



Minutes
Forsyth County Historic Resources Commission
January 4, 2023
4:00 p.m.
Bryce A. Stuart Municipal Building
Arnold G. King Public Meeting Room, 5th Floor
100 East First Street, Winston-Salem

MEMBERS PRESENT: Kaky Berry, Chair; C.J. Idol, Vice-Chair; Edwin Bouldin; Chad Gadberry; Noah Reynolds; Janet Shill; Tina Thacker; Nicole Townsend-Green

MEMBERS ABSENT: Scott Binkley; Emma Haney; Veronica Kromm; LeAnn Pegram

STAFF PRESENT: Michelle McCullough; Amy Crum
Deputy City Attorney Jerry Kontos

I. APPROVAL OF MINUTES

A. Approval of December 7, 2022 Meeting Minutes

MOTION by Ms. Thacker to approve the December 7, 2022, minutes.

SECOND: Mr. Gadberry

Vote: Unanimous

II. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

A. David Hillman, Hillman Restaurant Group
750 Summit Street, Winston-Salem
I Can't Believe It's Yogurt! Store
West End Historic Overlay District #143
Noncontributing
Request: After-the-fact installation of signage
COA2023-001

Staff Comments: Ms. McCullough presented the staff report. She also presented a map showing the location of the property and photographs of the property.

Staff Findings

Commission staff finds that the project is not incongruous with the character of the West End Historic Overlay District because:

- 1) The applicant proposes to install two decals on the paired entry doors, one on each door. The decals include the name and logo of the business and the hours of operation. The signs are compatible with the size, scale, and design of the building and site. The signs do not conceal, obscure, damage, or destroy any significant architectural features or details, and they do not block streetscape views. The signs do not shadow or overpower adjacent structures, and they are removable. The signs are made from a sturdy contemporary material. The sign size, placement, and design are in harmony with the building's module and entry bay, integrating them into the overall building façade. (*Signage*, West End Standards 1-5 and 11)

Staff Recommendation

Based on the preceding finding, staff recommends that the Commission approve COA2023-001 at 750 Summit Street (PIN 6825-78-6174), within the West End Historic Overlay District.

Public Comment

Speaking in Favor of the Application: Mindy Box, Operations Manager for That Place, 1140 Burke Street, Winston-Salem, NC 27101, applicant.

Speaking in Opposition to the Application: None.

Commission Discussion

Chair Berry closed the public hearing. The Commission discussed the application.

Commission Findings of Fact

Mr. Idol moved that, based upon the evidence presented in the application and during the public hearing, the Commission find that the installation the after-the-fact signage on the building is not incongruous with the character of the West End Historic Overlay District because:

- 1) The applicant proposes to install two decals on the paired entry doors, one on each door. The decals include the name and logo of the business and the hours of operation. The signs are compatible with the size, scale, and design of the building and site. The signs do not conceal, obscure, damage, or destroy any significant architectural features or details, and they do not block streetscape views. The signs do not shadow or overpower adjacent structures, and they are removable. The signs are made from a sturdy contemporary material. The sign size, placement, and design are in harmony with the building's module and entry bay, integrating them into the overall building façade. (*Signage*, West End Standards 1-5 and 11)

SECOND: Ms. Shill

Certificate of Appropriateness

Ms. Shill moved that based on the preceding findings of fact, the Commission approve COA2023-001 for work at 750 Summit Street (PIN 6825-78-6174), within the West End Historic Overlay District.

SECOND: Mr. Gadberry
Vote: Unanimous

- B. Addison Johnson, Kilpatrick Townsend
West Fourth and Glade Streets, Winton-Salem
Kilpatrick Townsend Campus
West End Historic Overlay District #317, 336, 363, 364, and 365
Request: Installation of signage
COA2023-002

Staff Comments: Ms. McCullough presented the staff report. She also presented a map showing the location of the property and photographs of the property.

