01.16) Application for Certificate of Appropriateness
City of Winston-Salem
100 E 1st St., 520 | Winston-Salem, NC 27101
P: 336-727-8000 | E: citylink@cityofws.org

Project Overview

Project Title: Phase II of rehabilitation work at Chatham Manufacturing Company/Western Electric at 850 Chatham Road
Application Type: 01.16) Application for Certificate of Appropriateness
Workflow: 01.16) Application for Certificate of Appropriateness

Jurisdiction: City of Winston-Salem
State: NC
County: Forsyth

01.16) Application for Certificate of Appropriateness

Address of Subject Property: 850 Chatham RD (6825-99-2418.000)
Local Historic Landmark?: Yes

Landmark Number (if applicable, Type "N/A: if not): N/A
Are you amending a previously submitted COA?: No
Is this an "After the Fact" COA application?: No

PIN(s) of subject property: 850 Chatham RD (6825-99-2418.000)
Landmark Name (If applicable, Type "N/A: if not): Chatham Manufacturing Company/Western Electric Company
Local Historic District: Non-Applicable
Prior COA case # (if applicable): 12

Project Description

COA Project Intent and Background Statement (click "help" for description):
Located at the former Chatham Manufacturing Company complex at 850 Chatham Road Winston-Salem, North Carolina, Buildings 21 and 23 were constructed in 1945 and 1951, respectively. Building 21 was originally the National Carbon Company Paint Manufacturing and Storage facility. Building 23 was the Western Electric Laboratory and Offices. Both these buildings are located on the north side of the mill complex.

- Building 21, as described in the National Register nomination, is a two-story, flat-roofed building with a formed concrete structure (columns, joists, and floor system) and terra cotta block filling the spaces between the concrete columns on the first story's exterior walls. The upper floor is partitioned with wood framing between the columns.

- Building 23 is a large, rectangular, two-story-on-basement brick building that is four bays wide and eleven bays long. The building's steel structural post-and-beam frame supports curtain walls consisting of red brick veneer panels below bands of steel casement windows one continuous concrete sills.

Proposed work is Phase 2 of the Mill 800 rehabilitation project. Work described herein consists of the introduction of 42 loft style residential units into the second and third floors of Building 23, with a ground floor parking area for residents as well as the

COA Scope of Work (click the "help" button for description):
Architecture Feature: Building 21 - Exterior
Approximate Date of Feature: 1945
Existing Feature and Condition:
According to the National Register nomination, Building 21 stands north of the warehouses (Buildings 12-15) and west of Building 23 the 1951 Western Electric building. The two-story, flat-roofed building has a formed concrete structure (columns, joists, and floor system) with terra cotta block filling the spaces between the concrete columns on the first story's exterior walls. On the second story, concrete columns support the steel beams below the frame roof system. Corrugated cement siding is attached to frame studs on the exterior walls, which have no interior sheathing. Large metal casement windows illuminate the interior. Brick infill flanks the first-floor window openings on the north and west elevations.

The sliding door north of the ramp has been boarded-up, creating a central single-leaf entrance.

A one-story shed addition with plywood-paneled exterior walls and a metal roof was erected on the south elevation's second story using the original concrete loading platform as a floor. The sliding door that provided access to the interior has been
introduction of two residential units in Building 21.

- Exterior rehabilitation work including but not limited to wall repair, roofing, entrances, and windows
- Structural rehabilitation
- Repair of original stair and installation of new elevator cab in the current shaft.
- Installation of mechanical systems
- Demolition of a non-historic CMU connector between B21 and B23

Rehabilitation work is part of an federal HTC project and has an approved Part 2 application

removed and replaced with a pair of 3-0 doors. The south elevation, which also serves as a retaining wall, has always been blind at the first-floor level. The window openings on the building’s east elevation has been infilled with concrete block or painted.

Work and Impact on Feature:
The existing corrugated siding will be replaced with new metal siding to match the texture and design of the current siding. The same product installed on the earlier tax credit project within the complex will be used again for Building 21.

The concrete block ramp connecting the northeast side of Building 21 at the ground level to Building 23 at the ground level, will be removed.

Concrete and terracotta block at the ground level will be cleaned where necessary using the gentlest means possible.

- Concrete and terracotta panels will be patched with material matching the composition and strength of the original.
- The walls across the ground level will be painted a uniform color.
- Existing metal window frames and panels will be repaired, primed, and painted.
- New Thermopane glazing will be installed within the existing metal window sashes.

Drawings: Tise Kiester Architects Mill 800 Phase II Elevations Sheet A3.3 5.12.23

Architecture Feature: Building 23 Exterior

Approximate Date of Feature: 1951

Existing Feature and Condition:

From the National Register nomination, this large, rectangular, two-story-on-basement brick building, which stands at the northeast corner of the Building 12, is an excellent example of mid-twentieth-century industrial architecture. Both the north and south elevations are eleven bays long, and four bays wide at the east and west elevations. The building’s steel structural post-and-beam frame supports curtain walls consisting of red brick screens below bands of steel casement windows with continuous concrete sills. The basement is illuminated by only a central window grouping on the north elevation.

Some of the windows have been painted, but most are intact and appear to be functional.

At the south elevation, there are two large loading openings which remain from the demolished concrete connector to Building 12.

The roof features a deep overhang in the gable ends above vertical board siding. An internal elevator tower projects from the roof near the north elevation’s center. The building rests on a formed concrete foundation.

Work and Impact on Feature:
Brick walls will be re-pointed where necessary with mortar to match the composition, strength, and joint details.

- Any damaged or deteriorating mortar will be repointed to match the original mortar in strength, composition, color, texture, and tooling.

- Masonry repairs will be undertaken per guidance in Preservation Brief 2 Repointing Mortar Joints in Historic Masonry Buildings.

- Brick will be cleaned, using the gentlest means possible. Photographs of test panels will be provided to SHPO for review.

Existing metal window frames and panels will be repaired, primed, and painted. New windows will be punched on the north and south elevations.

- Two new aluminum storefront windows will be installed at the south elevation in existing openings.

Existing metal panels located below the roof overhang will be repaired with like materials and painted.

- Existing metal panels in between windows will be repaired and painted.

At the east elevation, the existing concrete loading dock will be retained and repaired to provide an entrance for tenants. A new cable wire railing will be installed for safety.

At the north elevation, existing openings will be retained. The existing awning frame will be repaired and new metal roof installed.

At the south elevation, the loading dock doors will have aluminum framed glass storefront door systems fitted into the openings.

**Drawings:** Tisa Kiester Architects Mill 800 Phase II
Elevations Proposed Sheets A3.1-A3.2 5.12.23

**Architecture Feature:** Windows and Doors

**Approximate Date of Feature:** 1945; 1951

**Existing Feature and Condition:**

There are approximately 15 original windows in Building 21 and approximately 150 original windows in Building 23. The steel framed windows in the Building 21 feature 15 glass panes; three along the rear elevation feature nine panes. The windows in Building 23 are also steel framed with 18 panes.

Building 21 has one garage door entry at the ground level. The doors have been removed and the entry covered with plywood. Another double entry can be found at the second level underneath the lean-to shed structure. This entry has wooden doors and plywood has been nailed over the glass insets.

Building 23 has four garage door entries along the north elevation: a double door entry, a single door entry, and a loading dock entry along the east elevation; a double door entry at the west elevation; and a double door entry that has been sealed with
CMU block. Some entryways have steel and glass industrial doors, while other have paneled wooden doors.

**Work and Impact on Feature:**

At Building 21, all window openings will have the frames repaired, sanded, and repainted. Current glass panes will be removed and replaced with new Thermopane glass.

New aluminum and steel storefront style doors will be installed at all pedestrian entries.

- At the south elevation two new single-entry aluminum storefront doors installed for unit access.

