

**LOCAL HISTORIC LANDMARK**  
**APPLICATION/INFORMATION**

**FORSYTH COUNTY HISTORIC  
RESOURCES COMMISSION**

**The Shipley Building  
609 North Liberty Street**

**November 3, 2021**

# Application





# Forsyth County Historic Resources Commission

100 East First Street  
P.O. Box 2511  
Winston-Salem, North Carolina. 27101  
336.727.8000 Fax. 336.748.3163

## LOCAL HISTORIC LANDMARK DESIGNATION APPLICATION

*This application is based on North Carolina General Statute § 160D-945. Local Historic Landmarks are for the education, pleasure and enrichment of the residents of the City, County and the State as a whole. Landmark designation is an honor and it signifies recognition that the property is important to the heritage and character of the community and that its protection enriches the public. No property shall be recommended for designation unless it is deemed by the HRC to be of special significance and integrity in accordance with the information below.*

### Name of Property

Historic Name: The Shipley Building, 609 N Liberty Street

Any Other Historic Name(s): \_\_\_\_\_

Current Name: 609 N Liberty Street

### Location

Physical Address: 609 N Liberty Street

City: Winston-Salem

Block(s) #: 0013

Lot(s) #: 220

PIN(s): 6835-28-2206 (partial)

### Owner

Name: Fain Properties LLC c/o Tom Pioreschi, Partner

### Applicant (If other than Owner)

Name: same as above

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone(s): \_\_\_\_\_

Email Address: \_\_\_\_\_

### Consultant/Preparer (If other than the Owner and/or Applicant)

Name: Kayla Halberg

**Property Information**

Date of Construction: 1927 Lot Size/Acreage: .2 .09

**Major Additions (include date(s) of construction):**

No major additions to the building have been made since its construction  
\_\_\_\_\_  
\_\_\_\_\_

**Exterior and Interior Alterations (include date(s) of construction):**

The owner of the property completed a rehabilitation tax credit project on the building, completed in 2021. Historic features were repaired or restored, and contemporary compatible finishes were introduced. An exterior fire escape was added to the north elevation and the elevator and stair tower on the roof were extended to meet code compliance requirements.  
\_\_\_\_\_

**Outbuildings (include date(s) of construction):**

There are no outbuildings associated with the property.  
\_\_\_\_\_  
\_\_\_\_\_

Relocated Building:    Yes     No

Architect/Landscape Architect: Unknown

Builder: Unknown

**Original Owner and/or Person for Whom the Building was Built:**

J. W. Shipley; P. H. Hanes; Morris, Early and Company  
\_\_\_\_\_

**Original Use:**

Furniture Store  
\_\_\_\_\_

**Present Use:**

Commercial Office  
\_\_\_\_\_

Ownership (check one):    Private     Public

Status (check one):    Occupied     Unoccupied     Work in Progress

**Landmark Designation for (check appropriate boxes):**

- |   |  |
|---|--|
| <input type="checkbox"/> Complete Exterior                                    | <input type="checkbox"/> Complete Interior                         |
| <input type="checkbox"/> Complete Site, includes any land or special features | <input checked="" type="checkbox"/> Complete Exterior and Interior |
| <input type="checkbox"/> Complete Site, Exterior and Interior                 | <input type="checkbox"/> All Outbuildings                          |
| <input type="checkbox"/> Partial Exterior or Interior, Explain:               |  |

\_\_\_\_\_  
\_\_\_\_\_

**Other, Explain:**

\_\_\_\_\_  
\_\_\_\_\_



**Classification Category (check at least one)**

- X Building Created principally to shelter any form of human activity, such as a house, barn, hotel, church, school, theater, etc.
  
- Structure A term distinct from a building. A structure is generally created for purposes other than human shelter, such as a tunnel, bridge, highway, silo, etc.
  
- Object A term distinct from a building and structure. An object is primarily artistic or informative in nature. Although it may be movable, an object is typically associated with a specific setting or environment, such as a sculpture, monument, etc.
  
- Site The location of a significant event: of a prehistoric or historic occupation or activity; of a building or structure, whether standing, ruined, or vanished; of a landscape, whether professionally designed or publically/privately developed over time; of a location that itself possesses historic, cultural, or archaeological value regardless of the value of any existing building and/or structure, such as a battlefield, cemetery, etc.

**Number of Resources on the Property**

Number Proposed for Designation

1 Buildings  
0 Structures  
0 Objects  
0 Sites

Number Not for Designation

0 Buildings  
0 Structures  
0 Objects  
0 Sites

Documentation:

X County Inventory FY 4674 Year last surveyed 2002  
 Other (explain):

National Register Status:

X Listed 2002 Year  
 X Within a National Register Historic District  
 Name: Downtown North Historic District  
 None of the Above

**Present Use** (check at least one)

Agriculture  
Industry  
Residence

Commerce  
Military  
Transportation

Education  
Museum  
Other

Entertainment  
Park

Government  
Religion

Condition (check one):

Excellent       Good       Fair       Deteriorated       Ruins

Moved from Original Site:      Yes, what year \_\_\_\_\_       No

Original Location: N/a

Reason for the Move: N/a

Public Access (check one):

Restricted       Unrestricted       None

Do any architect's plans or building accounts exist?      Yes      No       Unknown

Give the location of any plans or building accounts. Give name of institution, address, phone, and collection identification. If in possession of property owner or someone else, state that.

No original building plans were uncovered during the research on this property.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## Criteria

- X **Property Over Fifty Years Old:** Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate special significance.  
(Complete Sections A.1, B, C and E)
- Property Under Fifty Years Old:** Evidence of exceptional importance is required.  
(Complete Sections A.1, A.2, B, C and E)
- Relocation:** The building has been moved from its original site of construction.  
(Complete Sections A.1, B, C and E)
- Reconstruction** (Complete Sections A.1, D.1, D.2, D.3 and E)

## A.1 Historical Significance

Special Significance Area (check all that apply):

X History      X Architecture      Culture      Archaeology

Significance Category (check all that apply):

- X A. Property is associated with events that have made a significant contribution to the broad patterns of our history
- B. Property is associated with the lives of persons significant in our past
- X C. Property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction
- D. Property has yielded, or may be likely to yield, information important in prehistory or history

## A.2 Exceptional Importance

Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate special significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the landmark is truly a historic place. If the property is less than fifty years old, it must possess a level of significance greater than if it were more than fifty years old, that is, it must possess exceptional significance.

If applying for a property constructed less than fifty years ago, the criteria in Section A1 above as well as those below must be met.

1. The property was constructed less than fifty years ago and is exceptionally important. As defined by the National Park Service, exceptional importance does not necessarily mean national significance; rather, it is a measure of a property's importance within the appropriate historic context, whether the geographic scale of that context is local, state, or national.
2. The property was constructed fifty years or more ago but achieved its exceptional importance less than fifty years ago.

## B. Integrity

The property has integrity if its significance can be seen or experienced, not just imagined.

**Must meet at least five (5) of the criteria listed below** (check the applicable boxes):

- X 1. **Integrity of location** – The historic location where the building was original constructed.
- X 2. **Integrity of design** – The historic organization of form, space, proportion, scale, technology and materials can be seen or experienced.
- X 3. **Integrity of setting** – The physical environment related to the property's function, role, or design retains its historic character and its significance can be seen or experienced.
- X 4. **Integrity of workmanship** – The physical evidence of a craft or crafts of the culture or people during the period of significance of the property can be seen or experienced.
- X 5. **Integrity of materials** – The majority of historic materials that were combined to form the property have been preserved and not recreated, other than appropriate maintenance and repairs.
- X 6. **Integrity of feeling** – The historic or aesthetic sense of the property's period of significance can be experienced because its physical features evoke a sense of its historical character.
- X 7. **Integrity of association** – The property is the location of a significant activity or event, or is the place where a significant person lived or engaged in significant historic actions. The property is sufficiently intact to allow such connection to be experienced.



## C. Report Material and Layout

### Architectural Description, Significance & Integrity Statements

Applications must include a report that includes items 1-7, and item 8 and 9 if applicable. Submit a clear, concise, complete narrative so that the HRC will be able to make a decision.

#### 1. Introduction

Include a clear statement summarizing the property's significance and integrity level in two to four sentences.

#### 2. Property Description

Include a comprehensive description of all elements of the site proposed for designation. The description should delineate significant character-defining features of the setting, exterior, interior, and secondary resources.

