# Certificate of Appropriateness Application

## PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>Case Number (STAFF ONLY):</th>
<th>COA2020 - 123</th>
<th>Tax Pin:</th>
<th>n/a</th>
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</thead>
<tbody>
<tr>
<td>Site Address:</td>
<td>Historic Old Salem Streets and rights-of-ways</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Historic Landmark:</td>
<td>Yes</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Landmark Name:</td>
<td>Old Salem Historic District National Historic Landmark</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landmark Number:</td>
<td>NRHP Ref#: 66000591</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local District:</td>
<td>Bethabara</td>
<td>Old Salem</td>
<td>West End</td>
</tr>
<tr>
<td>Classification:</td>
<td>Contributing</td>
<td>Non Contributing</td>
<td></td>
</tr>
<tr>
<td>Amending a previously submitted COA?</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Application Type:</td>
<td>Major COA</td>
<td>Minor COA</td>
<td>After-the-Fact COA</td>
</tr>
<tr>
<td>After-the-Fact COA Fee Attached:</td>
<td>Yes</td>
<td>No</td>
<td>The application is not complete without the required fee.</td>
</tr>
</tbody>
</table>

## APPLICANT

| Name of Applicant:        | City of Winston-Salem, Jeffrey Fansler, Deputy Director of Transportation |
| Email Address:            | JEFFREYG@cityofws.org |
| Telephone Number:         | 336-747-6883 |
| Mailing Address:          | 101 N Main Street (PO Box 2511) |
| City:                     | Winston-Salem |
| State:                    | NC |
| Zip Code:                 | 27101 |

## PROPERTY OWNER (IF NOT THE APPLICANT)

| Name of Property Owner:  | n/a |
| Email Address:           |   |
| Telephone Number:        |   |
| Mailing Address:         |   |
| City:                    |   |
| State:                   |   |
| Zip Code:                |   |

## Application Requirements:

For Major and After-The-Fact COA applications, all supporting information must be filed at least twenty-one (21) days prior to the next regularly scheduled meeting of the Forsyth County Historic Resources Commission. The Commission meets the first Wednesday of each month at 4:00 pm.

Minor COA applications can be submitted at any time.

I (We), the undersigned, do hereby make an application for a Certificate of Appropriateness (COA) for the following proposed work and plans to be undertaken within the boundaries of a Local Historic District, Historic Overlay District or Local Historic Landmark.
I (We) also understand that all the required information must be supplied for this application to be considered complete and valid for a Certificate of Appropriateness. By applying for a COA and signing below, the owner is giving permission for staff to enter upon and inspect the property for any reason related to this application and/or an issued Certificate of Appropriateness. I understand that an interior inspection may be scheduled for proposed changes to the interior of a Local Historic Landmark.

Signatures
Applicant: Jeff Fansler  
Date: 11/10/2020

Owner (If not the applicant): ___________________________  Date: ___________________________

**STAFF ONLY**

<table>
<thead>
<tr>
<th>Case Planner:</th>
<th>Date Application Accepted as Complete:</th>
</tr>
</thead>
</table>

| Commission Meeting Date: |

Submit to:

E-mail to the following as cnc attachment:
preservation@cityofws.org

If you are unable to submit by electronically either mail the application to:

Forsyth County Historic Resources Commission
Winston-Salem/Forsyth County Planning & Development Services
P.O. Box 2511
Winston-Salem, NC 27102

or in person by appointment.
Application Attachment Checklist:
The following items must be submitted as part of this application, unless staff determines the information is not relevant for the case. If any of the required documentation or information is missing, the application will not be complete. Application must be in PDF format of at least a 300 dpi resolution, preferably vector images that scale automatically at every resolution. Staff will review the application and if determined not complete, staff will request the required additional material.