- In the large bay on the west elevation that currently has a temporary plywood door the existing door will be removed, glass storefront system with flanking metal panels, a swing door, and three transoms will be installed.

- In the bay on the east side of the ground floor where the concrete block ramp will be removed, brick will be used to raise the sill level and a new aluminum storefront window installed in the opening.

At Building 23, all window openings will have the frames repaired, sanded, and repainted. Current glass panes will be removed and replaced with new Thermopane glass.

- New Thermopane glazing will be installed.

- New openings will be punched along the north and south elevations and new nine-light, aluminum frame, awning type windows will be installed. There is a small window vent at the northeast corner that sets the precedent for the design of these windows.

- New aluminum and steel storefront style doors will be installed at all pedestrian entries.

- The double door entry at the south elevation will have the infill CMU removed and a new aluminum storefront units installed in the openings.

- Existing steel double doors in the east and west elevation will be refurbished and repainted. The set on the west elevation will be fixed in place.

- The loading dock door at the east elevation will be converted into pedestrian door with a sidelight to fit the existing masonry opening.

At Building 23, current entries along the north elevation will be reused for vehicle access to the basement garage with two rolling metal grate doors. There will be a fixed metal grate at the opening to the east. The masonry opening to the right of the fixed grate will be infilled with new brick masonry and offset 1 from the face of the existing brick to distinguish it as infill.

**Drawings:** Tise Kiester Architects Mill 800 Phase II

*Elevations Proposed Sheets A3.1-A3.3 5.12.23*
Architecture Feature: Building 21 First and Second Floors

Approximate Date of Feature: 1945

Existing Feature and Condition:
The interior of the first and second floors of Building 21 is industrial in nature with open space divided into bays. The ground floor is three bays wide and three bays long with exposed utilities, concrete floors, a wood plank ceiling, and painted concrete columns.

The upper floor has unfinished walls that show the wooden studs and the back side of the corrugated cement exterior siding.

Work and Impact on Feature:
The first floor will remain open.
- Concrete floors will be retained and refinished.
- The existing concrete columns will be cleaned and painted
- The temporary plywood door on the west elevation will be removed and replace with store front doors.
- The ground floor CMU connector will be removed and the opening infilled with a fixed window.
- Existing metal windows will be retained and refurbished

Two living units will be installed on the second floor. One two-bedroom, two-bathroom unit and one three bedroom, two-bathroom unit. To create the new apartments the existing plywood walls will be removed. Direct exterior access to each will be provided using new openings on the south elevation.

- A central partition will run north to south through the middle of the space to create the two units.
- Partitions of metal or wood studs with 5/8 gypsum board will be inserted to create the residential unit layout. All partitions will intersect the perimeter walls between window openings.
- New exterior perimeter walls will be created using 5/8 gypsum board, and insulation installed. Walls will be in between the concrete columns, which will remain exposed.
- Ceilings will be exposed on the second floor; ceilings on the first floor will be infilled between the beams.
- Utilities will be exposed along the second floor and ductwork will be hidden above the bathroom ceiling.
- Utilities will be tucked above the ceiling finish on the first floor.

Need new drawings to update

Drawings: Tise Kiesler Architects Mill 800 Phase II
B21- Plan Sheet A1.4 5.12.23

Architecture Feature: Building 23 Ground Floor

Approximate Date of Feature: 1951
Existing Feature and Condition:

The ground floor of Building 23 is largely open as befits its use as an industrial space. The building is four bays wide and eleven bays long. Bays are divided by steel posts which hold up the steel beams and the painted wood plank ceiling.

Stair halls are located at the southeast and southwest corners of the building. Elevator stack is located at the center of the north elevation. A concrete block vestibule is located to the east side and contains a single width entry door.

A section of the floor space at the west elevation has been partitioned off using concrete block. This structure is a loft style structure that was used as an office, and runs from the rear wall of the southwest stair hall to the entrance for the basement connector to Building 21.

Work and Impact on Feature:

The ground floor of Building 23 will be converted to garage space for the residential units on the second and third floors.

- Space will be partitioned to provide 34 parking spaces.
- New mechanical and sprinkler system rooms will be constructed in the northeast corner of the building.

The elevator stack will receive a new elevator for residential use. Existing stairs will be retained. Metal risers, treads, and railings will be repaired and reused.

Large double openings along the north elevation will be retained for vehicular access.

Any utilities will be exposed but recessed away from any window openings. A single air ventilation duct will be run along the south (rear) wall.

All perimeter walls and interior columns will be cleaned of loose paint and repainted.

Columns in the parking area on the ground floor will be wrapped in concrete and/or GWB in order to obtain a fire rating.

A barrier is necessary between the garage on the ground floor and the dwellings above. To create this separation new ceilings will be attached to the underside of the shallow metal beams leaving the larger beams exposed and maintaining the grid between columns. In the space between the gypsum boards and the wood floors unfaced fiberglass batt insulation will be installed for noise reduction. Gaps between the ceiling and the larger beams will be sealed with a paintable caulk with good elastomeric qualities. The piping that runs below the large beams will remain exposed.

Drawings: *Tise Kiester Architects Mill 800 Phase II*

*B23Ground Floor Sheet A1.1 5.12.23*

Architecture Feature: Building 23 Second and Third Floors

Approximate Date of Feature: 1951
Existing Feature and Condition:

The second and third floors are, like the first floor, characterized by large open workspaces with the same steel structural system and exposed utility lines. The third level has exposed steel trusses. Both levels have wood floors that have significant deterioration from the addition of linoleum squares.

The second floor has a loft style, concrete block structure with an exterior staircase in the northeast corner. This space was used as an office.

Perimeter 8 CMU block walls are painted with deteriorated paint.

Work and Impact on Feature:

The second and third floors of the main mill building will be converted into residential units arranged along a wide corridor running east to west through the center of the building.

- The corridor will retain the full height of the floor with exposed ceilings and beams.
- Columns will be exposed through the entire length of the larger work area.
- Partitions of metal or wood studs with 5/8 gypsum board will be inserted to create the residential unit layout. All partition will intersect the perimeter walls at the metal panels between window openings.

Residential units on the second and third floors will include loft areas.

- Unit plans show that living areas will be located at the perimeter walls to allow for the full height of the ceiling to remain in place. At the second level, a gypsum wall board ceiling will be installed in order to obtain the required STC rating.
- Dropped ceilings for mechanical equipment will be limited to bathroom, kitchen, and lower level bedroom areas.
- Ductwork will be exposed in the units. Venting will be placed in bathrooms. Dryer vents will run up to the roof.
- The upper level of the loft will have an open bedroom and an enclosed bathroom.
- At the third level, steel trusses will remain exposed in the units with dividing walls running behind the trusses.

Mechanical lines, ducts and conduit will be located on the unit side of corridor walls or in the stepped areas of the corridor so as to limit the number of systems visible.

- In some areas of the building ductwork and lines may need to cross corridors, but these instances will be limited and consolidated into three areas for crossing.

Stair lobbies will be created adjacent to the original stair halls and will connect to the main corridor at the east and west.

- The existing freight elevator will be converted to residential use. A lobby will be created adjacent.
All perimeter walls and interior columns will be cleaned of loose paint and repainted.

Wood flooring will be refinished where possible. Where sound attenuation is needed it will be done at the floor level with new wood flooring laid above the existing. (Sound attenuation will occur on the ceiling of the first level of units. There will be GWB dropped approximately 8 between the I-section purlins. Two thirds of the I-beams shall remain exposed.

Where the connector bridge was located at the southwest corner of the building, the floor lowers into a ramp at both the second and third floors. The floor will be extended over these ramps to create a level surface.

