removed and a cinderblock garage stood at the southwest corner. This structure has recently been remodelled for use as an office, and is now sheathed with vertical board siding and painted in the same cream and dark green colors as the Rogers House.
8. Significance

Specific dates 1883–1885
Builder/Architect Miller Brothers, contractors

Statement of Significance (in one paragraph)

Built between 1883 and 1885 for prominent local businessman James Mitchell Rogers, this house is one of the last survivors of the stately homes which once lined Cherry Street and other neighboring avenues in downtown Winston-Salem. The house, which was built by the popular construction firm of Miller Brothers, is an excellent example of the trend toward eclecticism in late Victorian architecture, with its clearly stated influences of the Gothic Revival, Italianate and Queen Anne styles. This remarkably well-preserved structure remained the home of Rogers family members for nearly a century. After moving to Winston-Salem in 1888, J. Mitchell Rogers quickly established himself as an active businessman, and served not only as president of the Brown, Rogers, and Company hardware business for over 40 years, but also served as the first president of the Winston-Salem Chamber of Commerce when this group was formed in 1888. The house was also the boyhood and retirement home of Dr. Francis M. Rogers, chief chemist for the Standard Oil Company of Indiana and a pioneer in developing methods for refining gasoline in quantity from crude oil.

Criteria Assessment:

A. The Rogers House is associated with the rapid growth and resulting prosperity of Winston-Salem during the late nineteenth century.

B. The Rogers House is associated with the lives of James Mitchell Rogers and his son, Francis Mitchell Rogers. J. Mitchell Rogers was one of the most prominent businessmen in late nineteenth and early twentieth century Winston-Salem, serving for over 40 years as president of Brown, Rogers and Company, a major hardware firm in the area, and as the first president of the Chamber of Commerce organized in 1888. Rogers played other important roles in the community as well. At First Presbyterian Church he served for years as Ruling Elder, and in both life and death much of his wealth was channeled into philanthropic efforts. Francis M. Rogers, as chief chemist of Standard Oil Company of Indiana, worked with a small team of research chemists to develop a process for cracking heavy oil into gasoline through the use of high temperature and pressure. This process had a major impact on the American petroleum industry.

C. The Rogers House is an excellent example of the eclecticism which was prevalent in the architecture of the late Victorian period. The irregular massing and variety of detailing of this large two-story frame house reflects influences of several stylistic trends popular across America during the second half of the nineteenth century. Influence of the Gothic Revival is seen primarily in the board and batten covered gables siding (a contrast to the weatherboarding which covers the rest of the house), which boast pointed-arched louvered ventilators, kingposts with sawwork bargeboards and other decorative detailing. On the other hand the general irregularity of massing, texture and detailing is suggestive of the Queen Anne style.
On November 1, 1882 J. M. Rogers purchased a tract of land on the southwest corner of Cherry and North (now First) Streets from Harry T. and Emma F. Bahnson. Shortly thereafter Rogers had a house erected on the site which was owned and occupied by family members for nearly a century.

On January 3, 1884 the Union Republican reported in its annual list of buildings erected during the previous year by several contractors that the Miller Brothers firm had erected a 10-room frame dwelling for J. M. Rogers. The firm of Gideon L. and J. S. Miller was a large one employing an average of forty men, and it was responsible for the erection of many buildings in Winston-Salem during the 1870s and 1880s, including the Methodist Church, the Farmers' Warehouse, the Gray (commercial) Block, the J. A. Gray residence and the Brown, Rogers and Co. Depot Warehouse. The Union Republican report strongly suggests that all or a majority of the Rogers House was built in 1883, although it may not have been entirely completed until 1885, as a brick in one of the chimneys bears that date. Sanborn Maps beginning in 1907 reveal that the house has undergone very few alterations from its early appearance.

Both James Mitchell and his wife, May Erwin Rogers, were prominent residents of Winston-Salem, active in numerous community affairs. James Mitchell Rogers was born in Charleston, S. C. in August 1844 and was educated at the Citadel Academy there. He enlisted in the Confederate Army at age seventeen and fought until the end of the war. After the war Rogers returned to Charleston but remained there only a year before moving to Shreveport, La. where he was involved in the hardware business. While there Rogers married Mary Erwin of Morganton, N. C., and in 1880 they moved to Winston-Salem where they remained for the rest of their lives.

Upon arriving in Winston-Salem, Rogers formed a partnership with T. J. Brown and W. B. Carter which was later incorporated as the Brown-Rogers Hardware Company, located in a double front store on the corner of Fourth and Main Streets. Under Rogers' leadership, the firm became one of the most prominent in the area, marketing a number of products aimed primarily at the needs of the agricultural community, including farm implements and machinery such as thresher, horse powers, grain drills, mowers, binders, steam engines, mill supplies, paints, buggies and carriages.

As a prominent businessman, Rogers was selected as the first president of the Chamber of Commerce in Winston-Salem when this group was organized in 1885. In addition Rogers was an active member of First Presbyterian Church, where he served for years as Ruling Elder and was on various committees of the church. Both in life and after his death through the terms of his will, J. M. Rogers was a philanthropist whose gifts assisted many programs of the Presbyterian Church, orphanages, hospitals, schools and the YWCA.
Mary Erwin Rogers was also active in the community. When the Twin-City Hospital Association was formed in 1887, she was elected secretary, and when the Associated Charities of Winston-Salem was organized in 1905, she served as third vice-president. Mrs. Rogers played a large role in strengthening the religious life of the womanhood of First Presbyterian Church.