<table>
<thead>
<tr>
<th>Applicant's Initials</th>
<th>Application Item</th>
<th>Staff Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>JGF</td>
<td><strong>Project Intent and Background Statement:</strong> Provide a detailed written description of why the proposed change(s) to the building or site is requested. What is the project purpose?</td>
<td></td>
</tr>
<tr>
<td>JGF</td>
<td><strong>Scope of Work:</strong> Describe the specific change(s) being proposed, including all elements or components being added, removed, or changed. List dimensions, materials, and finishes for all components of the project. Be as detailed and clear as possible. <strong>NOTE:</strong> Only work described in the scope of work will be reviewed. Any additional work will require a separate COA application.</td>
<td></td>
</tr>
<tr>
<td>JGF</td>
<td><strong>Compliance with Design Review Standards and/or Guidelines:</strong> Provide a written description of the project's compliance with the applicable Design Review Standards and/or Guidelines. For this statement, identify each of the relevant standards and how it is met in the proposed scope of work. Copies of the Design Review Standards are available online or from staff.</td>
<td></td>
</tr>
</tbody>
</table>
| JGF                  | **Drawings**  
  - Site Plan  
  - Floor Plans (additions and new construction only)  
  - Elevations (projects that involve changes to any building exterior.)  
  **Drawing Format:** Drawings must be to scale with dimensions clearly and legibly stated. All existing and proposed building and site features must be labeled. |           |
| JGF                  | **Photographs:**  
  - Photographs of the front of the main building.  
  - Close-up photographs of area of the proposed work.  
  - Photographs of adjacent structures (for new construction projects only)  
  **Photograph Format:** Color photograph must be at least 300 dpi, at least 3 ½ by 5 inches, and be labeled. |           |
<table>
<thead>
<tr>
<th>Applicant's Initials</th>
<th>Application Item</th>
<th>Staff Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>JGF</td>
<td><strong>Interior Alteration (Local Historic Landmarks only)</strong></td>
<td></td>
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<tr>
<td></td>
<td>• Sketches, photographs, specifications, product literature, or other descriptions of proposed changes to the interior space.</td>
<td></td>
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<tr>
<td></td>
<td>• Accurate scaled drawings will be required for major alterations.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Description of construction methods.</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td><strong>Application Fee for After-the-Fact COA</strong></td>
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<tr>
<td></td>
<td>Make Checks payable to the City of Winston-Salem</td>
<td></td>
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<tr>
<td></td>
<td>First Offense $75.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Second Offense $150.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Third Offense $200.00</td>
<td></td>
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</table>
Old Salem Infrastructure Improvements COA Application – Major Work

Forsyth County Historic Resources Commission (HRC) COA Application – Major Work

November 3, 2020

Prepared for:

City of Winston-Salem
Department of Transportation

Prepared by:

Stantec Consulting Services Inc.
1 W Fourth St, Suite 620
Winston-Salem, NC 27101
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Prepared by [Signature]
Matt Washing

Approved by [Signature]
Linda Pass, PE
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1.0 RENEWAL OF COA 2016-039

Old Salem's historical charm is not without on-going maintenance and infrastructure improvements. The City of Winston-Salem funded the Old Salem Infrastructure Improvements project to address the myriad of safety issues related to uneven sidewalks, deteriorating and deceased street trees, and critically deficient and difficult to maintain utility and streetlight infrastructure. The Old Salem Infrastructure Improvements project, as approved in COA2016-039, was developed in close collaboration with Old Salem stakeholders through public and stakeholder engagement meetings.

The Old Salem Infrastructure Improvements project consists of streetlight and lamppost replacements, electrical conduit and wiring, tree removals and installations, sidewalk, driveway and curbing removals, replacements and repairs, and underground utility improvements (stormwater drains, sewers, and water mains). The Project Limits are within the Old Salem Historic District and is generally bounded by Cemetery Street to the north, Cedar Lane (God's Acre) and Church Street to the east, Old Salem Road to the west and Salem Avenue to the south.

Due to limited funding, the Project was proposed to be constructed in two phases, as follows:

<table>
<thead>
<tr>
<th>Construction Phase / Time Line</th>
<th>Limits</th>
<th>Scope of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1 – In Progress</td>
<td>All streets within the Project Limits</td>
<td>- Water main replacements</td>
</tr>
<tr>
<td>(April 2, 2018 through May 2021)</td>
<td>South Main Street and portions of Church Street and Bank Street</td>
<td>- Sewer rehabilitation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Storm drain replacements</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Sidewalk replacements</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Tree replacements</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Phase 1 area electrical ductbanks</td>
</tr>
<tr>
<td>Phase 2 – Future</td>
<td>Church Street, Salt Street, and all east/west running streets</td>
<td>- Sidewalk replacements</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Tree replacements</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Phase 1 area lampposts and lanterns</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Phase 2 area electrical ductbanks, lampposts, and lanterns</td>
</tr>
</tbody>
</table>

As noted in the Table above, the streetlight lampposts and lanterns proposed for Phase 1 construction were moved to Phase 2 due to limited project funding.

This Project was granted a Certificate of Appropriateness (COA2016-039) on September 12, 2016 for Phase 1 and 2 construction as shown in Appendix A. On October 3, 2019, minor work application COA2010-108 renewed the original Certificate of Appropriateness (COA2016-039) for an additional year (Appendix B). Limited to a one-time, one-year extension, COA2019-108 expired October 3, 2020.