#### 3. Restoration/Rehabilitation Description (Completed or Currently Proposed)

Include information about any restoration and/or rehabilitation efforts, additions, and/or alterations, including details of the date and scope of work. Include whether the work was completed under the supervision of an experienced preservation professional or historic preservation organization.

#### 4. Statement of Significance

Include a statement of significance that explains in detail how the property meets the relevant criteria identified in the **Significance** section above (A). Clearly define the special significance of the property for each. Include all major owners and names of people known or believed to have worked on the structure (such as architects, carpenters etc.). A bibliography is required. Include an ownership chain of title, showing all known owners with deed book and page and other relevant documentation if the property is significant for its association with a historically significant person.

#### 5. Integrity Statement

Include a statement of integrity that explains in detail how the property meets the relevant criteria in the Integrity section above (B). Clearly define the level of integrity for all significant physical elements of the proposed property to be designed, including the exterior, interior, outbuildings, and/or the site. Explain how the property retains elements of its original or early design, materials, location, workmanship, setting, historic association and feeling.

## **6. Historical Background Summary**

Include an explanation of the property's place, time, and theme; i.e. the context in the history of the community, the region, the state, or the nation. Once this is identified, show how the property relates to other properties that fall into that same context if the property is important due to its association with events that have made a significant contribution to the broad patterns of our history.

## **7. Architectural Context**

If the property is of architectural significance include biographical information for the architect(s) if known and explain why their work is important at the local, state, and/or national level.

## **8. Approved National Register Nomination**

If a National Register nomination for this property has been approved and is still accurate, specifically the description of the property, it may be submitted with the application form and other supporting documents; however, any special significance areas and/or integrity issues not included in the nomination must be addressed in supplemental information. Subsequent alterations must be submitted in photographs and other documentations to explain all changes in detail. This could include, but is not limited to, Federal and/or State Historic Preservation Tax Credit applications and approvals for Parts 2 and 3, along with a written summary of changes made since the nomination was approved.

## **9. Exceptional Importance Statement**

Attach a statement explaining how the property meets the identified criteria in the Exceptional Importance Section above (A.2.)



## D.1. Reconstructed Properties

The HRC will consider landmark applications only for reconstructions located in locally zoned Historic Districts (H), such as Old Salem or Bethabara. This does not include Historic Overlay Districts (HO), such as West End.

After the passage of fifty years, a reconstructed property may attain special significance for what it reveals about the period in which it was built, rather than the historic period it was intended to depict. If that is the case, complete sections A, B, and C, not D and E.

Reconstruction is defined as the reproduction of the exact form and detail of a vanished building, structure, object, or a part thereof, as it appeared at a specific period of time. Examples include: a property in which most or all of the fabric is not original or of historic period. Examples of properties that are NOT considered reconstructions are properties that have been remodeled or renovated and retain the majority of their original or early fabric.

The HRC will not designate a reconstructed property that necessitated or contributed to the demolition or relocation of a historic property which has been recommended for local designation by the HRC, is listed on the State Study List for the National Register of Historic Places, has been determined eligible for or is listed in the National Register of Historic Places and /or has any other type of local, State, or national historic designation.

### **Must meet all the criteria below.**

#### **1. It is accurately executed in a suitable environment.**

The reconstruction must be based upon sound archaeological, architectural, and historic data concerning the historic construction and appearance of the resource. That documentation should include both analysis of any above or below ground material and research in written and other records.

The reconstructed property must be located on the original site as the original. It must also be situated in its original grouping of buildings, structures, and objects (as many as are extant), and that grouping must retain integrity. In addition, the reconstruction must not be misrepresented as an authentic historic property. One approach to signify a reconstruction is to place a small sign that states the building is a reconstruction.

#### **2. It is presented in a dignified manner as part of a restoration master plan.**

A **restoration master plan** is defined, for the purposes of this application, as a comprehensive or far-reaching written plan of action, encompassing a locally-zoned Historic District (H), and approved by a community, government, or organization/institution, and is designed to reintroduce something that existed before, specifically historic buildings or structures.

A reconstructed property must be identified in the restoration master plan as a component of that historic district and part of the overall restoration plan for the district.



3. **No other building or structure with the same associations has survived.**

A reconstruction is appropriate only if the historic property was the only one in the district associated with a particular activity or event of special significance or no other property with the same associative values has survived.

## D.2. Reconstruction Documentation

In order to be considered, the HRC must determine if there is enough information supporting the accuracy of the reconstruction, so that there could be a truly accurate portrayal.

1. Attach a report that explains in detail how the property meets each criterion identified in Section D. above. Include text, drawings, photographs, historic documents and other evidence as necessary.

2. A detailed history of the historic building or structure represented in the reconstruction.

**Include:**

- Date(s) of original construction, early additions and pertinent alterations
- Date of demolition
- Year reconstruction represents and reason that date was selected
- History of original owners
- History of the original use(s), including that of the interpretation period
- Current use of reconstructed property
- Location of the historic building or structure
- Description of the interpretive use that coordinates with the restoration master plan

3. A detailed architectural description of the historic building or structure and of the reconstructed building or structure.

**Include the following in the descriptions of both the historic building or structure and of the reconstructed building or structure when known:**

- Size of the building or structure
- Number of stories
- Material(s) of construction
- Construction method(s)
- Appearance of the building or structure including the placement of such features as doors and windows
- Detailed drawings of significant features reconstructed, such as architectural details, roofs, windows, doors, and porches
- Elevations noting known elements and/or features
- Elevations noting elements and/or features changed from the original
- Notation of reconstructed elements surmised from study but not known
- Explanation of approach when details or features were unknown
- Site plan or survey

### D.3. Reconstruction Research Documentation Types

A detailed report indicating thorough research and analysis of the below documentation types must be submitted. The report should include substantive information on the research gathered and sources. Resources searched but revealing no pertinent information must be discussed in the report. Copies of visual materials such as, but not limited to, photographs, maps, drawings, plans, and artwork should be labeled, with title, description, known or approximate year created, known or possible creator, and source.

1. A copy of the section(s) of the restoration master plan pertinent to the subject property. Include the cover, date, and summary pages or sections that describe the purpose, approach, and physical boundaries of the plan.
2. Evidence that the historic property on which the reconstruction was based was the only one in the district associated with a particular activity or event of special significance or that no other property with the same associative values has survived.
3. Written archival records, including but not limited to diaries, journals, letters, deeds, legal documents, other primary sources and secondary sources.
4. Relevant historic photographs or artwork.
5. Relevant historic plans and/or drawings.
6. Archaeological findings.
7. Any other historical information used as a basis for the reconstruction.



## E. Required Supporting Documentation

### Property Boundary

The property may represent part of or the entire original parcel boundaries.

- ✓ 1. Describe the land area to be designated and identify any prominent landscape features.
- ✓ 2. Explain its significance and historical relationship to the building(s), structure(s), object(s) or sites located on the property.

### Photography Requirements

- ✓ **Buildings & Structures** (main and outbuildings)  
Include photos of all facades for all buildings or structures. Include photos that show the main building or structure within its setting. If the interior is being nominated, include at least one (1) photo of each room. Include examples of all architectural details, interior and/or exterior, which add to the property's special significance.

#### Objects

Include overall views and a variety of representative views, as well as a view of the object within its setting.

#### Sites

Include overall views and any significant details.

- ✓ Include copies of any historic photographs of the property and dates of photos, if known.
- ✓ The images should be submitted digitally on a flash drive, CD, DVD, or current format used for such items.
- ✓ Images and labeling should meet the current *Policy and Guidelines for Digital Photography for Historic Property Surveys and National Register Nominations* established by the North Carolina State Historic Preservation Office (NC SHPO). The guidelines can be found on the NC SHPO website.

### Map Requirements

- ✓ Include a map clearly indicating the location of the property in the community.
- ✓ Include a tax map, which is a document showing the location, dimensions, and other information pertaining to a parcel of land subject to property taxes. Show street names and all structures on the property. Label all resources on the map.

**Bibliography/Source Citations**

✓ Include a bibliography of sources consulted.

**Fee**

✓ Due at the time of submission is a non-refundable application fee of \$50.00. The City of Winston-Salem accepts all forms of legal tender and checks should be made payable to the City of Winston-Salem.

All application materials must be complete prior to consideration.


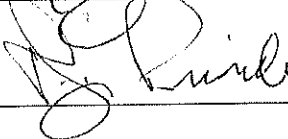
The application and accompanying materials becomes the property of the Forsyth County Historic Resources Commission and can be used for any public purpose.

