Case #: COA2023-014
Staff: Michelle M. McCullough
Applicant: Adam Spear
Spear Cherry St. Holdings LLC

LOCATION
District: N/A
Street: 102 South Cherry Street, Winston-Salem
Building: Rogers House
Status: N/A
Local Historic Landmark#: 40

REQUEST(S)
- Alterations and after-the-fact alterations of the exterior and interior of the building and site

APPLICABLE DESIGN REVIEW STANDARDS

STAFF COMMENTS
On November 20, 2022, staff received a complaint that work was being done at the Rogers House without a Certificate of Appropriateness (COA). Staff visited the site on November 26, 2022 and contacted the owner to gain access to the property and discuss what work was being completed. From the public right-of-way, there appeared to be a rear porch removed, entrance doors changed, original windows removed, original shutters removed, and a large amount of wood clapboard siding and trim replaced in addition to significant site grading. A complaint was submitted to Zoning Enforcement in December 2022.

On February 6, 2023, staff joined a team of building inspectors on a site visit to review the interior and exterior of the property and to discuss the ongoing work. The owner submitted a draft Certificate of Appropriateness application to staff on February 6, 2023, to which staff responded with a list of missing information and/or questions. The current application is what was received after the request.

Most of the application is after-the-fact work. However, there are a few new items that will be reviewed below prior to the findings on the after-the-fact work.

STAFF FINDINGS
Commission staff finds that the following proposed work is not incongruous with the character of the Local Historic Landmark because:

1) The application requests restoration of the open front porch on the east (Cherry Street) elevation by removing the 1979 plexiglass enclosure. This removal would create an open porch as was originally designed on the house. (Porches, Entrances, Balconies and Enclosures, Landmark Standard 1)

2) The application requests to remove and replace the non-original existing east (Cherry Street) porch floor. The existing ½” plywood floorboards would be replaced with a 1”x6” tongue and groove board. The new floorboards are compatible in design with the historic building in style, scale, size, dimension, detail, design, and material. (Porches, Entrances, Balconies and Enclosures, Landmark Standard 6)
3) The application requests to remove and replace the original porch railings and balusters on the east and north porches, facing Cherry and First Streets, due to deterioration and current building code requirements. The replacement railing and balusters will be the same design and material as the original, with a height change to meet current building code. (Porches, Entrances, Balconies and Enclosures, Landmark Standard 5 and Accessibility, Life Safety, and Code Requirements, Landmark Standards 1, 2, and 6)

4) The application requests to install two exterior wall sconces at the center entrance on the west elevation, facing Marshall Street. The lights are made of metal and seeded glass and are 15” in height by 6.2” in width. The lights will replace two existing flood lights that are mounted in the soffit. The new lights will be limited in number and compatible with the historic building and site in terms of materials, design, scale, color, and lighting brightness (Exterior Lighting, Landmark Standards 4-7)

5) The application requests to remove and replace an asphalt shingle roof that is not original to the house and appears to have been installed prior to the 1981 Landmark designation. The design and style of the original roof material are unknown. The new roof will be the same material as the existing, which is a compatible substitute material with the historic building in material, size, scale, and detail. There will be no changes to the roof form. (Roof, Landmark Standard 6)

6) The application requests to install new walkways from the parking lot, to the south, to the front sidewalk on the east side of the property and to the west (Marshall Street) side of the property, tying into the paving in the yard. The walkway will be constructed of brick to match the walkway in the east (Cherry Street) yard. The locations, configurations, materials, and scale are compatible with the Landmark building and site. (Walkways, Driveways and On-Site Parking, Landmark Standard 7)

7) The application requests to remove a modern sliding glass door and windows that enclosed the central porch on the (west) Marshall Street elevation and replace them with a set of wood French doors with ten lights flanked by side lights. The 1912 and 1950 Sanborn maps show an open porch at this location. However, no documentation of the historic porch is known to exist, and it has been enclosed for decades. The new door is an appropriate method of enclosure and is compatible with the historic building in design, location, material, size, scale, proportions, pane, and pane configuration, style, color, and detail. (Windows and Doors, Landmark Standard 6 and Porches, Entrances, Balconies and Enclosures, Landmark Standard 6)

8) The application requests to remove and replace a set of severely deteriorated wood shutters that were located on the third level on the east (Cherry Street) elevation. The replacement shutters will match the original shutters in design, size, style, and material. (Wood, Landmark Standard 5)

9) The application requests to remove an interior partition wall on the first floor, southeast office area, that was installed in the 1979 renovations. The removal of the wall returns the space to its original spatial configuration. (Building Interiors, Landmark Standard 1)

