APPLICATION
LOCAL HISTORIC LANDMARK DESIGNATION

1. Name of property
   __Charles A. Cooper House (Salem Lot 41)__

2. Owner's Name & Address
   __Steven and Patricia Cole__
   __1256 Piney Grove Church Rd.__
   __Danbury, NC 27016__

3. Property Location
   __411 S. Main St., Winston-Salem, NC 27101__

4. Amount of Land To Be Designated (acreage)
   __0.24 acres__

5. Interior To Be Designated
   __Yes__
   __X__ No

6. Tax Block(s)
   __558__
   Tax Lot(s) __118B, 119__

*Please complete the following information on continuation sheets*

7. When was the structure erected? For Whom? (If you don’t know the exact date, please give a general time frame.) Have there been additions or modifications? If so, describe and give dates.

8. Do you know the names of any of the craftsmen who worked on the structure (i.e., architects, carpenters, contractors, landscape designers, etc.)? Do any architect’s plans or building accounts exist? Where?

9. Do you have any old photographs of the structure? If so, do you know the dates of the photographs?

10. How has the building been passed down through the years, from whom to whom (i.e., a quick chain of title)?

11. What was the structure’s original use, if different from today? Has the building ever been moved? List the sources of your information.

12. What is the significance of this property? (Please be specific and to the point.) Include a list of sources for your information.
13. Describe the architecture and present condition of the structure, also including any outbuildings or other appurtenant features to be included in the designation. If the property has been restored, what were the dates of restoration? Was the restoration done under the supervision of any historic preservation organization? If the property has not been restored, is any restoration planned for the property?

14. Is the property listed in any existing architectural or historical survey (i.e., the National Register of Historic Places)? If so, please give the title and date of the listing.

**In addition to written application, the following materials must be submitted simultaneously:**

- a black and white 8” x 10” overall photograph clearly depicting the property being designated.
- color slides showing all sides of the main structure and any outbuildings (may include architectural details, interior and exterior, which add to the property’s significance)
- a tax map showing the location of the property, including any buildings and appurtenant features.

(Please label the above materials with the name of the property owner)

**APPLICATION FEE $50.00 (Check Payable to Forsyth County)**

The following information is true and correct to the best of my knowledge.

11-11-2014  
Date

[Signature]

Mailing Address:  
1256 Piney Grove Church Rd.  
Danbury, NC 27016
7. In 1824, a "small house" was built for former blacksmith Samuel Schultz (1760-1825) on the property designated in Moravian records as Lot 41, where he had kept a garden since 1812.\(^1\) Schultz had sold his forge and shop across the street to John Lick, who agreed to build Schultz's retirement house as part of the purchase.\(^2\) While there is no visual record of this original structure, archaeological excavations in 1984 revealed the remnants of its stone foundation.\(^3\) Based on knowledge of other buildings of the period in Salem, it is likely that the original Schultz home was built of logs, and Moravian records indicate that the structure was covered in weatherboard siding in 1827.

In 1834, the collegium sold the lot and small house to turner and house painter Charles Cooper.\(^4\) Soon after, he requested permission to build a workshop for his furniture-making and painting trades at the southern end of the property (which was granted), indicating how Salem craftsmen were beginning to abandon the tradition of in-house workshops in favor of a more definite separation of work and home life.\(^5\) In 1835, Charles married Rebecca Schultz (1810-1866), the youngest daughter of Samuel and Susanna Schultz (the original residents of the house) and between 1839 and 1840, Charles expanded the original house to accommodate his growing family.\(^6\) In addition to adding twenty feet to the southern end of the house (making it forty-five feet in length), he also added a second story and a rear porch with a kitchen.\(^7\)

In 1906, brothers R.C and Sam E. Welfare bought the property. The house and shop appear on the 1912 Sanborn Insurance map, but by 1917, the shop had been replaced by a single-family home and the original Schultz-Cooper house replaced with a "double house," or duplex.\(^8\) In the 1970s, Old Salem, Inc. purchased the modern structures as part of its longstanding restoration master plan—which originated with the 1949 Recommendation for Restoration in a Part of the "Old and Historic Salem District" of Winston-Salem, N.C. written by planning consultant Andrew Hepburn—and conducted an archaeological study of the historic site.\(^9\) The excavation revealed both the original stone and expanded brick foundations in full, as well as the original well, and in 1984, the duplex was removed to make way for the reconstruction of the Schultz-Cooper House (the Cooper Shop had been reconstructed in 1978-79 at the south end of the lot). In 2008, the house was returned to the landscape of the Old Salem historic district. Using archaeological evidence, written records, oral histories, historic photographs and maps, extant buildings in the district from the period, and familiarity with nineteenth-century Moravian

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\(^1\) Excerpts of Minutes of the Aufseher Collegium (hereafter cited Aufseher Collegium), June 30, 1812 and July 7, 1812.
\(^2\) Aufseher Collegium, March 7, 1823; August 9, 1924; September 20, 1924; September 29, 1924.
\(^3\) The structure was likely built of logs, and was weatherboarded by 1827. Aufseher Collegium, September 3, 1827.
\(^4\) Aufseher Collegium, August 5, 1833; April 14, 1834; April 28, 1834; May 12, 1834; July 9, 1834.
\(^6\) By 1846, the Cooper house at Lot 41 included Charles and Rebecca, six-year-old daughter Adelaide Louisa; four-year-old twin sons, Charles Henry and William Jacob; and ten-year-old foster daughter, Lavinia Boyer. Aufseher Collegium, February 5, 1838, February 16, 1846.
\(^7\) The "archives also indicate the Coopers built a number of outbuildings between 1834 and 1851, including a bake oven and smoke house. Aufseher Collegium, February 5, 1834; December 4, 1840; September 9, 1851.
\(^8\) Forsyth County Register of Deeds [FCRD], 1925, Book 245, Page 120.
\(^9\) Old Salem staff has updated this document numerous times over the past sixty-five years, but it continues to be guided by its core principles.
construction traditions and material culture, the house was reconstructed based on its 1840 appearance, though a stuccoed “stone” foundation at the north end of the façade references the original 1824 structure.

8. Despite the meticulous records kept by the Moravians, there is little information about individuals associated with the construction of the original 1824 house and 1840 expansion. However, Old Salem Museums & Gardens (OSMG) staff and preservation architect Charles Phillips relied upon the Moravian records, as well as paintings, maps, sketches, and photographs, to prepare the drawings for the Cooper House reconstruction and restoration, which was implemented by contractor Steven Cole. See Appendix A for architectural elevations and details.

9. Historic images

*The Cooper House appears in Daniel Welfare's painting “Salem from the North,” c. 1840 (the first house on the left).*
Perhaps the earliest photograph of the Cooper House, c. 1870.
The Cooper House, c. 1882

A man and child on Main Street outside the Cooper House in the early twentieth century.
10. Moravian records indicate that in 1824, Samuel Schultz was allowed to build a small house on Lot 41, where he had maintained a garden for a number of years. Due to Schultz’s outstanding debts, the Aufseher Collegium ruled that ownership of the house would be given to the community dioceny of Salem, though he was allowed to rent the house. After Schultz died in 1825, his widow Susanna (1769-1842) continued to live at Lot 41 until 1833, when the Aufseher Collegium (the governing body) agreed to sell the house to furniture maker and house painter Charles Alexander Cooper (1810-1866) for $300. After Cooper’s death, Lot 41 passed to his sons William and Henry, and in 1906, William and his late brother’s heirs sold the property to R.C. and Sam E. Welfare. According to Sanborn Insurance Maps, between 1912 and 1917, the existing structures were demolished and replaced with a house and duplex built in their place. In the 1970s, Old Salem, Inc. acquired options to purchase the structures on Lot 41, and the property was subdivided into three tracts: Lot 117, which included a single-family, two-story frame dwelling that replaced the original Cooper Shop, and Lots 118 and 119, which included a two-story, frame “double house” split by the property line (see attached survey). Old Salem officially acquired Lot 118 in 1980 and Lot 119 in 1981. In 2001, Steven and Patricia Cole purchased the property from Old Salem, Inc. with the stipulation that the Cooper House would be “reconstructed to its original exterior appearance.”

11. N/A

12. The Charles A. Cooper House is a significant example of the Greek Revival architectural style popular in the 1850s and visually traces Salem’s transition from a small, Moravian congregational town to a secular, industrial southern town. The physical evolution of the house—from a small log structure to the addition of more modern weatherboard siding to the additions by Cooper—reflects of how the tastes and means of Salem residents were changing, and the inclusion of the stone foundation at the northern end of the Cooper House contrasting with the southern brick foundation helps illustrate that transformation. Further, the church leaders heralded the highlighted the expansion of the Cooper House as evidence of Salem’s economic success, noting in the “Memorabilia of Salem Congregation” in 1840 that “[o]ur town has extended and grown especially to the north again through the building of several dwellings, those of Br. And Sr. Hauser, Theoph. Vierling and Cooper in the Upper Town, and likewise through some enlargements ...” Together with the reconstructed Cooper Shop next door, the Cooper House also represents the mid-nineteenth century trend of freestanding workshops in Salem (as opposed to the in-house shops), reflecting a desire among craftsmen for a more formal separation of work and home life. Charles Cooper, who leased the property in 1834 (later buying it when the Moravian Church divested control of the town in 1857) and expanded the house in 1840, was also an important church and community leader in the mid-nineteenth century, serving as a member of the Aufseher Collegium, from 1841 to 1853. Among the most important issues that the governing body addressed during his time of service was that of slavery, and Cooper was a vocal opponent of the use of enslaved people in skilled

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In 1845, he was one of three who voted to ban the admission of further enslaved people to the town. To illustrate his dissatisfaction over the issue, he declined to serve on the Collegium after being re-elected in 1845, though he eventually relented, and served on the board until 1851. He was also appointed to a number of other positions, including synod representative in 1845, local home missionary assistant director in 1849, Saaldiener (a position similar to church usher) and fire inspector in 1851.

