

# STAFF REPORT

## DECEMBER 7, 2022 HRC MEETING

**Case #:** COA2022-113  
**Staff:** Michelle M. McCullough

**Applicant:** Adam Spear

### **LOCATION**

District: N/A  
Street: 102 South Cherry Street  
Building: Rogers House  
Status: N/A  
Local Historic  
Landmark#: 40

### **REQUEST(S)**

- After-the-fact removal and installation of a retaining wall, walkway, and stair

### **APPLICABLE DESIGN REVIEW STANDARDS**

Forsyth County Design Review Guidelines for Local Historic Landmarks available at <https://www.cityofws.org/DocumentCenter/View/21035/Historic-Landmark-Standards-July-2021-PDF>

### **STAFF COMMENTS**

Staff was contacted by the owner to discuss the work that had begun on the site of the Rogers House. He stated that the retaining wall, stairs, and walkway were removed due to deterioration and required replacement. Staff has reviewed the landmark application and the National Register of Historic Places nomination, and none of the features were mentioned in the documentation.

### **STAFF FINDINGS**

Commission staff finds that the project is not incongruous with the character of the Local Historic Landmark because:

- 1) The project proposes to remove a stuccoed retaining wall along Cherry Street, a concrete walkway from the sidewalk to the front porch, and a set of brick stairs connecting the public sidewalk to the walkway due to severe deterioration. None of the features to be removed were mentioned in the Landmark application as significant features. The new retaining wall, walkway, and stairs are proposed to be constructed of brick. The walkway will be laid in a herringbone pattern, which is compatible in appearance, material, scale, configuration, dimension, detail, color, and texture with the landmark and the site. The new features will be constructed out of material and in a pattern that were traditionally used at the time of the house's construction. The height of the wall is consistent with the original wall. The stairs will be relocated so that they are in alignment with the front door, not at the corner of Cherry and First Streets. The material, location, and configuration of the stairs are compatible with the Landmark building and site. (*Fences and Walls*, Landmark Standards 5, 7, and 8 and *Walkways, Driveways and On-Site Parking*, Landmark Standard 6)

### **STAFF RECOMMENDATION**

Based on the preceding finding, staff recommends that the Commission approve COA2022-113 located at 102 South Cherry Street (PIN 6835-15-6438), Local Historic Landmark #40, with the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a minor work, prior to commencement of that portion of the project; and
- 3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.