



**Minutes**  
**Forsyth County Historic Resources Commission**  
**April 12, 2023**  
**4:00 p.m.**  
**Bryce A. Stuart Municipal Building**  
**Arnold G. King Public Meeting Room, 5<sup>th</sup> Floor**  
**100 East First Street, Winston-Salem**

MEMBERS PRESENT: Kaky Berry, Chair; C.J. Idol, Vice-Chair; Scott Binkley; Chad Gadberry; Veronica Kromm; Noah Reynolds; Janet Shill; Nicole Townsend-Green

MEMBERS ABSENT: Edwin Bouldin; Emma Haney; LeAnn Pegram; Tina Thacker

STAFF PRESENT: Kelly Bennett; Heather Bratland; Michelle McCullough; Tiffany White  
Deputy City Attorney Jerry Kontos

Chair Berry called the meeting to order at 4:00 p.m. Mr. Reynolds arrived at 4:02 p.m.

**I. APPROVAL OF MINUTES**

A. Approval of March 1, 2023 Meeting Minutes

MOTION by Mr. Idol to approve the March 1, 2023, minutes.

SECOND: Ms. Shill

Vote: Unanimous

**II. CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

A. Nate Goldesberry, Applicant  
133 West End Boulevard, Winston-Salem  
Elizabeth J. Reedy House  
West End Historic Overlay District #14  
Contributing

**Request: After-the-fact replacement of the porch roof, installation of handrails, and paving of the driveway**  
**COA2023-018**

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 replacement of the porch roof is incongruous with the character of the West End Historic Overlay District because:

- 1) The porch roof is a highly visible feature of the house. The Sanborn Fire Insurance Map from 1917 documents that the porch roof was clad in shingles. The proposed replacement material for the porch roof is standing seam metal. Many small components combine to create a roof with texture, depth, and dimension when shingles are used. A standing seam metal roof does not have the same texture and visual character. Standing seam metal roofing is not a compatible substitute material because it does not convey the same appearance as a shingle roof. (*Roofs, West End Standards 3-4*)

Commission staff finds that installation of handrails and paving of the driveway is not incongruous with the character of the West End Historic Overlay District because:

- 2) The proposed handrails at the front porch steps will be simple and constructed from metal, which is an appropriate material. Each handrail will have two square posts, and the ends of the rails will have a simple scroll. One handrail will be located on each side of the porch steps. The railings are compatible with existing railings that are not incongruous with the special character of the West End. The railings are compatible with, yet differentiated from,

historic porch features, and they will not create a false historical appearance. (*Entrances, Porches, Enclosures, and Balconies*, West End Standard 12; *Railings in the Landscape*, West End Standards 1-2)

- 3) A curb cut, concrete apron, and older photos confirm that a driveway exists in the proposed location. It appears to have been paved in gravel at one time, and it is significantly deteriorated with significant vegetation growth. The driveway leads directly to the side of the house. The new design, which includes paving with concrete instead of gravel, is compatible with the special character of the house and West End. (*Driveways and Parking Areas*, West End Standards 3 and 6)

#### Staff Recommendation

Based on the preceding findings, staff recommends that the Commission deny COA2023-018 with respect to replacement of the porch roof and approve COA2023-018 with respect to the installation of handrails and paving of the driveway at 133 West End Boulevard (PIN 6825-98-9179) within the West End Historic Overlay District, with the following condition:

- 1) The applicant shall submit a Certificate of Appropriateness application for the retaining wall that borders the driveway within thirty (30) days.

#### Public Comment

Speaking in Favor of the Application: Nate Goldesberry, 133 West End Boulevard, Winston-Salem, NC 27101, property owner.