**Drawings:** Tise Kiester Architects Mill 800 Phase II

B23First Floor Sheet A1.1 5.12.23

B23Second Floor Sheet A1.2 5.12.23

B23Third Floor Sheet A1.3 5.12.23

**Architecture Feature:** Building 21 Roof

**Approximate Date of Feature:** 1945

**Existing Feature and Condition:**

The roof is covered with a membrane roof. The roofing material has outlasted its useful life and needs replacement. Small roof leaks have developed in small areas of the building. There are two small roof hatches that allow for access.

**Work and Impact on Feature:**

A new gray seamed membrane roof will be installed on tcp of decking and a layer of rigid R-38 rigid insulation.

- The insulation at the roof level will allow the ceilings of the second floor to remain exposed.
- New gutters will be installed and will match the existing.

**Drawings:** Tise Kiester Architects Mill 800 Phase II

**Exterior Elevations A3.3 5.12.23**

**Architecture Feature:** Building 23 Roof

**Approximate Date of Feature:** 1951

**Existing Feature and Condition:**

The roof is covered with a membrane roof. The roofing material has outlasted its useful life and is in need of replacement. Small roof leaks have developed in small areas of the building.

The elevator overrun is in the brick tower located at the north elevation in the center of the building.

**Work and Impact on Feature:**

A new gray seamed TPO membrane roof will be installed on top of decking and a layer of rigid R-38 insulation.
- The insulation at the roof level will allow the ceilings of the fourth floor to remain exposed.

- The modest increase in roof deck thickness will occur away from the edge of the roof to not change the edge profile at the overhang.

**Drawings:** Tise Kieser Architects Mill 800 Phase II

*Elevation Sheets A3.1-3.2 5.12.23*

**Architecture Feature:** Mechanical Systems

**Approximate Date of Feature:** ca. 1970

**Existing Feature and Condition:**

Currently the building does not have a HVAC system.

Mechanical ductwork, piping, and conduit for mechanical systems divides the workspace on all levels.

**Work and Impact on Feature:**

All mechanical systems in the building will be replaced. All ductwork, conduit and piping will run along the unit side of corridors and community space wherever possible.

- Ductwork piping and conduit within units will largely be concealed above dropped ceilings near the corridor side of the unit but may be exposed in full height spaces.

- If exposed, ductwork, piping and conduit will be removed at least five feet from any window openings at the perimeter walls of the building.

HVAC condenser units for Building 21 and 23 will be located on at ground level. All units will deliver conditioned air to all areas through air handling units located throughout the building.

Condenser units will be placed in several areas around the building organized around the building structural bays and window configuration.

- These units will be residential in scale approximately 4 feet high.

**Drawings:** Tise Kieser Architects Mill 800 Phase II

*Elevation Sheets A3.1-3.2 5.12.23*

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**COA Compliance with Design Review Standards and/or Guidelines (Copies of the Design Review standards for each district can be found online here):**

[https://www.cityofwvs.org/1397/Publications](https://www.cityofwvs.org/1397/Publications)

This property is NRHP listed and is phase two of a Historic Tax Credit project under the guidance of the National Parks Service (NPS) and the North Carolina State Historic Preservation Office (SHPO). All proposed work has been submitted to NPS and SHPO for review. All work has been approved except for two items that were recently submitted in an amendment. Those items include: 1. changing the window type and adding muntins to the approved punched window openings and 2. adding a ceiling in the parking area of building 23 to create a barrier between
parking and living spaces.

To meet the standards:

Exterior Alteration - None of the exterior surfaces will be substantially changed.

New Construction - There are no additions or new construction associated with this project.

Demolition - Certain structures and buildings have been approved for demolition by NPS and SHPO. This includes a CMU connector between buildings 21 and 23 outside of the period of significance. This detail was covered in an earlier site plan COA application for the property.

Interior Alteration - Because this is renovation to residential use, there will be many new-construction walls, but to the extent possible, interior walls will complement the industrial nature of the building. The large space will be divided to create new living units. All new dividing walls for the units will be compatible but distinguishable from historic walls.

Historic features degraded beyond repair will be replace in-kind. No significant or character defining features will be removed. There will be no elements added to that would create a false sense of history. Cleaning of historic materials will be done using the gentlest means possible. There are no known archeological resources at the site.

A set of elevations and floor plans will be submitted with this application along with the full approved part 2 and documentation photos.

**Project Contacts**

Applicant Full Name: Colleen Wilkough

Applicant Address: 800 O'Hear Avenue

Charleston, SC 29405

Applicant Phone: 843.222.2742

Applicant Email Address: colleen.wilkoughby@yahoo.com

Owner Full Name (If not the applicant): Kenneth Reiter

Owner Address: PO Box 162

Carborro, NC 27510

Owner Phone Number (if not the applicant): 919.855.4684

Owner Email Address: kreiter@belmontsayre.com

**COA Consent Statement**

We, the applicant and owner (if not the applicant), do hereby make an application for a Certificate of Appropriateness (COA) for the following project to be undertaken within the boundaries of a Historic District, Historic Overlay District, or Local Historic Landmark.

We understand that all required information must be submitted for this application to be considered complete, assigned a case number, and either (a) processed by staff as a minor work project, or (b) placed on the agenda of the Forsyth County Historic...
Resources Commission. By applying for a COA and signing below, we give permission to staff of Winston-Salem/Forsyth County Planning & Development Services to enter upon the property to (1) post signage at the property regarding a pending COA application and (2) inspect the property for any reason related to this application and/or an issued COA. We understand that an interior inspection may be necessary for proposed changes to the interior of a Local Historic Landmark.
Resources Commission. By applying for a COA and signing below, we give permission to staff of Winston-Salem/Forsyth County Planning & Development Services to enter upon the property to (1) post signage at the property regarding a pending COA application and (2) inspect the property for any reason related to this application and/or an issued COA. We understand that an interior inspection may be necessary for proposed changes to the interior of a Local Historic Landmark.
Memo

Mill 800 - Phase 2
B21 & B23
Winston-Salem, NC

Date: May 12, 2023
Re: Color Selections

Exterior Colors:

- Metal panels: Existing panel to be repaired and cleaned
- New gutters and downspouts: Galvalume to match existing metal panels
- Existing window frames & panels: SW 7036 Accessible Beige (matches Phase 1 buildings)
- New windows: SW 7036 Accessible Beige
- HM door frames: SW 7048 Urbane Bronze, semi-gloss
- HM Doors: SW 7048 Urbane Bronze, semi-gloss
- North elevation Awning: Galvalume
- Misc. metal components: SW 7048 Urbane Bronze, semi-gloss

Note: existing brick to remain; cleaned and repointed.

Interior Colors:

- Public Area walls: SW 7015 Repose Gray
- Public Area trim: SW 7017 Dorian Gray, semi-gloss
- Unit entry doors: SW 7019 Gauntlet Gray, semi-gloss
- Floors: Existing wood to be refurbished
- Existing metal columns & trusses: SW 7015 Repose Gray
1. Property Name: Chatham Manufacturing Co. - Western Electric Co. (Bldgs 21 & 23)

   Street: 800 Chatham Road

   City: Winston-Salem  County: Forsyth  State: NC  Zip: 27101

   Name of Historic District:
   - [ ] National Register district
   - [ ] certified state or local district
   - [ ] potential district

2. Nature of request (check only one box):
   - [X] certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   - [ ] certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   - [ ] certification that the building does not contribute to the significance of the above-named district.
   - [ ] preliminary determination for individual listing in the National Register.
   - [ ] preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   - [ ] preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant):

   Name: Richard Sidebottom  Company: MacRostie Historic Advisors

   Street: 3 Broad Street, Suite 301  City: Charleston  State: SC

   Zip: 29401-3022  Telephone: (843) 203-5405  Email Address: rsidedottom@mac-ha.com

4. Applicant

   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) [X] I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) [ ] I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate.

