

Forsyth County Historic Resources Commission



Annual Report 2015

CHAIRMAN'S MESSAGE



On behalf of the Forsyth County Historic Resources Commission (HRC), I am pleased to present the Commission's Annual Report for 2015. As always, the Commission experienced a year filled with outstanding projects and activities.

During the year, the Commission reviewed four Local Historic Landmark applications that were all approved by the appropriate elected body. The Commission reviewed and provided comment on one National Register nomination. The Historic Marker Program continues to grow in popularity and during the year there were four marker unveiling ceremonies. Historic Preservation Month in May was actively celebrated with a kick-off reception at the Rosenbaucher House, a Local Historic Landmark; tours and activities at two other Local Historic Landmarks, Plant 64 and the Rural Hall Depot; interesting lectures at various venues; and trolley tours of historic neighborhoods in Winston-Salem. The Commission managed its consistent caseload of Certificate of Appropriateness applications from the local historic districts and landmark properties. Finally, we are extremely excited in the release of the architectural survey publication of Winston-Salem, entitled, *Winston-Salem's Architectural Heritage* by Heather Fearnbach. Sales in the first year have reached over 1400 and if you have not purchased yours, do not wait much longer or they will be gone!

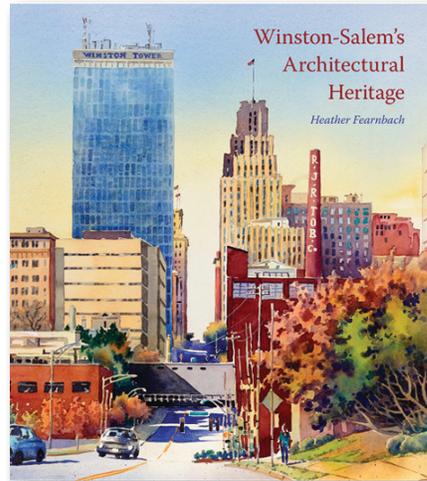
We hope you enjoy reading about the Commission's work over the past year. We will continue to serve the citizens of our community by protecting and promoting our historic resources. Thank you for your continued support of Forsyth County's rich historical and architectural legacy. The Commission looks forward to another productive year fulfilling our county's preservation goals.

One final note, it has been my pleasure to serve as the Commission Chairman for the past two years. It is evident that the Commission members and staff are passionate and dedicated to preserving our county's history. I have learned so much from my colleagues and our community and I am thankful to have had this opportunity to serve you. I am pleased to announce that architectural historian, Langdon Oppermann, will be our new Commission Chairman in 2016.

Michael Ryden, Chairman

IDENTIFY

Forsyth County Architectural Survey Update



In 2015, the publication *Winston-Salem's Architectural Heritage*, a narrative and photographic overview of Winston-Salem's architectural development from the eighteenth century to the present, was released to the public. The book is a stunning survey of the city's evolution,

containing almost 900 documentary and current images of architecturally and historically significant buildings and neighborhoods.

During the year, the book's author, Heather Fearnbach, embarked on a tour of Winston-Salem, giving unique lectures about each section of town. She also spoke at over 20 locations through the year including the Reynolda House Museum of American Art, Arbor Acres, Forsyth Genealogical Society, and the Wachovia Historical Society. Ms. Fearnbach received several awards and/or recognitions during the year including the Robert E. Stipe Professional Award from Preservation North Carolina, the Historic Preservation Medal from the Daughters of the American Revolution, and the Willie Parker Peace History Book Award from the North Carolina Society of Historians, Inc. for *Winston-Salem's Architectural Heritage*.

The book is available in the Revenue Office on the first floor of the Bryce A. Stuart Municipal Building at 100 E. First Street in Winston-Salem or online at www.winstonsalemheritagebook.com. For more information, contact Michelle McCullough at michellem@cityofws.org or 336-747-7063.

PRESERVE

Local Historic Landmark Program

Local historic landmark designation is an honor that recognizes an individual property's importance to the heritage and character of the community. Types of local landmark properties can include buildings, structure, sites, or objects.

Once a property has been designated a local historic landmark, it becomes subject to architectural/site review and approval by the Commission. Prior to making changes to any portion of a designated landmark, the property owner must obtain approval from the HRC to ensure that alterations to the property are in keeping with its historical and architectural character. In addition, the property owner may apply to the Forsyth County Tax Office for up to a 50% property tax deferral, which runs with the property in perpetuity (unless designation is revoked).