**The following information submitted is true and correct to the best of my knowledge.**

*I have read the general information on landmark designation provided by the Forsyth County Historic Resources Commission and affirm that I support landmark designation of the property defined herein.*

**Signatures**

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Applicant		Date	<u>7/14/2021</u>
Owner	 FOR FORD PROPERTIES, LLC	Date	<u>7/16/2021</u>
Preparer	<u>Kayla Halberg</u>	Date	<u>7/16/2021</u>

**Winston-Salem City Council Questionnaire**  
**LOCAL HISTORIC LANDMARK DESIGNATION APPLICATION**

<b>Historic Name:</b>		The Shipley Building, 609 N Liberty Street		
<b>Current Name:</b>		609 N Liberty Street		
<b>Physical Address:</b>		609 N Liberty Street		
<b>Zoning:</b> CBWO	<b>Ward:</b> East	<b>Block (s):</b> 0013	<b>Lot(s):</b> 102	<b>PIN#(s):</b> 6835-28-2206
<b>Date of Construction:</b>		1927		
<b>Lot Size / Acreage:</b>		.09		
<b>Original Use:</b>		Furniture Store		
<b>Present Use:</b>		Commercial Office		
<b>Restoration/Rehabilitation (Check One):</b>		<input type="checkbox"/> No		
		<input checked="" type="checkbox"/> Yes, year completed:	2021	Cost: \$1,599,780
		<input type="checkbox"/> Yes, in the next Five Years	Estimated Cost:	
<b>Ownership (Check One):</b>		<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public	
<b>Status (Check One):</b>		<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Unoccupied	
<b>Is the house currently for sale?</b>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Public Access (Check One):</b>		<input checked="" type="checkbox"/> Restricted	<input type="checkbox"/> Unrestricted	
<b>Requested Landmark Designation for (Check Appropriate Boxes):</b>		<input type="checkbox"/> Complete Exterior	<input type="checkbox"/> Complete Interior	<input checked="" type="checkbox"/> Complete Exterior & Interior
		<input type="checkbox"/> Partial Exterior or Interior or Other, Explain:		
<b>How will the applicant make the property available to the public for the enjoyment, pleasure, &amp; education?</b>				
Applicant is willing to open the property at least once every five years to the public by hosting an event; OR,			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Applicant is willing to open the property at least once every five years to the public by hosting a meeting of a preservation or similar group, or tour; OR,			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Applicant is willing to open the property at least once every five years to the public by hosting a house tour or participating in a neighborhood tour, or any other type of educational tour that includes the Landmark property. OR,			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Applicant is willing to have the designated portions of the Landmark photographed (in any format) and placed on the City/County's website.			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
List any other ways the applicant plans to allow an opportunity for the public to be educated about the Local Historic Landmark in its entirety:				
<b>Note for answer NO above: As a commercial office space, the building is not suited for large public events.</b>				

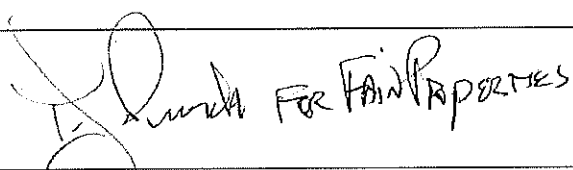


**STAFF COMPLETION**

Meets Special Historic Significance Requirement:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Meets Integrity Requirement:	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Potential Motions that can be made by the Elected Body**

1. Designation of the portion of the property as proposed;
2. Designation of a portion of the proposed designation (ex: Designation of the exterior of the building only);
3. Deny the entire designation.

<b>Signature of Owner:</b>	<b>Date:</b>
	7/16/2021

## **Section C. Architectural Description, Significance & Integrity Statements**

### **1. Introduction**

The Shipley Building, located at 609 North Liberty Street, possess special local significance and integrity required for Local Historic Landmark designation in Winston-Salem as a purpose-built furniture showroom that was home to several prominent local retailers in the early through the late-twentieth century. The building was completed by 1927 for J. W. Shipley, a prominent local real estate investor and former president of the Winston-Salem Building and Loan Association. That same year, the building became the original location of Morris, Early and Company furniture retailer. After Morris, Early and Company outgrew the space, the Shipley Building continued to function as showroom space for several prominent Winton-Salem furniture enterprises through the mid-twentieth century. The two-story commercial building retains architectural integrity of location, setting, design, materials, workmanship, feeling and association that convey its historic significance and long legacy as a retail furniture showroom. Among its character-defining features are its large, plate glass display windows, marble bulkhead, limestone block, wire glass steel windows, interior open plan, and tin ceilings. The Shipley Building is a significant local landmark under Criterion A for Commerce and Criterion C for Architecture.

### **2. Property Description**

609 North Liberty Street is a two-story, three-bay, rectangular commercial building of masonry construction with six-course common bond walls. It has a gently-sloped white EPDM roof and a brick parapet with terra cotta coping on the north and south sides. An elevator and stair tower and single brick chimney are located at the eastern end of the roof, and a fire escape is located on the north elevation.

The façade is comprised of limestone block surround, smooth stucco, stone coping, and a green marble bulkhead that has been restored. It has a traditional twentieth century storefront with plate glass display windows and a central recessed entry with its original mosaic tile floor. A historic ten-light transom runs along the top of the storefront, which was revealed during the recent rehabilitation of the property. The historic transom windows were repaired and restored as part of the project. The rehabilitation project also revealed four sets of twelve-light steel awning windows. The windows retain a majority of their historic blue wire glass, and only a few lights have been replaced due to significant damage beyond repair or missing panes. A blue film has been applied to the replacement panes to differentiate them from the historic blue glass.

The rear, or east, elevation has large multi-light steel projecting windows of varying sizes. Each have brick sills and a soldier course header. Two loading doors are located on the south end of the basement level. The basement-level window is smaller and one window has been repurposed as an entry with transom and partial sidelights. Evidence of historic painted signage remains between the first and second floor.

The south elevation abuts the 601 North Liberty Street building, and the north elevation abuts 615 North Liberty Street on the lower level. The upper level of the north elevation is exposed brick with no fenestration. Evidence of painted signage remains on the north elevation.

The interior has a mixture of modern and historic finishes. The basement is primarily open with a few partitions at the northwest and southeast corners. Although modern amenities and offices have been

added, the first and second floor generally retain their open plans and include square wooden columns and have pressed tin ceilings. Two display platforms are located at the front of the first floor. The stairs and elevator are located in the northeast corner of the building. The building retains its historic hardwood floors, which have been restored and refinished as part of the rehabilitation project. Walls are primarily plaster with some painted wood paneling at the staircase. Modern drywall has been installed in areas where plaster walls were damaged beyond repair, and for modern amenities and offices. Painted brick walls are located near the loading doors in the basement.

### **3. Restoration/Rehabilitation Description—(Completed or Proposed)**

The applicant recently completed a Historic Rehabilitation Tax Credit project on the building at 609 N Liberty Street. Both the Part 1 and Part 2 received conditional approvals from the SHPO and NPS, and the applicant is awaiting response on the recently submitted Part 3 application, which has been approved by the State Historic Preservation Office. The project resulted in the rehabilitation of the historic furniture store into a commercial office space that retains and preserves the historic character, materials, volume, and design of the building. The project was completed using the Secretary of Interior Standards for Rehabilitation, with oversight and direction provided by Commonwealth Preservation Group, a qualified and experienced historic preservation firm. The property has also been placed under an historic preservation easement covering the exterior and interior of the building. These measures, in addition to review by the HRC following landmark designation, will ensure that all future building treatments meet preservation best practices.

### **4. Statement of Significance**

The Shipley Building, constructed ca. 1927, possess special local significance as a purpose-built furniture showroom that was home to several prominent local retailers in the early through the late twentieth century and the first location of the Morris, Early and Company furniture retailer. It is also of special local significance for its association with J. W. Shipley, and his role in the local real estate development and investment industry.

J. W. Shipley was a prominent local businessman and real estate developer. Shipley served on the board of directors and as president of the Winston-Salem Building and Loan Association, an investment cooperative that provided loans for real estate development including building homes. Like their counterparts throughout North Carolina, they were responsible for making home-ownership more accessible.<sup>1</sup> Founded in 1889, the Winston-Salem Building and Loan Association was the oldest such organization in the city, and “by 1950 had assets of over \$6 million.”<sup>2</sup> The Building and Loan Association and its directors were critical to the early-twentieth-century growth and development of Winston-Salem. While Shipley also owned a successful harness and saddlery business, in 1910 and 1920 his occupation was listed as “Manufacturer” or “Merchant” of houses.<sup>3</sup> Shipley’s position on the board of directors influenced his private real estate development initiatives and personal investments. He and fellow director F. B. Efird acquired neighboring lots on the northwest corner of Liberty and Sixth Streets

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<sup>1</sup> Clarence E. Horton, Jr., “Building and Loan Associations,” *NCPEDIA*, 2006, <https://www.ncpedia.org/building-and-loan-associations> (accessed 7 Nov 2019); *Winston-Salem Journal*, 30 Sept 1919, pg 11.