The Cooper House meets the HRC Guidelines for Local Historic Landmark Designation Exception B(1), which states that the Commission may consider "a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan when such building is documented to have had significance to the broad patterns of history in the community...." Old Salem is guided by its restoration master plan, which was established more than sixty years ago. Over the past six decades, OSM&G staff has worked diligently to update and maintain the document, and it guides all land purchases, archaeological investigations, demolitions, restorations, and reconstructions undertaken by the institution. The detailed records left by the Moravians is supplemented by Old Salem’s devotion to archaeological and archival research. Reconstructions are not undertaken unless there is sufficient written, visual, and archaeological evidence to inform the process, and all reconstructions and restorations are carried out using historically appropriate materials and construction techniques (when feasible) to give as accurate a representation of the building exterior as possible. There is a strong precedent for the designation of reconstructed structures in the Old Salem Local District, as the HRC has approved fourteen such cases.

Specific Areas of Significance
A. The expansion of the home from small log/weatherboarded dwelling to a much larger Greek Revival-style house reflects Salem’s evolution to a more refined, secular town.

B. Together with the Cooper Shop represents a shift from in-house workshops, reflecting a desire among craftsmen for a more definite separation between work and domestic life.

C. Associated with the private life of turner and painter Charles C. Cooper, a prominent member of the town and church who was appointed to a number of leadership positions and was served on the Aufseher Collegium—the governing body of the town—for more than a decade.

13. The house was reconstructed to an 1840 appearance with two stories. It is a frame building (weatherboard) with a side gable roof (wood shingle) with returned eaves and box cornice. An interior end brick chimney with corbelled cap is located at the north end (Shultz period) and an

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15 Salem Diary 1841; Aufseher Collegium, January 11, 1841; January 10, 1843; January 8, 1849. See also Records of the Moravians, Vol. IX, p. 4842.
16 Ibid.
17 Aufseher Collegium, November 29, 1849; January 9, 1851; April 9, 1851; Feb. 24, 1851; Salem Congregational Council, January 10, 1845.
18 The Cooper House meets the requirements for Exception B of the Commission’s Guidelines for Local Historic Landmark Designation, as its reconstruction is part of a longstanding restoration master plan and was executed in a suitable environment with historically accurate materials, as possible. The buildings that were removed from the lots had been neither recommended for local designation nor individually listed on the National Register of Historic Places.
exterior end brick chimney with corbelled cap and a lightning rod at the south end. The foundation is full height against the sidewalk and the north end reflects the early construction by Shultz with a stuccoed foundation indicating the first house on a stone foundation. The remainder of the foundation is common bond (4:1) brick, as visible in historic photos of the house, and there is a cellar window and door at the first and second bays from the south. The six-bay façade has nine-over-six sash windows, with six-over-six-sash cellar windows, all hung with two panel shutters. In the upper gable ends are two six-light casements in the attic. The entry is a single bay, pedimented portico with four Tuscan columns and a simple balustrade on a full-story brick foundation with a lattice door at sidewalk grade. At the south end of the portico, a flight of brick and stone steps descends to the sidewalk level. The four-panel front door has a four light transom. Windows and doors have molded casings. The center hall plan house is one room deep with an ell and shed roof back porch. The rear yard, which includes the archeologically recovered well, ends at the granite wall at Cedar Avenue.

14. The Cooper House is located in both the Old Salem Local Historic District (designated in 1948) and the National Historic Landmark District (1966).
BIBLIOGRAPHY


Façade, facing east
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Disclaimer: Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.

Map Scale
1 inch = 44 feet
11/11/2014
APPENDICES

APPENDIX A: PHOTOS OF THE COOPER HOUSE

APPENDIX B: HISTORIC MAPS

APPENDIX C: DEEDS

APPENDIX D: ARCHITECTURAL DRAWINGS FOR RECONSTRUCTION OF COOPER HOUSE

APPENDIX E: 2008 CERTIFICATE OF APPROPRIATENESS

APPENDIX F: ARCHAEOLOGICAL FINDINGS

APPENDIX G: NEWSPAPER ARTICLES DOCUMENTING PROJECT
Façade, facing east
Façade, facing northeast

North elevation
North elevation & fencing at northern corner of property

South elevation
East elevation, facing NW

Rear elevation from property line
Back yard facing east, with God’s Acre beyond wall

Chimney on south end of house, with lightning rod
Basement access door on south elevation

Rear porch detail
APPENDIX B: HISTORIC MAPS

Vogler 1876 Survey

Sanborn Insurance Maps (1895-1917)
APPENDIX C:
DEEDS
State of South Carolina

Surry County

I, J. F. Hare, Esq., do hereby certify that J. E. Merckle, Esq., being the owner of the same tract of land in the Town of Surry, has on the true and correct description of the same, and that said tract of land is bounded on the north by the town of Surry, on the south by the town of Mud Creek, on the west by the town of Mud Creek, and on the east by the town of Mud Creek. Said tract of land being described as a tract of land in the Town of Surry, containing 10 acres, more or less, and being bounded on the north by the town of Surry, on the south by the town of Mud Creek, on the west by the town of Mud Creek, and on the east by the town of Mud Creek.

J. F. Hare

Register of Deeds

Surry County

Received for registration on the 1st day of March 1885, and registered in the office of the Register of Deeds for Surry County, S.C., this 1st day of March 1885, in Book 21 of Deeds, on page 639.

J. F. Hare

Register of Deeds
lands and all privileges and appurtenances thereto belonging, to the said F. W. Mickey and his heirs and assigns to their use and behoof forever.

In testimony whereof the said J. E. Mickey and L. M. Mickey have hereunto set their hands and seals the day and year above written.

Att'ls:

J. E. Mickey
L. M. Mickey

State of North Carolina
County of Troup

I, John Abercrombie D. C. S. D. testify that J. E. Mickey and L. M. Mickey, his wife, appeared before me this day and acknowledged the due execution of the within deed of conveyance and that said J. M. Mickey being by me privately examined separate and apart from her said husband, testified her voluntary execution of the same, both states that she signed the same of her free and voluntary will, without any compulsion of her said husband or any other person, and that she acted still voluntarily subsequent thereto.

Let the same, with this certificate, be registered.

Witness my hand and official seal, the 24th day of 

Eckhav - 1885

C. J. Thompson

[Signature]

This instrument was presented to me this 26th day of Eckhav, 1885, by and between William J. Smith and Smith, parties to the first part, being the above John Abercrombie, District Attorney of said county and state, and being the second part, David Wright of the City of Boston, State of Massachusetts, party to the third part, witnesses that whereas
Know all men by these presents, that we W. G. Cooper and wife Jane Cooper, of De Witt, Saline Co., Nebraska, Ellen Cooper, widow of the late Henry Cooper, deceased, Where Johnson, daughter of and heirs at law of the late Henry Cooper, deceased, and Ruth (the said Where Johnson's) husband, W. Where Johnson of Missouri, Appanoose Co., Iowa have made, constituted and appointed, and by these presents do make constitute and appoint Frank H. Vogler of Forsyth Co., N.C., our true and lawful attorney, for us and in our names, places and stead to sell and convey all our right, title, interest and estate in and to the following described tract or parcel of land, and in our names, places and stead, to execute a deed or deeds to the same to whatever purchaser or purchasers said Frank H. Vogler said attorney may sell to sell and convey to, and to execute a deed or deeds to; said tract or parcel of land adjoining the lands formerly owned by Frank Mickey W. Hall and others; and is bounded as follows: Situate on the east side of main Street in the town of Salem, Forsyth County, N.C. containing in front on said main Street one hundred and nine (109) feet and of that width extending eastwardly one hundred and seventy six (176) feet to Cedar Avenue, being bounded on the north by lot No. 42 formerly owned by Frank Mickey west by Cedar Avenue, south by lot No. 40 formerly...
owned by W. N. Hall and west by my main street
the hereinafter described lot being designated on the
plan of Salem as Lot No. 41; giving and granting
unto Frank H. Vogler said attorney full power
and authority to do and perform all and every
act and thing whatsoever requisite and neces-
sary to be done in and about said premises as
fully to all intents and purposes, as we might
or could do if personally present, with full
power of substitution and revocation, hereby
ratifying and confirming all that Frank H.
Vogler said attorney and his substitute shall
lawfully do, or cause to be done by virtue
thereof.
In Witness Whereof we have hereunto set our
hands and seals the 26th day of March 1900.

W. J. Booher (Seal)
Jane I. Booher (Seal)
Ellen Booher (Seal)
W. A. Johnson (Seal)
Eleanor Johnson (Seal)

State of Nebraska)
County of Saline
I, Frank M. Smith, Notary Public, do hereby
 certify that W. J. Booher and his wife Jane I.
 Booher personally appeared before me this
day and acknowledged the due execution of the
foresaid power of attorney, and the said Jane
E. Booher, wife of W. J. Booher, being by me
privately examined separate and apart from
her said husband, touching her voluntary
execution of the same, doth state that she
signed the same freely and voluntarily with-
out fear or compulsion of her said husband.
or any other person, and that she doth still voluntarily assent thereto.