The following are new 2015 Forsyth County Local Historic Landmarks.

Charles A. Cooper House

Reconstruction of 1840 Appearance
411 South Main Street, Winston-Salem



Historic Photo Courtesy of Old Salem



Reynolds Building

Constructed in 1929
51 East Fourth Street, Winston-Salem



Photo Courtesy of Heather Fearnbach

Charles A. Cooper House

Thurmond and Lucy Hanes Chatham House
Constructed in 1923
112 North Stratford Road, Winston-Salem



Historic Photo Courtesy of Digital Forsyth



Philip and Johanna Hoehns (Hanes) House

Constructed in 1789
3550 Middlebrook Drive, Clemmons, NC



National Register of Historic Places Nomination Review

During 2015, the HRC and Forsyth County Commissioners reviewed the nomination of Memorial Industrial School to the National Register of Historic Places. Both commented that they believed this application met the criteria to be listed on the National Register of Historic Places. The property was listed on the National Register in August of 2015.



Photo Courtesy of Heather Fearnbach

CELEBRATE

Historic Marker Program

Each year, the HRC approves historic markers to be installed in the City of Winston-Salem. Beginning in 2016, one marker will also be selected for the unincorporated area of Forsyth County. The markers commemorate a wide variety of properties, which range from National Register Historic Districts to non-designated historic areas. Sites of local historical significance can be recognized, as can individual buildings such as schools, industrial buildings, private residences, and others.

In 2015, four historic marker unveilings were held. Below is a brief description of the significance of each marker unveiled in 2015.

In May, a marker commemorating the history of the R.J.R. Labor Strikes was unveiled. The R. J. R. Factory 64 is one of the local sites where large labor strikes occurred. The first took place in 1943 after a factory worker died on the job. Several hundred female workers, primarily African-American, began an immediate strike that spread throughout most of Reynolds's factories, with the CIO-affiliated Local 22 serving as the employees' bargaining agent. A second strike took place in 1947. Subsequently, the company provided for wage increases, job security, vacations, and grievance procedures for workers. Some of the most prominent African-American women leaders in the strikes included Viola Brown, Christine Gardner, Etta Hobson, Velma Hopkins, Ruby Jones, Theodosia Simpson, and Moranda Smith.



In September, both the Easton Neighborhood and Pfafftown markers were unveiled. Easton is a post-World War II subdivision built in 1949 to ease Winston-Salem's housing shortage. The GI Bill of 1944, which guaranteed low-interest home loans for veterans, promoted the construction of houses in new subdivisions and on vacant lots in existing neighborhoods. Easton consists of almost identical dwellings meeting strict guidelines to qualify for government-subsidized mortgages. In 1988, concerned residents founded the Easton Neighborhood Association, which engages a diverse, active, intergenerational membership to foster a pleasant and safe community.

Pfafftown began as a farming community settled on the west bank of Muddy Creek around the farm of Peter Pfaff Sr., who purchased the land in 1784. In the mid- to late-1800s, several houses in the Greek Revival and other popular styles were built, and in 1865, the first Pfafftown Christian Church was constructed on Transou Road. Pfafftown was awarded a post office in 1888 and by 1896 the population had grown to 100. John Henry Pfaff opened a general store in 1891 that stood at Yadkinville Road and Pfaff Lane until 1972. In 1900, the Labor Exchange School was built on Transou Road, and for many years provided labor and products of labor within the community. Several mid- and late-nineteenth-century buildings remain.



In November, the Reynoldstown Historic District marker was unveiled. In 1919, the R.J. Reynolds Tobacco Company built this neighborhood of bungalows to ease a housing shortage. Initially, a majority of the development was designated for Reynolds' white employees. The 1931 construction of Atkins High School for African-Americans just to the north resulted in a shift from white to black renters within one year. Although intended as a rent-to-own program, most home sales in Reynoldstown were made after 1937, and predominantly to African-Americans. New houses built on side lots created a pattern of alternating ca. 1920 and 1940 houses that reflects the progression from renters to homeowners and from white to black. The area was listed on the National Register of Historic Places in 2008.

PROMOTE

Educational Committee

Historic Preservation Month Activities

Historic Preservation Month is nationally celebrated and serves as a showcase for the country's diverse and unique heritage. Across the United States, thousands of community groups honor their histories through various activities and bring historic preservation to the forefront of American's daily lives by emphasizing the importance of protecting the nation's past.