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 replacement of the porch roof is incongruous with the character of the West End Historic Overlay District because:

- 1) The porch roof is a highly visible feature of the house. The Sanborn Fire Insurance Map from 1917 documents that the porch roof was clad in shingles. The proposed replacement material for the porch roof is standing seam metal. Many small components combine to create a roof with texture, depth, and dimension when shingles are used. A standing seam metal roof does not have the same texture and visual character. Standing seam metal roofing is not a compatible substitute material because it does not convey the same appearance as a shingle roof. (*Roofs*, West End Standards 3-4)

Mr. Idol further moved that the Commission find that the installation of handrails and paving of the driveway is not incongruous with the character of the West End Historic Overlay District because:

- 2) The proposed handrails at the front porch steps will be simple and constructed from metal, which is an appropriate material. Each handrail will have two square posts, and the ends of the rails will have a simple scroll. One handrail will be located on each side of the porch steps. The railings are compatible with existing railings that are not incongruous with the special character of the West End. The railings are compatible with, yet differentiated from, historic porch features, and they will not create a false historical appearance. (*Entrances, Porches, Enclosures, and Balconies*, West End Standard 12; *Railings in the Landscape*, West End Standards 1-2)
- 3) A curb cut, concrete apron, and older photos confirm that a driveway exists in the proposed location. It appears to have been paved in gravel at one time, and it is significantly deteriorated with significant vegetation growth. The driveway leads directly to the side of the house. The new design, which includes paving with concrete instead of gravel, is compatible with the special character of the house and West End. (*Driveways and Parking Areas*, West End Standards 3 and 6)

SECOND: Mr. Gadberry  
Vote: Unanimous

## Certificate of Appropriateness

Mr. Gadberry moved that based on the preceding findings of fact, the Commission deny application number COA 2023-018 with respect to the replacement of the porch roof at 133 West End Boulevard (PIN 6825-98-9179); and approve application number COA2023-018 with respect to the installation of handrails and paving of the driveway, and grant a certificate of appropriateness for said work at 133 West End Boulevard, within the West End Historic Overlay District, with the following condition:

- 1) The applicant shall submit a Certificate of Appropriateness application for the retaining wall that borders the driveway within thirty (30) days

SECOND: Ms. Shill  
Vote: Unanimous

- B. Karie Chrisler, Ward Construction, Applicant  
533 Summit Street, Winston-Salem  
John E. Coleman House  
West End Historic Overlay District #110  
Contributing  
**Request: Revision of COA2023-009 to use horizontal wooden rails between the brick piers  
COA2023-019**

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 incongruous with the character of the West End Historic Overlay District because:

- 1) The applicant proposes to install 4' high sections of horizontal, treated pine rails between the brick piers. The fence along the rear property line will be 4' high horizontal, treated pine rails supported on wooden posts. Horizontal wooden rails are typical of an agricultural or rural estate setting, and their use is incongruous with the tightly developed, streetcar suburb character of the West End and the sophisticated Coleman House. The design of the fence does not minimize its impact on the special character of the Coleman House or West End, and it will draw attention from the house to a modern landscape feature. (*Fences, West End Standard 2*)

## Staff Recommendation

Based on the preceding finding, staff recommends that the Commission deny COA2023-019 at 533 Summit Street (PIN 6825-87-6582) within the West End Historic Overlay District.

## Public Comment

Speaking in Favor of the Application: John Knudson, 533 Summit Street, Winston-Salem, property owner.

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 incongruous with the character of the West End Historic Overlay District:

- 1) The applicant proposes to install 4' high sections of horizontal, treated pine rails between the brick piers. The fence along the rear property line will be 4' high horizontal, treated pine rails supported on wooden posts. Horizontal wooden rails are typical of an agricultural or rural estate setting, and their use is incongruous with the tightly developed, streetcar suburb character of the West End and the sophisticated Coleman House. The design of the

fence does not minimize its impact on the special character of the Coleman House or West End, and it will draw attention from the house to a modern landscape feature. (*Fences*, West End Standard 2)

SECOND: Mr. Gadberry

Vote:

For: Ms. Berry; Mr. Binkley; Mr. Gadberry; Mr. Idol; Ms. Kromm; Mr. Reynolds;  
Ms. Townsend-Green

Against: Ms. Shill

#### Certificate of Appropriateness

Mr. Idol moved that based on the preceding findings of fact, the Commission deny COA2023-019 located at 533 Summit Street (PIN 6835-32-4144), within the West End Historic Overlay District.