Witness my hand and official seal this 31st day of
March 21, 1906

/\Frank M. Suiter
Saline County, Notary Public, Saline Co., Nebraska
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Frank M. Suiter
Notary Public, Saline Co., Nebraska. My commission expires Feb. 28th 1908.

State of Iowa. County of Appanoose.

I, Austin Gay, a Notary Public do hereby certify that Ellen Booper, a widow of W. A. Johnson and his wife Bla. Johnson, personally appeared before me this day and acknowledged the due execution of the foregoing power of attorney and the said Bla. Johnson, wife of W. A. Johnson, being by me privately examined separate and apart from her said husband touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto.

Witness my hand and official seal this 20th day of March 1906

/\ Austin Gay
Iowa, Notary Public Appanoose Co., Iowa; my commission expires July 4th 1906
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State of North Carolina
County of Forsyth.

The foregoing or annexed certificates of Frank
M. Suiter, a Notary Public of Saline County
STATE OF NORTH CAROLINA
Foreflying County

This deed, made this 1st day of September, 1906,
by W. G. Booper and wife, Jane Booper of the
County of Saline, in the State of Arkansas, Ellen Booper, widow
of the late Henry Booper, deceased; Blanca Johnson,
doughter of and heir at law of the late Henry
Booper deceased, and her the said Blanca
Johnson's husband, W. A. Johnson of the
County of Appanoose, in the State of Iowa, parties
of the first part, to W. E. Welfare of Wilcox
County, in the State of North Carolina, and Sam E.
Welfare, of Forsyth County, in the State of North
Carolina, parties of the second part.

Witnesseth: That the parties of the first part
being in consideration of the sum of $5,000.00 Thence
Thirty Thousand Eight Hundred dollars, to them paid
by the parties of the second part, the receipt of
which is hereby acknowledged, have bargained
and sold and by these presents do bargain, sell
and convey to said parties of the second part and
their heirs, all that right, title, interest and estate
of the first part to a tract of land in Forsyth County, State of North Carolina, adjoining the lands formerly owned by Frank Mickey and Hall and others, bounded as follows, viz:

Situated on the east side of Main Street in the town of Salem Forsyth County N.C. containing in front on said Main Street one hundred and nine (109) feet, and of that width extending eastwardly one hundred and seventy-six (176) feet to Cedar Avenue being bounded on the north by Lot No. 47 formerly owned by Frank Mickey east by Cedar Avenue, south by Lot No. 40 formerly owned by W.H. Hall and west by Main Street the herein described lot being designated on the plan of Salem as Lot No. 41.

To have and to hold the aforesaid tract of land and all privileges and appurtenances thereto belonging, to the said parties of the second part, their heirs and assigns for their only use and behoof forever.

And the said parties of the first part covenant that they are seized of said premises in fee and have right to convey the same in fee simple, and that the same are free and clear from all incumbrances; and that they will warrant and defend said title to the same against the claims of all persons what manner.

In Testimony whereof the said parties of the first part have hereunto set their hands and seals the day and year above written.

W.G. Hooper (Seal)

by Frank H. Vogler Attorney in Fact.

Jane Hooper (Seal)

by Frank H. Vogler Attorney in Fact

Ellen Hooper (Seal)

by Frank H. Vogler Attorney in Fact

Ellen Johnson (Seal)
TO HAVE AND TO HOLD the aforementioned tract, lot or parcel of land and all privileges and appurtenances thereto, belonging to the said part


of the second part, to have and to hold the same and the interest therein, to the use and benefit forever.

And the said part thereof of the first part covenant that they are

said of said premises in fee and hereditaments right to convey the same in fee simple; that the same are free and clear from all encumbrances,

and that they will warrant and defend said title to the same against the claims of all persons whatsoever.


IN TESTIMONY WHEREOF, the said part and

hereunto set their hands and seals the day and year above written.

Attest:

R. C. Welfare (Seal)

Lannie Lee Welfare (Seal)

Sam E. Welfare (Seal)

Margaret S. Welfare (Seal)

STATE OF NORTH CAROLINA—Forsyth County.

I, J. E. Church, Deputy Clerk of the Superior Court, do hereby certify that

Sam E. Welfare and Margaret S. Welfare

his wife, appeared before me this day and acknowledged the due execution of the annul Deed of Conveyance.

and the said Margaret S. Welfare, being by me privately examined, separate and apart from her said husband, testifying her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assert thereof.

Witness my hand and official seal, this 30th day of May, A.D. 1925.

John E. Church, Deputy Clerk Superior Court

STATE OF NORTH CAROLINA—Forsyth County.

I, James M. Jenkins, Notary Public, do hereby certify that

R. C. Welfare

his wife, personally appeared before me this day and acknowledged the due execution of the within Deed of Conveyance; and the said

Lannie Lee Welfare

being by me privately examined, separate and apart from her said husband, testifying her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her husband or any other person, and that she doth still voluntarily assert thereof.

Witness my hand and official seal, this 25th day of May, A.D. 1925.

James M. Jenkins (Seal)

My commission expires Dec. 15, 1925.

STATE OF NORTH CAROLINA—Forsyth County.

The foregoing certificate of James M. Jenkins, a Notary Public of Forsyth County, is adjudged to be in due form and according to law. Therefore let the same with this certificate, be registered.

This 25th day of May, A.D. 1925.

John E. Church, Deputy Clerk Superior Court.

STATE OF NORTH CAROLINA, Forsyth County.

THIS DEED, Made this day of May A.D. 19-- by

R. C. Welfare and wife, Louise B. Welfare, of Wilson County
State of North Carolina, and Sam E. Welfare and wife, Margaret S.
Welfare

of Forsyth County and State of North Carolina, of the first part, to

Sam E. Welfare and wife, Margaret S. Welfare

of Forsyth County and State of North Carolina, of the second part:

Witnesseth, That the said parties

of the first part, in consideration of

One

Dollars

in Themselves paid by the said parties

of the second part, the receipt of which

is hereby acknowledged, have bargained and sold, and by these presents do hereby bargain, sell and convey

to said parties

of the second part, and

herein

be a certain lot, tract, or parcel of land in Forsyth County, State of North Carolina, adjoining the lands of

and others, bounded as follows, viz:

Beginning at a stake on the east side of south Main Street, said stake
being 639 ft. north of the northeast intersection of south Main and Bank
Streets, running thence northwesterly 36.76 ft. to a stake, thence easterly
176 ft. to a stake, thence northerly 36.76 ft. to a stake, thence westerly
176 ft. to a stake in south Main Street, the place of beginning, being the
southern portion of lot 41 on the map of Salem and being a part of the property
conveyed by H.J. Cooper et al., to R.C. Welfare and Sam E. Welfare see book of
deeds 86, page 9.

The purpose of this deed is to convey to the party of the second part the
one-half undivided interest of R.C.Welfare in the above described property,
the grantee herein being the owner of the other one-half undivided interest.
TO HAVE AND TO HOLD the aforesaid tract, lot or parcel of land and all privileges and appurtenances thereto, belonging, to the said part

And the said parties are... 

IN TESTIMONY WHEREOF, The said parties... 

Attest:

R. C. Welfare (Seal)

Sonia Welfare (Seal)

Sam E. Welfare (Seal)

Margaret S. Welfare (Seal)

STATE OF NORTH CAROLINA—Forsyth County.

I, Lorri C. Church, Deputy Clerk of the Superior Court, do hereby certify that Sam E. Welfare and Margaret S. Welfare, his wife, appeared before me this day and acknowledged the due execution of the within Deed of Conveyance.

and the said Margaret S. Welfare, being by me privately examined, separate and apart from her said husband, stated that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto.

Witness my hand and official seal, this 24th day of May, A. D. 1925.

Lorri C. Church, Deputy Clerk Superior Court.

STATE OF NORTH CAROLINA—Forsyth County.

I, James M. Jennings, Notary Public, do hereby certify that

R. C. Welfare and Sonia Welfare, his wife, personally appeared before me this day and acknowledged the due execution of the within Deed of Conveyance;

and the said Sonia Welfare, being by me privately examined, separate and apart from her said husband, stated that she signed the same freely and voluntarily, without fear or compulsion of her husband or any other person, and that she doth still voluntarily assent thereto.

Witness my hand and official seal, this 24th day of May, A. D. 1925.

James M. Jennings, Notary Public.

My commission expires Dec. 15, 1925.

STATE OF NORTH CAROLINA—Forsyth County.

The foregoing certificate of James M. Jennings, a Notary Public of Forsyth County, is adjudged to be in due form and according to law. Therefore let the same with this certificate, be registered.

This 24th day of May, A. D. 1925.

Lorri C. Church, Deputy Clerk Superior Court.

Filed for registration on the 24th day of May, 1925, at 11:20 o'clock A.M., and registered in the office of the Register of Deeds for Forsyth County, N. C., this 29th day of May, 1925, at 9:00 o'clock A.M., in Book No. 145 of Deeds, on page 120, etc.

J. W. Smith

Register of Deeds.
STATE OF NORTH CAROLINA, Forsyth County.