Staff Findings

Commission staff finds that the project is not incongruous with the character of the West End Historic Overlay District because:

- 1) The applicant proposes to install eleven (11) wayfinding signs on the campus. Nine (9) of the signs will be 25"x24" mounted on a 60" post; one (1) will be 24"x36" mounted between two 48" posts; and one (1) will be 34.5"x36" mounted on a 60" post. All posts will be black metal with a square cross-section and pyramidal cap. The signs will be constructed from a sturdy contemporary material and display the Kilpatrick Townsend logo, wording, and arrows. The signs will be compatible with the size, scale, and design of the buildings and site. The signs will not conceal, obscure, damage, or destroy any significant architectural features or details, and they will not significantly block streetscape views. The signs will not shadow or overpower adjacent structures, and they will be removable. The signs will be freestanding, as required when installed for nonresidential use at a residential building. Seven (7) of the signs will be located in areas of low visibility, toward the center of the campus in parking lots. Four (4) of the signs will be located adjacent to driveways and the public sidewalk to provide directions into the parking lots. (*Signage*, West End Standards 1-5 and 10)

Staff Recommendation

Based on the preceding finding, staff recommends that the Commission approve COA2023-002 at 1012 Glade Street (PIN 6825-76-9375), 1200 Glade Street (PIN 6825-76-7337), and 1001 West Fourth Street (PIN 6825-76-8026), all within the West End Historic Overlay District, 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.

Public Comment

Speaking in Favor of the Application: Mark Boynton, 1001 West Fourth Street, Winston-Salem, NC 27101, on behalf of the applicant.

Speaking in Opposition to the Application: None.

Commission Discussion

Chair Berry closed the public hearing. The Commission discussed the application.

Commission Findings of Fact

Mr. Reynolds moved that, based upon the evidence presented in the application and during the public hearing, the Commission find that the proposed project is not incongruous with the character of the West End Historic Overlay District because:

- 1) The applicant proposes to install eleven (11) wayfinding signs on the campus. Nine (9) of the signs will be 25"x24" mounted on a 60" post; one (1) will be 24"x36" mounted between two 48" posts; and one (1) will be 34.5"x36" mounted on a 60" post. All posts will be black metal with a square cross-section and pyramidal cap. The signs will be constructed from a sturdy contemporary material and display the Kilpatrick Townsend logo, wording, and arrows. The signs will be compatible with the size, scale, and design of the buildings and site. The signs will not conceal, obscure, damage, or destroy any significant architectural features or details, and they will not significantly block streetscape views. The signs will not shadow or overpower adjacent structures, and they will be removable. The signs will be freestanding, as required when installed for nonresidential use at a residential building. Seven (7) of the signs will be located in areas of low visibility, toward the center of the campus in parking lots. Four (4) of the signs will be located adjacent to driveways and the public sidewalk to provide directions into the parking lots. (*Signage*, West End Standards 1-5 and 10)

SECOND: Ms. Shill
Vote: Unanimous

Certificate of Appropriateness

Mr. Idol moved that based on the preceding findings of fact, the Commission approve COA2023-002 located at 1012 Glade Street (PIN 6825-76-9375), 1200 Glade Street (PIN 6825-76-7337), and 1001 West Fourth Street (PIN 6825-76-8026), all within the West End Historic Overlay District, 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.

SECOND: Ms. Shill
Vote: Unanimous

- C. Don James, Davis Sign Company, Applicant
310 West Fourth Street, Winston-Salem
Nissen Building
Local Historic Landmark #110
Request: After-the-fact installation of signage
COA2023-003

Staff Comments: Ms. McCullough presented the staff report. She also presented a map showing the location of the property and photographs of the property.

