

NORTH CAROLINA)
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FORSYTH COUNTY)

FORSYTH COUNTY HISTORIC RESOURCES COMMISSION

ORDER)
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CERTIFICATE OF APPROPRIATENESS

CASE NUMBER COA2019-112

On November 6, 2019, 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, Heather Bratland, Historic Resources Officer, presented the staff report, findings, and recommendation. Darrell Walker, applicant, and Ben Wilson, Jr. appeared to present testimony and evidence in support of the application. John Merschel, representative of a committee of the West End Association, George Bryan, JoAnn Mount, and David Elam appeared to present testimony and evidence in opposition to the application.

The matter was continued to December 4, 2019, to allow the applicant an opportunity to provide greater detail and information regarding the application. The applicant amended its application with regard to the proposed lights and scoreboard, and provided additional details regarding construction of the batting cage.

Heather Bratland, Historic Resources Officer, presented the updated staff report, findings, and recommendation. Barry Motsinger, Director of Capital Projects for Winston-Salem/Forsyth County Schools (WS/FCS), appeared and presented testimony and evidence in support of the application. George Bryan, Elizabeth Coyne, and John Merschel 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 West End Historic Overlay District because:

- 1) The lights are 60’ tall with metal halide bulbs; the poles will be black-painted metal. Two poles will be located outside the baselines, midway between home plate and the bases. Two additional poles will be located at the ends of the foul lines. The field is located below the elevation of sidewalks at the perimeter of the park, at levels ranging from 15-30’. The lights will rise 30-45’ above the level of the sidewalks, which is the approximate height of the tallest trees growing along the slopes leading into Hanes Park. The visual impact of the lights will be diminished for those on the sidewalks by the significant vegetation on the slopes, even during winter when the trees are bare. The black finish of the fixtures will diminish the visual impact of the lights for users of Hanes Park. The installation of lighting for recreational purposes is compatible with the historic patterns of use in Hanes Park, which have included baseball fields, a football field, tennis courts, and other areas programmed for organized sports since establishment of the park.

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The use of 60' poles, as compared to the 32' poles proposed in November 2019, will allow better control of the direction of the lights and require fewer bulbs to achieve the same level of on-field lighting. The requirements of the Unified Development Ordinances (UDO) must be met in order for WS/FCS to obtain permits to install the lights. The UDO requires the following: (1) a lighting plan that shows the max candela per fixture does not exceed 7500 candela at a distance 150 feet from the edge of the playing field; and (2) installation of the manufacturer's glare control package. (*Lighting*, West End Guideline 3; *Parks*, West End Guideline 4)

- 2) The new seat wall will match the design, scale, size, and materials of the existing stone seat wall. It will be located between the existing seat wall and the stone storage building. The design of the new seat wall enhances and blends with the surroundings. The location does not compromise the historic character of the West End or obstruct the streetscape. (*Parks*, West End Guidelines 2 and 4)
- 3) The Commission shall take no action "except to prevent the construction, reconstruction, alteration, restoration, moving, or demolition of buildings, structures, appurtenant fixtures, outdoor advertising signs, or other significant features in the district which would be incongruous with the special character of the [West End]." The 36" x 15" x 2.5" scoreboard is portable and is not a significant feature that will be permanently installed in Hanes Park, therefore no Certificate of Appropriateness is required. (N.C.G.S. §160A-400.9(a))
- 4) The temporary outfield fence will define the line beyond which a hit is a home run. The fence will be installed using sockets sunk into the turf so that it can be removed. The temporary fence will have forest green mesh panels and bright yellow edging along its top. Use of a removable fence will preserve and maintain the open and naturalistic qualities of the South Quad, characteristics of its 1919 original design. (*Parks*, West End Guideline 1)
- 5) The net batting cage will be sited within a 14' wide x 55' long x 12' high pavilion on the third base line. Historic photographs document similar pavilions in Hanes Park from the 1920s through the 1940s. The pavilion will have a concrete floor and stone base wall that will match the stone seat walls in the dugouts. The pavilion roof will be supported by 8" x 8" pressure-treated, black-painted wood posts. The posts will be separated by approximately 7'. Interior roof trusses will be black-painted wood; fluorescent lighting will be mounted between the trusses to reduce light spillover. The wooden siding in the gable ends will be painted forest green, and the gable roof will be clad with black asphalt shingles. The floor will be concrete. The mesh batting cage will be installed in the pavilion seasonally, and the pavilion will be available for public use during the off-season. The pavilion will enhance and blend with its surroundings. (*Parks*, West End Guideline 2)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2019-112 at Hanes Park located at 1404 Northwest Boulevard, within the West End Historic Overlay District (PIN# 6825-67-7398.00), with the following conditions:

- 1) The lights shall only be used by WS/FCS during official practices and games;

- 2) The outfield fence and portable scoreboard shall be removed and stored in the stone storage building, or offsite, at all times unless a WS/FCS team is actively using the field for an official practice or game;
- 3) The net batting cage shall be removed and stored in the stone storage building, or offsite, during the weeks of the year that WS/FCS softball is not in season;
- 4) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies, including, but not limited to, all approvals required under the June 10, 1999 Agreement between the Recreation and Parks Commission of the City of Winston-Salem and the Winston-Salem/Forsyth County Board of Education;
- 5) 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
- 6) 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 fifth day of December, 2019.

A handwritten signature in black ink, appearing to read "KEVIN G. OWEN". The signature is written in a cursive, somewhat stylized font with some overlapping letters.

Kevin G. Owen, Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

Date: December 4, 2019

CASE #: COA2019-112

On December 4, 2019, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at Hanes Park, located at 1404 Northwest Boulevard in the West End Historic Overlay District.

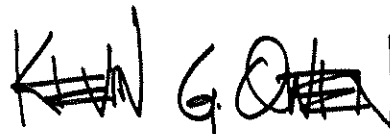
- Improvements to the South Quad softball field

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

- 1) The lights shall only be used by WS/FCS during official practices and games;
- 2) The outfield fence and portable scoreboard shall be removed and stored in the stone storage building, or offsite, at all times unless a WS/FCS team is actively using the field for an official practice or game;
- 3) The net batting cage shall be removed and stored in the stone storage building, or offsite, during the weeks of the year that WS/FCS softball is not in season;
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- 5) 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
- 6) 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 December 3, 2022.



Kevin Owen, Chairman
Forsyth County Historic Resources Commission

The scope of work for this project must meet all other applicable building codes and ordinances. Any additional approvals or permits from the City must be obtained prior to initiating work.