THIS DEED, Made this 9th day of May, A. D. 1925, by

A. C. Welfare and wife, Ocie Welfare

Sam E. Welfare and wife, Margaret S. Welfare

of Forsyth County and State of North Carolina, of the first part, to

W. E. Welfare and wife, Evelyn H. Welfare

of Forsyth County and State of North Carolina, of the second part:

Witnesseth, That the said part is

Dollars

to be paid by the said parties of the second part, the receipt of which
is hereby acknowledged, has been bargained and sold, and by these presents do hereby bargain, sell and convey
to said parties of the second part, and

herein

heirs a certain lot, tract, or parcel of land in Forsyth County, State of North Carolina, adjoining the lands of

and others, bounded as follows, viz:

Beginning at stake, on the east side of South Main Street, said stake being 110.575 ft. north of the northeast intersection of South Main Street and Bank Street, running thence northwardly 36.626 ft. to a stake, thence eastwardly 175 ft. to a stake, in Church Street, thence southwardly 36.626 ft. to a stake, thence westwardly 175 ft. to a stake in South Main Street, the place of beginning, being the northern portion of lot 41, on the map of Salem, and being part of the property conveyed to R. E. and W. E. Welfare, by W. J. Hooper, et alia, see book of deeds 66, page 9.

It is the purpose of this deed to convey to the grantee herein, the northern half of a double-house, situate on the northern part of lot 41, on the map of Salem.
STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH  

OPTION AGREEMENT

THIS OPTION AGREEMENT, made this 11th day of January, 1977, by OLD SALEM, INC., a nonprofit corporation of Winston-Salem, Forsyth County, North Carolina (hereinafter called the Seller), and WILLIAM G. TAYLOR, III (hereinafter called the Buyer):

WITNESSETH:

That the Seller, in consideration of Fifty Dollars ($50.00), does hereby grant unto the Buyer, his heirs and assigns, an exclusive option to purchase that certain tract or parcel of land (hereinafter sometimes called the premises) located in the Old Salem section of Winston-Salem, County of Forsyth, State of North Carolina, and bounded as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The terms of this Option Agreement are as follows:

1. The purchase price is to be computed at One and 10/100 Dollars ($1.10) per square foot for each square foot of the premises, provided that the death of Frances E. Goldston occurs on or before January 1, 1988. In the event that Frances E. Goldston dies subsequent to January 1, 1988, then the purchase price is to be renegotiated after January 1, 1988, based upon the fair market value for restoration property in Old Salem as of the date of such valuation. The actual square footage of the premises shall be determined by and from a survey obtained from a registered engineer.

2. The purchase price is to be paid in cash at closing.

3. Closing shall occur within thirty (30) days after the exercise of this Option Agreement by Buyer.

4. This Option Agreement may be exercised in the following manner:

Upon the Seller acquiring full fee simple title to the property known as Lot 118, Tax Block 558, as shown on the Forsyth County Tax Maps as presently constituted, and upon Seller (a) removing the improvements located thereon and (b) completing its archaeological investigation (all of which shall be done at the discretion of the Seller), Seller will then extend to the Buyer notice of the Buyer's right to exercise this option. Notice thereof will be in writing and delivered to the Buyer by certified mail. The Buyer must exercise this option to purchase the property within thirty (30) days from the date of receipt of the notice from the Seller of Buyer's right to exercise. Exercise of this option must be in writing and delivered to the Seller within thirty (30) days after Buyer's receipt of such notice.
(5) At closing and upon payment of the purchase price by Buyer, Seller shall deliver to Buyer a deed conveying fee simple marketable title, with general covenants of title and warranty of the premises to Buyer, his heirs and assigns, subject only to those certain conditions and restrictions set out in Exhibit B attached hereto and incorporated herein by reference and utility easements of record, which will not interfere with the beneficial use of the property, and further subject to ad valorem property taxes for the year of closing which shall be prorated to date of closing.

(6) The Buyer agrees that the Deed and Option Agreement from the Seller shall contain the conditions and restrictions set out in Exhibit B attached hereto and incorporated herein by reference.

(7) This option shall be transferable only to the subsequent purchaser of those premises this date conveyed by the Seller to the Buyer, which premises are located adjacent to the premises described in Exhibit A attached hereto.

(8) The Buyer, prior to the exercise of this option, will be entitled to use that area designated by the Seller as a driveway and parking easement, the right of use of which may be interrupted by the Seller at such time and for such duration as it deems reasonably necessary. In addition, the Buyer will be authorized by the Seller to make such additional improvements as may be approved by the Seller.

(9) It is agreed by the parties that upon the exercise of this option and the installation of an approved driveway to serve the reconstructed Alexander Cooper Shop ("Shop") and the reconstructed Alexander Cooper House ("House"), the owner of the reconstructed House will pay one-half (1/2) of the maintenance and repair costs of the joint driveway, which obligation shall become operative upon the completion of the reconstruction of said House.

(10) If this option is not exercised, Buyer agrees to pay one-half (1/2) of the maintenance and repair cost of any joint driveway used by the reconstructed House and Shop and the full construction, maintenance and repair cost of any parking area used by the Shop exclusively.

IN TESTIMONY WHEREOF, the Seller, OLD SALEM, INC., has caused these presents to be signed by its President, attested by its Secretary, and has caused the Common Seal of Old Salem, Inc. to be affixed hereto; and the Buyer, WILLIAM G. TAYLOR, III, has hereunto set his hand and seal.

SELLER: OLD SALEM, INC.

Attest:
Secretary

[CORPORATE SEAL]

BUYER: WILLIAM G. TAYLOR, III (SEAL)

Page two
Beginning at an iron stake in the Eastern right-of-way line of Main Street, said iron stake being North 12° 08' 20" West 24.0 feet from the Northwest corner of the Howard Gray lot described in Deed Book 1184, page 136, in the Office of the Register of Deeds of Forsyth County, North Carolina, and running thence along the Eastern right-of-way line of Main Street North 12° 08' 20" West 11.75 feet, more or less, to a point, thence North 78° 30' 00" East 59.0 feet, more or less, to a point, thence North 12° 08' 20" West 13.45 feet, more or less, to a point, thence North 78° 30' 00" East 117.93 feet, more or less, to an iron stake located in the Western right-of-way line of Church Street, thence along the Western right-of-way line of Church Street South 11° 34' 20" East 34.20 feet, more or less, to an iron stake, thence South 78° 30' 00" West 117.59 feet to an iron stake, thence North 12° 08' 20" West 9.0 feet to an iron stake, thence South 78° 30' 00" West 59.0 feet to the point and place of beginning, same being a parcel of land located immediately North of that tract this date conveyed to William G. Taylor III, and being a portion of Tax Lots 117 and 118, Tax Block 550, as set out upon the tax maps located in the Office of the Forsyth County Tax Supervisor, and being that same property surveyed and platted by Joyce Engineering and Mapping Company, Inc. in October of 1977.

Exhibit A
Exhibit B

(2) The Buyer, pursuant to plans approved in writing by an official of Old Salem, Inc., shall (i) cause to be reconstructed an outbuilding on said parcel, and (ii) cause the said premises to be landscaped in keeping with said building and surrounding properties. If the said building shall not be reconstructed according to the terms hereof within twenty-four (24) months following the date hereof, then the Seller shall have an option to repurchase the premises for the initial purchase price paid by the Buyer to the Seller, plus the amount spent by the Buyer toward the reconstruction of said building, said option to expire three (3) years from the date hereof, or upon completion of the restoration of said building, whichever first occurs.

(3) The Buyer covenants and agrees to maintain the premises in keeping with other properties in Old Salem, with all changes in external appearances and landscaping to be approved in writing, by Old Salem, Inc., and during any and all times at which the premises are not so maintained or changes in external appearance shall have been made without prior written approval, the Seller shall have an option to repurchase the premises, provided that Seller shall first give the Buyer written notice of the nature of the deficiency or breach and the Buyer shall have ninety (90) days from and after such notice to correct same in a manner acceptable to Old Salem, Inc. If the Buyer shall fail to correct same in a manner acceptable to Old Salem, Inc. within ninety (90) days next following the giving of such notice, the Seller by giving the Buyer written notice within sixty (60) days after the expiration of said ninety (90) day period of its election to exercise its right to repurchase under the provisions of this paragraph, shall have the right to repurchase the premises, subject to the provisions of Paragraph 7 hereof.

In keeping with the terms of the paragraph hereinabove set out, the Buyer does hereby further covenant and agree as follows:

(a) To maintain the lawn, gardens, trees, and all exterior plantings located upon the premises herein described in keeping with the guidelines as established by the Landscape Restoration Committee of Old Salem.

(b) To submit plans to the Landscape Restoration Committee of Old Salem for any proposed landscaping, which plans must be approved by said committee in writing prior to the instigation of the proposed re-landscaping.

(c) To remove from the premises any future plantings and nonconforming exterior objects, including, but not limited to, pots, vases, fences, ornaments and swings, which nonconforming objects are deemed objectionable by the Landscape Restoration Committee of Old Salem.

If the Landscape Restoration Committee of Old Salem should cease to exist at any time in the future, then and in such case, Old Salem, Inc. or its successor may designate an appropriate substitution committee or landscape architect to fulfill the responsibilities designated herein to the existing Landscape Restoration Committee of Old Salem.
(4) The Buyer covenants and agrees that if the improvements located upon the herein conveyed premises shall be damaged or destroyed by any hazard normally covered by fire insurance with extended coverage, and if the Buyer shall not restore it to its original condition within eighteen (18) months following such damage or destruction, then the Seller shall have an option to repurchase the premises, which option the Seller may exercise at any time within six (6) months after the expiration of said eighteen (18) month period, by written notice to the Buyer of its election to do so, the exercise of such right to repurchase being subject to the provisions of Paragraph 7 hereof.