   Name: Kenneth Reiter  Signature:  Date: 10/23/17

   Applicant Entity: Chatham Mill Ventures LLC  SSN: 45-3589492

   Street: PO Box 1622  City: Carrboro  State: NC

   Zip: 27510-3622  Telephone: (919) 855-4508  Email Address: kreiter@belmontsayre.com

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NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- [ ] contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- [ ] contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- [ ] does not contribute to the significance of the above-named district.

Preliminary Determinations:

- [ ] appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- [ ] does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- [ ] appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- [ ] appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- [ ] does not appear to qualify as a certified historic structure.

Date: 10/23/17

NPS comments attached

National Park Service Authorized Signature

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Rev. 2014
5. Description of physical appearance

The buildings that are part of this project are described as the Paint Manufacturing and Storage Building (building# 21) and The Western Electric Laboratory and Offices (building #23) in the National Register nomination for the Chatham Manufacturing Company - Western Electric Company.

Building #21 is a two-story, flat roofed building with a concrete frame covered with corrugated siding.

Building #23 is a large three-story brick building with gable roof on a steel structural system and large banks of steel windows. A connector between the northeast corner of building #12 and the southwest part of building #23 was removed as described in the previous tax project. The portion of the south facade of building #23 that formerly received that connector is now enclosed with plywood but will be restored as a window system as part of this tax credit project.

Work on these two buildings is the second phase of a rehabilitation tax that was begun by the same owner. The first phase (NPS #25348) was completed in 2016, and included the following:

Main Mill (Buildings 3,4,6,7,8,9,10, and 11)
Warehouses (Buildings 12, 13, 14, 15)
Fire Pump House (Building 18)
Workshop (Building 22)

There will be no work on any of the above referenced buildings as a part of this project.

6. Statement of significance

The Chatham Manufacturing Company - Western Electric Company complex is listed on the National Register of Historic Places for criterion A for industry, and Criterion C for architecture. The period of significance for the complex is 1907 to 1961.

Buildings #21 and 23 were constructed during the tenure of the two later occupants of the site: the National Carbon Company and Western Electric, which operated on the site from 1943 to 1966. Building #21, which was the Paint Manufacturing and Storage Building was built in 1945 during the tenure of National Carbon Company. Building #23 was constructed in 1951 as Western Electric's Laboratory and Offices.

The National Carbon Company occupied the site from 1943 to 1945, and produced submarine batteries and underwater detonators for the United States Navy. Western Electric occupied the site from 1946 to 1966 and initially produced military communications equipment. The company eventually transitioned to the fabrication of switches and circuits for telephone companies.

Additional information on these buildings can be found in the National Register nomination under entries on the Paint Manufacturing and Storage Building (building# 21) and The Western Electric Laboratory and Offices (building #23).

The other five buildings and two structures that contribute to the complex were completed over a forty year period, and consist of the Main Mill, Warehouses, Fire Pump House, and Workshop. Originally begun in 1906 for the Chatham Manufacturing Company, the complex produced and finished woolen goods. The Company was one of the largest wool weavers in the nation. The company consolidated their holdings in 1940, and the complex was leased to the United States government.

7. Photographs and maps. Send photographs and map with application.
North Carolina Department of Natural and Cultural Resources
Division of Historical Resources
State Historic Preservation Office
State Tax Credit for Rehabilitating Historic Structures

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART A – DESCRIPTION OF REHABILITATION

Rev. 1/1/16

Read the instructions carefully before completing. No certification can be made unless a completed application form has been received. The decision by the State Historic Preservation Officer (SHPO) with respect to certification is made on the basis of this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

Check applicable box(es): [ ] Income Producing [ ] Non-income Producing

1. Name of property: Chatham Mill - Western Electric Co. (Buildings 21 & 23) Street 800 Chatham Road
   City Winston-Salem County Forsyth State NC Zip 27101
   [ ] Located in a National Register or Certified Local Historic District; please specify district:
   [ ] Listed individually in the National Register of Historic Places; give date of listing: August 4, 2011
   [ ] Not currently listed in the National Register, either individually or as a contributing building in a National Register or Certified Historic District. A nomination is proposed and listing is anticipated by the time of project completion.

2. Data on building and rehabilitation project:
   Date building constructed: 1945, 1951
   Estimated rehabilitation expenses: $ 10,500.00
   Use(s) before rehabilitation: Vacant Industrial
   Proposed use(s) after rehabilitation: Rental Residential
   Floor area before rehabilitation: ~57,000
   Floor area after rehabilitation: ~57,000
   Project start date (est.): 11/01/2017
   Completion date (est.): 09/01/2018

3. Project Contact: (if different than owner)
   Name Richard Sidebottom
   Street 3 Broad Street, Suite 301
   City Charleston State SC Zip 29401-3022
   Telephone (843) 203-5404
   Email Address rsidebottom@mac-ha.com

4. Owner: I hereby attest that the information I have provided is correct to the best of my knowledge, and that I own the property described above.
   Name Kenneth Reiter
   Company Belmont-Sayre LLC
   Social Security or Taxpayer Identification Number 20-3850139
   Street PO Box 1622
   City Carrboro State NC Zip 27510-3622
   Telephone (919) 885-4508
   Email Address kreiter@belmontsayre.com

State Historic Preservation Office (HPO) Use Only
The HPO has reviewed "Historic Preservation Certification Application Part A" for the above-named property and the SHPO has determined:

☐ that the proposed rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project appears to meet the Secretary of the Interior's Standards for Rehabilitation. This determination is preliminary since a formal certification of rehabilitation can be issued to the owner of a "certified historic structure" only after rehabilitation work is completed.

☐ that the proposed rehabilitation appears to meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. This determination is preliminary since a formal certification of rehabilitation can be issued to the owner of a "certified historic structure" only after rehabilitation work is completed.

☐ that the proposed rehabilitation does not appear to be consistent with the historic character of the property or the district in which it is located and that the project does not appear to meet the Secretary of the Interior's Standards for Rehabilitation for the attached reasons.

Deputy SHPO ______________________ Date ______________________
1. Property Name  
Chatham Manufacturing Company - Western Electric Company (Buildings 21 & 23)  
Street  
800 Chatham Road  
City Winston-Salem  
County Forsyth  
State NC  
Zip 27101  
Name of Historic District  
 loophole

- Listed individually in the National Register of Historic Places; date of listing 2011
- Located in a Registered Historic District; name of district
- Part I - Evaluation of Significance submitted?
- Date submitted concurrently
- Date of certification

2. Project Data  
Date of building 1945, 1951  
Number of buildings in project 2  
Start date (estimated) 11/01/2017  
Completion date (estimated) 09/01/2018  
Number of phases in project 1  
Number of low-moderate income housing units before/after rehabilitation 0/11  
Number of housing units before/after rehabilitation 0/46  
Use(s) before/after rehabilitation vacant/apartment  
Floor area before/after rehabilitation 57,000/57,000 sq ft  
Estimated rehabilitation costs (QRE) $10,500,000

3. Project Contact (if different from applicant)  
Name Richard Sidebottom  
Company MacRostie Historic Advisors  
Street 3 Broad Street, Suite 301  
City Charleston  
State SC  
Zip 29401-3022  
Telephone (843) 203-5405  
Email Address rsidebottom@mac-ha.com

4. Applicant  
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) [1] ☑ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or [2] ☑ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
Name Kenneth Reiter  
Signature

4. Applicant Entry  
Chatham Mill Ventures LLC  
Street PO Box 1622  
City Carrboro  
State NC  
Zip 27510-3622  
Telephone (919) 855-4508  
Email Address kreyer@belmontsayre.com

NPS Official Use Only  
The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:  
☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior’s Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued in a preliminary letter only to the owner of a "certified historic structure" after rehabilitation work is complete.  
☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior’s Standards for Rehabilitation if the attached conditions are met;  
☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior’s Standards for Rehabilitation.  
Date

☐ NPS conditions or comments attached

NPS Project Number
Number 1

Architecture Feature: Overall Rehabilitation
Approximate Date of Feature: 1945; 1951

Existing Feature and Condition:

Located at the former Chatham Manufacturing Company complex at 800 Chatham Road in Winston-Salem, North Carolina, Buildings 21 and 23 were constructed in 1945 and 1951, respectively. Building 21 was originally the National Carbon Company Paint Manufacturing and Storage facility. Building 23 was the Western Electric Laboratory and Offices. Both these buildings are located at the north side of the mill complex.