SECOND: Mr. Gadberry

Vote:

For: Ms. Berry; Mr. Binkley; Mr. Gadberry; Mr. Idol; Ms. Kromm; Mr. Reynolds;  
Ms. Townsend-Green

Against: Ms. Shill

C. Chris Jones, Chris Jones Construction Inc., Applicant  
114 Piedmont Avenue, Winston-Salem  
W.H. Sharp House  
West End Historic Overlay District #498  
**Request: Expansion of an existing rear addition**  
**COA2023-020**

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 applicant proposes to expand the first floor of an existing rear addition, which is located in an area of low visibility. Currently, the second floor of the addition overhangs the first floor. The applicant proposes to bring the walls of the first floor out to sit directly under the walls of the second floor. The existing door and windows will be reinstalled in the new walls in the same locations. The exterior of the first floor will be clad in clapboard to match the second-floor cladding; corner boards will be installed to match the second-floor detailing. The rear wall of the expanded addition will be supported on wooden posts wrapped in brick to match the foundation of the house. (*Additions*, West End Standards 1-6)

#### Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve COA2023-020 at 114 Piedmont Avenue (PIN 6825-74-3979) 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: 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

Ms. Shill 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 expand the first floor of an existing rear addition, which is located in an area of low visibility. Currently, the second floor of the addition overhangs the first floor. The applicant proposes to bring the walls of the first floor out to sit directly under the walls of the second floor. The existing door and windows will be reinstalled in the new walls in the same locations. The exterior of the first floor will be clad in clapboard to match the second-floor cladding; corner boards will be installed to match the second-floor detailing. The rear wall of the expanded addition will be supported on wooden posts wrapped in brick to match the foundation of the house. (*Additions, West End Standards 1-6*)

SECOND: Mr. Idol  
Vote: Unanimous

## Certificate of Appropriateness

Ms. Kromm moved that based on the preceding findings of fact, the Commission approve application number COA2023-020 and grant a certificate of appropriateness for work at 114 Piedmont Avenue 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: Mr. Reynolds  
Vote: Unanimous

- D. Michael Tsoules, Applicant  
909 West End Boulevard, Winston-Salem  
Gregg House  
West End Historic Overlay District #388  
**Request: Replacement of the tin and asphalt shingle roof with asphalt shingles  
COA2023-024**

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 applicant has provided evidence to show that it is not feasible to replace the metal shingle roof because of the "unavailability of skilled craftsmen." Per the applicant:

*We attempted to find a skilled contractor to replace the tin shingles in kind but we have been unsuccessful. We reached out to numerous contractors that confessed they were not interested in taking this job, citing numerous reasons including difficulty of sourcing the materials, the crew was too old, it's too specialized, etc. Another firm that seemed promising having recently completed a similar project at the Ludlow house said they wouldn't be doing this type of work in the future based on their experience.*

(Roofs, West End Standard 4; Appendix A-Glossary of Terms, West End Feasibility Circumstance 2)

- 2) The tin shingles are rusted and visibly deteriorated, causing the roof to leak. The applicant proposes to replace the tin shingles on the main roof and the asphalt shingles on the front porch with architectural asphalt shingles. The proposal includes steel replacements of the drip edge; valley, step, and counter flashing; and the hip and ridge trim. The asphalt shingles have depth, texture, and size that are compatible with the appearance of the tin shingles and character of the Gregg House. (Roofs, West End Standards 3 and 4)

#### Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve COA2023-024 at 909 West End Boulevard (PIN 6825-65-9481) 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: 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 West End Historic Overlay District because:

- 1) The applicant has provided evidence to show that it is not feasible to replace the metal shingle roof because of the "unavailability of skilled craftsmen." Per the applicant:

*We attempted to find a skilled contractor to replace the tin shingles in kind but we have been unsuccessful. We reached out to numerous contractors that confessed they were not interested in taking this job, citing numerous reasons including difficulty of sourcing the materials, the crew was too old, it's too specialized, etc. Another firm that seemed promising having recently completed a similar project at the Ludlow house said they wouldn't be doing this type of work in the future based on their experience.*

(Roofs, West End Standard 4; Appendix A-Glossary of Terms, West End Feasibility Circumstance 2)

- 2) The tin shingles are rusted and visibly deteriorated, causing the roof to leak. The applicant proposes to replace the tin shingles on the main roof and the asphalt shingles on the front porch with architectural asphalt shingles. The proposal includes steel replacements of the drip edge; valley, step, and counter flashing; and the hip and ridge trim. The asphalt shingles have depth, texture, and size that are compatible with the appearance of the tin shingles and character of the Gregg House. (Roofs, West End Standards 3 and 4)

