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: Rogers House 102 S Cherry St
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 (6835-15-6438.000)
Local Historic Landmark?: Yes

PIN(s) of Subject Property: 102 S Cherry ST (6835-15-6438.000)
Landmark Name (If applicable, type "N/A: if not): Rogers House
Local Historic District: Non-Applicable
Prior COA case # (If applicable): No

Are you amending a previously submitted COA?: No
Is this an "After the Fact" COA application?: No

Project Description

COA Project Intent and Background Statement (click "help" for description):
Rebuilding staircase

COA Scope of Work (click the "help" button for description):
Rebuilding old damaged staircase located in front of the home to give access to sidewalk from the main entrance of the Rodgers House. The old staircase was too close to the intersection resulting in significant damage from commercial trucks trying to make turn. New stair case will be centered with the front door by moving it roughly 15 ft from where the old stairs were located. on each end of the steps we will build a matching brick retaing wall across the front of the home running parallel with the sidewalk. Wall will be 24 inches tall and will be made using the same brick as the steps. Wall will have proper drainage installed and will help hold back the steep slope.

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):
Introduce new walkways, driveways, and on-site parking areas in locations, configurations, materials, and scale that are compatible with the landmark building and site. It is not appropriate to introduce new walkways, driveways, or on-site parking areas if doing so will substantially alter the sites topography or necessitate the loss of significant site features. The original steps were built using a full variation red brick with a small concrete and stone retaining wall that ran just inside the sidewalk along Cherry. No
changes in topography will need to be made.

If all or part of a historic walkway, driveway, or on-site parking area is missing, either replace it to match the original feature (if documentary evidence is available) or replace it with a new feature in a design that is compatible with the landmark building and site in appearance, material, scale, configuration, dimension, detail, color, and texture. We wish to rebuild the new stair case and retaining wall using the original size and color red brick.

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**Project Contacts**

**Applicant Full Name:** Adam Spear  
**Applicant Address:** 118 S Cherry St Suite A  
Winston Salem NC 27101  
**Applicant Email Address:** adam@spearproperties.net

**Owner Full Name (If not the applicant):** Spear Cherry St Holdings LLC  
**Owner Address:** 118 S Cherry St Suite A  
Winston Salem NC 27101  
**Owner Email Address:**

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**COA Consent Statement**

We, the applicant and owner (if not the applicant), do hereby make an application for a Certificate of Appropriateness (COA) for the following project to be undertaken within the boundaries of a Historic District, Historic Overlay District, or Local Historic Landmark.

We understand that all required information must be submitted for this application to be considered complete, assigned a case number, and either (a) processed by staff as a minor work project, or (b) placed on the agenda of the Forsyth County Historic Resources Commission. By applying for a COA and signing below, we give permission to staff of Winston-Salem/Forsyth County Planning & Development Services to enter upon the property to (1) post signage at the property regarding a pending COA application and (2) inspect the property for any reason related to this application and/or an issued COA. We understand that an interior inspection may be necessary for proposed changes to the interior of a Local Historic Landmark.
Original staircase that was right forward facing the home near the intersection. New staircase to be built in a similar style while bringing tread lengths and highest to code.