- Building 21, as described in the National Register nomination, is a two-story, flat-roofed building with a formed concrete structure (columns, joists, and floor system) and terra cotta block filling the spaces between the concrete columns on the first story's exterior walls. The upper floor is partitioned with wood framing between the columns.
- Building 23 is a large, rectangular, two-story-on-basement brick building that is four bays wide and eleven bays long. The building's steel structural post-and-beam frame supports curtain walls consisting of red brick veneer panels below bands of steel casement windows one continuous concrete sills.

Work and Impact on Feature:

Phase 2 described herein consists of the introduction of 42 loft style residential units into the second and third floors of Building 23, with a ground floor parking area for residents as well as the introduction of four residential units in Building 21.

- Exterior rehabilitation work including but not limited to wall repair, roofing, entrances, and windows
- Structural rehabilitation
- Repair of original stair and installation of new elevator cab in the current shaft.
- Installation of mechanical systems
- Demolition of later additions to the mill and of non-significant structures elsewhere on the property
- Site work including parking areas, and recreation areas

Photos: All
Drawings: All
CONTINUATION/AMENDMENT SHEET
Historic Preservation
Certification Application

Chatham Manufacturing/Western Electric Company (Buildings 21 & 23)
Winston-Salem, NC

Instructions. Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: □ continues Part 1  ☑ continues Part 2  □ amends Part 1  □ amends Part 2  NPS Project Number ____________________________

Number 2

Architecture Feature:  Building 21 - Exterior
Approximate Date of Feature:  1945

Existing Feature and Condition:

According to the National Register nomination, Building 21 stands north of the warehouses (Buildings 12-15) and west of Building 23 the 1951 Western Electric building. The two-story, flat-roofed building has a formed concrete structure (columns, joists, and floor system) with terra cotta block filling the spaces between the concrete columns on the first story’s exterior walls. On the second story, concrete columns support the steel beams below the frame roof system. Corrugated cement siding is attached to frame studs on the exterior walls, which have no interior sheathing. Large metal casement windows illuminate the interior. Brick infill flanks the first-floor window openings on the north and west elevations.

The sliding door north of the ramp has been boarded-up, creating a central single-leaf entrance. A metal ladder on the elevation’s north end rises to a shallow wood platform below a narrow wood door.

A one-story shed addition with plywood-paneled exterior walls and a metal roof was erected on the south elevation’s second story using the original concrete loading platform as a floor. The sliding door that provided access to the interior has been removed and replaced with a pair of 3’-0” doors. The south elevation, which also serves as a retaining wall, has always been blind at the first-floor level. The window openings on the building’s east elevation have been infilled with concrete block or painted.

Work and Impact on Feature:

The existing corrugated siding will be replaced with new metal siding to match the texture and design of the current siding. The same product installed on the earlier tax credit project within the complex will be used again for Building 21.

The concrete block ramp connecting the northeast side of Building 21 at the ground level to Building 23 at the ground level, will be removed.

Concrete and terracotta block at the ground level will be cleaned where necessary using the gentlest means possible.

- Concrete and terracotta panels will be patched with material matching the composition and strength of the original.
- In the large bay on the west elevation that currently has no infill (terracotta block was removed by a previous owner) concrete block will be used to fill the bay.
- In the bay on the east side of the ground floor where the concrete block ramp will be removed, concrete block will be used to fill the opening left after removal.
- The walls across the ground level will be painted a uniform color.

Existing metal window frames and panels will be repaired, primed, and painted.
New Thermopane glazing will be installed within the existing metal window sashes.

Photos:

Drawings:  Tise Kiester Architects  
            "Mill 800 Phase II"
            Elevations – Existing  Sheets EX1.4  4/04/17
            Elevations  Sheets A1.4  4/12/17
CONTINUATION/AMENDMENT SHEET
Historic Preservation
Certification Application

Chatham Manufacturing/Western Electric Company (Buildings 21 & 23)
Winston-Salem, NC

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Number 3

Architecture Feature: Building 23 – Exterior
Approximate Date of Feature: 1951

Existing Feature and Condition:

From the National Register nomination, this large, rectangular, two-story-on-basement brick building, which stands at the northeast corner of the Building 12, is an excellent example of mid-twentieth-century industrial architecture. Both the north and south elevations are eleven bays long, and four bays wide at the east and west elevations. The building’s steel structural post-and-beam frame supports curtain walls consisting of red brick screens below bands of steel casement windows with continuous concrete sills. The basement is illuminated by only a central window grouping on the north elevation.

Some of the windows have been painted, but most are intact and appear to be functional.

At the south elevation, there are two large loading openings which remain from the demolished concrete connector to Building 12.

The roof features a deep overhang in the gable ends above vertical board siding. An internal elevator tower projects from the roof near the north elevation’s center. The building rests on a formed concrete foundation.

Work and Impact on Feature:

Brick walls will be re-pointed where necessary with mortar to match the composition, strength and joint details.
  - Any damaged or deteriorating mortar will be repointed to match the original mortar in strength, composition, color, texture and tooling.
  - Masonry repairs will be undertaken per guidance in Preservation Brief 2 – Repointing Mortar Joints in Historic Masonry Buildings.
  - Brick will be cleaned, using the gentlest means possible. Photographs of test panels will be provided to SHPO for review.

Existing metal window frames and panels will be repaired, primed, and painted.
  - New Thermopane glazing will be installed.
  - New openings will be punched along the north and south elevations and aluminum frame casement windows installed. There is a small window vent at the northeast corner that sets the precedent for the design of these windows.
  - Two new aluminum storefront windows will be installed at the south elevation.

Existing metal panels located below the roof overhang will be repaired with like materials and painted.
  - Existing metal panels in between windows will be repaired and painted.

At the east elevation, the existing concrete loading dock will be retained and repaired to provide an entrance for tenants. A new cable wire railing will be installed for safety.
At the north elevation, existing openings will be retained. The existing awning frame will be repaired and a new metal roof installed.

At the south elevation, the loading dock doors will be converted into windows. In order to fit the current floor layout, the doors will be cut down by rebuilding brick into the space. This brick will be recessed in order to convey that the openings were originally doors. Aluminum framed glass windows will be fitted into the openings.

Photos:
Drawings: Tise Kiester Architects  "Mill 800 Phase II"
  Elevations – Existing  Sheets EX3.1-EX3.2  4/04/17
  Elevations Proposed  Sheets A3.1-A3.2  4/12/17
Number 4

Architecture Feature: Windows and Doors
Approximate Date of Feature: 1945; 1951

Existing Feature and Condition:

There are approximately 15 original windows in Building 21 and approximately 150 original windows in Building 23. The steel framed windows in the Building 21 feature 15 glass panes; three along the rear elevation feature nine panes. The windows in Building 23 are also steel framed with 18 panes.

Building 21 has one garage door entry at the ground level. The doors have been removed and the entry covered with plywood. Another double entry can be found at the second level underneath the lean-to shed structure. This entry has wooden doors and plywood has been nailed over the glass insets.

