On May 3, 2023, the Forsyth County Historic Resources Commission (“Commission”) conducted, in the above referenced matter, a public hearing in accordance with the statutes and case law pertaining to quasi-judicial proceedings for the issuance of certificates of appropriateness. During the hearing, Michelle McCullough, Historic Resources Officer, presented the staff report, findings, and recommendation. No one appeared to present testimony and evidence in support of the application. No one appeared to present testimony and evidence in opposition to the application.

After presentation of all testimony and evidence, the Forsyth County Historic Resources Commission, based upon the evidence presented in the application and during the hearing, finds that the proposed project is not incongruous with the character of the Local Historic Landmark and the West End Historic Overlay District because:

1) The proposed project introduces two new freestanding signs, which are compatible with the Landmark building, site, and District in terms of style, time-period, materials, design, size, scale, and color. The proposed signage and posts are a simple design made of high-density urethane. The signposts will be 5’ 6” in height from ground level. The sign panels will be 72” wide x 36” high. (Signage, Landmark Standards 4 and 5 and Signage, West End Standards 1, 2, 5, 6 and 10)

2) The proposed project introduces new signage in a location that does not diminish or compromise the historic character of the Landmark building or site. One sign is located on the front yard adjacent to the entrance steps in the terraced portion of the yard. The sign is below porch level and does not conceal significant architectural features or details. The second sign is in the rear of the property adjacent to the parking area and 4 ½ Street. This sign does not conceal significant architectural features or details. The new signs do not shadow or overpower adjacent structures. (Signage, Landmark Standard 6 and Signage, West End Standards 2 and 3)

3) The proposed project introduces new signage that is removable. (Signage, Landmark Standard 7 and Signage, West End Standard 4)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2023-42 at the Rosenbacher House, Local Historic Landmark #106, 848 West Fifth Street (PIN: 6825-87-9090.00), located in the West End Historic Overlay District, with the following conditions:
1) The signs shall be removed if the building remains completely vacant for a period longer than 180 days or is returned to a residential use. Said removal shall occur within 30 days thereof. When the sign is removed, the surface to which it was attached shall be repaired or restored to eliminate any evidence of the removed sign;

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

3) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work prior to commencement of that portion of the project; and,

4) 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.

This the third day of May, 2023.

Mary Catherine Berry, Chair
Forsyth County Historic Resources Commission
On May 3, 2023, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at the Rosenbacher House at 848 West Fifth Street, Local Historic Landmark #106, located in the West End Historic Overlay District.

- Signage installation

Approval of this item was granted subject to the following conditions:

1) The signs shall be removed if the building remains completely vacant for a period longer than 180 days or is returned to a residential use. Said removal shall occur within 30 days thereof. When the sign is removed, the surface to which it was attached shall be repaired or restored to eliminate any evidence of the removed sign;

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

3) 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

4) 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.

This COA runs with the property upon which the work is to be performed. The COA does not serve in any manner as a certification by the HRC or the Winston-Salem/Forsyth County Planning Division that the applicant or anyone else has the authority to be on the subject property to perform the approved work. You should perform your own due diligence to confirm whether you have the legal authority to be on the property to perform the approved work.

This Certificate of Appropriateness expires on May 4, 2026.

Mary Catherine Berry, Chair
Forsyth County Historic Resources Commission