On August 4, 2021, 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. Commission member Kaky Berry was recused from consideration of this matter. During the hearing, Michelle McCullough, Historic Resources Officer, presented the staff report, findings, and recommendation. Dustin Hackler, Facilities Manager of Home Moravian Church, 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:

1) The proposed work includes removing two Eastern Hornbeam trees so that the applicant can repair drainage issues on the property. The drainage issues are creating severe cracks in the brick wall next to the driveway of the property. The work to do the repairs requires excavation of the site where the trees are located. If the work takes place within the drip line of the tree, roots will be damaged/severed in the critical root zone, which could result in a decline in overall tree health and could result in tree mortality. (Significant Landscape Features, District Guideline 4)

2) The proposed work includes removal and replacement of an eighty-year-old retaining wall. The wall will be reconstructed with a poured-in-place concrete wall below grade with a brick veneer facing exposed above grade with a concrete cap, allowing for the wall to be more structurally sound. The wall will be located in the same location. However, it will be two feet higher to bring the top of the wall to grade, allowing for proper drainage. The brick will match the Christian Education Building. During the excavation and installation of the new drainage system, existing sidewalks and fences on the properties will be removed and replaced with like or appropriate material. (Walls, District Guideline 4)

3) The proposed work includes a new railing on the top of the retaining wall, for safety and code reasons. The new railing will match the existing railing on the East side of the building in pattern, spacing, configuration, dimension, scale, materials, and color. The railing will be black metal at a height of 42 inches off the ground from the backside of the retaining wall. The new railing is compatible in pattern, spacing, configuration, dimension, scale, materials, and color with the character of the structure and District. The new railing does not alter a building and does not detract from the historic character of the District (Railings, District Guideline #4 and Safety, Accessibility and Code Requirements Guidelines 1 and 6)
4) The proposed work includes a new set of concrete stairs, ten feet wide, located adjacent to the Christian Education Building, and will not be highly visible from Church Street. Concrete was used at MESDA, for a new set of steps, and differentiates the new steps from historic steps within the District. The new design is compatible in pattern, spacing, configuration, dimension, scale, texture, and material with the character to the structure and the District. (Walkways and Steps, District Guideline 3)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2021-058 at Home Moravian Church, located at 513, 519, and 529 South Church Street, in the Old Salem Historic District (PIN# 6835-33-3217, 6835-33-2355, and 6835-33-3217.00), with the following conditions:

1) The applicant shall work with the City’s Urban Forester and staff to select two new trees from the approved planting list and a new location for their planting on the Home Moravian Church property;

2) The inappropriate pavers in front of the Christian Education Building shall be replaced with a brick sidewalk;

3) The new opening adjacent to the new steps in the retaining wall shall be constructed of brick to match the retaining wall;

4) The new gate and hardware for the opening adjacent to the new steps in the retaining wall shall be black metal;

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

6) 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,

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

This the fifth day of August, 2021.

Kevin G. Owen, Chair
Forsyth County Historic Resources Commission
CERTIFICATE OF APPROPRIATENESS  
Date: August 4, 2021  
CASE #: COA2021-058

On August 4, 2021, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at Home Moravian Church, 513, 519, and 529 South Church Street located in the Old Salem Historic District:


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

1) The applicant shall work with the City’s Urban Forester and staff to select two new trees from the approved planting list and a new location for their planting on the Home Moravian Church property;

2) The inappropriate pavers in front of the Christian Education Building shall be replaced with a brick sidewalk;

3) The new opening adjacent to the new steps in the retaining wall shall be constructed of brick to match the retaining wall;

4) The new gate and hardware for the opening adjacent to the new steps in the retaining wall shall be black metal;

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

6) 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,

7) 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 August 4, 2024.

___________________________
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.