Phase 1 construction of the Old Salem Infrastructure Improvements project has made substantial progress to date. As of the date of this report, a summary of Phase 1 and Phase 2 streetscape work is as follows:
## OLD SALEM INFRASTRUCTURE IMPROVEMENTS COA APPLICATION – MAJOR WORK

**RENEWAL OF COA 2016-039**

<table>
<thead>
<tr>
<th>Phase 1 &amp; 2 – Streetscape Elements</th>
<th>Units</th>
<th>Installed-to-Date</th>
<th>Remaining¹</th>
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<tbody>
<tr>
<td>Tree/Stump Removal</td>
<td>EA</td>
<td>33</td>
<td>2</td>
</tr>
<tr>
<td>Tree Plantings</td>
<td>EA</td>
<td>38</td>
<td>26</td>
</tr>
<tr>
<td>Salvage Brick Sidewalk</td>
<td>SF</td>
<td>29,730</td>
<td>18,298</td>
</tr>
<tr>
<td>New Brick Sidewalk/Driveway</td>
<td>SF</td>
<td>6,654</td>
<td>1,772</td>
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<tr>
<td>Salvage Fieldstone Sidewalk/Driveway</td>
<td>SF</td>
<td>1,564</td>
<td>---</td>
</tr>
<tr>
<td>New Fieldstone Sidewalk</td>
<td>SF</td>
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<tr>
<td>Temporary Resin-Bonded Stone Sidewalk</td>
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<td>6,748</td>
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<td>New Granite Silt Driveway</td>
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<td>Salvage Granite Silt Gutter/ Driveway</td>
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<td>Salvage Granite CurbReset</td>
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<td>690</td>
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<tr>
<td>Streetlight Stub Outs</td>
<td>EA</td>
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<tr>
<td>Streetlight Lampposts and Lanterns²</td>
<td>EA</td>
<td>---</td>
<td>88</td>
</tr>
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</table>

¹ Estimate as of October 2020 and subject to change based on construction

² 41 removed from Phase 1 and added to Phase 2 due to funding limitations

This Major Work Application seeks to renew the previously granted Certificate of Appropriateness for the completion of the remaining streetscape work.

In addition, this application presents the proposed streetlight materials in Section 2.0 Streetlights and seeks approval of the proposed streetlight materials as previously requested in Item 1) of COA2016-039 (see Appendix A). Proposed streetlights will consist of a ductile iron lamppost replicated from an existing concrete lamppost and lanterns based on the existing Old Salem streetlight lanterns, including the existing curvilinear metal collar and steeple-shaped metal finial.
2.0    STREETLIGHTS

2.1    HISTORIC STREETLIGHTS

Old Salem archive photographs from circa 1870 show very few streetlights installed at this time. The photographs (top and middle right) and a historic painting (bottom right) show what are assumed to be some of the first streetlights installed in Old Salem. The historic streetlights in these images have a finial (rounded finial with a bird on top in the photographs and a spiral finial in the painting), glass-paned lanterns, and a round, cast metal lamppost with ladder rests.

2.2    EXISTING STREETLIGHTS

In the late 1950s or 1960s a “standard streetlight” was developed and installed throughout Old Salem. This streetlight exists in thirty-seven (37) places today and its material elements consist of a lantern-style body, steeple-shaped metal finial, cast aluminum collar, painted precast concrete lampposts, and bracketed street name signage.

Old Salem Inc. manages, procures, and maintains the existing standard streetlight fixtures and lampposts. The lamppost aluminum collar is provided by the Moravian Church who owns the casting form. The City of Winston-Salem is responsible for the streetlights and currently leases them from Duke Energy. Duke Energy is responsible for the buried wiring to the lampposts and installing and repairing the fixtures. These standard streetlights require a significant amount of upkeep to keep them in working order, and many do not function properly. The large number of streetlight element owners and stakeholders makes maintenance, repair, and replacement difficult to coordinate and carry out.

The streetlights are served with direct bury wiring (no conduits) under the streets and curbing. The existing streetlight electrical cables are run from electrical manholes located in the street.

Each streetlight fixture includes a lantern body with eight opaque trapezoidal glass plates. Many lanterns have broken or missing panes. All streetlight fixtures are in need of maintenance and cleaning. The four panes in the top of the lantern are clear glass and the four in the bottom are opaque. Bottom glass opaqueness varies from fixture to fixture throughout the area. The existing opaque panes substantially reduce the streetlight output. The existing streetlights have high pressure sodium bulbs and ballasts that require frequent replacement.
OLD SALEM INFRASTRUCTURE IMPROVEMENTS COA APPLICATION – MAJOR WORK

STREETLIGHTS

Each streetlight is controlled by a photocell mounted in the base of the lamppost at about 15-inches above grade. This location is not ideal for photocells as dark shadows (from parked cars or trees) or artificial sources of light can impact proper photocell function. Several streetlight photocells are broken, which means that the streetlights remain lit consuming energy both day and night.