<sup>2</sup> Adelaide L. Fries, Stuart Thomas Wright, J. Edwin Hendricks, *Forsyth: The History of a County on the March*, (Chapel Hill: University of North Carolina Press, 1976).

<sup>3</sup> United States Census, 1910, 1920.; *Winston-Salem City Directory*, 1928.



LHL Application: 609 N. Liberty Street  
Revised and resubmitted 10.08.2021

in 1923, demonstrating the real estate investment potential that both men saw in the area north of Fourth Street.<sup>4</sup> Shipley subsequently constructed a purpose-built furniture showroom on the lot, an astute investment in the city's furniture industry.

The Shipley Building was the original home of the prominent local furniture family and future leader in the local furniture industry, Morris, Early and Company. Morris, Early and Company was formed in 1927 by Frank B. Morris, J. Harold Early, and Early L. Parrish. The Morris family had a long history of success in the furniture industry. J. Frank Morris (father to Frank B. Morris) left his more than 25-year-tenure as a partner of Huntley-Hill-Stockton Company to partner in his son's business venture.<sup>5</sup> Both Morris men served as officers of the North Carolina Merchants Association, as well as the Southern Retail Furniture Association.<sup>6</sup> By 1929, the company's success prompted growth that required a larger building that could accommodate their expanding inventory and clientele. Morris, Early and Company subsequently moved to a new retail space located at 500 West Fourth Street. Morris, Early and Company sold quality furniture for nearly 30 years in Winston-Salem.<sup>7</sup>

Following the relocation of Morris, Early and Company, local furniture dealer Crim, Brunt & Green Inc. moved into the Shipley Building and occupied the furniture showroom at 609 N Liberty Street for nearly two decades. By 1950, the building was home to Fowler Furniture Company, owned by Ansel E. Fowler. Like the previous dealers of the furniture industry that operated in the Shipley Building, Ansel Fowler served in leadership roles among the local and statewide merchant and furniture associations. In the 1950s, Fowler was President of the North Carolina Merchants association, which by that time had already been in operation for nearly a half-century and had approximately 7,000 members. The organization not only provided assistance to small businesses and merchants, but served as a unifying voice for its members in matters of policy and legislation that affected the individual business owner.<sup>8</sup> Ansel's position among these statewide organizations demonstrated his leadership and prominence in the local furniture industry.

The building at 609 N. Liberty Street is also of special local significance as a local historic landmark under Category C for Architecture as a purpose-built furniture showroom with a high degree of exterior and interior architectural integrity representative of its commercial significance. The building's character defining features such as its recessed entry and mosaic tile floor, limestone and masonry façade, and plate glass storefront are representative of early-twentieth-century commercial style buildings. The double-height ceilings on the main level as well as its display platforms, pressed tin ceilings, wood floors, original stair, and open space are also character defining features of commercial architecture and furniture showrooms of the period. The building also retains key elements that supported the building's furniture retail function including rear loading doors and elevator. These features in addition to the large

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<sup>4</sup> Plat by J. A. Walker, dated Jan 1923, plat book 8, page 66

<sup>5</sup> "J. Frank Morris Dies in Winston," *The Record and Landmark*, 13 Aug 1928.

<sup>6</sup> "J. Frank Morris Dies in Winston," *The Record and Landmark*, 13 Aug 1928; "Frank B. Morris Named President," *The Statesville Record and Landmark*, 29 July 1932.

<sup>7</sup> National Register of Historic Places, Sosnik's/Morris-Early Commercial Block, Winston-Salem, Forsyth County, North Carolina.

<sup>8</sup> North Carolina Merchants Association, "The Voice of Retail in NC," Brochure, [https://www.ncrma.org/wp-content/uploads/2012/10/chain\\_retail\\_brochure.pdf](https://www.ncrma.org/wp-content/uploads/2012/10/chain_retail_brochure.pdf) (accessed 18 Nov 2019); "Rate Increase is Opposed by Merchants," *Asheville Citizen-Times*, 22 Jan 1952.

display window platforms and the open floor plan are representative of the type of commercial space that catered to furniture showrooms.

## 5. Integrity Statement

The Shipley Building retains the seven aspects of integrity—location, setting, design, materials, workmanship, feeling and association—required for Local Historic Landmark designation.

The Shipley Building retains integrity of location and setting, as it remains on its historic lot developed by J. W. Shipley and its relationship with the surrounding commercial historic district. The building's setback from the street and sidewalk, as well as its proximity to the neighboring buildings preserve the historic density of the streetscape. Based on Sanborn maps and historic photographs (see attachments), the building has also back up to a parking lot (or partial parking lot) for much of its history, and by at least 1950, the rear streetscape was fully open to parking. The intact nature of this historic site feature adds to the Shipley Building's integrity of setting.

The Shipley Building also retains a high degree of integrity of design as a furniture showroom. Its overall shape, form, scale and interior spaces read as an historic commercial space. The historic fenestration pattern, large display window openings and recessed entry all contribute to the integrity of design. The Shipley Building also retains integrity of much of its historic materials including its masonry wall, limestone block, marble bulkhead, plate-glass storefront windows, and historic steel windows. The interior also retains a high degree of material integrity including its wood floors, tin ceilings, trim and woodwork. These extant materials also preserve the building's integrity of workmanship associated with early 20<sup>th</sup> century craft details.

The Shipley Building's integrity of design, materials, and workmanship convey the building's historic significance as a furniture store, preserving the building's historic commercial feeling and association with prominent local retailers such as Morris, Early and Company, Crim, Brunt & Green, and Fowler Furniture Company.

## 6. Historical Background Summary

The building at 609 N Liberty Street, constructed ca. 1927, is representative of the commercial buildings and enterprises that sprung up in the area north of Fifth Street to serve the tobacco farmers and workers that fueled the city's largest economic industry during the early twentieth century. The 1920s was a significant decade for the growth of the Downtown North Historic District. This period is also known as the city's "Era of Success." The city's population grew and Winston-Salem was the "largest manufacturer of tobacco products in the world."<sup>9</sup> The wealth produced by the tobacco industry and the product developed by the local furniture industry provided ample opportunity for local merchants to capitalize on the sale of quality furniture. Throughout the mid-twentieth century, the number of potential consumers grew as did the number of families entering the middle class. Furniture dealers during this period provided goods for the "modern American" customer seeking a "bright, cheerful, and well-furnished" home.<sup>10</sup>

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<sup>9</sup> National Register of Historic Places, Downtown North Historic District, Winston-Salem, Forsyth County, North Carolina.

<sup>10</sup> "This House May Make History," *Chicago Tribune*, 28 June 1959.

## **7. Architectural Context**

The building at 609 N. Liberty Street is similar in scale and massing to the rest of the district and fits in with the style and character of the Downtown North Historic District. More than 50 percent of the buildings in the historic district were constructed during the 1920s, and represent standard commercial design from the period. The district includes a high concentration of masonry or stuccoed buildings that are one-to-two-story in height, and served a variety of functions including “feed and seed stores, hardware stores, wholesale groceries, automotive businesses and other shops.”<sup>11</sup> The limestone surround on the façade, recessed entry, and tri-level fenestration hierarchy on the façade of the building are representative of the commercial character of the district, in which the design of the building is expressed primarily through materials and spatial arrangement.

## **8. Approved National Register Nomination**

The building 609 N Liberty Street is a contributing resource to the Downtown North Historic District, listed in the National Register of Historic Places in 2002. The original nomination considered 609 N Liberty non-contributing at the time of listing due to the application of non-historic sheathing in the mid-twentieth century. In 2018, however, a Supplementary Listing Record (SLR) was appended to the nomination indicating that the removal of the sheathing revealed the original storefront was sufficiently intact to become a contributing resource. The National Register Nomination is attached. The Part 1 Tax Credit Application and response letter for the planned rehabilitation project has also been attached.

## **9. Exceptional Importance Statement**

This section is not applicable.

