STAFF REPORT
AUGUST 2, 2023 HRC MEETING

Case #: COA2023-068
Staff: Michelle M. McCullough

Applicant: Adam Spear

LOCATION

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

REQUEST(S)

• Installation of artificial turf

APPLICABLE DESIGN REVIEW STANDARDS

Forsyth County Design Review Standards for Local Historic Landmark available at

STAFF FINDINGS

Commission staff finds that the application is incongruous with the character of the Landmark because:

1) The proposed project introduces a 41’ x 46’ square of Pro Syn-Turf, PST-Newport variety. The artificial turf, a substitute material for grass, is for high traffic areas and is installed with a 3”-4” system that includes weed barrier, decomposed granite or class II road base, drain rock, and wire mesh on top of the existing soil/ground. The artificial turf is proposed to be located in the southwest corner of the property between the existing outbuilding, the rear of the historic house, and the proposed new outbuilding that has not been built yet. Installation of artificial turf is not typically considered a traditional method of maintaining a historic lawn. It does not retain and preserve the grassed rear lawn. Staff has concerns about the transition from real grass to the artificial turf on the south, east, and portions of the west sides of the proposed artificial turf square. Further, staff has no data on the long-term performance of the artificial turf with respect to color fastness, durability, ability to repair, or the timeline for replacement. (Site Features and Plantings, Landmark Standards 1 and 3)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission deny COA2023-068 at the Rogers House, Local Historic Landmark #40, 102 South Cherry Street (PINs: 6835-15-6438.00 and 6835-15-6438.00).