The Forsyth County Historic Resources Commission was joined by Old Salem Museums and Gardens, New Winston Museum, Rural Hall Train Depot Museum, Rural Hall Historical Society Museum, Korner's Folly, Preserve Forsyth, Salem College, Historic Bethabara Park, and Walkertown Area Historical Society to once again celebrate the month of May throughout Forsyth County as Historic Preservation Month.



Preservation month was kicked off with a reception, hosted by Preserve Historic Forsyth and LMI Builders Inc., at the Rosenbacher House, one of Winston-Salem's Local Historic Landmarks. New owners, Joe and Jodie Williams, had just finished rehabilitating this grand old home. On May 8th, after the historic marker unveiling for the R. J. R. Labor Strikes, the HRC and Plant 64 Apartment Homes hosted tours of the apartments in the rehabilitated tobacco warehouse. On May 17th, the Commission and the Rural Hall Train Depot, one of Forsyth County's Historic Landmarks, sponsored an open house and family fun day. Hundreds of people came out to participate in the day's festivities which including depot tours; an elementary school art show featuring the train station; and a talk by Roy Osborne, a Yadkin Valley Railroad engineer and conductor.



The final event of the month was a day of trolley tours through Winston-Salem neighborhoods. The trolley was donated by the City of Winston-Salem and the event was sponsored by Leonard-Ryden-Burr Real Estate, 50 West Fourth, and Inspired Spaces. Tickets for all four tours were sold out and all funds raised were donated to Preserve Historic Forsyth and New Winston Museum, non-profit organizations focused on preserving the history of Winston-Salem and Forsyth County.



ACKNOWLEDGE

Forsyth County wins big at the 2015 Preservation North Carolina Awards!!!

Each year Preservation North Carolina (PNC) honors individuals, groups, and organizations active in the preservation, restoration, rehabilitation or interpretation of the state’s architectural environment. In 2015, the awards were presented at the annual preservation conference which was held in Salisbury, North Carolina.

Michael Leonard, a resident of Bethania, received the Ruth Coltrane Cannon Award, North Carolina’s most prestigious preservation award. It is presented to an individual or organization that has made contributions of statewide significance to historic preservation in North Carolina. Mr. Leonard is a longtime leader of The Conservation Fund. PNC said, “The cumulative impact of Leonard’s work to preserve the state’s natural and built heritage is astounding, resulting in the protection of over 125,000 acres in 22 counties... He helped raise money to protect lands around the Cowee Mound in Macon County and to permit the state to acquire the William R. Davie House in Halifax. He has worked with Preservation North Carolina to protect Swan Ponds in Burke County, the Hanes House & Farm in Clemmons, Flyway Farms on Knotts Island and the Loesch Woolen Mill in Bethania.”



Heather Fearnbach received the Robert E. Stipe Professional Award, the highest honor presented to working professionals who demonstrate an outstanding commitment to preservation as part of their job responsibilities. Ms. Fearnbach was honored not only for the architectural heritage book but also for her cumulative work as an architectural historian, which includes architectural surveys of cities and counties, historic context reports, historic structures reports and service on the boards of six statewide or local preservation organizations. PNC praised “*Winston-Salem’s Architectural Heritage* as unparalleled in the state for its expansive coverage of a city’s architectural history and for its level of research that brings forward a phenomenal amount of new information and a large number of previously unpublished documentary photographs. For the state, *Winston-Salem’s Architectural Heritage* is a model of what a survey publication can be.”

Korner’s Folly and LMI Builders, Inc. were each presented the Gertrude S. Carraway Award of Merit, which honors individuals or organizations that have demonstrated a commitment to historic preservation. Korner’s Folly was honored for extensive exterior restorations to brick foundation and chimneys of the 1880 house in Kernersville built by Jule Gilmer Körner. LMI Builders, Inc. received the award for the restoration of the 1909 Rosenbacher House to its original footprint.