## **E. Supporting Documentation**

### **Property Boundary**

The nominated property includes the current building footprint of 609 N. Liberty Street, which is part of a larger single parcel addressed with PIN 6835-28-2206. The full parcel boundary includes the south end of the block, with the northern boundary line stretching from N. Liberty Street to N. Main Street on the north side of 615 N. Liberty Street, the western boundary running along N. Liberty Street, the eastern line running along N. Main Street, and the southern boundary line running along W. Sixth Street. This parcel boundary was recently redrawn to include the adjacent properties at 601 N Liberty and 615 N Liberty, as well as the parking lot that fronts along N Main Street. Although these properties are now on one parcel, the individual buildings are assessed separately.

This local historic landmark application is specifically for portion of the parcel associated with 609 N Liberty Street, formerly noted as PIN 6835-28-1264, Block 0013, Lot 220, as shown on the attached location map. The building footprint, according to the survey dated March 4, 2020, is 44.1’ along the west elevation, 91.7’ along the north elevation, 44.0’ along the east elevation, and 91.6’ along the south elevation, encompassing approximately .09 acres. The boundary includes the property that was

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<sup>11</sup> National Register of Historic Places, Downtown North Historic District, Winston-Salem, Forsyth County, North Carolina.



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historically associated with 609 N. Liberty Street, and identified as "J.W. Shipley" on the plat by J. A. Walker, dated 1923, plat book 8, page 66. The property is along described on Deed Book 3388, Page 2607, under Tract 2, First Tract as follows:

Lying and being in the City of Winston-Salem, North Carolina, on the east side of North Liberty Street, BEGINNING at an iron stake in the east line of North Liberty Street, said iron stake being 55 feet North from the northeast intersection of North Liberty Street and West Sixth Street and said iron stake being the northwest corner of a lot formerly owned by F. B. Efird; running thence eastwardly along the north line of the lot formerly owned by F. B. Efird, said line being parrallel with the north line of West Sixth Street, 91.67 feet to an iron stake, said stake being the northeast corner of the lot formerly owned by F. B. Efird; running thence northwardly in a line parallel with the east line of North Liberty Street, 44 feet to an iron stake in the south line of the Nading lot; thence westwardly along the south line of the Nading lot in a line parallel with the north line of West Sixth Street 91.67 feet to an iron stake in the east line of North Liberty Street, said iron stake being the southwest corner of the Nading lot; running thence southwardly along the east line of North Liberty Street 44 feet to an iron stake, the point of BEGINNING.

For a more definite description of said property, see deed from J. W. Shipley and wife, Adele Shipley, to P.H. Hanes, Jr. (Now P.H. Hanes, Sr.) Dated the 20th day of February, 1923, recorded in the Office of the Register of Deeds of Forsyth County in Book 253 of Deeds on Page 268, reference to which is hereby made.

## **Bibliography**

### Newspapers

*Chicago Tribune*

*The Record and Landmark*

*The Twin-City Daily Sentinel*

*Winston-Salem Journal*

### Other Primary Sources

Plat by J. A. Walker, dated Jan 1923, plat book 8, page 66

Winston-Salem City Directory, 1925-1955

Sanborn Fire Insurance Maps, 1917, 1950, 1955

Digital Forsyth, Forsyth County Library, Historic Photograph Collection

### Secondary Sources

Brownlee, Fambrough L. *Winston-Salem: A Pictorial History*. Norfolk, Donning Company, 1977.

Fearnbach, Heather. *Winston-Salem's Architectural Heritage*. Winston-Salem: Forsyth County Historic Resources Commission, 2015.

Fries, Adelaide L., Stuart Thomas Wright, J. Edwin Hendricks. *Forsyth: The History of a County on the March*, Chapel Hill: University of North Carolina Press, 1976.

Horton, Jr., Clarence E. "Building and Loan Associations." *NCPEDIA*, 2006,

<https://www.ncpedia.org/building-and-loan-associations>.

National Register of Historic Places, Downtown North Historic District, Winston-Salem, Forsyth County, North Carolina.

LHL Application: 609 N. Liberty Street  
Revised and resubmitted 10.08.2021

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North Carolina Merchants Association, "The Voice of Retail in NC," Brochure.

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Taylor, Gwynne S. *From Frontier to Factory: An Architectural History of Forsyth County.*

Winston-Salem: City-County Planning Board and North Carolina Department of Cultural  
Resources, 1981.

### LHL Designation Parameters: 609 N Liberty St (Shipley Building)

The property owner FAIN Properties, LLC is seeking local historic landmark designation for the entire exterior and interior in order to recognize, protect, and preserve the property's architectural significance. The character-defining features of the exterior and interior of the building are enumerated below.

#### Exterior:

- Limestone block surround on façade
- Green marble bulkhead
- Commercial storefront with large plate glass display window, recessed entry with mosaic tiled floor
- Wooden transom windows
- Multi-light steel industrial windows on second floor of façade and on east (rear) elevation
- Common bond brick work on north and east elevations
- Large loading door openings on east (rear) of building

#### Interior:

- Historic pressed tin ceilings on first and second floor
- Open showroom floor plan on first floor, and two-thirds of second floor
- Square support columns
- Wooden floor finish on first and second floors; concrete floor finish on basement level
- Plaster or drywall finish on first and second floors; exposed painted masonry walls and drywall in basement
- Historic freight elevator shaft
- Historic stairwell in northeast corner of building with wood treads and handrail



**2018003414 00010**

FORSYTH CO. NC FEE \$26.00  
PRESENTED & RECORDED

01/31/2018 08:35:02 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: EVELYN R. DIXON  
DPTY

BK: RE 3388

PG: 2605 - 2609

### RELEASE OF RESTRICTION

A. A deed from P. H. Hanes Knitting Company to P.H. Hanes (now P.H. Hanes, Sr.) dated December 11, 1935, recorded in the Office of the Register of Deeds of Forsyth County in Book 385 of Deeds on Page 137 placed the following restriction on the property known as Tract II on the property described on Exhibit A attached hereto and made a part hereof:

"Grantor reserves unto itself, its successors, assigns, grantees, tenants, servants, and licensees the right of ingress, egress, and regress to and over the property above described and there is also reserved to the grantor, its successors and assigns, the right of bridging and building over that portion of the above-described property fronting 12 feet on West Sixth Street and extending Northwardly 55.4 feet, more or less, and with a similar right being reserved as to the eastern portion of the balance of said parcel to the width of 12 feet upon condition that upon the exercise of said right, there should be left through the entire length and width of said property a reasonable clearance for large trucks."

B. By the recording of various deeds of records, FAIN PROPERTIES, LLC, a North Carolina limited liability company has succeeded to the rights of both P. H. Hanes Knitting Company and P.H. Hanes (now P.H. Hanes, Sr.) and now owns all of the properties affected and restricted by the above deed restriction.

NOW THEREFORE, FAIN PROPERTIES, LLC, a North Carolina limited liability company, as owner in title to the properties described on Exhibit A attached hereto and made a part hereof, hereby terminates the above deed restriction and all rights and obligations set forth thereunder as of the date written below.

CTIC 17280280

EXECUTED this 18 day of January, 2018.

FAIN PROPERTIES, LLC, a North Carolina limited liability company

By: *David Swentor*  
David Swentor, Authorized Signer *DS*

STATE OF OHIO )  
 ) SS:  
COUNTY OF CUYAHOGA )

BEFORE ME, a Notary Public in and for said County and State, personally appeared David Swentor who is an authorized signer of Fain Properties, LLC, a North Carolina limited liability company, by, who acknowledged that he did sign the foregoing instrument for and on behalf of said limited liability company, being thereunto duly authorized, and that the same is his free act and deed individually and the free act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this 18 day of January, 2018.



ERICA L. HASHIER  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Lake County  
My Comm. Exp. 12/1/18

*Erica L. Hashier*  
Notary Public

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**TRACT 1:**

A lot located on the East side of Liberty Street between Sixth Street and Seventh Street in the City of Winston-Salem and beginning at a point 99 feet northwardly along Liberty Street from the northeast corner of Liberty Street and Sixth Street, running thence along Liberty Street North 6 degrees 00' West 50 feet to an iron stake in the margin of Liberty Street; thence North 83 degrees 00' East 99.4 feet to an iron stake in the line of what is now or used to be P. H. Hanes Knitting Company property; thence south 6 degrees 00" East 50 feet to an iron stake; thence westwardly along the line of P.H. Hanes, Jr., 99.4 feet to an iron stake in the North margin of Liberty Street, the place of Beginning; being known and designated as Lot No. 103, Block No. 13, on the Forsyth County Tax Maps.