The existing standard streetlight consists of three major elements—lantern, collar and lamppost as described below. The lantern and lamppost are shown in Appendix C – Existing Streetlight Drawings.

Lantern (provided by Old Salem, Inc.):
- Body: Fabricated steel frame; painted black; interior access through hinged door at a lower glass pane; no gasketing is provided for prevention of water or bug entry; base plate with tenon hole for fastening the body to the lamppost
- Finial: Fabricated steel; painted black; welded to the top of the body; designed to resemble a steeple over an open church doorway
- Panes: Plate glass; clear or opaque
- Light bulb: Single 100-watt high pressure sodium bulb and ballast

Collar (provided by the Congregational Moravian Church):
- Body: Cast aluminum; painted black; with set screws to connect the lantern to the post.

Lamppost (provided by Old Salem, Inc.):
- Post: Precast concrete with ¾ inch I.D. galvanized steel pipe that functions as a conduit for the electrical wiring and a tenon for connecting the lantern
- Height: 10 feet, from ground to base of collar
- Ladder rest: None
- Mounting: Direct bury, 3 feet deep
- Finish: Painted, white
- Manufacturer: Motsinger Precast Concrete Products, 199 Disher Road, Winston-Salem, NC 27107

Existing standard streetlight

Lantern, finial, and collar
Broken lantern panes
Broken photo cell / water in lantern
OLD SALEM INFRASTRUCTURE IMPROVEMENTS COA APPLICATION – MAJOR WORK

STREETLIGHTS

In addition to the standard fixture and lamppost, several non-standard streetlight variations are installed throughout Old Salem, including:

- "Moon Lights" mounted in treetops with wiring and conduit attached to tree trunks. The locations of these non-standard fixtures are not shown on the Drawings.

- Eight non-decorative Duke Energy streetlights and lampposts placed within the street rights-of-way on Salt Street, and at the north and south ends of South Main Street. The locations of these non-standard streetlights are shown on the Drawings.

- Five streetlights and lampposts placed on the backside of the sidewalk along Church Street have non-standard decorative lanterns and lampposts and are most likely served by power panels from within adjacent Salem College buildings. The locations of these non-standard fixtures are not shown on the Drawings.

- Many other non-standard outdoor/streetlight fixtures exist outside of the street rights-of-ways throughout the Old Salem Historic District.

A sampling of the existing Old Salem streetlights are shown in the photographs that follow.
2.3 DEMOLITION OF STREETLIGHTS

The existing streetlight locations are shown in Appendix D – Proposed Streetlight Removals and New Streetlight Layout Drawings. To date, two existing streetlights have been removed because of their conflict with water main or storm drain improvements (807 South Main Street (L38) and 438 South Main Street (L29)).

Existing streetlights to be removed are shown with an "X" in the Appendix D drawings. One existing standard streetlight will remain at its historic location on the southeast corner of South Main Street and West Street. This frequently photographed streetlight is identified by a green dot in the Appendix D drawings.
OLD SALEM INFRASTRUCTURE IMPROVEMENTS COA APPLICATION – MAJOR WORK

STREETLIGHTS

A total of thirty-eight streetlights are proposed for removal. Thirty of those removed will be replaced with a new streetlight generally adjacent to the existing streetlight location. The other eight will be removed and not replaced in place to improve spacing of the proposed new streetlights.

Existing wiring in the street will be removed and replaced with new wiring installed in the street per National Electrical Code® requirements.

2.4 STREETLIGHT MATERIALS FOR REUSE

Except for the one streetlight at the southeast corner of South Main Street and West Street, no existing standard streetlights or lampposts are proposed for reuse. During construction, care will be taken in the removal of the existing streetlight and lampposts. Demolished streetlight fixtures and lampposts will be collected by the Contractor and delivered to Old Salem Inc. or the City for storage.

2.5 PROPOSED STREETLIGHTS

2.5.1 NUMBER OF NEW STREETLIGHTS

A total of 88 new streetlights are proposed for the Project. The proposed new streetlight locations are shown in Appendix D. As noted in Section 2.3, thirty (30) existing streetlights will be removed and replaced with new streetlights generally adjacent to the existing streetlight location. Fifty-eight (58) new streetlights (of which 2 are stub outs only) will be added.