(5) The Buyer covenants and agrees that the premises shall be used only for single-family dwelling purposes and shall not be leased to any tenant without the written consent of the Seller, provided that such consent shall not be unreasonably withheld, and if the Seller appoints that consent be withheld, the Buyer shall, for six (6) months after the Seller's refusal to give its consent, have the right to notify (in writing) and compel the Seller to repurchase the premises, subject to the provisions of Paragraph 7 hereof.

(6) The Buyer covenants and agrees that if the Buyer shall die, seized of the premises, then the Seller shall, for six (6) months after the death of the Buyer, have an option to repurchase the premises, provided that should the premises be devised to a surviving spouse, direct lineal descendent or descendants of the Buyer, then such devisee or devisees upon binding themselves by recordable instrument of all the conditions and covenants herein contained (substituting themselves for the Buyer with respect to such covenants and conditions), shall have the right, successively, from time to time, to cause said option period to be deferred for any length of time up to the maximum permissible duration of the said option under the rule against perpetuities, minus six (6) months, provided that in no event shall the said option period be deferred for more than ninety-nine (99) years from the death of the Buyer. The foregoing option provisions are subject to the provision of Paragraph 7 hereof.

(7) The Buyer and Seller covenant and agree that any sale of the premises to and any purchase of the premises by Old Salem, Inc., pursuant to the provisions and options set out in Paragraphs 3, 4, 5 and 6 above, shall be at a price equal to the then fair market value of the premises, as though held without restrictive covenants, as determined by agreement of the Buyer (or the then owner of owners, as the case may be) and the Seller, or in the absence of such agreement, by a committee of three appraisers, one to be selected by the Seller, one to be selected by the Buyer (or the then owner or owners, as the case may be) and the other to be selected by the two appraisers selected by the Seller and the Buyer (or the then owner or owners, as the case may be). Either party shall have the right to apply to the Clerk of the Superior Court of Forsyth County to appoint three disinterested appraisers to make such evaluation if the selection of a committee as hereinabove provided shall be delayed unreasonably, and the parties shall be bound by the appraisal of such appraisers to the same extent as if
they had been appointed as hereinabove provided. Forty (40) days shall be deemed reasonable time for the parties to act. Within thirty (30) days after such evaluation, the Seller shall tender the purchase price to the Buyer and the Buyer shall tender a good and sufficient deed conveying to Seller title to the premises in fee simple free and clear of all liens and encumbrances; provided that (except for sale under Paragraph 5 hereof), the Seller may waive its right to repurchase even after such evaluation has been made; in such event Seller shall bear the full cost of the appraisal; otherwise, such expense shall be shared equally between the Seller and the Buyer.

(8) The Buyer covenants and agrees that the Buyer, his heirs and assigns, shall make no inter vivos conveyance of the premises to a third party or parties except in accordance with the following procedures: (i) The Buyer (or the then owner or owners, as the case may be) and the Seller shall determine the fair market value of the premises in accordance with the provisions of Paragraph 7 above (but at the sole expense of the then owners). (ii) If, after such appraisal, the Buyer (or the then owner or owners, as the case may be) still desires to dispose of the property, the Buyer (or the then owner or owners, as the case may be) shall then offer to sell the premises to the Seller herein at said fair market value or less for a continuous period of thirty (30) days. (iii) If, pursuant to said offer the Seller does not purchase the premises, the Buyer (or the then owner or owners, as the case may be) shall have the right to sell the premises to a third party or parties, subject nevertheless to the covenants and options contained herein, during the six-month period immediately following the expiration of the aforesaid thirty (30) days, provided that the sale price shall be no less than the price at which the Buyer (or the then owner or owners, as the case may be) offered the premises to the Seller; provided, further, that the Buyer may transfer his interest, or any portion thereof, in the premises to his spouse without the necessity of compliance with the foregoing provisions. Every conveyance by the Buyer, pursuant to the provisions of this Paragraph 8, shall have inserted in it the covenants and options contained in this agreement.

(9) The covenants and options contained in this agreement shall be considered as covenants running with the land and the Buyer agrees for himself, his heirs, successors and assigns, that in the event the premises are sold or otherwise disposed of, said covenants and options shall be inserted in the conveyance or other instrument disposing of the premises.
STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH  

This 19th day of December, 1977, personally came before me, a Notary Public, who, being by me duly sworn, says that he knows the Common Seal of OLD SALEM, INC. and is acquainted with the said instrument by said President, and that he, the said , signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and notarial seal or stamp this the 19th day of December, 1977.

My Commission expires: January 1, 1980

Notary Public

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, , a Notary Public of Forsyth County, North Carolina, do hereby certify that personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal or stamp this the 19th day of December, 1977.

My Commission expires: January 1, 1981

Notary Public

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of , being duly sworn, certifies that the same is a true and correct statement of the facts as set out herein.

Probate fee 50¢ paid.

Presented for Registration and Returned

Dec 19 3 0f PH'71

EUNICE AYERS
REGISTER OF DEEDS FORSYTH Cnty, N.C.
STATE OF NORTH CAROLINA  
)  
COUNTY OF FORSYTH  
)

DEED AND OPTION AGREEMENT

THIS DEED AND OPTION AGREEMENT, made this 21st day of December, 2001, by OLD SALEM, INC., a North Carolina non-profit corporation, (hereinafter called the "Seller"); and STEVEN G. COLE and wife, PATRICIA G. COLE, (hereinafter called the "Buyers"; references herein to the Buyers refer to the Buyers or the survivor of them);

WITNESSETH:

That the Seller, in consideration of One Hundred Dollars and other valuable considerations ($100.00 & O.V.C.) paid to it by the Buyers, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the covenants herein contained, has bargained and sold, and by these presents does bargain, sell and convey unto the Buyers and their heirs, successors and assigns, subject to the terms, conditions and covenants herein set out, that certain tract or parcel of land (hereinafter sometimes called the premises) located in the Old Salem section of Winston-Salem, County of Forsyth, State of North Carolina, and bounded as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Buyers and their heirs, successors and assigns forever, subject to the terms, conditions and covenants herein set out.

COVENANTS

(1) The Seller covenants that it is seized of the premises in fee simple and has the right to convey the same in fee simple, subject to covenants and options stated herein, and that it will warrant and defend the said title to the same against the claims of all persons whatsoever.

(2) The Buyer, pursuant to plans approved in writing by an official of Old Salem, Inc., shall (i) cause to be reconstructed to its original exterior appearance the Alexander Cooper House, and (ii) cause the said premises to be landscaped in keeping with said building and surrounding properties. If the said building shall not be reconstructed according to the terms hereof within thirty-six (36) months following the date hereof, then the Seller shall have an option to repurchase the premises for the initial purchase price paid by the Buyer to the Seller, plus the amount spent by the Buyer toward the reconstruction of said building, said option to
expire four (4) years from the date hereof, or upon completion of the restoration of said building, whichever first occurs.

(3) The Buyers covenant and agree to maintain the premises in keeping with other properties in Old Salem, with all changes in external appearance and landscaping to be approved in advance, in writing, by Seller;

Buyers are responsible for the protection of the archaeological resources within the perimeters of their premises. No new subsurface disturbance shall take place without prior written approval of Seller. Notification is not necessary when one is gardening or installing approved landscape restoration plans.

Seller reserves the right of access to archaeological remains for purposes of research. Scheduling of any such activities will be made in advance between Seller and Buyers. Artifacts recovered will be the property of the Buyers unless prior written agreement has been reached between Seller and Buyers. Reclamation of that portion of the premises disturbed by the archaeological excavations will be the responsibility of the Seller.

In the event that Buyers wish to have archaeological research done within their premises, one of two options may be pursued: 1) Seller's Staff Archaeologist will perform the necessary work with the Buyers reimbursing Seller for costs including staff time or, 2) The Buyers may contract with a private consulting archaeological firm with the Seller's Staff Archaeologist serving as the coordinator for the project.

During any and all times at which the premises are not so maintained, protected or changes in appearance shall have been made without such prior approval, Seller shall then have an option to purchase the premises, provided that Seller shall first give the Buyers written notice of the nature of the deficiency or breach and the Buyers shall have ninety (90) days from and after such notice to correct same in a manner acceptable to Seller. If the Buyers shall fail to correct same in a manner acceptable to Seller within ninety (90) days next following the giving of such notice, Seller, by giving the Buyers written notice within sixty (60) days after the expiration of said ninety (90) day period of its election to exercise its right to purchase under the provisions of this paragraph, shall have the right to purchase the premises, subject to the provisions of paragraph 6 hereof.

In keeping with the terms of the paragraphs hereinabove set out, the Buyers do hereby further covenant and agree as follows:

(a) To maintain the lawn, gardens, trees, and all exterior plantings located upon the premises herein described in keeping with the guidelines as established by the Landscape Restoration Committee of Old Salem.

(b) To submit plans to the Landscape Restoration Committee of Old Salem for any proposed landscaping, which plans must be approved by said committee in writing prior to the instigation of the proposed landscaping.
(c) To remove from the premises any non-conforming plantings and exterior objects including, but not limited to, pots, vases, fences, ornaments and swings, which non-conforming plantings and objects are deemed objectionable by the Landscape Restoration Committee of Old Salem.

If the Landscape Restoration Committee of Old Salem should cease to exist at any time in the future, then and in such case, Seller or its successors may designate any appropriate substitution committee or landscaping architect to fulfill the responsibilities designated herein to the existing Landscape Restoration Committee of Old Salem.