Staff Findings

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

- 1) The proposed signage will be two, 52" diameter, two-color vinyl prints in a satin black background with yellow lettering and graphic attached to the glass on the Fourth and Cherry Street elevations. Historically, the building featured hand painted signage on the windows, which displayed the names of the stores within the building along with the goods and services they offered. The signage is limited to one new sign per elevation and the signs are compatible with the landmark building and site in terms of style, time period, materials, design, scale, and color. The location and installation will not diminish or compromise the historic character of the landmark building or site. The new signage is removable, and the glass is not original material. No lighting is proposed with the signage. (*Signage*, Landmark Standards 4 -7)

Staff Recommendation

Based on the preceding finding, staff recommends that the Commission approve COA2023-003 located at 310 West Fourth Street (PIN 6835-16-4873), Local Historic Landmark #110.

Public Comment

Speaking in Favor of the Application: None.

Speaking in Opposition to the Application: None.

Commission Discussion

Chair Berry closed the public hearing. The Commission discussed the application.

Commission Findings of Fact

Mr. Idol moved that, based upon the evidence presented in the application and during the public hearing, the Commission find that the proposed project is not incongruous with the character of the Local Historic Landmark because:

- 1) The proposed signage will be two, 52" diameter, two-color vinyl prints in a satin black background with yellow lettering and graphic attached to the glass on the Fourth and Cherry Street elevations. Historically, the building featured hand painted signage on the windows, which displayed the names of the stores within the building along with the goods and services they offered. The signage is limited to one new sign per elevation and the signs are compatible with the landmark building and site in terms of style, time period, materials, design, scale, and color. The location and installation will not diminish or compromise the historic character of the landmark building or site. The new signage is removable, and the glass is not original material. No lighting is proposed with the signage. (*Signage*, Landmark Standards 4 -7)

SECOND: Mr. Reynolds
Vote: Unanimous

Certificate of Appropriateness

Mr. Idol moved based on the preceding finding, that the Commission hereby approve COA2023-003 for work at 310 West Fourth Street (PIN 6835-16-4873), Local Historic Landmark #110.

SECOND: Ms. Shill
Vote: Unanimous

III. **MINOR WORK REPORT**

IV. **OTHER NOMINATIONS/PUBLIC HEARINGS**

A. National Register Nomination review

1. Alexander S. and Mary R. Hanes House
525 N. Hawthorne Road, Winston-Salem

Ms. McCullough presented information about the Alexander S. and Mary R. Hanes House.

MOTION by Ms. Shill to recommend that City Council find that the Alexander S. and Mary R. Hanes House meets the criteria for listing in the National Register.

Second: Mr. Idol
Vote: Unanimous

V. **COMMITTEE REPORTS**

A. Historic Marker Committee – No new business

B. Education Committee

1. Revised Rules of Procedure

Ms. McCullough reviewed the changes to the Rules of Procedure, which were approved by the Education Committee in November. Ms. Thacker moved that the Commission approve the Rules of Procedure.

SECOND: Mr. Bouldin
Vote: Unanimous

2. 75th Anniversary logo selection

Ms. McCullough reviewed the chart of proposed 75th Anniversary logos.
Ms. Shill moved that the Commission approve the selected of logo A2 as the 75th Anniversary logo.

SECOND: Ms. Thacker
Vote: Unanimous

3. Next meeting January 17, 4:00 p.m.

C. Diversity, Equity, and Inclusion Committee

1. Rules of Procedure review

Ms. McCullough reviewed the changes to the Rules of Procedure, which were approved by the DEI Committee in November. Ms. Thacker moved that the Commission approve the Rules of Procedure.

SECOND: Mr. Idol
Vote: Unanimous

2. Next meeting January 11, 4:00 p.m.

VI. **STAFF REPORT**

A. Winston-Salem Downtown District National Register Nomination

Staff updated the Commission that the Winston-Salem Downtown District was approved by the Keeper of the National Register in December.

B. Odd Fellows Cemetery

Staff announced that the Odd Fellows Cemetery received a \$50,000 grant from the Winston-Salem Foundation.

VII. **FOR THE GOOD OF THE ORDER**

NEXT MEETING: February 1, 2023

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