



Minutes
Forsyth County Historic Resources Commission
January 5, 2022
4:00 P.M.
City Hall Council Chamber, Room 230
101 North Main Street, Winston-Salem

MEMBERS PRESENT: Kaky Berry, Edwin Bouldin, Chad Gadberry, Emma Haney, C.J. Idol, Veronica Kromm, Sunny Stewart, Tina Thacker

MEMBERS ABSENT: Scott Binkley, LeAnn Pegram, Noah Reynolds, Janet Shill

STAFF PRESENT: Heather Bratland, Michelle McCullough, David Reed
Attorney Jerry Kontos

I. ELECTION OF OFFICERS

A. Chair

Nomination of Ms. Berry as Chair by Mr. Gadberry.

MOTION to elect Ms. Berry as Chair by: Ms. Thacker

SECOND: Ms. Stewart

VOTE: Unanimous

B. Vice-Chair

Nomination of Mr. Idol as Vice-Chair by Mr. Idol.

MOTION to elect Mr. Idol as Vice-Chair by: Ms. Berry

SECOND: Ms. Thacker

VOTE: Unanimous

II. WELCOME OF NEW COMMISSION MEMBERS

III. APPROVAL of DECEMBER 1, 2021 MINUTES

Motion: Mr. Gadberry moved approval of the December 1, 2021 minutes.

Second: Mr. Idol

Vote: Unanimous

IV. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. Peter and Jacquelyn Hatch
709 Manly Street, Winston-Salem
Cabaniss House
West End Historic Overlay District #212
Request: Construction of an addition
COA2022-001

Staff Comments: Ms. Bratland 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 one-story addition will be located on the rear façade, and it will not be visible from the street. No highly visible character-defining features will be impacted. No site topography or character-defining site features will be changed or removed. The addition could be removed in the future without damage to the form of the existing structure. The addition will not visually overpower the house, and it will be a full story shorter than the existing structure. The clapboard siding, reuse of an original window, roof shingles, and cornice returns are compatible with the historic building. The use of modern brick for the foundation and the joint in the foundation walls will differentiate the addition from the original house. (*Additions*, West End Standards 1-6)

Staff Recommendation

Based on the preceding finding, staff recommends that the Commission approve COA2022-001 at the Cabaniss House, located at 709 Manly Street (PIN 6825-88-5415), 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: Peter Hatch, Owner, 121 Spring Creek Court, Winston-Salem, NC, was affirmed for testimony and spoke in support of the application.

Speaking in Opposition to the Application: None

Commission Discussion

The Commission discussed the application.

Finding of Fact

Ms. Stewart moved that based upon the evidence presented in the application and during the hearing, the Forsyth County Historic Resources Commission find that the proposed project is not incongruous with the character of the West End Historic Overlay District because:

- 1) The one-story addition will be located on the rear façade, and it will not be visible from the street. No highly visible character-defining features will be impacted. No site topography or character-defining site features will be changed or removed. The addition could be removed in the future without damage to the form of the existing structure. The addition will not visually overpower the house, and it will be a full story shorter than the existing structure. The clapboard siding, reuse of an original window, roof shingles, and cornice returns are compatible with the historic building. The use of modern brick for the foundation and the joint in the foundation walls will differentiate the addition from the original house. (*Additions, West End Standards 1-6*)

Second: Mr. Gadberry

Vote: Unanimous

Certificate of Appropriateness

Mr. Idol moved that based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2022-001 at the Cabaniss House, located at 709 Manly Street, within the West End Historic Overlay District (PIN 6825-88-5415), 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 and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

Second: Ms. Stewart

Vote: Unanimous

V. MINOR WORK REPORT

VI. OTHER NOMINATIONS/PUBLIC HEARINGS

VII. COMMITTEE REPORTS

- A. Historic Marker Committee
- B. Education Committee

VIII. STAFF REPORT

- A. Update on Shipley Building landmark nomination
City Council upheld the recommendation of the Commission to deny designation of the Shipley Building as a local historic landmark
- B. HRC Retreat
January 21, 2022, 12-5 pm
May be held virtually because of Omicron variant
- C. Heather gave an update on the fence at 923 West End Boulevard, which has now been referred back to Zoning Enforcement. If the fence is not brought into compliance, civil penalties will be assessed.
- D. Michelle gave an update on the copper downspouts at St. Philips Church in Old Salem. They have been ordered, but there is a six month delay on delivery.

IX. FOR THE GOOD OF THE ORDER

NEXT MEETING: February 2, 2022

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