STAFF REPORT  
MAY 3, 2023 HRC MEETING  

Case #: COA2023-041  
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 property owner submitted COA2023-014. A large portion of the application was denied because the application did not provide sufficient details and/or evidence that work was necessary and complied with the Landmark Standards. Other items were found to meet the Standards in their current installation.  

The Commission is required to first make a finding that this application is a substantial change from the denied items of COA2023-014.  

STAFF FINDINGS  
Commission staff finds that the application is a substantial change from COA2023-014, as it relates to the following portions of the application: brick foundation; window replacement; exterior stair replacement; removal of porch and lattice work at the north end of the west elevation; removal and replacement of exterior door at the northwest addition; installation of foundation vents; removal and replacement of exterior trim; and installation of molding on the interior walls because a complete application has been submitted that provides sufficient details and/or evidence of the work that a finding can now be made whether or not it meets the Standards. Moreover, the application provides new designs or alterations to the previously submitted COA.
**STAFF RECOMMENDATION**

Based on the preceding findings, staff recommends that the Commission consider application number COA2023-041.

**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 the removal and replacement of the lattice work and porch at the north end of the west elevation, facing Marshall Street. The application proposes to add an enclosed porch addition and a ramp. The enclosed addition will be of wood clapboard siding to match the existing siding on the building and the roof will be replaced to match the existing porch roof. A brick landing and ramp will replace the wood porch floor and brick steps. Fully enclosing the brick landing and ramp eliminates the Building Code requirements for railing. The new addition is compatible with the visual and spatial character of the Landmark’s setting and does not compromise the overall Landmark setting or necessitate the loss of significant site features. The addition is compatible with the architectural character of the Landmark building and is located in the most non-character-defining elevation of the Landmark site. The size and scale of the addition is modest and does not visually overpower the Landmark building or significantly alter the historic relationship of built to unbuilt area of the Landmark setting. The addition design is compatible with the Landmark building in massing, form, proportions, color, height, and roof shape. The addition is compatible in material with the historic materials of the Landmark building with regard to size, shape, pattern, texture, scale, detail, color, and surface finish. The addition will not portray a false historic appearance. The addition is constructed so that the initial loss of historic building fabric is minimized, and it is structurally self-supporting and could be removed in the future with minimal damage to the Landmark building. *(Additions, Landmark Standards 1-5, and 7-10)*

2) The application requests to install two exterior wall sconces at the northwest ell flanking the exterior door 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)*

3) The application requests to remove the glass block window at the northwest ell facing Marshall Street. The window opening will be sided over to match the wood clapboards installed on the house. The new siding will match the historic siding in material, size, dimension, detail, color, and finish. The window appears to not be an original window due to the use of glass block which was first introduced by Owens-Illinois Glass Company to the American public in 1933 at the Chicago Century of Progress Exhibition. *(Windows and Doors, Landmark Standard 8 and 9 and Exterior Walls and Trim, Landmark Standard 5)*

4) The application requests the retention of a well found adjacent to the northwest ell facing Marshall Street. The well was originally covered by a portion of the porch and was opened at ground level. The application requests to expand the height above ground with brick. The above ground portion of the well will be 29” in height and 42” in circumference. The exterior surface of the well will be surewalled to match the foundation of the house. Current Code requires a well opening to be covered for safety reasons. The application requests to cover the well opening with a clear, ¼” piece of plexiglass to meet this requirement. The cover will also protect this archaeological feature of the Landmark site. The construction of the new portion of the well is compatible with and does
not alter or diminish the visual, spatial, and associative characteristics of the Landmark’s setting. (Archaeological Features, Landmark Standards 1-4; Setting, Landmark Standards 2-4; Exterior Walls and Trim, Landmark Standard 5; and Accessibility, Life Safety, and Code Requirements, Landmark Standards 1, 2, and 7)

5) The application requests the removal and replacement of the stairs to the enclosed porch at the center of the west elevation, facing Marshall Street, due to severe deterioration and noncompliance with current Building Code. The application proposes to remove the brick stair and metal railing and install a brick landing and central staircase that meets current Building and Life Safety Codes. The current Code requires a landing of at least 5’x5’ and requires that the landing avoids falling hazards, on the sides, if that landing is centered. The new landing and staircase is a new feature that is compatible with, but differentiated from, the historic building in style, detail, texture, pattern, design, color, and material. The scale, size, and dimension are larger to accommodate current Building Code but is constructed in such a manner that if removed in the future, the essential form and integrity of the historic building and site would be unimpaired. The railing is a new feature that is in a design that is compatible with the historic building and site in material, size, scale, design, color, finish, and detail. (Accessibility, Life Safety, and Code Requirements, Landmark Standards 1-7; Porches, Entrances, Balconies, and Enclosures, Landmark Standards 5 and 11; Architectural Metals, Landmark Standard 6)

6) The application requests removal of a historic four lite window, on the first floor of the southwest ell, facing Marshall Street. Although retention of all historic windows is preferable, the loss of one window on the rear of the building, where there are similar such windows remaining on the house, to allow for rehabilitation of the building, should be considered. The application states that the two original windows that have been removed, one on the second floor of the northwest ell and one over the center porch, both facing Marshall Street will be returned to their original locations. Therefore, there is only the loss of the one original window on the elevation facing Marshall Street, minimizing the loss of historic building fabric. (Additions, Landmark Standard 9)