(4) The Buyers covenant and agree that if the improvements located upon the herein conveyed premises shall be damaged or destroyed by any hazard normally covered by fire insurance with extended coverage, and if the Buyers shall not restore it to its original condition within eighteen (18) months following such damage or destruction, then Seller shall have an option to purchase the premises, which option Seller may exercise at any time within six (6) months after the expiration of said eighteen (18) month period, by written notice to the Buyers of its election to do so, the exercise of such right to purchase being subject to the provisions of paragraph 6 hereof.

(5) The Buyers covenant and agree that the premises shall be used only for single-family purposes, except that so long as the Buyers occupy the main dwelling, a basement apartment, if any, may be occupied by a married child of the Buyers (and his or her spouse) or, for the purpose of additional protection and security of the premises, a person or married couple not related to the Buyers. Neither the main dwelling nor the basement apartment shall be leased to any tenant without consent of the Seller, provided that such consent shall not be unreasonable withheld, and the Seller agrees that should such consent be withheld, the Buyer shall, for six (6) months after the Seller's refusal to give its consent, have the right to notify (in writing) and compel the Seller to repurchase the Premises, subject to the provisions of paragraph 6 hereof.

(6) The Buyers covenant and agree that upon the death of the last surviving Buyer then seized of the premises, then the Seller shall, for six (6) months after the death of the last surviving Buyer, have an option to repurchase the premises provided that should the premises be devised to a direct lineal descendant or descendants of the Buyers, then such devisee or devisees upon binding themselves by recordable instrument of all the conditions and covenants herein contained (substituting themselves for the Buyers with respect to such covenants and conditions), shall have the right, successively, from time to time, to cause said option period to be deferred for any length of time up to the maximum permissible duration of the said option under the rule against perpetuities, minus six (6) months, provided that in no event shall the said option period be deferred for more than ninety-nine (99) years from the death of the Buyers. The foregoing option provisions are subject to the provision of paragraph 6 hereof.

(7) The Buyers and Seller covenant and agree that any sale of the premises to and any purchase of the premises by Seller, pursuant to the provisions and options set out in paragraphs 3, 4, 5 and 6 above, shall be at a price equal to the then fair market value of the premises, as though held without restrictive covenants, as determined by agreement of the Buyers (or the then owner or owners, as the case may be) and the Seller, or in the absence of such agreement, by a
committee of three appraisers, one to be selected by the Seller, one to be selected by the Buyers (or the then owner or owners, as the case may be) and the other to be selected by the two appraisers selected by the Seller and the Buyers (or the then owner or owners, as the case may be). Either party shall have the right to apply to the Clerk of the Superior Court of Forsyth County to appoint three disinterested appraisers to make such evaluation if the selection of a committee as hereinabove provided shall be delayed unreasonably, and the parties shall be bound by the appraisal of such appraisers to the same extent as if they had been appointed as hereinabove provided. Forty (40) days shall be deemed a reasonable time for the parties to act. Within thirty (30) days after such evaluation, the Seller shall tender the purchase price to the Buyers and the Buyers shall tender a good and sufficient deed clear of all liens and encumbrances; provided that (except for sale under paragraph 4 hereof), the Seller may waive its right to repurchase even after such evaluation has been made; in such event Seller shall bear the full cost of the appraisal; otherwise, such expense shall be shared equally between the Seller and the Buyers.

(8) The Buyers covenant and agree that the Buyers, their heirs, successors and assigns, shall make no inter vivos conveyance of the premises to a third party or parties except in accordance with the following procedures: (i) The Buyers (or the then owner or owners, as the case may be) and Seller shall determine the fair market value of the premises in accordance with the provisions of paragraph 6 above (but at the sole expense of the then owners). (ii) If, after such appraisal, the Buyers (or the then owner or owners, as the case may be) still desire to dispose of the property, the Buyers (or the then owner or owners, as the case may be), shall then offer to sell the premises to the Seller herein at said fair market value or less for a continuous period of thirty (30) days. (iii) If said offer is not accepted and the property not purchased by the Seller, the Buyers (or the then owner or owners, as the case may be), shall have the right to sell the premises to a third party or parties, subject nevertheless to the covenants and options contained herein, during the six month period immediately following the expiration of the aforesaid thirty days, provided that the sale price shall be no less than the price at which the Buyers (or the then owner or owners, as the case may be) offered the premises to the Seller; provided, further, that the Buyers may transfer their interest, or any portion thereof, in the premises to either spouse without the necessity by compliance with the foregoing provisions. Every conveyance by the Buyers, pursuant to the provisions of this paragraph 7, shall have inserted in it the covenants and options contained in this agreement.

(9) The covenants and options contained in this agreement shall be considered as covenants running with the land and the Buyers agree for themselves, their heirs, successors and assigns, that in the event the premises are sold or otherwise disposed of, said covenants and options shall be inserted in the conveyance or other instrument disposing of the premises.

(10) Notwithstanding any other term or provision herein contained, it is understood and acknowledged by the Buyers that the Seller or its successors may enforce any obligation, term or provision contained herein through the pursuit of appropriate legal proceedings as may be available to the Seller, including but not limited to specific performance and restraining orders, it being specifically understood and agreed that any cost or expense incurred by the Seller for enforcement hereunder shall be reimbursed by the Buyers, including reasonable attorney's fees and court costs.
IN TESTIMONY WHEREOF, the Buyers, STEVEN G. COLE and wife, PATRICIA G. COLE, have hereunto set their hands and seals and Old Salem, Inc. has caused these presents to be signed by its Vice President, attested by its Asst. Secretary, and has caused the Common Seal of Old Salem, Inc. to be affixed hereto.

SELLER:

OLD SALEM, INC.

By: **Kerry M. Sealey**

Vice President

ATTEST:

**Norma Payne**

Asst Secretary

BUYERS:

**Steven G. Cole**

(SEAL)

Steven G. Cole

**Patricia G. Cole**

(SEAL)

Patricia G. Cole
STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH  

I, Jean Raynor Thomas, a Notary Public of the County and State aforesaid, certify that Norma Pearsall personally came before me this day and acknowledged that (s)he is Assistant Secretary of OLD SALEM, INC., a North Carolina non-profit corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal and attested by him/her as its Assistant Secretary.

WITNESS my hand and notarial seal or stamp, this 21st day of December, 2001.

Jean Raynor Thomas  
Notary Public  

My Commission Expires:  
March 14, 2005  

[Seal]

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH  

I, Jean Raynor Thomas, a Notary Public of Forsyth County, State of North Carolina, do hereby certify that STEVEN G. COLE and wife, PATRICIA G. COLE, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal or stamp, this 21st day of December, 2001.

Jean Raynor Thomas  
Notary Public  

My Commission Expires:  
March 14, 2001  

[Seal]  

Winston 1102404v1  

STATE OF NC - FORSYTH CO  

The foregoing certificate(s) of:  
Jean Raynor Thomas  
NP(s)  

are certified to be correct at the date of recitation shown on the first page thereof.  
Dickie C. Wood, Register of Deeds by  

Dated:  

12/21/2001  

[Seal]
EXHIBIT "A"

BEGINNING at an iron in the eastern right of way line of Main Street, said iron being the southwest corner of property conveyed to Howell M. Epperly and wife, Rosemary B. Epperly, by deed recorded in Book 1040 at Page 1375, Forsyth County Registry; running thence with the southern line of said Epperly property North 78° 13' 40" East 177.48 feet to an iron in the western right of way line of Church Street; thence with the western right of way line of Church Street the two (2) following courses and distances: (1) South 11° 36' 20" East 37.34 feet to an iron; and (2) South 11° 34' 20" East 22.26 feet to an iron, said iron being the northeast corner of property conveyed to Alice MacKenzie, Trustee of the Alice MacKenzie Revocable Living Trust Agreement dated December 9, 1997, by deed recorded in Book 1977 at Page 3760, Forsyth County Registry; running thence with the north line of said MacKenzie property the three (3) following courses and distances: (1) South 78° 30' 00" West 117.93 feet to an iron; (2) South 12° 08' 20" East 13.45 feet to an iron; and (3) South 78° 30' 00" West 59.00 feet to an iron in the eastern right of way line of Main Street; thence with the eastern right of way line of Main Street North 12° 08' 20" West 71.50 feet to the point and place beginning, containing 0.257 acres, more or less, as shown on map prepared for Old Salem, Inc. by Joyce Engineering and Mapping Co., Inc. dated September, 1983, and designated Map No. 1-1055.
APPENDIX D:
ARCHITECTURAL DRAWINGS FOR RECONSTRUCTION OF COOPER HOUSE
West Elevation

SCALE 1/8" = 1' - 0"

Paint Colors to be taken from the Schoeder House 560 block at S. Main St.
Plain Lapped Siding with Exposure 5 3/4" exposure.

Brick laid in common bond pattern to match the historic photos. Stone steps, lintel and door to match the brick in the original foundations.

The House when reconstructed will have half-round copper gutters and a hand wrought lightning rod to match those shown in the historic photos.

Doors will be cut box mall sized with mason window and wooden building elements, otherwise remain 2 feet off center.

Fluted Lattice panel

First floor and shutter details to match the Shewers House at the corner of S. Wall and New Street.

Carriage stones:
Column capitals and bases (including stone pieces)
Balustrade and handrails
Grain stone heads
Lattice in rail and spindles

Although the shutters have a different number of panels than the Shewers House the construction details shall match.