Mary Erwin Rogers died on March 3, 1914, after which her sister, Mrs. S. E. Moran, and her two daughters, Annie and Mary Moran, resided at the Rogers House. Ten years later James Mitchell Rogers died on January 4, 1924. Rogers willed his home to his son Francis M. Rogers, with the stipulation that his sister-in-law, Sarah E. Moran, be allowed to continue living in the house.

Francis Mitchell Rogers was born on March 22, 1883. He attended Salem Boys School and afterward Guilford College and Davidson College. He received a Ph.D. degree from Johns Hopkins University and then became associated with Standard Oil Company of Indiana, where he became chief chemist. There, in 1909, he was part of a small team of researchers who developed a method of increasing the yield of gasoline from crude oil by a process of cracking the crude oil through the use of high temperature and high pressure. The success of this experimentation had far-reaching effects on the American petroleum industry. In 1914 in an effort to produce a medicinal white oil from crude oil, Rogers served as part of a self-appointed three-man "poison squad" to take a dose of Polarine motor oil to learn about its reaction on the human body. Fortunately all members of the squad survived, with varying degrees of discomfort, but they decided to pursue a solution to the problem at hand in a different way.

After his retirement in 1948, Francis Rogers returned to Winston-Salem to live in the family home. He died on February 26, 1962. By his will, the family home was left in the trust of Wachovia Bank and Trust Company with the provision that Rogers' cousins, Anne R. and Mary R. Moran, be allowed to remain in the home as long as they, or either of them, should live.

Mary Moran died on May 18, 1967 and Annie Moran followed her death on March 9, 1979. On August 7, 1979, as Trustee under the will of Francis M. Rogers, Wachovia Bank and Trust Co. sold the house to the 1885 Rogers House Partnership, a group of local lawyers who have sensitively renovated it for use as their law offices.
FOOTNOTES —


2. Union Republican (Winston-Salem), January 3, 1884.


5. Winston-Salem Journal, January 5, 1924.


7. Union Republican (Winston-Salem), November 19, 1885.


9. Adelaide Fries, Stuart Thurman Wright, and J. Edwin Hendricks, Forsyth: The History of a County on the March, Revised Edition (Chapel Hill: The University of North Carolina Press, 1976), pp. 201–202; File W-1515, Estates Division, Clerk of Superior Court in Forsyth County, Hall of Justice, Winston-Salem, Rogers donated space above his hardware business to the YWCA, but soon thereafter a fire started in the ceiling of their rooms — apparently caused by a faulty stove flue, which created a major conflagration causing damage estimated at between $35,000–$65,000. (Journal, January 21, 1908).


11. Wiley and East, p. 46.


13. Ibid., January 5, 1924.
14. File W-1515, Estates Division, Clerk of Superior Court in Forsyth County, Hall of Justice, Winston-Salem.


18. Ibid., pp. 194-195.


21. File W-4778, Estates Division, Clerk of Superior Court in Forsyth County, Hall of Justice, Winston-Salem.

22. Death Index, Office of the Register of Deeds, Forsyth County Hall of Justice, Winston-Salem.

BIBLIOGRAPHY

Forsyth County Records, Office of the Register of Deeds, Winston-Salem, North Carolina (Subgroups: Deeds, Deaths); Clerk of Superior Court in Forsyth County, Winston-Salem, North Carolina (Subgroup: Estates Papers).


Union Republican. Winston-Salem, 1884, 1885.


9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreage of nominated property: less than 1
Quadrange name: Winston-Salem East

UMT References

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Verbal boundary description and justification

The nominated property consists of Winston-Salem Tax Block 70/Lot 110, as outlined in red on the accompanying map, and includes the house and its surrounding yard.

List all states and counties for properties overlapping state or county boundaries

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11. Form Prepared By

name/title: Laura A. W. Phillips, Consultant
organization: date: 2-24-82
street & number: 637 N. Spring Street telephone: (919) 727-1968
city or town: Winston-Salem state: North Carolina

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature: [Signature]
title: State Historic Preservation Officer date: 2-24-82
HISTORIC DESIGNATION APPLICATION OF 1885 ROGERS HOUSE PARTNERSHIP

AN ORDINANCE DESIGNATING CERTAIN PROPERTY
AS HISTORIC PROPERTY

WHEREAS, all of the prerequisites to the adoption of this ordinance, as prescribed by Chapter 160A, Article 19, Part 3B, of the North Carolina General Statutes, have been met; and

WHEREAS, the Forsyth County/Winston-Salem Historic Properties Commission has submitted a report, which is incorporated herein by reference, and recommended in a joint public hearing that the property described below be designated as a historic property; and

WHEREAS, the Board of Aldermen finds that the property described herein is of historical, architectural, educational and/or cultural significance, and its preservation should be encouraged;

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of Winston-Salem as follows:

Section 1. The following described property is hereby designated historic property:

The Rogers House located at 102 South Cherry Street and Lot 110, Block 70 as shown on the Forsyth County Tax Maps. The parking lot on the south side of the house is specifically excluded.

Section 2. The waiting period provided by law shall be observed prior to demolition, alteration, remodeling or removal of the designated property.

Section 3. This ordinance shall be effective from and after its adoption.