SECOND: Ms. Shill  
Vote: Unanimous

#### Certificate of Appropriateness

Ms. Shill moved that based on the preceding findings of fact, the Commission approve application number COA2023-024 and grant a certificate of appropriateness for work at 909 West End Boulevard 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. Kromm  
Vote: Unanimous

E. Adam Spear, Applicant  
102 South Cherry Street, Winston-Salem  
Rogers House  
Local Historic Landmark #40  
**Request: After-the-fact wall installation**  
**COA2023-025**

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 project proposes to install a brick retaining wall and steps along South Cherry Street. The new retaining wall is proposed to be constructed of brick laid in a running bond pattern, which are a material and pattern that were traditionally used at the time of the house's construction. The height of the wall will vary as it steps up from 44" to 50" high. The wall will include four brick piers, ranging from 44" to 57" in height. The material, location, and configuration of the wall are compatible with the Landmark building and site. (*Fences and Walls*, Landmark Standards 5, 7, and 8)
- 2) The project proposes to install landscape lighting in the wall and stairs cheek walls, 14" above the sidewalk and stairs. The location of the lighting will not diminish or compromise the historic character of the landmark building or site. The low-level lighting is unobtrusive and is recessed into the wall, which will assist with security and safety concerns for visitors entering the house at night. (*Exterior Lighting*, Landmark Standards 6 and 7)

#### Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve COA2023-025 located at 102 South Cherry Street (PIN 6835-15-6438), Local Historic Landmark #40, 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: Austin Hayes, 562 West 2<sup>nd</sup> Street, Winston-Salem, property manager.

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 Local Historic Landmark because:

- 1) The project proposes to install a brick retaining wall and steps along South Cherry Street. The new retaining wall is proposed to be constructed of brick laid in a running bond pattern, which are a material and pattern that were traditionally used at the time of the house's construction. The height of the wall will vary as it steps up from 44" to 50" high. The wall will include four brick piers, ranging from 44" to 57" in height. The material, location, and configuration of the wall are compatible with the Landmark building and site. (*Fences and Walls*, Landmark Standards 5, 7, and 8)
- 2) The project proposes to install landscape lighting in the wall and stairs cheek walls, 14" above the sidewalk and stairs. The location of the lighting will not diminish or compromise the historic character of the landmark building or site. The low-level lighting is unobtrusive and is recessed into the wall, which will assist with security and safety concerns for visitors entering the house at night. (*Exterior Lighting*, Landmark Standards 6 and 7)

SECOND:                      Ms. Kromm  
Vote:                              Unanimous

### Certificate of Appropriateness

Ms. Kromm moved that based on the preceding findings of fact, the Commission approve application number COA2023-025 located at 102 South Cherry Street (PIN 6835-15-6438), Local Historic Landmark #40, 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

F. Simon Burgess, Applicant  
633 North Liberty Street, Winston-Salem  
Twin City Motor Company Building  
Local Historic Landmark #142  
**Request: Installation of signage**  
**COA2023-026**

Staff Comments: Ms. McCullough explained the differences between the denied COA application number COA2022-029 and the current COA application number COA2023-026.

### Public Comment

Speaking in Favor of the Application: None.

Speaking in Opposition to the Application: None.

### Commission Discussion

Chair Berry closed the public hearing.

Mr. Idol moved that based upon the evidence presented in the application and during the public hearing, the Commission find that application number COA 2023-026 makes a substantial change in plans for the proposed work from that of



application number COA 2022-029 because the design of the sign is projecting, an appropriate style, and new information about the material has been discovered. Evidence has been presented that acrylic was a material utilized in the 1930s for commercial buildings.

Mr. Gadberry provided information about the development of acrylic and its historic use. Mr. Idol moved that based upon the evidence presented in the application and during the public hearing, the Commission find that application number COA 2023-026 makes a substantial change in plans for the proposed work from that of application number COA 2022-029 because the design of the sign is projecting. and it is an appropriate style.