PROTECT

One of the Commission’s core responsibilities is the review and issuance of Certificate of Appropriateness (COA) applications for the Old Salem Historic District, the Bethabara Historic District, the West End Historic Overlay District and the Local Historic Landmarks. Below are the statistics for COAs reviewed during FY2014-2015.

| FISCAL YEAR 14-15 | MAJOR WORK | MINOR WORK | APPROVED | DENIED | TOTAL COAs |
|-------------------|------------|------------|----------|--------|------------|
| OLD SALEM | 13 | 6 | 18 | 1 | 19 |
| BETHABARA | 0 | 1 | 1 | 0 | 1 |
| WEST END | 21 | 43 | 61 | 3 | 64 |
| LHL | 4 | 6 | 10 | 0 | 10 |
| LHL IN OLD SALEM | 6 | 5 | 9 | 2 | 11 |
| LHL IN WEST END | 1 | 0 | 1 | 0 | 1 |
| LHL IN BETHABARA | 0 | 0 | 0 | 0 | 0 |
| TOTALS | 45 | 61 | 100 | 6 | 106 |

Historic Resources Commission

Langdon Oppermann, Chairman
Jeff Sowers, AIA, Vice Chairman

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Jeff Allen
Brent C. Gearhart
Kevin Owen, AIA

Winston-Salem Appointees

Carl E. Leak
Chad Gadberry
Tina M. Thacker
Michael Ryden

Kernersville Appointee

Jim Davis

Clemmons Appointee

David Hauser

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Allen Joines, Mayor

City Council

Vivian H. Burke, Mayor Pro Tempore,
Northeast Ward
Denise D. Adams, North Ward
Dan Besse, Southwest Ward
Robert C. Clark, West Ward
Jeff MacIntosh, Northwest Ward
Derwin L. Montgomery, East Ward
James Taylor Jr., Southeast Ward
Molly Leight, South Ward
Lee Garrity, City Manager

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Don Martin, Vice Chair
Richard V. Linville
Ted Kaplan
Walter Marshall
Gloria D. Whisenhunt
Everette Witherspoon
Dudley Watts Jr., County Manager

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Board of Aldermen

Tracey Shifflette, Mayor Pro Tempore
Kenny Crews
Irving Neal
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Chris Thompson
Curtis Swisher, Town Manager

Village of Clemmons

Nick Nelson, Mayor

Village Council

Mike Combest, Mayor Pro Tempore
Mary L. Cameron
Lanny Farmer
Mike Rogers
Chris Wrights
Larry Kirby, Village Manager



For More Information

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www.ForsythCountyHRC.org

ANNUAL HIGHLIGHTS

Staff News

Michelle M. McCullough assisted with the release of *Winston-Salem's Architectural Heritage* by Heather Fearnbach, accompanying Ms. Fearnbach on her lecture tour to sell the book, plus speaking to various groups about both the book and the HRC in general.

April Johnson completed a Forsyth County Rural Historic Resource Preservation Report. As a result, she began compiling information for a brochure that educates and brings awareness of heritage Century Farms in the county. In August, she attended the Section 106 Essentials training course administered by the Advisory Council on Historic Preservation in Washington, D. C.

Michelle and April both attended three professional trainings during the year including the National Alliance of Historic Commission's Com-

mission Assistance and Mentoring Program (CAMP) in Salisbury, the State Historic Preservation Office's Certified Local Government training in Greensboro and the Traditional Building Materials seminar in Durham, NC. Several members of the HRC also attended these three events plus other professional lectures and trainings in their respective fields.

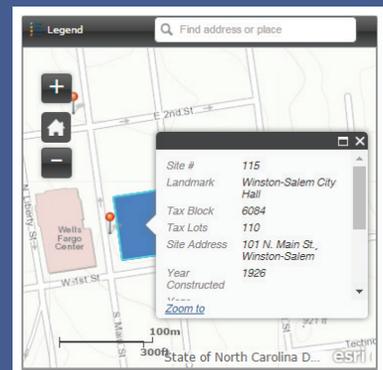
Membership News

During 2015, the HRC had three changes of membership. Jeff Allen, owner of JALA Jeff Allen Landscape Architecture, LLC, was appointed by the Forsyth County Commissioners to fill the categorical seat of the Horticulturalist/Arborist/Landscape Architect. Tina Thacker, a paralegal at Wells Law, PLLC, and Carl Leak, an Associate Director/Health Science Librarian for Winston-Salem State University, were appointed by the Winston-Salem City Council as at-large members.

New on the Commission's Website

Interactive Maps! Locate Landmarks, Historic Markers, or National Register Districts using an address or name.

www.ForsythCountyHRC.org



MAJOR PROJECTS

- Completion of the Winston-Salem Architectural Survey Publication, *Winston-Salem's Architectural Heritage* by Heather Fearnbach
- Area Plan Participation
- City of Winston-Salem Historic Marker Program
- Environmental Reviews
- Historic Preservation Month Activities
- National Register of Historic Places Nomination Reviews
- Outreach to District Residents and the Real Estate Community
- Rezoning Petition Briefings