**TRACT 2:**

**FIRST TRACT:**

Lying and being in the City of Winston-Salem, North Carolina, on the east side of North Liberty Street, BEGINNING at an iron stake in the east line of North Liberty Street, said iron stake being 55 feet North from the northeast intersection of North Liberty Street and West Sixth Street and said iron stake being the northwest corner of a lot formerly owned by F. B. Efird; running thence eastwardly along the north line of the lot formerly owned by F. B. Efird, said line being parrallel with the north line of West Sixth Street, 91.67 feet to an iron stake, said stake being the northeast corner of the lot formerly owned by F. B. Efird; running thence northwardly in a line parallel with the east line of North Liberty Street, 44 feet to an iron stake in the south line of the Nading lot; thence westwardly along the south line of the Nading lot in a line parallel with the north line of West Sixth Street 91.67 feet to an iron stake in the east line of North Liberty Street, said iron stake being the southwest corner of the Nading lot; running thence southwardly along the east line of North Liberty Street 44 feet to an iron stake, the point of BEGINNING.

For a more definite description of said property, see deed from J. W. Shipley and wife, Adele Shipley, to P.H. Hanes, Jr. (Now P.H. Hanes, Sr.) Dated the 20th day of February, 1923, recorded in the Office of the Register of Deeds of Forsyth County in Book 253 of Deeds on Page 268, reference to which is hereby made.



SECOND TRACT:

BEGINNING at a stake in the North side of West Sixth Street, said stake being 94.4 feet in a Westwardly direction from the Northwest corner of the intersection of West Sixth Street and Main Street, and running thence in a line parallel to Libery Street North 5 degrees West 49 .4 feet to a stake; thence North 37 degrees 30' East 8.5 feet to a stake; thence South 84 degrees East 12 feet to a stake; thence North in a line parallel with Liberty Street 5 degrees West 44 feet to a stake; thence North 84 degrees West 30 feet to a stake, formerly P.H. Hanes' corner; thence with his former line and falling in with the former F. B. Efird line parallel with Liberty Street, South 5 degrees East 99 feet to a stake in the North side of West Sixth Street; thence with the North side of West Sixth Street South 84 degrees East 12 feet to the place of BEGINNING.

TRACT 3:TRACT I:

BEGINNING at a point, an iron stake in the Northwest corner of the intersection of Main Street and Sixth Street; running thence along the North right-of-way line of Sixth Street, South 85 degrees 30' 00" West 94.43 feet to an iron stake, the Southeast corner of Lot No. 114, Block 13, Forsyth County Tax Map; thence along the East, South and North lines of said Lot No. 114 the following five (5) courses and distances: North 03 degrees 05' 37" West 49.46 feet to an iron stake; thence North 42 degrees 57' 23" East 8.31 feet to an iron stake; thence North 85 degrees 31' 00" East 12.03 feet to an iron stake; thence North 03 degrees 09' 03" West 44.03 feet to an iron stake; thence South 85 degrees 25' 43" West 21.70 feet to an iron stake, the Southeast corner of Lot No. 103, Block 13; thence along the East line of said Lot No. 103, North 04 degrees 06' 51" West 49.90 feet to an iron stake and common corner of Lots No. 103, 111, and 104, Block 13; thence along the South line of said Lot No. 104, North 86 degrees 08' 30" East 98.0 feet to an iron stake in the West right-of-way line of North Main Street; thence along the West right-of-way line of said Main Street, South 03 degrees 29' 45" East 147.85 feet to an iron stake, THE POINT AND PLACE OF BEGINNING, containing 13,332 square feet or .306 acre.

BEING KNOWN AND DESIGNATED as all of Lots No. 111 and 113, Block 13, as shown on map in the Forsyth County Tax Office, and being further known as Tract No. 3 in Deed by Hanes Corporation to the City of Winston-Salem, made July 29, 1969, and recorded in Deed Book 989, Page 34, Forsyth County Registry. FOR FURTHER DESCRIPTION see map on file in Public Works Department, Engineering Division, Winston-Salem City Hall.

FOR BACK REFERENCE SEE Deed Book 1283, Page 1370.

TRACT II:

BEGINNING at the Northeast corner of the intersection of Liberty and West Sixth Streets; thence along the east side of Liberty Street North 3 degrees 37' West 55 feet to a stake; thence North 84 degrees 53' East 91.66 feet to a stake; thence South 3 degrees 37' East 55 feet to a stake on the North side of West Sixth Street; thence along the north side of West Sixth Street South 84 degrees. 53' West 91.66 feet to the place of BEGINNING. BEING the southwest portion of Lot #30 as shown on a map recorded in the Forsyth County Registry in Plat Book 8, Page 66.

ALSO KNOWN AND DESIGNATED as Lot 101, Block 13, as shown on the Forsyth County Tax Map.

FOR BACK REFERENCE, see Deed Book 795, Page 416, Forsyth County Registry.

**This instrument prepared by:**

Kelly Hoy, Esq.  
Global X Properties  
1303 Prospect Avenue East  
Cleveland, OH 44115

### Property Summary

Tax Year: 2021

<b>REID</b>	6835282206000	<b>PIN</b>	6835-28-2206	<b>Property Owner</b>	FAIN PROPERTIES LLC
<b>Location Address</b>	601 N Liberty ST	<b>Property Description</b>	NATIONWIDE MKTING LO220 BL0013 BU1	<b>Owner's Mailing Address</b>	2101 SUPERIOR AVE E SUITE 300 CLEVELAND OH 44114

Administrative Data	Transfer Information	Property Value
<b>Plat Book &amp; Page</b>	<b>Deed Date</b>	<b>Total Appraised Land Value</b>
<b>Old Map #</b>	<b>Deed Book</b>	<b>Total Appraised Building Value</b>
<b>Market Area</b>	<b>Deed Page</b>	<b>Total Appraised Misc Improvements Value</b>
<b>Township</b>	<b>Revenue Stamps</b>	<b>Total Cost Value</b>
<b>Planning Jurisdiction</b>	<b>Package Sale Date</b>	<b>Total Appraised Value - Valued By Cost</b>
<b>City</b>	<b>Package Sale Price</b>	<b>Other Exemptions</b>
<b>Fire District</b>	<b>Land Sale Date</b>	<b>Exemption Desc</b>
<b>Spec District</b>	<b>Land Sale Price</b>	<b>Use Value Deferred</b>
<b>Land Class</b>	<b>Improvement Summary</b>	<b>Historic Value Deferred</b>
<b>History REID 1</b>	<b>Total Buildings</b>	<b>Total Deferred Value</b>
<b>History REID 2</b>	<b>Total Units</b>	<b>Total Taxable Value</b>
<b>Acreage</b>	<b>Total Living Area</b>	
<b>Permit Date</b>	<b>Total Gross Leasable Area</b>	
<b>Permit #</b>		

### Building Summary

Card 1 601 N Liberty ST

Building Details	Building Total & Improvement Details
<b>Bldg Name</b>	<b>Total Adjusted Replacement Cost New</b>
<b>Primary Occupancy Type</b>	<b>Physical Depreciation (% Bad)</b>
<b>Primary Occupancy</b>	<b>Depreciated Value</b>
<b>Primary Class</b>	<b>Economic Depreciation (% Bad)</b>
<b>Primary Quality</b>	<b>Functional Depreciation (% Bad)</b>
<b>Year Built</b>	<b>Total Depreciated Value</b>
<b>Effective Year</b>	<b>Market Area Factor</b>
<b>Physical Depreciation (Rating)</b>	<b>Building Value</b>
<b>Physical Depreciation (% Bad)</b>	<b>Misc Improvements Value</b>
<b>Economic Depreciation (% Bad)</b>	<b>Total Improvement Value</b>
<b>Functional Depreciation (% Bad)</b>	<b>Assessed Land Value</b>
<b>Gross Leasable Area (SQFT)</b>	<b>Assessed Total Value</b>
<b>Remodeled Year</b>	
<b>Total Stories</b>	

Section 1 Details

Section 2 Details

Section 3 Details



Occupancy Type 70  
 Class C  
 Depreciation 20%  
 Depreciation AVERAGE  
 Exterior Walls 805-Brick with Block  
 Heat 649-No HVAC  
 Occupancy 704-Display Basement  
 Quality Average  
 Sprinkler No Sprinklers