SECOND: Ms. Shill  
Vote: Unanimous

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 applicant proposes to replace two existing panel signs that are in metal, backlit, sign cabinets installed against the building with two new projecting style signs. The existing signs were installed prior to the landmark designation and are not compatible with the landmark building in terms of style, time period, and design and covered historical material in highly visible locations. Each proposed new sign will be a 48" x 72.25" projecting box. The frame will be constructed of painted aluminum and each box will have two acrylic panels covered with film that displays the colored logos of the businesses. The Twin City Motor Company Building was constructed in 1926 and the proposed projecting signage is a style that is compatible with and has been used on the landmark building historically. The proposed signage will allow for more historic material to be visible. Acrylic was discovered in the 1930s and quickly became the most popular option for indoor and outdoor signage. It is much stronger than glass and wood and is resistant to scratching and foul weather. Therefore, the proposed projecting style signs are more compatible with the building in term of style, time period, materials, design, scale, and color. (*Signage*, Landmark Standards 5 and 6)
- 2) The proposed signage is limited to two projecting signs, one over the entrance on the northwest elevation and one over the entrance on the west elevation. The signage is removable. (*Signage*, Landmark Standards 4 and 7)
- 3) The proposed signs will be internally backlit, which typically is not compatible with landmark buildings and sites. However, the proposed style, projecting signage, will emulate an appropriate style of lighted sign of the 1920s for a commercial building. Historically, lighted signage goes back to the 1850s, the first gas illuminated sign was in Chicago for the P.T. Barnum Museum. In the 1880s, incandescent bulbs were created. The first display was at the International Electrical Exposition, with a sign that said "EDISON". By 1910 most major US cities' commercial districts were being lit up building by building with incandescent bulbs and in the 1920s by neon tubes. Fluorescent tubes came in by the 1930s. The proposed signage is compatible with the historic character of this landmark building and it will not diminish or compromise the historic character of the landmark building. (*Signage*, Landmark Standards 4 and 7 and *Exterior Lighting Standard* 6)

### Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve COA2023-026 at the Twin City Motor Company Building, Local Historic Landmark #142, located at 633 North Liberty Street, Winston-Salem (PIN 6835-28-2505), with the following conditions:

- 1) The signage should be attached in mortar joints and not directly into the white, glazed, terra-cotta;
- 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.

## Public Comment

Speaking in Favor of the Application: Simon Burgess, 810 West Fourth Street, Unit 212, Winston-Salem, owner.

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 applicant proposes to replace two existing panel signs that are in metal, backlit, sign cabinets installed against the building with two new projecting style signs. The existing signs were installed prior to the landmark designation and are not compatible with the landmark building in terms of style, time period, and design and covered historical material in highly visible locations. Each proposed new sign will be a 48" x 72.25" projecting box. The frame will be constructed of painted aluminum and each box will have two acrylic panels covered with film that displays the colored logos of the businesses. The Twin City Motor Company Building was constructed in 1926 and the proposed projecting signage is a style that is compatible with and has been used on the landmark building historically. The proposed signage will allow for more historic material to be visible. Acrylic was discovered in the 1930s and quickly became the most popular option for indoor and outdoor signage. It is much stronger than glass and wood and is resistant to scratching and foul weather. Therefore, the proposed projecting style signs are more compatible with the building in term of style, time period, materials, design, scale, and color. (*Signage*, Landmark Standards 5 and 6)
- 2) The proposed signage is limited to two projecting signs, one over the entrance on the northwest elevation and one over the entrance on the west elevation. The signage is removable. (*Signage*, Landmark Standards 4 and 7)
- 3) The proposed signs will be internally backlit, which typically is not compatible with landmark buildings and sites. However, the proposed style, projecting signage, will emulate an appropriate style of lighted sign of the 1920s for a commercial building. Historically, lighted signage goes back to the 1850s, the first gas illuminated sign was in Chicago for the P.T. Barnum Museum. In the 1880s, incandescent bulbs were created. The first display was at the International Electrical Exposition, with a sign that said "EDISON". By 1910 most major US cities' commercial districts were being lit up building by building with incandescent bulbs and in the 1920s by neon tubes. Fluorescent tubes came in by the 1930s. The proposed signage is compatible with the historic character of this landmark building and it will not diminish or compromise the historic character of the landmark building. (*Signage*, Landmark Standards 4 and 7 and *Exterior Lighting* Standard 6)