The proposed new streetlights provide the following benefits:

- A satisfactory level of street lighting for safety and access (0.5-0.7 foot-candles average)
- Streetlight spacing at approximately 150-foot spans with a minimum of 0.1 foot-candle between lights
- Continuity of lantern style and light output throughout Old Salem
- LED light for greater output, better coverage, energy savings, and of a warm color temperature
- Ease of maintenance
- Reduced light pollution as LEDs only shine light downward to reduce light where it is not intended, wanted, or needed
- Single source lanterns that are easy to procure, install, maintain, and replace if damaged in the future
- Lampposts that are easy to procure, install, maintain, and replace if damaged in the future

Although closed for vehicles, the City owns the rights-of-way and is responsible for maintenance of Cedar Avenue (the foot path along the west side of the cemetery). Seven of the eighty-eight new streetlights are proposed for installation along Cedar Avenue (one in Phase 1 and six in Phase 2).
2.5.2 LAMPPOST REPLICATION

One existing standard streetlight lamppost will be carefully removed from site, safely packaged, and transported to Spring City Electrical Mfg. Co. in Spring City, PA. This existing lamppost will be used by Spring City to fabricate a replica lamppost mold. From this mold, the proposed replica lampposts for the Project will be fabricated of ductile iron. Cost effective lamppost fabrication and shipping includes the number of lampposts that fit on a flatbed tractor trailer truck—approximately 40 lampposts.

The proposed ductile iron lamppost will have a base plate for mounting and for ease of installation and replacement should the post ever be damaged. The mounting plate will be buried below the sidewalk surface. Wiring connections will be provided through the center of the post and accessed through hand-holds similar to the existing lamppost hand holds. Photo cells will not be provided at each lamppost, but rather, a single photo cell will be provided at each area electrical panel for ease of replacement upon failure. The lamppost will have a tenon at the top for securing the cast aluminum collar with a set screw painted black to blend with the lamppost collar.

The mold and existing concrete lamppost will be returned to the City at the completion of lamppost fabrication for long-term storage until additional lampposts are desired in the future. The proposed lamppost includes the following:

Lamppost (see drawing below, Appendix E):
- Manufacturer: Spring City Electrical Mfg. Co.; Spring City, PA
- Length: 11 feet
- Height above grade: 10 feet
- Ladder rest: None
- Mounting: Base plate with stainless steel bolts and nuts
- Material: One-piece ductile iron
- Finish: white, enamel powder-coat
OLD SALEM INFRASTRUCTURE IMPROVEMENTS COA APPLICATION – MAJOR WORK

STREETLIGHTS

2.5.3 LANTERN REPLICATION

The proposed streetlight lantern consists of a replica cast aluminum collar and a custom-fabricated lantern nearly identical to existing lanterns. One exception is that the lantern will have solid top panels in lieu of glass. The solid black panels are proposed to improve the lantern’s longevity and reduce maintenance and light pollution. The existing lantern’s glass pane top panels are easily damaged by falling tree limbs, are not watertight, and contribute to nighttime light pollution.

One existing lantern was carefully removed from site, safely packaged and transported to ANP Lighting Inc.’s in-house custom-design engineering, foundry and spinning facility in California. ANP Lighting Inc. produced a custom-fabricated lantern as shown and detailed below.

Lantern (photo below, Appendix F):

- Manufacturer: ANP Lighting Inc.; Montclair, California
- Body: Fabricated four-sided pyramid shape with solid top panels and solid paned, hinged, gasketed lid
- Material: Aluminum
- Panes: Four opaque plate glass panes in bottom half
- Light: LED, warm-colored, 2700K, with minimum average 0.7 foot candle at 150 feet on one side
- Finish: Black, enamel powder coat

![Side-by-side existing Old Salem lantern vs. proposed ANP lantern](image-url)
OLD SALEM INFRASTRUCTURE IMPROVEMENTS COA APPLICATION – MAJOR WORK

STREETLIGHTS

Finial (photo below):
- Manufacturer: ANP Lighting Inc.; Montclair, California
- Material: Fabricated aluminum to match the existing steeple shape
- Fastener: Bolted or welded to the top of the body
- Finish: Black enamel powder coat

Collar (photo right):
- Manufacturer: ANP Lighting Inc.; Montclair, California
- Material: Cast aluminum, to match existing curved collar shape
- Fasteners: Stainless steel set screws, painted black
- Finish: Black enamel powder coat
A preliminary (partial) prototype for the ANP fixture has been installed in front of the T. Bagge Merchant Shop at 626 South Main Street for several years. This lantern was installed to demonstrate the proposed lantern's light output. This preliminary prototype does not incorporate the replica steeple-shaped finial or the replica curved collar proposed for this Project.
OLD SALEM INFRASTRUCTURE IMPROVEMENTS COA APPLICATION – MAJOR WORK

STREETLIGHTS

2.6 APPENDICES – STREETLIGHTS

The appendices below provide more information about the existing, proposed removed streetlights, and proposed new streetlight locations.