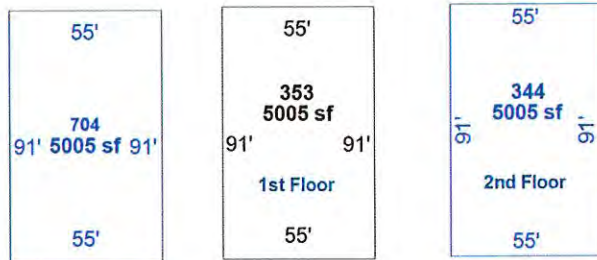
Occupancy Type 13  
 Class C  
 Depreciation 27%  
 Depreciation AVERAGE  
 Exterior Walls 805-Brick with Block  
 Heat 603-Forced Air Unit  
 Occupancy 13-353-Retail Store  
 Quality Average  
 Sprinkler No Sprinklers

Occupancy Type 15  
 Class C  
 Depreciation 20%  
 Depreciation AVERAGE  
 Exterior Walls 805-Brick with Block  
 Heat 603-Forced Air Unit  
 Heat 619-Refrigerated Coo  
 Occupancy 15-344-Office Buildi  
 Quality Average  
 Sprinkler No Sprinklers

**Addition Summary**

Story	Type	Code	Area
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**Building Sketch**



**Photograph**



**Card 2 609 N Liberty ST**

**Building Details**

Bldg Name Bldg #609...Nationwide Mkting  
 Primary Occupancy Type 15  
 Primary Occupancy 15-344-Office Buildi  
 Primary Class C  
 Primary Quality Average  
 Year Built 1926  
 Effective Year 1999  
 Physical Depreciation (Rating) AVERAGE  
 Physical Depreciation (% Bad) 20  
 Economic Depreciation (% Bad) 0  
 Functional Depreciation (% Bad) 0  
 Gross Leasable Area (SQFT) 12,285  
 Remodeled Year 1999  
 Total Stories 2

**Building Total & Improvement Details**

Total Adjusted Replacement Cost New \$1,214,747  
 Physical Depreciation (% Bad) AVERAGE 20  
 Depreciated Value \$971,796  
 Economic Depreciation (% Bad) 0  
 Functional Depreciation (% Bad) 0  
 Total Depreciated Value \$971,796  
 Market Area Factor 1  
 Building Value \$971,800  
 Misc Improvements Value  
 Total Improvement Value \$971,800  
 Assessed Land Value \$444,300  
 Assessed Total Value \$2,371,700

**Section 1 Details**

Occupancy Type	70
Class	C
Depreciation	20%
Depreciation	AVERAGE
Elevator Passenger	1
Exterior Walls	805-Brick with Block
Heat	603-Forced Air Unit
Heat	625-Refrigerated Coo
Occupancy	703-Unfinished Basem
Quality	Average
Sprinkler	No Sprinklers

**Section 2 Details**

Occupancy Type	15
Class	C
Depreciation	20%
Depreciation	AVERAGE
Elevator Passenger	1
Exterior Walls	805-Brick with Block
Heat	603-Forced Air Unit
Heat	625-Refrigerated Coo
Occupancy	15-344-Office Buildi
Quality	Average
Sprinkler	No Sprinklers

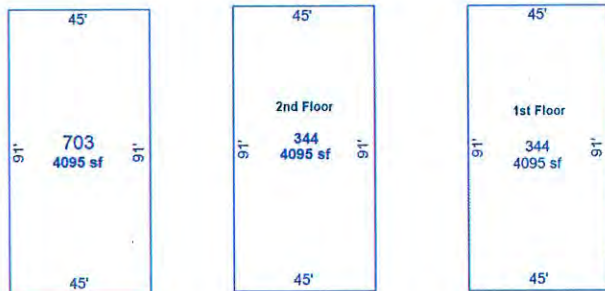
**Section 3 Details**

Occupancy Type	15
Class	C
Depreciation	20%
Depreciation	AVERAGE
Elevator Passenger	1
Exterior Walls	805-Brick with Block
Heat	603-Forced Air Unit
Heat	625-Refrigerated Coo
Occupancy	15-344-Office Buildi
Quality	Average
Sprinkler	No Sprinklers

**Addition Summary**

Story	Type	Code	Area
1.00	DECK-SPECIALITY 6	DECK	1160

**Building Sketch**



**Photograph**



**Card 3 615 N Liberty ST**

**Building Details**

Bldg Name	Bldg #615 Tattoo Revival
Primary Occupancy Type	13
Primary Occupancy	13-353-Retail Store
Primary Class	C
Primary Quality	Average
Year Built	1952
Effective Year	1999
Physical Depreciation (Rating)	AVERAGE
Physical Depreciation (% Bad)	27
Economic Depreciation (% Bad)	0

**Building Total & Improvement Details**

Total Adjusted Replacement Cost New	\$369,480
Physical Depreciation (% Bad)	AVERAGE 27
Depreciated Value	\$269,720
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$269,720
Market Area Factor	1
Building Value	\$269,700
Misc Improvements Value	
Total Improvement Value	\$269,700

Functional Depreciation (% Bad)	0
Gross Leasable Area (SQFT)	6,000
Remodeled Year	2020
Total Stories	1

Assessed Land Value	\$444,300
Assessed Total Value	\$2,371,700

**Section 1 Details**

Occupancy Type	70
Class	C
Depreciation	27%
Depreciation	AVERAGE
Exterior Walls	804-Block with Stucc
Heat	606-Space Heater
Occupancy	703-Unfinished Basem
Quality	Average
Sprinkler	No Sprinklers

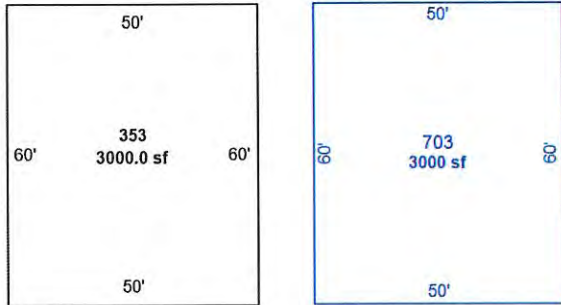
**Section 2 Details**

Occupancy Type	13
Class	C
Depreciation	27%
Depreciation	AVERAGE
Exterior Walls	804-Block with Stucc
Heat	603-Forced Air Unit
Heat	625-Refrigerated Coo
Occupancy	13-353-Retail Store
Quality	Average
Sprinkler	No Sprinklers

**Addition Summary**

Story	Type	Code	Area
1.00	BALCONY 2	BALC	200

**Building Sketch**



**Photograph**



**Misc Improvements Summary**

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	16800	SIZE	PAVING-ASP-N-BASE-2-C	\$4.00	2019	20	0	0		\$53,800

Total Misc Improvements Value Assessed: \$53,800

**Land Summary**

Land Class: 2.02-Com Services

Deeded Acres: 0.68

Calculated Acres: 0.68

Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
--------	------------	-------------	------	------	------------------	-----------------	------------



Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
CB WO		COMM/INDUS- SQFT05	29621.00 SQUARE FOOT PRICED	\$10		LOCATION-125.00 ROAD FRONTAGE- 120.00	\$444,300

**Total Land Value Assessed: \$444,300**

### Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	FAIN PROPERTIES LLC	DEED	100	0		003504	02132	1/23/2020
1 Back	FAIN PROPERTIES LLC	DEED	100	0		3504	2132	1/23/2020

### Notes Summary

Building Card	Date	Line	Notes
No Data			

NC State Historic Preservation Office  
Comments



North Carolina Department of Natural and Cultural Resources  
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper

Secretary D. Reid Wilson

August 19, 2021

Michelle M. McCullough, Project Planner  
City-County Planning  
100 E. First Street  
P.O. Box 2511  
Winston-Salem, NC 27102

RE: Landmark Designation Report for **The Shipley Building, 609 North Liberty Street, Winston-Salem, Forsyth County.**

Dear Ms. McCullough:

Thank you for the report for The Shipley Building, 609 North Liberty Street, Winston-Salem, Forsyth County. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, The Shipley Building is of local historical significance as a "representative of the 'era of success' and commercial growth north of Fourth Street in Winston-Salem." The report also states it is architecturally significant because it is representative of early twentieth century commercial architecture.

The report is unclear why the building holds *special local significance*. Many commercial properties in Winston-Salem represent commercial growth and early twentieth century commercial architecture. We recommend the report succinctly state why the building possesses *special local significance* and compare it to other local examples of similar importance. In addition, whether the building possesses requisite integrity should tie directly to the specific argument for special local significance.