Shutter hinges shall match and the hardware shall be handmade/compass bow type.

Point Colors to be taken from the Shewer House 560 block at S. Main St.
Brick laid in common bond pattern to match the historic photos. Brick type, texture and color to match the pics in the original foundations.

South Elevation

SCALE 1⁄8" = 1' - 0"
Window Jamb Detail

SCALE: Full Size
Door Jamb Detail

SCALE: Full Size
Rear Porch Post & Railing Section

SCALE: 1-1/2" = 1'-0"
The paint colors on the Schroter House present the same level of contrast of the various elements as found in the historic photographs of the Cooper House. This is the requested color scheme for the Cooper House, with the exception of white door and window casings. White sashes, and Spanish brown doors and shutters were very common in the latter part of the first half of the 19th century.
The Portico on the Siewers House is almost identical to the Portico shown in the historic photographs of the Cooper House. The details of moldings, column turnings, balustrade, etc. will be copied in the reconstruction.
Lattice, Granite Steps and Handrail

This Lattice door leads to the ground floor of the Siewers House.

The Cooper House did not have an entry below the portico. Historic photos show only a fixed lattice panel. The reconstructed lattice panel will match the lath and spacing of this door.

The Handrail and granite steps on the Cooper House [as shown in historic photographs] are a virtual match for these on the Siewers House.
Shutter Details

Shutter on Siewers House showing the open details with the raised panel and no molding on the stiles or rails.

Shutter on Siewers House showing the closed details with the flat panel side of the shutter.

Note the 2 knuckle cast iron hinges.
This historic photo courtesy of Old Salem shows the Cooper House and Shop on Lot 41. The house when reconstructed will have half-round copper gutters to match those in the photograph and a hand-forged lightning rod as also shown.

Note that the house and shop are not the same colors.
This historic photograph courtesy of Old Salem shows the Cooper House on Lot 41. This photo is somewhat earlier than the first photo [note the size of the trees] and shows the portico a little less obstructed by the trees.

Note the chimney is laid in 4 to 1 common bond.
APPENDIX E:
2008 COA FOR RECONSTRUCTION
Address of Property: 403 South Main Street (Cooper House Site, Historic Lot 41)

Historic District: X Old Salem Historic  ☑ West End Historic Overlay  ☑ Bethabara Historic

Tax Block Number(s): 558  Tax Lot Number(s): 118B, 119

Name of Owner/Applicant: Steven Cole

Telephone Number (Daytime): (336) 593-2091

Mailing Address: Street or Box 1256 Piney Grove Church Rd
City, State and Zip Danbury, NC 27018

SUBMISSION REQUIREMENTS CHECKLIST:

☑ Detailed Description of Project. Please attach a detailed and typewritten description of the activity for which you are seeking a Certificate of Appropriateness. Refer to the reverse side of this form for further instructions on information to be submitted, as well as important notes related to the Certificate of Appropriateness process.

☑ Drawings, Samples, Site Plans, Etc. Please submit any plans, elevations, or other illustrative information necessary to explain the application. Such information would include detailed plans showing both existing and proposed conditions, material samples or product information, description of building materials, landscaping/site plans, photographs, etc. Refer to the reverse side of this form for further instructions on information to be submitted, as well as important notes related to the Certificate of Appropriateness process.

☑ List of Adjoining Property Owners. Along with the completed application form, please submit a list of the names, mailing addresses, and tax block/lot numbers of property owners within 100 feet on all sides of the property. This information may be obtained from the Forsyth County Tax Office @ 727-2655.

☑ Ten (10) Copies of Application. Please submit ten (10) copies of the application and all supporting documentation. Commission members will receive these copies for review prior to the meeting. Please do not send application forms or information via facsimile.

☑ Date for Filing. The application along with all supporting information, must be filed at least fourteen (14) days prior to the next regularly scheduled meeting of the Winston-Salem Historic District Commission. The Commission meets the first Wednesday of each month at 5:00 P.M. in the Board of Alderman Chambers, Second Floor of City Hall, 101 North Main Street.

I, the undersigned, understand that if the Winston-Salem Historic District Commission issues a Certificate of Appropriateness for the above work, that the Certificate of Appropriateness will be valid for a period of six (6) months from the date of issuance. Failure to procure a building or demolition permit within a six-month period will be considered as a failure to comply with the Certificate of Appropriateness and the Certificate will become invalid. If a building or demolition permit is not required, the approved work must be completed within a six-month period from the date of issuance. The Certificate may be renewed by the Commission following a written request by the applicant.

Signature of Owner/Applicant  Date

RFP

Return application to:

LeAnn Pegram
Historic Resource Coordinator
P. O. Box 2511
Winston-Salem, NC 27102
Phone: 336-727-2087
Information to be Submitted with Application & Important Notes

1. **MATERIAL ALTERATION OR REPAIR / LANDSCAPE OR ENVIRONMENTAL ALTERATION**

   Describe clearly and in detail all work to be done. Include the following items where appropriate:

   A. Sketches, photographs, specifications, product literature, or other description of proposed changes to the building facade or roof, new additions, or site improvements. Accurate scaled drawings will be required for major changes in design for such items as roofs, facades, porches, or prominent architectural features.

   B. Color schedule.

   C. Color and type of brick and/or mortar to be used.

   D. Samples of proposed materials when the original material will not be retained.

   E. Site information including the location of all trees, parking areas, walls, fences, outbuildings, or other landscape features where major site improvements are proposed.

   F. Landscape plan with measured distances for new parking areas or other major site improvements.

2. **RECONSTRUCTION / NEW CONSTRUCTION**

   Describe the nature of the proposed project. Include the following items where appropriate:

   A. Site plan with measured distances.

   B. Elevation drawings of each facade and specifications which clearly show the proposed appearance of the project.

   C. Photograph(s) of the site.

   D. Color schedule.

   E. Samples or other description of materials to be used.

   F. Landscape plan.

   G. Drawings or other description of site improvements: fences, walls, walks, lighting, pavement, patios, decks, etc.

   In the case of reconstruction, submit a summary of the history of the site. Where possible, historical documentation showing the proposed reconstruction should be submitted.

3. **RELOCATION OF STRUCTURE(S)**

   A. Give the reason for the relocation. Include photographs. If the structure is to be relocated within the District, describe the new site and any proposed changes.

   B. Describe any site features which will be altered or disturbed, including foundation, walls, driveways, vegetation, etc.

   C. Submit a site plan showing the placement of the relocated structure on the proposed new site.

4. **DEMOLITION OF STRUCTURE(S)**

   A. Describe the structure and give the reason for demolition. Include photographs.

   B. Submit a timetable for demolition and clearing of the site.

   C. Describe in what condition the site will be left after demolition. In the event new construction will follow the demolition, refer to the Reconstruction/New Construction section of this form.

**IMPORTANT NOTES:**

The Commission reserves the right to request additional information if the Commission believes that the submission of such information is necessary to understand the nature of the intended activity. The Commission uses the Guidelines established for each District to determine the appropriateness or inappropriateness of material alteration or repair, reconstruction, new construction, relocation, or demolition of historic properties. A copy of the Guidelines applicable to each District is available by contacting Commission Staff at the address or numbers listed below.

Any party has the right to appeal the Commission’s decision to the Winston-Salem Zoning Board of Adjustment. An appeal must be filed within twenty (20) days of the Commission’s decision. Questions regarding the appeals process should be directed to the Board of Adjustment @ 727-2101.

Although attendance by applicants at Commission meetings is not required, applicants are encouraged to make every effort to attend. Failure to attend can result in the continuation or denial of a case if adequate information is not available to the Commission.

Further details regarding Historic Districts can be found in Chapter E, Article IV of the Unified Development Ordinance for Winston-Salem/Forsyth County.

L. Robbie King

Historic Resource Coordinator

P. O. Box 2511

Winston-Salem, NC 27102

Phone: 336-727-2087

Fax: 336-743-3185

Email: robbiek@ci.winston-salem.nc.us
Description of Project

Owner is conducting a reconstruction of the Charles A. Cooper House. Old Salem has previously excavated the house site and sold the lot with deed covenants to reconstruct the building with original exterior appearance. This application only addresses the house reconstruction and a subsequent application will detail the site and other landscape features, such as fencing. The existing driveway will remain and be jointly shared by the shop and house owners.

Lot 41 originally had a log house built by Samuel Schulz in 1824, after his retirement from the blacksmith trade, although he died the next year. His widow continued to live in the house until 1834 when Charles A. Cooper, a joiner, purchased the property. Cooper moved into the house and built a shop on the southern part of the lot that same year. There were several outbuildings, including a pig pen built about 1839, and a woodshed proposed in 1840. In 1840 he expanded the original one-story building to a two-story structure with a southern addition. A smokehouse/bake oven was proposed in 1851 on the lot. The original stone footings for the 1824 log house can still be seen on the north, while the southern addition used brick footings. The house was demolished between 1912 and 1917, based on the disappearance of the building from Sanborn Insurance Maps. Duplexes were built on the site and remained until 1977 when Old Salem purchased the property, demolished the duplexes, and conducted archaeological investigations of the lot in 1982 and 1985 (see attached). Although the house location and information was conclusive, only scant evidence remained of other buildings on the lot other than the well. The Cooper Shop was reconstructed to its 1852 two-story configuration, in 1979 based in part on archaeological and historical evidence.