A  HRC COA2016-039, dated September 12, 2016
B  HRC COA2019-108, dated October 3, 2019
C  Existing Streetlight Drawings
D  Proposed Streetlight Removals and New Streetlight Layout Drawings
E  Proposed Lamppost Drawing
F  Proposed Lantern Drawing
G  Lamppost Base Bolt Circle and Anchor Bolt Shop Drawing
A HRC COA2016-039
CERTIFICATE OF APPROPRIATENESS
Date: September 12, 2016
CASE #: COA2016-039

On September 7, 2016, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA), for the following work in the Old Salem Historic District:

- Comprehensive Streetscape and Infrastructure Improvements

Approval of this item granted with the following conditions:

1) Commission staff and two HRC members shall review and approve a complete example of the new lighting, including the lantern, collar and lamp post, reviewing and approving the wattage, final design, and post.

2) Lights installed in the branches of any trees in the Right-of-Way shall be removed when the trees are removed.

3) Commission staff and one HRC member, with the assistance of the City's Urban Forester, shall review, and approve the species, location, and size of all new trees prior to installation to verify they meet the proposed plan. The following shall be removed from the plan and replaced with a species listed in the Guidelines: Overcup Oak, Princeton Elm, Shumard's Oak, and Nuttall Oak.

4) Existing large trees and any other significant landscape features should be protected from immediate damage during the construction and from delayed damage due to construction activities.

5) Existing sidewalk materials should be utilized, unless deemed damaged. If no matching material exists on site for replacement, a new material which matches the existing in design, color, pattern, size, texture, and tooling should be used.

6) Commission staff and two HRC members shall review and approve all areas that are recommended for the "Klingstone Paths" product to be used along the sidewalk to bridge the tree roots to verify it is an appropriate material in design, color, pattern, texture, and that this is the best solution for the specific location, all attempts shall be made to minimize the amount of the "Klingstone" and to maximize the use of brick or stone.

7) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies.

8) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work prior to commencement of that portion of the project.

9) 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.

[Signature]
Langdon Oppermann, Chairman
Forsyth County Historic Resource 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.
On September 7, 2016, 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, Connie James, John Reed, Catherine Hendren, John Larson, Jeff Sowers and Linda Pass appeared and presented testimony and evidence in support of the application. Katherine Hoyt, John Hauser, William Hoyt, Kathleen Keyser and Rosemary Epperly appeared and presented testimony and evidence in opposition to the application. Michelle McCullough, Historic Resources Officer, presented the staff report and recommendation (hereinafter "staff report").

After presentation of all testimony and evidence, the Forsyth County Historic Resources Commission, based upon the staff report, applicant revisions, testimony and evidence presented at the hearing, finds that the proposed project is not incongruous with the character of the Old Salem Historic District because:

**Lighting:**

1) The proposed new street lighting seeks to imitate existing period lighting, but is wired for electricity and is compatible with the character of the structures and the District (Lighting, Old Salem Guideline 1).

2) Proposed is the installation of 85 new streetlights. 35 will be removed and replaced with new streetlights in the same location and 50 new streetlights will be added at new locations (two are stub- outs for future use only, no streetlight pole will be installed). The new streetlight is a new holistic unit that is compatible in appearance, location, design, material, finish and scale to the structures, sites and District. The new streetlights will have a custom fabricated finial to match existing lighting, LED lighting with dark sky friendly lanterns and adjustable bulbs to control light pollution. The new streetlights will be a standard model of lighting that will be utilized in the future for replacement when necessary (Lighting, Old Salem Guideline 3).

3) The proposed new streetlight locations are adjacent to streets and sidewalks, compatible with the character of the various sites and the District. The proposed streetlights replicate the existing lighting as close as possible in design, site, finish, and scale. The locations of new lighting are located in areas that are compatible with existing locations, adjacent to the street or sidewalk, only in locations that do not have any existing lighting at this time (Lighting, Old Salem Guideline 4).
Tree Removal and Replacement:

4) The proposed project retains and preserves healthy significant landscape features (Significant Landscape Features, Old Salem Guideline 1).

5) The proposed project installs forty-eight (48) new trees, the species selected from the list in the Guideline’s Trees Native to Wachovia listed in Appendix C of the Guidelines on page 72 or suggested by Keith Finch because they are a native species. This incorporates indigenous or historically appropriate plant materials in this new landscape design (Significant Landscape Features, Old Salem Guideline 3).

6) The proposed project removes eleven (11) trees that are in “poor” or “fair” condition, meaning that they are dead, diseased or hazardous to life and/or property; five (5) trees small in diameter; and three (3) in “good” condition that require removal to provide access for brick sidewalk improvements (Significant Landscape Features, Old Salem Guideline 4).

Sidewalk and Curbing Repair:

7) The proposed “typical sidewalk repair” will preserve and maintain the topography, patterns, features, and dimensions of the streets and sidewalks by utilizing existing brick that can be salvaged and new brick that matches the existing in design, color, material, pattern, and tooling (Public Rights-of-Way, Old Salem Guideline 1, 2, 3, and 6).