SECOND:

Mr. Reynolds

Vote:

For: Ms. Berry; Mr. Binkley; Mr. Idol; Ms. Kromm; Mr. Reynolds; Ms. Shill;  
Ms. Townsend-Green

Against: Mr. Gadberry

## Certificate of Appropriateness

Ms. Shill moved that based on the preceding findings of fact, the Commission approve application number COA2023-026 and grant a certificate of appropriateness for work at 633 North Liberty Street, Local Historic Landmark #142, with the following conditions:

- 1) The signage should be attached in mortar joints and not directly into the white, glazed, terra-cotta;
- 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.

SECOND: Mr. Binkley

Vote:

For: Ms. Berry; Mr. Binkley; Mr. Idol; Ms. Kromm; Mr. Reynolds; Ms. Shill;  
Ms. Townsend-Green

Against: Mr. Gadberry

G. Mackenzie Wartenberger, Applicant  
109 Piedmont Avenue, Winston-Salem  
Lipscomb-Criner House  
West End Historic Overlay District #488  
**Request: Repair and replacement of windows**  
**COA2023-027**

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 applicant proposes to repair the windows on the west façade facing Piedmont Avenue and three windows with diamond-paned sashes on the north and south facades. Damaged glass on the Piedmont Avenue façade will be replaced with wavy glass. Standard glass will be used for replacement on the north and south facades. Pulleys and wood elements will be repaired as needed. Repair of damaged window elements is preferred over replacement of the entire window when possible. (*Windows and Doors*, West End Standards 1 and 4)
- 2) The applicant has provided evidence to show that it is not feasible to repair all of the deteriorated and damaged windows because of the “unavailability of skilled craftsmen” to complete repairs in a reasonable amount of time. Per the applicant’s historic window repair expert:

*The above project [discussed in Staff Finding 1] constitutes an enormous amount of tedious, finicky, expensive labor. The remaining 16 windows face both sides and the back yard. While each one could be done [repaired] like those first nine windows, the benefit derived would be minimal and the expense would be considerable. In my opinion, a wiser option would be to go with a good quality (i.e. Marvin or equivalent) replacement window (with similar appearance) in these less visible locations.*

(*Windows and Doors*, West End Standard 6; *Appendix A-Glossary of Terms*, West End Feasibility Circumstance 2)

- 3) The applicant proposes to replace standard double-hung windows on the north, south, and rear facades with true divided light wooden windows that will replicate the sash configuration of the window being replaced, i.e., 9/1, 8/1, or 6/1. The new windows will convey the same appearance and have the same functionality as the historic windows. True divided light windows are appropriate for use in areas of high visibility. (*Windows and Doors*, West End Standard 6)

#### Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve COA2023-027 at 109 Piedmont Avenue (PIN 6825-75-4191) 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: Mackenzie Wartenberger, 109 Piedmont Avenue, Winston-Salem, owner.

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 West End Historic Overlay District because:

- 1) The applicant proposes to repair the windows on the west façade facing Piedmont Avenue and three windows with diamond-paned sashes on the north and south facades. Damaged glass on the Piedmont Avenue façade will be replaced with wavy glass. Standard glass will be used for replacement on the north and south facades. Pulleys and wood elements will be repaired as needed. Repair of damaged window elements is preferred over replacement of the entire window when possible. (*Windows and Doors*, West End Standards 1 and 4)
- 2) The applicant has provided evidence to show that it is not feasible to repair all of the deteriorated and damaged windows because of the “unavailability of skilled craftsmen” to complete repairs in a reasonable amount of time. Per the applicant’s historic window repair expert:

*The above project [discussed in Staff Finding 1] constitutes an enormous amount of tedious, finicky, expensive labor. The remaining 16 windows face both sides and the back yard. While each one could be done [repaired] like those first nine windows, the benefit derived would be minimal and the expense would be considerable. In my opinion, a wiser option would be to go with a good quality (i.e. Marvin or equivalent) replacement window (with similar appearance) in these less visible locations.*