Building 23 has four garage door entries along the north elevation; a double door entry, a single door entry, and a loading dock entry along the east elevation; a double door entry at the west elevation; and a double door entry that has been sealed with CMU block. Some entryways have steel and glass industrial doors, while other have paneled wooden doors.

Work and Impact on Feature:

At Building 21, all window openings will have the frames repaired, sanded, and repainted. Current glass panes will be removed and replaced with new Thermopane glass.

New aluminum and steel storefront style doors will be installed at all pedestrian entries.
- The double door entry along the south elevation will remain but will receive a new door. An additional single door entry will be punched into the wall and a door installed.
- At the west elevation, the single door entry will be created from the loading door and receive a new door.
- At the east elevation, the single door entry will receive a new door.

At Building 23, All window openings will have the frames repaired, sanded, and repainted. Current glass panes will be removed and replaced with new Thermopane glass.

New aluminum and steel storefront style doors will be installed at all pedestrian entries.
- The double door entry at the south elevation will have the CMU removed and a new double door installed.
- The loading dock door at the east elevation will be converted into pedestrian door with a sidelight.

At Building 23, current entries along the north elevation will be reused for vehicle access to the basement garage. The pedestrian entry will receive a new steel door.
Chatham Manufacturing/Western Electric Company (Buildings 21 & 23)
Winston-Salem, NC

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Photos:

Drawings: Tise Kiester Architects  "Mill 800 Phase II"

Elevations – Existing  Sheets EX1.4  4/04/17
Elevations  Sheets A1.4  4/12/17
Elevations – Existing  Sheets EX3.1-EX3.2  4/04/17
Elevations Proposed  Sheets A3.1-A3.2  4/12/17
Number 5

Architecture Feature: Building 21 – Ground and Second Floors
Approximate Date of Feature: 1945

Existing Feature and Condition:

The interior of the first and second floors of Building 21 is industrial in nature with open space divided into bays. The ground floor is three bays wide and three bays long with exposed utilities, wood floors, a wood plank ceiling, and painted concrete columns.

The upper floor has unfinished walls that show the wooden studs and the back side of the corrugated cement exterior siding.

Work and Impact on Feature:

Four two-bedroom, two-bath residential units will be inserted to the building, two to each floor. Direct exterior access to each unit will be provided using current openings.

- A central partition will run north to south through the middle of the space to create each unit.
- Partitions of metal or wood studs with 5/8” gypsum board will be inserted to create the residential unit layout. All partitions will intersect the perimeter walls between window openings.
- New exterior perimeter walls will be created using 5/8” gypsum board, and insulation installed. Walls will be in between the concrete columns, which will remain exposed.
- Concrete floors will be retained and refinished.
- Ceilings will be exposed on the second floor; ceilings on the first floor will be infilled between the beams.
- Utilities will be exposed along the second floor and ductwork will be hidden above the bathroom ceiling. Utilities will be tucked above the ceiling finish on the first floor.

Photos: Drawings: Tise Kiester Architects "Mill 800 Phase II"
Elevations – Existing Sheets EX1.4 4/04/17
Elevations Sheets A1.4 4/12/17
Number 6

Architecture Feature: Building 23 – Ground Floor
Approximate Date of Feature: 1951

Existing Feature and Condition:

The ground of Building 23 is largely open as befits its use as an industrial space. The building is four bays wide and eleven bays long. Bays are divided by steel posts which hold up the steel beams and the painted wood plank ceiling.

Stair halls are located at the southeast and southwest corners of the building. Elevator stack is located at the center of the north elevation. A concrete block vestibule is located to the east side and contains a single width entry door.

A connecting tunnel to the adjacent Building 21 runs from the northwest corner of the building.

A section of the floor space at the west elevation has been partitioned off using concrete block. This structure is a loft style structure that was used as an office, and runs from the rear wall of the southwest stair hall to the entrance for the basement connector to Building 21.

Work and Impact on Feature:

The ground floor of Building 23 will be converted to garage space for the residential units on the second and third floors.
  - Space will be partitioned to provide 34 parking spaces.
  - Tenant storage space will be created along the south elevation of the floor.
  - New mechanical and sprinkler system rooms will be constructed in the northeast corner of the building.

The elevator stack will receive a new elevator for residential use. Existing stairs will be retained. Metal risers, treads, and railings will be repaired and reused.

Large double openings along the north elevation will be retained for vehicular access.

Any utilities will be exposed but recessed away from any window openings. A single air ventilation duct will be run along the south (rear) wall.

All perimeter walls and interior columns will be cleaned of loose paint and repainted.

Columns in the parking area on the ground floor will be wrapped in concrete and/or GWB in order to obtain a fire rating.

Photos:

Drawings: Tise Kiester Architects
          “Mill 800 Phase II”
          B23 - Ground Floor Existing Sheets EX1.1  4/04/17
          B23 – Ground Floor Sheet A1.1  4/12/17
Number 7

Architecture Feature:  Building 23 – Second and Third Floors
Approximate Date of Feature:  1951

Existing Feature and Condition:

The second and third floors are, like the first floor, characterized by large open work spaces with the same steel structural system and exposed utility lines. The third level has exposed steel trusses. Both levels have wood floors that have significant deterioration from the addition of linoleum squares.

The second floor has a loft style, concrete block structure with an exterior staircase in the northeast corner. This space was used as an office.

Perimeter 8” CMU block walls are painted with deteriorated paint.

Work and Impact on Feature:

The second and third floors of the main mill building will be converted into residential units arranged along a wide corridor running east to west through the center of the building.

- The corridor will retain the full height of the floor with exposed ceilings and beams.
- Columns will be exposed through the entire length of the larger work area.
- Partitions of metal or wood studs with 5/8” gypsum board will be inserted to create the residential unit layout. All partition will intersect the perimeter walls at the metal panels between window openings.

Residential units on the second and third floors will include loft areas.

- Unit plans show that living areas will be located at the perimeter walls to allow for the full height of the ceiling to remain in place. At the first level, a gypsum wall board ceiling will be installed in order to obtain the required STC rating.
- Dropped ceilings for mechanical equipment will be limited to bathroom, kitchen, and lower level bedroom areas.
- Ductwork will be exposed in the units. Venting will be placed in bathrooms. Dryer vents will run up to the roof.
- The upper level of the loft will have an open bedroom and an enclosed bathroom.
- At the third level, steel trusses will remain exposed in the units with dividing walls running behind the trusses.

Mechanical lines, ducts and conduit will be located on the unit side of corridor walls or in the “stepped” areas of the corridor so as to limit the amount of systems visible.

- In some areas of the building ductwork and lines may need to cross corridors, but these instances will be limited and consolidated into three areas for crossing.
- A complete mechanical plan will be provided for review when available.

Stair lobbies will be created adjacent to the original stairhalls and will connect to the main corridor at the east and west.
The existing freight elevator will be converted to residential use. A lobby will be created adjacent.

All perimeter walls and interior columns will be cleaned of loose paint and repainted.

Wood flooring will be refinished where possible. Where sound attenuation is needed it will be done at the floor level with new wood flooring laid above the existing. (Sound attenuation will occur on the ceiling of the first level of units. There will be GWB dropped approximately 8” between the I-section purlins. Two thirds of the I beams shall remain exposed.

Where the connector bridge was located at the southwest corner of the building, the floor lowers into a ramp at both the second and third floors. The floor will be extended over these ramps to create a level surface.