The reconstruction will utilize archaeological, historical, and photographic evidence to provide as accurate an exterior reconstruction as feasible. The reconstruction has been approved by Old Salem Inc.'s Restoration Committee, since it meets Old Salem's standards of archaeological clearance and investigation to confirm issues such as original location and size. The house also has sufficient documentary evidence to accurately restore at least two facades of the building, including the primary street facade. All possible means will be taken to keep existing archaeological materials intact, given any structural and other construction requirements, and any materials not left in-situ will be reused in the building approximating it original use. The other known archaeological features on the lot, such as the well, will be protected from damage during construction.

See attached architectural documents for details of the reconstruction.

Adjacent Owners:

Block 558, lot 107
Howell and Rosemary Epperly
403 S. Main St.
Winston-Salem, NC 27101

Block 558, lots 117A, 117B, 118A
Alice MacKenzie, Trustee
419 S. Main St.
Winston-Salem, NC 27101

Block 558, Lot 40
Ed and Ann Hall
421 S. Main St.
Winston-Salem, NC 27101
Block 2425, Lot 2, 3
Congregation of the United Brethren
501 S. Main St.
Winston-Salem, NC 27101

Block 559, Lot 47
Old Salem Inc.
PO Box F, Salem Station
Winston-Salem, NC 27108
APPENDIX F:
ARCHAEOLOGICAL FINDINGS
Original ground surface (appx.)

Humus; Hosted Clay Strata
(Induced by Burrows)

Hard, Steele Red Clay

House

06-41-77
Breckin Trench Profile
06-31-77  D. Smyth
profile of sand level beneath brick floor
15/6
17 June 1982
Ellen Cosley
054132
1" sp. equals 1/2 of a foot
APPENDIX G:  
NEWSPAPER ARTICLES DOCUMENTING PROCESS
FAMILY REUNION.

FUN FOR ALL.

All gatherings of FRIENDS OF OLD Salem will offer informal entertainment.

FRIENDS OF OLD Salem will be held on Saturday, June 18. But mark that date on your calendar as this is an event that you and your family will want to miss.

The annual Friends Day (the sixth annual) event will be held on Saturday, June 18. This gathering of friends will offer an informal atmosphere, with music and refreshments provided by the Salem Tavern.

The event will be held at the Salem Tavern, with performances by local musicians and a variety of food and drinks available for purchase.

The event will conclude with a fireworks display, followed by a candlelit procession through the historic streets of Salem.

Tickets for the event are $25 per person and can be purchased online at www.friendsofoldsalem.org. All proceeds will benefit the Salem Tavern Museum.

We hope to see you there!

S. D. COOPER

GUIDEBOOK

The Old Salem Official Guidebook, written by Hunter James and Frances Griffin, was first published in 1982 and is now available for purchase online at www.oldsalem.org.

The guidebook includes detailed information about the history and architecture of Old Salem, as well as maps and photographs of the town and its buildings. It is an essential resource for visitors and history enthusiasts alike.

ACQUISITIONS

GIFT OF Mrs. J. L. Levens: Flax spinning wheel

GIFT OF Mr. and Mrs. William J. Leinbach: Moravian arm chair

GIFT OF Mr. and Mrs. Harold Vogler: Vogler watch register, eye straw basket, late 19th century

SUCCESSFUL DIG.

Despite the daily downturns that turned the site into a mammoth mud puddle, the archaeological excavation on Lot 42 early this summer was well worth the undertaking. Not only were important artifacts and architectural evidence uncovered, but also the project was a tangible example of how Old Salem, Inc. and Salem College are beginning to join forces for mutual benefit.

The way for archaeological study of the site was opened last fall when Old Salem, Inc. purchased the remaining half of a non-conforming duplex house at 499 South Main Street. Old Salem, Inc. had owned the other half since 1976. The large frame duplex stood on the site of the 1840 home of Charles Alexander Cooper, a turner and house painter, who had enlarged a small house that was built there in 1824 by Samuel Schulz, a blacksmith and Cooper's father-in-law.

Fortunately for archaeological purposes, the duplex was set back from the street, whereas the other houses, according to early Salem custom, stood flush with the street. Consequently a dig could be made on the original house site without first demolishing the duplex, the process of which might have disturbed archaeological evidence.

Plans for the dig involved both Old Salem, Inc. and Salem College. John Larson, Director of Restoration, worked with Dean Patricia Sullivan and Dr. Clark Thompson of the college in setting up an arrangement wherein Old Salem would provide the equipment and archaeologists for the project and Salem College would furnish housing and give course credit to those of its students who assisted in the research and excavation.

The project began on May 18, with Dr. Michael Hammond of Archaeological Research Consultants, Inc. of Chapel Hill in charge, assisted by Ellen Cosby of the firm and nine Salem College students.

1982 with a remarkably undisturbed site. And out of its mud came some important findings.

—The stone foundations and interior chimney of the 1824 house. (From photographs it had appeared the north chimney of the house was on the exterior, but the excavations revealed that it was located about ten feet inside the northern wall.) The foundation and exterior chimney of the addition made to the house by Charles Cooper in 1840.

—The original exterior door locations, with the threshold stones still in place.

—Bits and pieces of architectural hardware—lightning rod parts, shutter hold-backs, hinges, fireplace crane parts.

—And the most significant artifact of all: a decorative cast iron plate from the firebox of a tile stove. The design of the plate had been documented as having been used by the Moravian settlers in Pennsylvania, but until now there had been no evidence that it was used in Wachovia.

After the archaeology on the front part of the site was completed, the duplex house was carefully removed from the lot. It is hoped that the uncovered foundations of the 1824 and 1840 houses can be left "as is" for the time being as an exhibit of the restoration process and that, at a later time, additional archaeological testing can be made on the rear of the lot to locate a well and several outbuildings. The final hope is that the 1840 Cooper House will be reconstructed on its original site.

The adjacent shop, built by Cooper in 1834 was reconstructed in 1979 by William G. Taylor.

ACQUISITIONS.

GIFT OF Mrs. J. L. Levens: Flax spinning wheel

GIFT OF Mr. and Mrs. William J. Leinbach: Moravian arm chair

GIFT OF Mr. and Mrs. Harold Vogler: Vogler watch register, eye straw basket, late 19th century garden tools.

Dr. Michael Hammond (left) directs Salem College students in the excavation.
Builder uses recycled materials to recapture Old Salem history

By Mary Giovino
Winston-Salem Journal
Published: Monday, May 30, 2005 at 12:30 a.m.

Winston-Salem, |

Since 1978, the brick foundation sat in the empty lot near Old Salem’s famous coffee pot like a ghostly footprint of the distant past.

In a town that values historical authenticity, open lots are preferred to historically inaccurate buildings, so museum officials were content to wait for the right person to come along and rebuild the house that was once there, said John Larson, the vice president of restoration for Old Salem Inc.

"It does take somebody who has a special passion for historic buildings to undertake a process like this," Larson said.

Last year, Stevie Cole, a builder from Danbury who has spent his career taking down old buildings and using salvaged building materials, some of which he then uses to put up new "old" buildings, began rebuilding the Cooper House on that empty lot. Cole is the owner of Steven Cole Builders Inc.

The two-story Federal-style house now rising on the site stops traffic on Main Street. At 4,000 square feet, the house is one of the largest in the restored village.

"You have to be someone like me to tackle this or you would go crazy," Cole said.

Old Salem sold the lot to Cole and his wife, Patty, with a restriction that they must reconstruct the house within two years and that they must build the exterior under Old Salem’s supervision.

Samuel Schultz, a blacksmith, built the original three-room house in 1824.

Charles Cooper bought the house in 1834 and enlarged it in 1840, until it was close to 4,000 square feet.

Cooper's house was torn down about 1912 and at some point a duplex was built on the site. It was torn down about 1978, Larson said.

The museum performed an archaeological dig on the site in 1982. There was also a painting of the early house from the 1830s and old photographs that spanned the 1870s to 1912.

The photographs guided the reconstruction process, Cole said. When he had a question, he turned to the photos. He used them to count the rows in the brick foundation and the clapboard siding, he said.

He used the original brick from the foundation as the floor in the utility room.

He took apart a window from the 1830s in order to understand how to make
authentic windows. He ended up making the 40 windows from pine and put in wavy old glass from salvaged windows.

"Really, they're the hardest thing to make," he said of the windows. "Everything else is elementary."

He made all five exterior doors from virgin pine. He brought in 50,000 European bricks for some of the six mantels in the house. The bricks are smaller than American-made bricks and are the color of sand.

"Stevie has a long history of appreciating historic architecture," Larson said. "In his own career, he's worked on old buildings almost exclusively."

Cole's formal introduction to Old Salem came in 2001 when he worked on the renovation of the Timothy Vogler Gunsmith Shop. He had supplied the museum with materials before, but this was his first construction project.

Though some people would find the museum's obsession with accuracy aggravating, Cole said he enjoyed the work on the gun shop so much that it whetted his appetite to actually live in the village.

Cole and his wife used to walk through the village in the evenings. He compares its historical feel to Charleston, S.C.

He asked Larson if there were any houses for sale. All Larson had to offer was the empty lot, which the Coles ended up buying. Cole said that his wife has a good eye for detail and visits the site to monitor the work. He expects to finish the house in another six months.

"This house needed to be built," Cole said, "and it needed to be built by me."

The Cooper House is the first reconstruction of a private house in Old Salem since the Ackerman House was rebuilt on Factory Row in 1985, Larson said. Of the 100 buildings in the village, 73 are original structures, and the rest are reconstructed. The museum has a few other empty lots, but it doesn't know enough about what was there to rebuild.

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