8) The proposed project will repair sidewalks, curbs, and paving, where needed, to match adjacent materials in design, color, material, pattern, texture, and tooling (Public Rights-of-Way, Old Salem Guideline 2).

9) The proposed “typical sidewalk repair at existing trees” (temporary installation) will use Klingstone around trees that are healthy and not being replaced at this time, however, the tree roots are causing the sidewalks to buckle. Once the tree naturally ages out, it will be replaced with a “typical sidewalk repair” (Public Rights-of-Way, Old Salem Guideline 4).

10) The proposed new or reinstallation of granite curbing will utilize the existing granite curb, whenever possible. When too deteriorated, new curbing will be used and will match the existing in design, color, material, pattern, texture and tooling at the same location and height (Public Rights-of-Way, Old Salem Guideline 3).

11) The proposed plan will use original materials when feasible. Sidewalks will be surfaced with brick or stone and curbing will be granite (Public Rights-of-Way, Old Salem Guideline 6).

Based upon the foregoing findings of fact, the Forsyth County Historic Resources Commission hereby grants a certificate of appropriateness for the comprehensive streetscape and infrastructure improvements in the Old Salem Historic District, roughly bounded by Cemetery Street to the north, Cedar Lane (God’s Acre) and Church Street to the east, Old Salem Road to the west and Salem Avenue to the south, with the following conditions:
1) Commission staff and two HRC members shall review and approve a complete example of the new lighting, including the lantern, collar and lamppost, reviewing and approving the wattage, final design, and post.

2) Lights installed in the branches of any trees in the Right-of-Way shall be removed when the trees are removed.

3) Commission staff and one HRC member, with the assistance of the City’s Urban Forester, shall review and approve the species, location, and size of all new trees prior to installation to verify they meet the proposed plan. The following shall be removed from the plan and replaced with a species listed in the Guidelines: Overcup Oak, Princeton Elm, Shumards Oak, and Nuttall Oak.

4) Existing large trees and any other significant landscape features should be protected from immediate damage during the construction and from delayed damage due to construction activities.

5) Existing sidewalk materials should be utilized, unless deemed damaged. If no matching material exists on site for replacement, a new material which matches the existing in design, color, pattern, size, texture, and tooling should be used.

6) Commission staff and two HRC members shall review and approve all areas that are recommended for the “Klingstone Paths” product to be used along the sidewalk to bridge the tree roots to verify it is an appropriate material in design, color, pattern, texture, and that this is the best solution for the specific location, all attempts shall be made to minimize the amount of the “Klingstone” and to maximize the use of brick or stone.

7) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies.

8) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work prior to commencement of that portion of the project.

9) 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 twelfth day of September, 2016.

Langdon E. Oppermann, Chair
Forsyth County Historic Resources Commission
OLD SALEM INFRASTRUCTURE IMPROVEMENTS COA APPLICATION – MAJOR WORK
APPENDICES

B  HRC COA2019-108
October 3, 2019

Jeffrey Fansler
Deputy Director of Transportation
City of Winston-Salem
101 North Main Street
PO Box 2511
Winston-Salem, NC 27102

RE: CERTIFICATE OF APPROPRIATENESS
Old Salem Streets and Sidewalks within the District
Old Salem Historic District
CASE #: COA2019-108

Dear Mr. Fansler:

Staff of the Forsyth County Historic Resources Commission received your Minor Work application requesting the following work for the streets and sidewalks within the Old Salem Historic District:

- Renewal of COA2016-039

After reviewing the specifications of the request, Commission staff determined that the application constitutes a Minor Work project as defined by the Winston-Salem Unified Development Ordinance Chapter B, Section 4-7.4(G) ...If a request is made to renew a Certificate of Appropriateness prior to its expiration, Commission staff may renew it for one (1) additional year.

This COA is subject to the following conditions:

1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;

2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a minor work, prior to commencement of that portion of the project; and,

3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work and photo documentation of the completed project to HRC staff within ten (10) days of its completion.
Please remember that 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. You should consult with the City Inspections Division at 336-727-2828 prior to beginning the project. This includes issues related to zoning and use of the property.

Please note that the work must be conducted as submitted and approved; any deviations from the approved COA must be discussed with staff prior to its implementation.

If you have questions, please contact Michelle M. McCullough at 336-747-7063 or by email at michellem@cityofws.org.

Sincerely,

[Signature]

Michelle M. McCullough
Historic Resources Officer

Enclosures
CERTIFICATE OF APPROPRIATENESS
Date: October 3, 2019
Case #: COA2019-108

On October 3, 2019, the Forsyth County Historic Resources Commission issued this Certificate of Appropriateness (COA) for the following as-submitted work for the streets and sidewalks in the Old Salem Historic District:

- Renewal of COA2016-039 for One Year

Approval of this item granted subject to the following conditions:

1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;

2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a minor work, prior to commencement of that portion of the project; and,

3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

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 if you have the legal authority to be on the property to perform the approved work.