Photos:

Drawings: Tise Kiester Architects "Mill 800 Phase II"
B23 - Second Floor Existing Sheet EX1.2 4/04/17
B23 – Third Floor Existing Sheet EX1.3 4/04/17
B23 – Second Floor Sheet A1.2 4/12/17
B23 – Third Floor Sheet A1.3 4/12/17
CONTINUATION/AMENDMENT SHEET
Historic Preservation
Certification Application

Chatham Manufacturing/Western Electric Company (Buildings 21 & 23)
Winston-Salem, NC

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This sheet:  □ continues Part 1  ☒ continues Part 2  □ amends Part 1  □ amends Part 2  NPS Project Number _______________________

Number 8

Architecture Feature: Building 21 – Roof
Approximate Date of Feature: 1945

Existing Feature and Condition:

The roof is covered with a membrane roof. The roofing material has outlasted its useful life and needs replacement. Small roof leaks have developed in small areas of the building.

There are two small roof hatches that allow for access.

Work and Impact on Feature:

A new gray seamed membrane roof will be installed on top of ¼” decking and a layer of rigid R-38 rigid insulation.
- The insulation at the roof level will allow the ceilings of the second floor to remain exposed.
- New gutters will be installed, and will match the existing.

Photos: Tise Kiester Architects
Drawings: “Mill 800 Phase II”

Elevations – Existing
Sheets EX1.4  4/04/17

Elevations
Sheets A1.4  4/12/17
CONTINUATION/AMENDMENT SHEET
Historic Preservation
Certification Application

Chatham Manufacturing/Western Electric Company (Buildings 21 & 23)
Winston-Salem, NC

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This sheet: ☐ continues Part 1  ☑ continues Part 2  ☐ amends Part 1  ☐ amends Part 2  NPS Project Number 13

Number 9

Architecture Feature: Building 23 – Roof
Approximate Date of Feature: 1951

Existing Feature and Condition:

The roof is covered with a membrane roof. The roofing material has outlasted its useful life and is in need of replacement. Small roof leaks have developed in small areas of the building.

The elevator overrun is located in the brick tower located at the north elevation in the center of the building.

Work and Impact on Feature:

A new gray seamed TPO membrane roof will be installed on top of ¼” decking and a layer of rigid R-38 insulation.

- The insulation at the roof level will allow the ceilings of the fourth floor to remain exposed.
- The modest increase in roof deck thickness will occur away from the edge of the roof so as to not to change the edge profile at the overhang.
- Heating and cooling systems as well as mechanical equipment will be placed on the roof near the center of the building in the least visible area. All condensing units will be placed in an east/west line to the north of the ridge.
- Each of the mechanical units will be residential in size, no larger than 3x3 in size.
- Due to the large floor plate of the building and their position near the center of the building these units will not be visible from the property or immediate public right-of-way.

Photos:  

Drawings:  

Tise Kiester Architects  “Mill 800 Phase II”

South Elevation (Existing)  Sheet EX3.1  4/04/17
West, East, North Elevations (Existing)  Sheet EX3.2  4/04/17
South Elevation  Sheets A3.1  4/12/17
West, East, North Elevations  Sheets A3.2  4/12/17
Number 10

Architecture Feature: Mechanical Systems
Approximate Date of Feature: ca. 1970

Existing Feature and Condition:

Currently the building does not have a HVAC system.

Mechanical ductwork, piping, and conduit for mechanical systems divides the work space on all levels.

Work and Impact on Feature:

All mechanical systems in the building will be replaced. All ductwork, conduit and piping will run along the unit side of corridors and community space wherever possible.

- Ductwork piping and conduit within units will largely be concealed above dropped ceilings near the corridor side of the unit but may be exposed in full height spaces.
- If exposed, ductwork, piping and conduit will be removed at least five feet from any window openings at the perimeter walls of the building.

HVAC condenser units for Building 21 will be located on at ground level, while units will be located along the east west line of the roof of Building 23. All units will deliver conditioned air to all areas through air handling units located throughout the building.

- These units will be residential in scale approximately 4 feet high and will be located behind a screen.

Photos: N/A

Drawings: N/A


7. Building 23, First Floor, Looking west (2012)


15. Building 23, First Floor, Looking south (2012)

16. Building 23, First Floor, Southeastern stairway (2012)


27. Building 23, Second Floor, Southwestern stairway looking down to basement level (2012)


34. Building 23, Basement, Looking west (2012)


40. Building 21, Southeast Corner, Looking northwest (2017)
43. Building 21, First Floor, Looking west (2017)
44. Building 21, First Floor, Looking south (2017)

45. Building 21, Second Floor, Looking north (2017)

47. Building 21, Second Floor, Office, Looking west (2017)

49. Building 21, Second Floor, Ceiling and wall detail (2017)
EXISTING OPENINGS TO REMAIN
REMOVE PLYWOOD. REFURBISH EXISTING METAL WINDOW FRAMES, GLAZING AND METAL IN-FILL PANELS
REMOVE CMU CONNECTOR
INSTALL NEW ELEVATOR IN EXISTING SHAFT
REMOVE ALL NON-LOADBEARING CMU WALLS
CLEAN AND PAINT EXISTING METAL COLUMNS
CLEAN AND PAINT EXISTING CMU WALLS
EXISTING STAIRS TO REMAIN, REFURBISH METAL RISERS, TREADS AND RAILINGS. TYPICAL BOTH SETS OF STAIRS.
SEE SHEET A3.2 FOR GENERAL NOTES.
EXISTING CONCRETE FLOORS TO REMAIN
INSTALL NEW ELEVATOR IN EXISTING SHAFT
CLEAN AND PAINT EXISTING METAL COLUMNS
EXISTING STAIRS TO REMAIN, REFURBISH METAL RISERS, TREADS AND RAILINGS.
TYPICAL BOTH SETS OF STAIRS.
REFURBISH EXISTING METAL WINDOW FRAMES, GLAZING AND METAL IN-FILL PANELS
CLEAN AND PAINT EXISTING CMU WALLS, EXISTING TILE ON SOME WALLS TO REMAIN, TYP
SEE SHEET A3.2 FOR GENERAL NOTES.
REPAIR AND REFURBISH EXISTING WOOD FLOORS, TYPICAL SECOND AND THIRD FLOORS
REMOVE ALL NON-LOADBEARING WALLS
REFURBISH EXISTING METAL WINDOW FRAMES, GLAZING AND METAL IN-FILL PANELS
INSTALL NEW ELEVATOR IN EXISTING SHAFT
CLEAN AND PAINT EXISTING CMU WALLS,
EXISTING TILE ON SOME WALLS TO REMAIN, TYP
EXISTING STAIRS TO REMAIN,
REFURBISH METAL RISERS, TREADS AND RAILINGS.
TYPICAL BOTH SETS OF STAIRS.
REPAIR AND REFURBISH EXISTING WOOD FLOORS,
TYPICAL SECOND AND THIRD FLOORS
SEE SHEET A3.2 FOR GENERAL NOTES.
CLEAN AND PAINT EXISTING METAL TRUSSES, SEE BUILDING SECTION
EXISTING CONCRETE FLOORS TO REMAIN
SEE SHEET A3.2 FOR GENERAL NOTES.