7) The application submitted new photographic evidence that the foundation had a mortar skim coat applied to the foundation at some point in time. Both the skim coat and bricks are severely deteriorated. To address the deterioration without removing the original bricks, the application requests to install a thicker, reinforcing mortar over the historic brick foundation. The foundation will be painted to match the color at the time of the Landmark designation, a dark red. The application also proposes to screen the foundation with vegetation plantings around the entire perimeter of the house. The work repairs the damaged and deteriorated historic masonry foundation with a technique to reinforce and consolidate. (Masonry, Landmark Standards 4 and 10)

8) The application requests installation of five 17.5”x10” foundation vents constructed of metal with a minimal pattern. They will be installed 20" off the ground where there are existing holes in the foundation for ventilation purposes. The application requests to screen the foundation with vegetation plantings around the entire perimeter of the house. The foundation vents are installed in appropriate and unobtrusive locations and are not highly visible due to the proposed vegetative screening. (Utilities and Energy Retrofit, Landmark Standard 7)

9) The application requests the installation of judge molding to interior walls throughout the first and second floors. There is physical evidence that molding existed at some point in time, however no documentation of the design was found. The application requests to install molding that is a new design that is compatible with the historic building in material, size, scale, and detail. (Building Interiors, Landmark Standard 6)
10) The application requests to remove a set of steps on the north elevation, facing First Street, and construct a railing to match the existing across the opening. Due to the heavy vehicular traffic on Cherry and First Streets, the property owner would like to eliminate the pedestrian path to the north side of the house. This entrance is not the main and/or formal entrance to the building. The porch and exterior door will remain. The porch balustrade will be the same design; however, the height will be changed to 36" to meet current Building Code requirements. *(Accessibility, Life Safety, and Code Requirements, Landmark Standards 1, 2, and 6; Porches, Entrances, Balconies, and Enclosures, Landmark Standards 1, 2, 5, 8, and 11)*

11) The application requests removal of a window and trim on the north elevation, facing First Street. The window is partially covered with a small addition that was constructed at an unknown date. However, it was constructed by the time of the Landmark designation. There exists an adjacent window with the same trim that is fully visible and functional that will remain on the north elevation. This window is east of the addition. The trim will be reused on the building at a location where the trim has deteriorated beyond repair, therefore, there will be a minimum loss of historic building fabric. *(Additions, Landmark Standard 9)*

12) The application requests the removal and replacement of all trim that is deteriorated. The new trim is proposed to match the original in material, design, dimension, detail, color, and finish. *(Exterior Walls and Trim, Landmark Standard 5)*

13) The application requests the installation of two new HVAC returns on the first floor in the main entrance hall and a room at the rear of the building. The new openings will be covered with Code required vent covers. The covers will be painted white to match the walls and minimize the visual impact of the new HVAC equipment. *(Utilities and Energy Retrofit, Landmark Standard 7)*

14) The application requests to install a new 2"x6"x10" piece of wood over the small addition on the north elevation, facing First Street. The wood will be covered with copper flashing to assist with preventing the water from infiltrating the side of the building and causing deterioration of the wood features. *(Exterior Walls and Trim, Landmark Standard 4)*

15) The application requests to remove an interior staircase that was installed 15 years ago that is located in a secondary southern facing room and two restrooms that were installed at an unknown date on the second floor at the rear of the building. The application proposes to create, at the rear, of the house a room that has a two-story opening. There will be six can lights and two recessed speakers installed in the ceiling. The ceiling is drywall and therefore the installation will not damage historic material. The rooms at the rear of the house and the staircase were not stated as significant spaces or features in the Landmark designation. All significant interior spatial configurations, features, and details or significant building interiors that contribute to the overall historic character of the building, particularly in significant public spaces, will be retained and preserved. *(Building Interiors, Landmark Standards 1 and 2)*

16) The application requests the removal and replacement of the exterior door at the northwest addition. The new door is proposed to be of solid wood (pine), in a four-panel design with no glazing, and is the same size as the original door. The original door is missing, and the proposed door is a new feature that is compatible with the historic building in design, location, material, size, scale, proportion, panel configuration, style, and detail. *(Windows and Doors, Landmark Standards 6 and 9)*

17) The application requests to remove deteriorated wood floors and replace them with new wood flooring that will match the original in material, design, dimension, detail, and finish. *(Building Interiors, Landmark Standard 5)*
Based on the preceding findings, staff recommends that the Commission approve COA2023-041 at 102 South Cherry Street (PIN 6835-15-6438), Local Historic Landmark #40, with the following conditions:

1) The approved exterior trim work shall be installed to match the exterior trim work in material, design, dimension, detail, color, and finish as depicted in Exhibit A;

2) The surewall coating on the well shall be painted the same color as the foundation of the house;

3) The vegetation planted around the perimeter of the house to screen the foundation shall be installed per the site plan and maintained. Any and all diseased/dead vegetation shall be replaced immediately;

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

5) 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

6) 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.
Forsyth County Historic Resources Commission

May 3, 2023

COA2023-041

Exhibit A