

**STAFF REPORT**  
**for**  
**OCTOBER 6, 2021 HRC MEETING**

**Case #:** COA2021-073  
**Staff:** Michelle M. McCullough

**Applicant:** Toni Phillips

**LOCATION**

District: Old Salem Historic District  
Street: 411 South Main Street, Winston-Salem  
Building: Charles A. Cooper House  
Status: Reconstruction  
Local Historic  
Landmark#: 130

**REQUEST(S)**

- Installation of parking area

**APPLICABLE DESIGN REVIEW STANDARDS**

*Forsyth County Design Review Guidelines for Local Historic Landmarks* available at <https://www.cityofws.org/1319/Local-Historic-Landmark-Program> and *Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Guidelines* available at <https://www.cityofws.org/1308/Local-Historic-Districts>.

**STAFF COMMENTS**

In 1982, Dr. Michael Hammond with Old Salem Museums and Gardens completed an archaeological investigation of the Charles Alexander Cooper House, Lot 41, in Old Salem and published a report of the findings. That report was included in the application. The specific items relative to this application are that the Cooper House was demolished at some date between 1912 and 1917. The outbuildings were demolished between 1907 and 1912. The report states that the integrity of the backyard archaeology was severely disturbed after the 1982 demolition of the Victorian duplex, which had been constructed on the lot after the Cooper's house was demolished. Dr. Hammond was not able to establish the exact location of Cooper's outbuildings through archival records, and attempts to locate them through archaeological means proved to be fruitless. Dr. Hammond found it doubtful that the items found in the rear yard during the excavation were the work of Cooper. (pages 6, 13, and 31 of Dr. Hammond's report)

**STAFF FINDINGS**

Commission staff finds that the project is not incongruous with the character of the Landmark and the Old Salem Historic District because:

- 1) The proposed new parking area is in the rear of the property off an existing driveway. The parking area will be constructed of pea gravel and will be located 8" off the existing driveway with the new parking area to be 35' deep by 16' wide. A fence that faced Main Street to the north of the building was temporarily removed and will be reinstalled to provide screening at the street level of the side and rear yard. The new parking area is in a location, configuration, material, and scale that are compatible with the landmark building, site, and the District. The location of the new parking area is unobtrusive and does not compromise the character-defining elevation of the Landmark or significant site features. There will be no trees or significant vegetation, retaining walls, or curbing removed to install the new parking area. Archaeological mitigation is not required due to the 1982 excavation of the site. (*Walkways, Driveways and On-Site Parking*, Landmark Guidelines 7-9 and *Driveways and Parking Areas*, Old Salem Guidelines 1, 2, 5, and 6)

## **STAFF RECOMMENDATION**

Based on the preceding finding, staff recommends that the Commission approve COA2021-073 at the Charles A. Cooper House, located at 411 South Main Street, Local Historic Landmark #130 within the Old Salem Historic District (PIN 6835-24-9263.00), with the following conditions:

- 1) The applicant shall stop construction and contact staff for further direction if during the project, any archaeological resources are discovered;
- 2) The applicant shall maintain the grassy strip in the driveway;
- 3) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 4) 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,
- 5) 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.