This Certificate of Appropriateness expires on October 3, 2020.

Michelle M. McCullough
Historic Resources Officer

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.
Certificate of Appropriateness Request for Certification of Completed Work

<table>
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<th>COA Expiration Date:</th>
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<tr>
<td>Property Owner:</td>
<td>City of Winston-Salem, Jeffrey Fansler</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email Address:</td>
<td><a href="mailto:JEPFRFYGF@cityofws.org">JEPFRFYGF@cityofws.org</a></td>
<td>Telephone Number (Daytime):</td>
<td>336-747-6883</td>
</tr>
<tr>
<td>Mailing Address (Street or Box):</td>
<td>101 N. First Street</td>
<td></td>
<td></td>
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<tr>
<td>City:</td>
<td>Winston-Salem</td>
<td>State: NC</td>
<td>Zip: 27102</td>
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| Property Name:         | Old Salem Historic District |
| Address:               |                             |

**Approved Work:**

- Renewal of COA2016-039

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<td>Local Historic Landmark #:</td>
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| Staff assigned to the Case/Email: | Michelle M. McCullough/ michellem@cityofws.org |

**Applicant and/or Property Owner complete and sign below:**

**Date of Completion:** ___________________________  I/We have decided not to undertake this project. [☐]

**Please submit the following items to verify proper completion of work:**

**Photographs:** Photos showing all aspects of the completed work. Submit 4"x6" photographs and this completed form in the mail or scan signed form and email digital photos to Staff assigned to the case referenced above.

| Signature of Applicant and/or Property Owner: | Date: |
| Staff Reviewer: | Date: |
Forsyth County
Historic Resources Commission

CERTIFICATE
OF
APPROPRIATENESS

Has been issued for:

Address: Old Salem Historic District

Case #: COA2019-108

Date Issued: October 3, 2019

Expiration Date: October 3, 2020

• One-year Extension to COA2016-039.

THIS CARD MUST BE KEPT IN A CONSPICUOUS LOCATION UNTIL ALL PHASES OF THE DESCRIBED PROJECT ARE COMPLETED

The scope of work for this project must meet all other applicable building codes and ordinances. Any additional approvals or permits from the jurisdiction must be obtained prior to initiating work.
C  EXISTING STREETLIGHT DRAWINGS
E PROPOSED LAMPPOST DRAWING
OLD SALEM LAMPOST

1/2" = 1'-0"

SECTION B'-B'

MOUNTING PLATE

1" = 1'-0"

DETAIL "A"

3" = 1'-0"

NOTE:
TECHNICAL DIMS AS RECOMMENDED BY LUMINAIARE MFR.

STANTEC

Client/Project
CITY OF WINSTON-SALEM, NC
OLD SALEM INFRASTRUCTURE IMPROVEMENTS

Issue  OLD SALEM LAMPOST

Revision  A

Date   2020.10.09

Reference Sheet X-XXX

Figure No. 1
proposed lantern drawing
LAMPPPOST BASE BOLT CIRCLE AND ANCHOR BOLT SHOP DRAWING
TO: Ramey, Inc.
P.O. Box 10
Bethania, NC 27010-0010

WE are herewith transmitting the following drawings and/or details:

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<th>Copies</th>
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<th>Section Number</th>
<th>Description</th>
<th>Item Number</th>
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<th>Make Corrections Noted</th>
<th>Correct and Resubmit</th>
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<td>Streetlight Lamppost Anchor Bolts</td>
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NOTES:
1. Anchor Bolts: Provide stainless steel as specified.

Sincerely,
Stantec Consulting Services Inc.

By: Linda L. Pass, PE
01/24/2019
OLD SALEM INFRASTRUCTURE IMPROVEMENTS

Winston Salem, NC

Anchor Bolts & Bolt Pattern

Submitted by: Chad McLean

Date: 1/21/2019
Bolt Circle Pattern

14 1/2 SQ. 1" THK

15" BOLT CIRCLE

7" CLEAR OPENING

1" WIDE X 2" LONG FOR 3/4" ANCHOR BOLTS

SECTION C-C
N.T.S.

Ø OF ACCESS DOOR
L Shape Anchor Bolt Cut Sheet

Grade: 304SS

Diameter: 3/4(10)

Length: 24"

Hook: 3"

Thread: 5"

Finish: Plain H.D. Galv.


Additional Comments:
164 PCS: 3/4(10)X 24"+3" 304SS ANCHOR ROD