(*Windows and Doors*, West End Standard 6; *Appendix A-Glossary of Terms*, West End Feasibility Circumstance 2)

- 3) The applicant proposes to replace standard double-hung windows on the north, south, and rear facades with true divided light wooden windows that will replicate the sash configuration of the window being replaced, i.e., 9/1, 8/1, or 6/1. The new windows will convey the same appearance and have the same functionality as the historic windows. True divided light windows are appropriate for use in areas of high visibility. (*Windows and Doors*, West End Standard 6)

SECOND: Ms. Kromm  
Vote: Unanimous

## Certificate of Appropriateness

Ms. Kromm moved that based on the preceding findings of fact, the Commission approve application number COA2023-027 and grant a certificate of appropriateness for work at 109 Piedmont Avenue 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. Townsend-Green  
Vote: Unanimous

## III. MINOR WORK REPORT

There were no comments on the Minor Work Report.

**IV. OTHER NOMINATIONS/PUBLIC HEARINGS**

**V. COMMITTEE REPORTS**

A. Historic Marker Committee

1. Dr. Charlie Brady Hauser marker

a. Ordered March 13, 2023

b. Working with administration at WSSU on installation location

2. Boston Cottage Co. marker unveiling will be Saturday, May 20 at 3:00 p.m. Ms. Bratland will follow up by email for a volunteer speaker.

3. Next meeting November 15, 2023

B. Education Committee

1. Appointment of Judie Holcomb Pack

Chair Berry appointed Ms. Holcomb Pack to the Education Committee based on its recommendation.

2. Next meeting April 24, 2023 at 3:30 p.m.

C. Diversity, Equity, and Inclusion Committee

1. Appointment of Arthur Jackson

Chair Berry appointed Mr. Jackson to the DEI Committee based on its recommendation.

2. Next meeting TBA

**VI. STAFF REPORT**

A. 2023 CLG Grant Applications

1. Forsyth County Manuscript Phase 2

Ms. McCullough reminded the Commission about the ongoing survey and manuscript project. Ms. Shill moved that the Commission request CLG grant funds at the highest priority level for the manuscript.

SECOND: Mr. Idol  
Vote: Unanimous

2. Bethabara Gemeinhaus Tower Architectural & Engineering Drawings from Historic Bethabara Park, Inc.

Frank Brown, Executive Director of Historic Bethabara Park, discussed project to repair water infiltration at the Gemeinhaus tower. He reminded the Commission that this project was a high priority based on the historic structures report funded by a CLG grant in 2022. Mr. Idol moved that the Commission request CLG grant funds for the project.

SECOND: Ms. Shill  
Vote: Unanimous

B. UDO Amendment re. HRC Structure at CD/H/GG on April 10, 2023

Ms. Bratland informed the Commission that several members of Winston-Salem's City Council had questions and concerns regarding restructuring the Commission. She advised that staff would be preparing additional information for Council and would keep the Commission informed.

C. West First Street Bridge No. 296 (FY8773) Replacement Memorandum of Agreement

Alan Temple, project engineer for the bridge replacement presented several different treatment options for the sidewalls of the bridge overpass and the planting plan. The Commission discussed the options at some length. Mr. Idol moved that the Commission communicate to the SHPO that the preferred sidewall treatments are either (1) brick because it mimics

residential feel or (2) cruciform ashlar because the variation in shape and pattern is less monolithic and more varied in appearance; Further, the Commission recommends the planting of understory trees on the south side of the bridge under the power lines to soften the appearance of the bridge overpass and maintain visual symmetry.

SECOND: Ms. Kromm  
Vote: Unanimous

D. Annual Report Presentation Schedule

Ms. McCullough reviewed the annual report presentation schedule.

E. Annual Commission Retreat

Staff raised July as a possible time to hold the treat. Commission members requested that staff avoid fall because of the planned 75<sup>th</sup> anniversary activities.

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

- A. Mr. Idol noted that he and Ms. McCullough would be speaking at the ribbon cutting for officially opening the Korner's Folly Summer Kitchen, a CLG grant funded project, on May 12.
- B. Mr. Idol invited Commission members to attend the unveiling of a Civil Rights Trail marker in Rockingham County on August 1.

***NEXT MEETING: May 3, 2023***