10) The application requests to remove and replace a cinder block retaining wall on the north and west sides of the property adjacent to Marshall and First Streets. The new wall will be constructed of brick that matches the brick used in the newly constructed wall on the east side of the property facing Cherry Street. The wall will be 46” in height and 15.5” wide, and is proposed to have a flat surface with a running bond brick pattern and a bullnose cap. It is not proposed to have any piers, decorative features, or internal lighting. The portions of the wall that run with the back of the sidewalk, parallel to First and Marshall Streets, are compatible with the historic building and site in material, scale, configuration, color, dimensions detail, and finish. It will not obscure, damage, or destroy any original or significant building or structural features. It will be consistent in height with other walls on the historic site. (Fences and Walls, Landmark Standards 7 and 8)
11) The application requests to remove and replace the original wood clapboard siding due to extreme deterioration. The new siding will match the historic siding in material, size, dimension, detail, color, and finish. (*Exterior Walls and Trim*, Landmark Standard 5)

12) The application requests to remove two original wood windows. The windows are located on the south elevation of the northwest ell and the north elevation of the southwest ell. The windows face the center of the site. They are not located on a prominent elevation, and they are not highly visible from the Marshall Street. The window openings will be sided over to match the wood clapboards proposed to be installed on the house. The new siding will match the historic siding in material, size, dimension, detail, color, and finish. (*Windows and Doors*, Landmark Standard 8 and *Exterior Walls and Trim*, Landmark Standard 5)

**STAFF RECOMMENDATION**

Based on the preceding findings, staff recommends that the Commission approve the work described in Staff Findings 1-12 and issue COA2023-014 at 102 South Cherry Street (PIN 6835-15-6438), Local Historic Landmark #40, with the following conditions:

1) The applicant shall not remove or replace any wood features on the north or east porches other than the railings, balusters, and east porch floor unless a COA for such removal or replacement is issued;

2) The applicant shall install the new porch flooring with the butt ends facing out toward the edge of the porch;

3) The replacement balustrades at the north and east porches shall be 36” in height to meet current building code requirements;

4) The applicant shall only construct the portions of the retaining wall that run along the back of the sidewalk parallel to First and Marshall Streets;

5) The applicant shall submit a new Certificate of Appropriateness application if any grading of more than 4” is required for any work;

6) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;

7) 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

8) 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.

**STAFF FINDINGS**

Commission staff finds that the following proposed work is incongruous with the character of the Local Historic Landmark because:

13) The application requests to install red reinforcing mortar over the historic brick foundation. It is not appropriate to cover or replace historic masonry features or surfaces with contemporary substitute materials. (*Masonry*, Landmark Standard 6-8 and *Exterior Walls and Trim*, Landmark Standard 7)
14) The application requests removal of a historic window on the first floor of the northwest ell adjacent to the door, and an original second floor window and an original window over the center porch, both on the west (Marshall Street) elevation. The windows are visible from Marshall Street and located on a prominent elevation. Windows that contribute to the overall historic character of the building should be retained and preserved along with all details and finishes. It is not appropriate to cover or eliminate a historic window on a prominent elevation or a location that is visible from the street. (Windows and Doors, Landmark Standards 1, 2, and 8)

15) The application requests the removal and replacement of the stairs to the enclosed porch at the center of the west (Marshall Street) elevation of the house due to severe damage. No evidence of damage was submitted with the application. Even if said evidence were present, if all or part of the historic entrance and porch feature is too damaged or deteriorated to repair, the replacement shall match the original in material, design, dimension, detail, and finish. Replacement of only the deteriorated section instead of the entire feature is allowed. It is not appropriate to eliminate a historic entrance or porch on a location that is highly visible. The proposed replacement brick steps and terrace do not match the original steps in material, design, dimension, detail, and finish. It is not appropriate to add entrance and porch features, surfaces, or details to a historic building in an attempt to portray a false historic appearance. (Porches, Entrances, Balconies and Entrances, Landmark Standards 1, 2, 5, 8, and 10)

16) The application requests the removal and replacement of the lattice work and porch at the north end of the west (Marshall Street) elevation. The 1912 and 1950 Sanborn map both show that this rear porch existed. Entrances and porches that contribute to the overall historic character of a Landmark should be retained and preserved. The features, details, and finishes of historic entrances and porches should be retained and preserved. (Porches, Entrances, Balconies and Entrances, Landmark Standards 1, 2, 5, 8, and 10)

17) The application requests the removal and replacement of the exterior door at the northwest addition. The application does not provide sufficient details and evidence that work is necessary and complies with the Landmark Standards.

18) The application requests the installation of foundation vents. The application does not provide sufficient details and evidence that work complies with the Landmark Standards.

19) The application requests installation of an exterior door from the foyer to the east facing side of the porch. The application does not provide sufficient details and evidence that work complies with the Landmark Standards.

20) The application requests the removal and replacement of all trim that is deteriorated. The application does not provide sufficient details and evidence that trim is too deteriorated or damaged to repair and that the work, therefore, is necessary and complies with the Landmark Standards. The application does not demonstrate that the new trim will match the existing trim in design, dimension, and detail.

21) The application requests the installation of judge molding to interior walls. The application does not provide sufficient details and evidence that work complies with the Landmark Standards.

Based on the preceding findings staff recommends that the Commission deny the work in Staff Findings 13-21 in COA2023-014 located at 102 South Cherry Street (PIN 6835-15-6438), Local Historic Landmark #40.