November 5, 2020

Jeffrey Fansler
City of Winston-Salem
P.O. Box 2511
Winston-Salem, NC 27102

RE: COA2020-123
Old Salem Historic District
Various Locations

Dear Mr. Fansler:

At the December 2, 2020, meeting of the Forsyth County Historic Resources Commission, review and consideration was made of the following Certificate of Appropriateness (COA) application for the Old Salem Historic District, Winston-Salem, North Carolina.

- Comprehensive Streetscape and Infrastructure Improvements Project

After consideration, the Commission voted that the application be approved. Enclosed are the Order, COA, COA Placard, and Certification of Completion Form.

Please note it is the applicant’s responsibility to contact Commission staff regarding any and all conditions to which a COA is subject. This is a requirement of COA issuance. Additionally, the applicant shall contact Commission staff if, in the process of continuing the project, unknown circumstances arise which may result in changes, alterations, or modifications. This includes, but is not limited to, issues related to zoning and use of the property.

The application as-submitted includes all written, verbal, and graphic information provided to the Commission and/or Commission staff. All approved work must be completed within three (3) years of the COA date of issuance.

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

Sincerely,

Michelle M. McCullough

Michelle M. McCullough
Historic Resources Officer

Enclosures
CERTIFICATE OF APPROPRIATENESS
Date: December 2, 2020
CASE #: COA2020-123

On December 2, 2020 the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work in the Old Salem Historic District, Winston-Salem, North Carolina.

- Comprehensive Streetscape and Infrastructure Improvements Project

Approval of this item granted subject to the following conditions:

1) Lights installed in the branches of any trees in the Right-of-Way shall be removed when the new streetlights are installed;

2) Existing large trees and any other significant landscape features shall be protected from immediate damage during the construction and from delayed damage due to construction activities;

3) Existing bricks shall be utilized, unless deemed damaged. If no matching brick exists on site for replacement, a new brick which matches the existing in design, color, pattern, size, texture, and tooling shall be used;

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

5) 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; and,

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

This COA runs with the property upon which the work is to be performed. The COA does not serve in any manner as a certification by the HRC or the Winston-Salem/Forsyth County Planning Division that the applicant or anyone else has the authority to be on the subject property to perform the approved work. You should perform your own due diligence to confirm whether you have the legal authority to be on the property to perform the approved work.

This Certificate of Appropriateness expires on December 2, 2023.

[Signature]
Kevin G. Owen, Chair
Forsyth County Historic Resources Commission

The scope of work for this project must meet all other applicable building codes and ordinances. Any additional approvals or permits from the City must be obtained prior to initiating work.
NORTH CAROLINA) FORSYTH COUNTY HISTORIC RESOURCES COMMISSION
FORSYTH COUNTY) CERTIFICATE OF APPROPRIATENESS

ORDER ) CASE NUMBER COA2020-123

On December 2, 2020, 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, Michelle McCullough, Historic Resources Officer, presented the staff report, findings, and recommendation. Jeffrey Fansler, Deputy Director of Transportation for the City of Winston-Salem, and Kaky Berry, homeowner in the Old Salem Historic District, appeared to present testimony and evidence in support of the application. No one appeared to present testimony and evidence in opposition to the application.

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

Lighting:

1) The proposed new street lighting seeks to replicate existing electric lighting and is compatible with the character of the structures and the District (Lighting, Old Salem Guideline 1).

2) The installation of eighty-eight (88) new streetlights is proposed. Thirty (30) existing streetlights will be removed and replaced with new streetlights in the same location, and fifty-eight (58) 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 consists of a replica lamp post and lantern that are compatible in appearance, location, design, material, finish and scale with the structures, sites, and District. The lantern is a single body piece that includes the collar and finial; custom fabricated finial will match existing light fixtures. LED light bulbs with 0.5-0.7 foot-candles average and dark sky friendly lanterns will reduce light pollution. The new streetlights are custom-made replicas but may be reproduced and manufactured 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, size, finish, and scale. The locations of new lighting are in areas that are compatible with existing locations, adjacent to the street or sidewalk (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 remainder of the project installs twenty-six (26) new trees. All species were selected from the Trees Native to Wachovia listed in Appendix C of the Guidelines on page 72 or suggested by the City’s Urban Forester because they are native. The new landscape design incorporates indigenous or historically appropriate plant materials (Significant Landscape Features, Old Salem Guideline 3).

6) The remainder of the project removes two (2) trees that are in “poor” or “fair” condition, meaning that they are dead, diseased or hazardous to life and/or property (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 healthy trees that are not being replaced at this time but are causing the sidewalks to buckle. Once the tree naturally ages out and is removed, the Klingstone will be replaced with a “typical sidewalk repair” (Public Rights-of-Way, Old Salem Guideline 4).

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

11) The proposed ADA accessible curb ramp pavers are required by law. The proposed new pavers will match the adjacent sidewalk in color, material, pattern, and tooling. The texture will include truncated domes which assists the visually impaired (Public Rights-of-Way, Old Salem Guideline 3).

12) 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 on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2020-123 for the Comprehensive Streetscape and Infrastructure Improvements Project throughout the Old Salem Historic District, with the following conditions:

1) Lights installed in the branches of any trees in the Right-of-Way shall be removed when the new streetlights are installed;

2) Existing large trees and any other significant landscape features shall be protected from immediate damage during the construction and from delayed damage due to construction activities;

3) Existing bricks shall be utilized, unless deemed damaged. If no matching brick exists on site for replacement, a new brick which matches the existing in design, color, pattern, size, texture, and tooling shall be used;

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

5) 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; and,

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

This the third day of December, 2020.

[Signature]

Kevin G. Owen, Chair
Forsyth County Historic Resources Commission
Forsyth County
Historic Resources Commission

CERTIFICATE
OF
APPROPRIATENESS

Has been issued for:

Address: Old Salem Historic District

Case #: COA2020-123

Date Issued: December 2, 2020

Expiration Date: December 2, 2023

- Comprehensive Streetscape and Infrastructure Improvements Project

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.
Certificate of Appropriateness Request for Certification of Completed Work

COA Number: COA2020-123
COA Expiration Date: 12/2/2023

Property Owner: Jeff Fansler

Email Address: jeffreygf@cityofws.org
Telephone Number (Daytime): 336-747-6883

Mailing Address (Street or Box): 101 North Main Street
City: Winston-Salem
State: NC
Zip: 27101

Property Name: Old Salem Historic District
Address: Various

Approved Work:
• Comprehensive Streetscape and Infrastructure Improvements Project

Historic District: Old Salem Historic District
Local Historic Landmark #: N/A

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: ____________________________