Case #: COA2023-055
Staff: Michelle M. McCullough

Applicant: Colleen Willoughby

LOCATION

District: N/A
Streets: 850 Chatham Road, Winston-Salem
Buildings: Chatham Manufacturing Company - Western Electric Company Complex Buildings 21 and 23
Status: N/A
Local Historic Landmark#: 129

REQUEST(S)

• Exterior and interior rehabilitation to buildings 21 and 23

APPLICABLE DESIGN REVIEW STANDARDS

The Secretary of the Interior's Standards for Rehabilitation and Forsyth County Design Review Standards for Local Historic Landmarks

PORTIONS OF THE PROPERTY DESIGNATED AS A LOCAL HISTORIC LANDMARK

The following described property was designated a local historic landmark on December 16, 2013, Chatham Manufacturing Company - Western Electric Company Complex, 800 Chatham Road specifically the complete exterior of the buildings, and the tax block and lot upon which it sits (Tax Block 909, Lot 302M/PIN # 6825-99-2357), and on July 20, 2015, the complete interior of the Chatham Manufacturing Company-Western Electric Company Complex, 800-850 Chatham Road, specifically: the complete interior of the complex; related to Tax Block 0909, Tax Lots 302P and 302N (PIN#6825-99-2418 and #6825-99-3311). This property is owned by Chatham Mill Ventures LLC and 850 Ventures LLC.

HISTORY

The Chatham Manufacturing Company – Western Electric Company was listed on the National Register of Historic Places on August 4, 2011. In October 2017, Chatham Mill Ventures LLC and 850 Ventures LLC submitted a Historic Tax Credit Application, Part 2 (Description of Rehabilitation) for review to the NC State Historic Preservation Office (SHPO) and the National Park Service (NPS) for the Chatham Manufacturing Company – Western Electric Company (Buildings 21 and 23). The NPS requested four conditions so that the work would meet the Secretary of the Interior’s Standards for Rehabilitation. Chatham Mill Ventures LLC and 850 Ventures LLC agreed to meet all the conditions and received the final Part 2 approval dated June 21, 2018. The original application and all correspondence with the NPS, the SHPO, and the owner’s responses are included in the application materials.
This COA application requests the adaptive reuse of the buildings into 42 loft style residential units on the second and third floors of Building 23, with a ground floor parking area for residents as well as the introduction of two residential units in Building 21, and ancillary uses to those components.

**STAFF COMMENTS**

The applicant requests the comprehensive rehabilitation of the building (exterior and interior). Due to the extensiveness of the project, the completeness of the application material, and the review by the NPS and SHPO, staff has reviewed the application in accordance with the Forsyth County Design Review Standards for Local Historic Landmarks and has based its comments on the Secretary of the Interior’s Standards for Rehabilitation, found on page 15 of the Landmark Standards. These Standards are the basis for the Landmark Standards and represent the principles the Commission is to use to review changes to Landmarks.

**STAFF FINDINGS**

Commission staff finds that overall the application is not incongruous with the character of the Landmark because the proposed work:

1) Will give the buildings new uses that require minimal change to its distinctive materials, features, spaces, and spatial relationships (Standard 1).

2) Will not remove distinctive materials or alter features or spaces that characterize the property, thereby retaining and preserving the historic character of the property (Standard 2).

3) Recognizes the site’s various periods of construction, its original manufacturing use, and will not create physical changes that reflect a false sense of historical development (Standard 3).

4) Will retain and preserve most of the historically significant changes that have occurred to complex over time (Standard 4).

5) Will retain distinctive features, finishes, and construction techniques and examples of craftsmanship that characterize the property (Standard 5).

6) Will repair deteriorated historic features where possible, and where the severity of deterioration requires the replacement of features; the proposed new features will match or blend with the old. Replacement of missing features will be based on documentary and physical evidence (Standard 6).

7) Will not use chemical or physical treatments that can cause damage to historic materials and surface cleaning will be undertaken with the gentlest means possible (Standard 7).

8) Will not destroy historic materials, features and spatial relationships that characterize the property with new additions, exterior alterations, or related new construction. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment (Standard 9).

9) Will retain the essential form and integrity of the historic property and its environment would be unimpaired if additions or adjacent or related new construction is removed in the future.
STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2023-055 at the Chatham Manufacturing Company - Western Electric Company Complex Buildings 21 and 23, 850 Chatham Road (PIN: 6825-99-2418.00), Local Historic Landmark #129 with the following conditions:

1) The applicant meets all current and future conditions established by the National Park Service and the North Carolina State Historic Preservation Office as part of the Historic Tax Credit Application, so that the rehabilitation meets the Secretary of the Interior’s Standards for Rehabilitation, therefore meeting Forsyth County Design Review Standards for Local Historic Landmarks;

2) The applicant submits within 30 days of receipt, the signed and approved Part 3 of the Historic Tax Credit Application from the National Park Service;

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 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.