REFURBISH EXISTING METAL WINDOW FRAMES,
GLAZING AND METAL IN-FILL PANELS, TYPICAL
CLEAN EXISTING CONCRETE COLUMNS
REMOVE TEMPORARY PLYWOOD DOOR

EXISTING WOOD FLOORS TO BE REFURBISHED
REMOVE NON-LOADBEARING COMPONENTS
EXISTING CONCRETE PAD TO BE REFURBISHED
REMOVE NON-LOADBEARING COMPONENTS
NOTES:
1. REMOVE ALL MISC. PIPING, CONDUIT AND METAL VENTS FROM THE ORIGINAL WINDOW FRAMES AND FROM THE BRICK VENEER.
2. REMOVE ALL METAL GATES FROM THE FACE OF THE BUILDING.
3. ABANDON ALL EXISTING PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS.
4. RESTORE FACADE AND BUILDING INTERIORS USING NATIONAL PARK SERVICE STANDARDS FOR REHABILITATION.
5. REMOVE EXISTING METAL MECHANICAL PLATFORM.
6. REPLACE EXISTING ROOF WITH GRAY, SEAMED, MEMBRANE ROOFING.
7. REPLACE AND MATCH EXISTING GUTTER. REPAIR FASCIA AS REQUIRED.
8. REFURBISH EXISTING METAL WINDOW FRAMES; SANDBLAST, PRIME & PAINT. INSTALL NEW THERMOPANE GLAZING.
9. REFURBISH EXISTING METAL FRAMES AND PANELS, PAINT.
10. REPAIR DAMAGED WINDOW FRAME TO MATCH EXISTING.
11. REPAIR DAMAGED FRAME AND PANEL TO MATCH EXISTING.
12. CUT 3'-0"x4'-8" HOLES IN EXISTING BRICK VENEER.
13. REMOVE CMU FROM BRICK OPENINGS, REPLACE WITH BRICK AND/OR WINDOWS.
14. REMOVE CMU WALLS.
15. REPLACE METAL ROOFING AT AWNING.
16. REMOVE EXISTING CORRUGATED ASBESTOS PANELS AND REPLACE WITH CORRUGATED METAL PANELS WHICH MATCH THE EXISTING PANEL PROFILE & COLOR.
17. CLEAN CONCRETE & MASONRY, POINT MASONRY.
18. REMOVE EXISTING METAL PLATFORMS, PLATFORMS & ROOFING TO BE RENOVATED TO MATCH EXISTING.
19. REMOVE ALL EXISTING METAL FRAMING FROM WINDOW OPENINGS.
20. REMOVE ORIGINAL WINDOW TO BE REPLACED WITH A WINDOW TO MATCH EXISTING WINDOW PROFILE & COLOR.
21. REMOVE EXISTING CONCRETE PLATFORM & METAL FRAMING TO BE REFURBISHED.
22. INSERT NEW BRICK PANELS AND WINDOWS TO REPLACE THE EXISTING PANEL PROFILE & COLOR.
23. INSERT NEW BRICK PANELS AND WINDOWS TO REPLACE THE EXISTING PANEL PROFILE & COLOR.
24. INSERT NEW BRICK PANELS AND WINDOWS TO REPLACE THE EXISTING PANEL PROFILE & COLOR.
NOTES:
1. REPLACE EXISTING ROOF SHEET, OILS, BARNS, ARABIAS ROOFING.
2. REPLACE AND MATCH EXISTING GUTTERS, REPAIR TRIM AS ENCLOSED.
3. REPAIR METAL PANELS, PAINT.
4. REFURISH EXISTING METAL FRAME AND PANELS, PAINT.
5. REFURISH EXISTING METAL WINDOW FRAMES, HANDRAILS, FENCING & PAINT. INSTALL NEW THINMOULD GLAZING.
6. CLEAN & REFURISH HANDRAIL.
7. NEW ALUMINUM STOREFRONT WINDOW, OPERABLE CASEMENT
8. NEW ALUMINUM STOREFRONT WINDOW, FIXED, REPLACE CMU.
9. REPLACE AWNING FRAMING, INSTALL NEW METAL ROOF.
10. REMOVAL OPENINGS TO REMAIN.
11. NEW CABLE RAILING.
12. EXISTING CONCRETE PORCH TO REMAIN.

119 E. Franklin St., Suite 300
Chapel Hill, NC 27514
www.tisekiester.com
# HISTORIC PRESERVATION CERTIFICATION APPLICATION

## PART 2 - DESCRIPTION OF REHABILITATION

### Instructions:
This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

### 1. Property Name
**Chatham Manufacturing Company - Western Electric Company (Buildings 21 & 23)**

<table>
<thead>
<tr>
<th>Street</th>
<th>800 Chatham Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>County</td>
<td>Forsyth</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip</td>
<td>27101</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Historic District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Listed individually in the National Register of Historic Places; date of listing</td>
</tr>
<tr>
<td>Located in a Registered Historic District; name of district</td>
</tr>
</tbody>
</table>

**Part 1 - Evaluation of Significance submitted?**
Date submitted **concurrently**
Date of certification ****

### 2. Project Data

<table>
<thead>
<tr>
<th>Date of building</th>
<th>1945, 1951</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of buildings in project</td>
<td>2</td>
</tr>
<tr>
<td>Start date (estimated)</td>
<td>11/01/2017</td>
</tr>
<tr>
<td>Completion date (estimated)</td>
<td>09/01/2018</td>
</tr>
<tr>
<td>Number of phases in project</td>
<td>1</td>
</tr>
</tbody>
</table>

**Estimated rehabilitation costs (QRE)**

| Floor area before / after rehabilitation | 57,000 sq ft |
| Use(s) before / after rehabilitation | vacant / apartment |
| Number of housing units before / after rehabilitation | 0 / 46 |
| Number of low-moderate income housing units before / after rehabilitation | 0 / 11 |

| Number of buildings in project | 2 |
| Number of housing units before / after rehabilitation | 0 / 11 |

### 3. Project Contact (if different from applicant)

<table>
<thead>
<tr>
<th>Name</th>
<th>Richard Sidebottom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
<td>MacRostie Historic Advisors</td>
</tr>
<tr>
<td>Street</td>
<td>3 Broad Street, Suite 301</td>
</tr>
<tr>
<td>City</td>
<td>Charleston</td>
</tr>
<tr>
<td>State</td>
<td>SC</td>
</tr>
<tr>
<td>Zip</td>
<td>29401-3022</td>
</tr>
<tr>
<td>Telephone</td>
<td>(843) 203-5405</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:rsidebottom@mac-ha.com">rsidebottom@mac-ha.com</a></td>
</tr>
</tbody>
</table>

### 4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable](1) [ ] I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) [ ] if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3 (a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

<table>
<thead>
<tr>
<th>Name</th>
<th>Kenneth Reiter</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSN</td>
<td>45-3589492</td>
</tr>
<tr>
<td>or TIN</td>
<td>45-3589492</td>
</tr>
<tr>
<td>Company</td>
<td>Chatham Mill Ventures LLC</td>
</tr>
<tr>
<td>Street</td>
<td>PO Box 1622</td>
</tr>
<tr>
<td>City</td>
<td>Carrboro</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip</td>
<td>27510-3622</td>
</tr>
<tr>
<td>Telephone</td>
<td>(919) 855-4508</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:kreiter@belmontsayre.com">kreiter@belmontsayre.com</a></td>
</tr>
</tbody>
</table>

### NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation cannot be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

**Date**

**National Park Service Authorized Signature**
The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. The proposed new window openings in Building 23 appear to meet the Standards. In order to minimize the impact of the new openings, the details must be as simple as possible. The proposed rowlock headers and sills must omitted, and the stretcher brick courses must be maintained instead. The color of the new aluminum window frames could also match the color of the masonry. Photographs verifying conformance with this condition must be submitted with the Request for Certification of Completed Work.

2. Mechanical equipment was historically located on the roof of Building 23 as was the case for most industrial buildings. The current project states that the mechanical equipment for the 42 residential units will be located on the gable roof in the least visible area. In order to ensure the new rooftop equipment is as inconspicuous as possible, photographs of all elevations that can be readily seen from each surrounding public right-of-way showing a mock-up of the proposed rooftop equipment must be submitted for review.

3. New landscape features and improvements must be compatible with the historic character of the industrial property. In to ensure new landscape features and improvements for the site will meet the Standards, a detailed landscape plan with materials and plantings noted or color coded must be submitted for review.

4. The existing historic double doors at the south end of the east (street-facing) elevation must be retained and repaired. If they are too deteriorated to repair, new replacement doors must match the existing.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing prior to execution to ensure that the proposed project continues to meet the Standards.