We believe once this information is included, it will provide the preservation commission and local governing board sufficient information to determine whether The Shipley Building possesses the requisite special local significance and integrity for local historic landmark designation.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance and integrity in the local community. Any substantial change in the design, materials, and appearance is subject to the design review procedures of the preservation commission. The owner may receive an annual deferral of fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. (N.C.G.S. 150-278 *et seq.*).

Thank you for the opportunity to comment on the report. Our comments are advisory only and therefore, non-binding. If the governing board receives a recommendation from the Forsyth County Historic Resources Commission, it should proceed in the same manner as would otherwise be required for an



amendment to the zoning ordinance. If the property is locally landmarked, please return a completed copy of the attached designation confirmation form to our office.

This letter serves as our comments on the proposed landmark designation of The Shipley Building. Please contact me at [Kristi.brantley@ncdcr.gov](mailto:Kristi.brantley@ncdcr.gov) (preferred) or 919-814-6576 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Kristi Brantley  
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure

**REQUEST FOR DESIGNATION CONFIRMATION**

**To:** Michelle M. McCullough, Forsyth County Historic Resources Commission  
**From:** Kristi Brantley, Local Preservation Commissions/CLG Coordinator  
**Date:** August 19, 2021

When the local governing board has concluded its action on the designation ordinance for **The Shipley Building, 609 North Liberty Street, Winston-Salem, Forsyth County**, please inform me via either:

1. the form below, mailed to me at 4617 Mail Service Center, Raleigh, NC 27699-4617,
2. the form below emailed to kristi.brantley@ncdcr.gov,
3. the form below, sent to me by fax at 919/807-6599, or
4. call me at 919/814-6576 with the information requested below.

Also, please let me know of any provisions in the ordinance that are different from those specified in the report (such as boundaries). Thank you for your cooperation.

-----  
**To:** Kristi Brantley, Local Preservation Commissions/CLG Coordinator  
**From:** Forsyth County Historic Resources Commission  
**Date:** \_\_\_\_\_

The designation ordinance for the **The Shipley Building, 609 North Liberty Street, Winston-Salem, Forsyth County**, has been adopted by the local governing board.

**Yes** \_\_\_\_\_      **No** \_\_\_\_\_      **Date of Designation** \_\_\_\_\_

Ordinance provisions different from designation report:

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**Historic Resources  
Commission**

Bryce A. Stuart Municipal Building  
100 E. First Street  
P.O. Box 2511  
Winston-Salem, NC 27102  
CityLink 311 (336.727.8000)  
Fax 336.748.3163  
www.forsythcountyhrc.org

July 20, 2021

Kristi Brantly  
Local Preservation Commission/CLG Coordinator  
North Carolina State Historic Preservation Office  
Mail Service Center 4601  
Raleigh, NC 27601

RE: Local Historic Landmark Review and Comment  
The Shipley Building  
609 North Liberty Street  
Winston-Salem, NC  
City of Winston-Salem CLG

Dear Ms. Brantly:

In accordance with General Statutes 160D-945 and 946 the Forsyth County Historic Resources Commission is providing the Department of Cultural Resources, acting through the State Historic Preservation Office, the opportunity to review and comment on the proposed designation of the Shipley Building located at 609 North Liberty Street in Winston-Salem.

Enclosed is the application and Local Historic Landmark report and a CD with photographs.

I would like to request specific comments on whether or not the NC SHPO believes this building meets the level of special significance required for Landmark designation. This property is located in the Downtown North Historic District and was originally noncontributing but the status was changed by the Keeper on August 7, 2018 based on a recommendation from the NC State Historic Office, letter dated July 25, 2018, from Ramona M. Bartos. Both letters are included in the application.

I look forward to your office's comments and if you have any questions, please do not hesitate to call me at 336-747-7063.

Sincerely,

Michelle M. McCullough  
Historic Resource Officer

**CityLink311**

Call 311 or 336-727-8000  
citylink@cityofws.org

Winston-Salem City Council; Forsyth County Commission; Kernersville Board of Alderman; Village of Clemmons Council

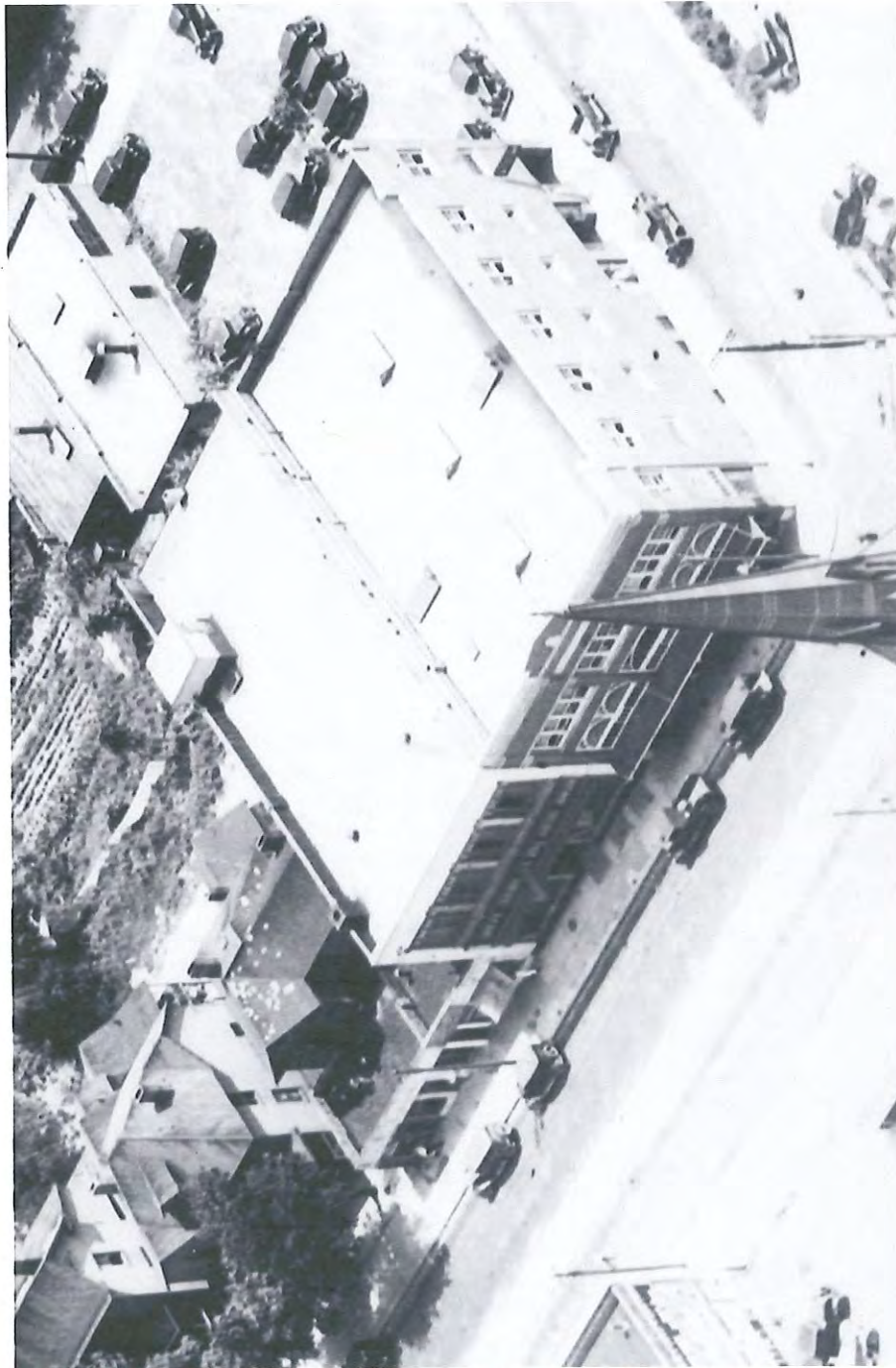
Historic Resources Commission: Kevin Owen, Chair; Kaky Berry, Vice-Chair; Donna J. Abernethy; Chad Gadberry; Ted Guenther; Emma K. Haney; Cheryl Harry; C.J. Idol; C. LeAnn Pegram; Janet Shill; Sunny Stewart; Tina M. Thacker; Michelle M. McCullough (staff); Heather M. Bratland (staff)



# Historical Material

609 N liberty Street  
LHL Application Supplemental Material  
Revised 10. 8.2021

**Historic Images and Documents**



*Figure 1: Aerial Photograph ca. 1930 Showing 601 and 609 N Liberty, Forsyth County Public Library*



609 N liberty Street  
LHL Application Supplemental Material  
Revised 10. 8.2021



Figure 6: Photograph, ca 1950-1957



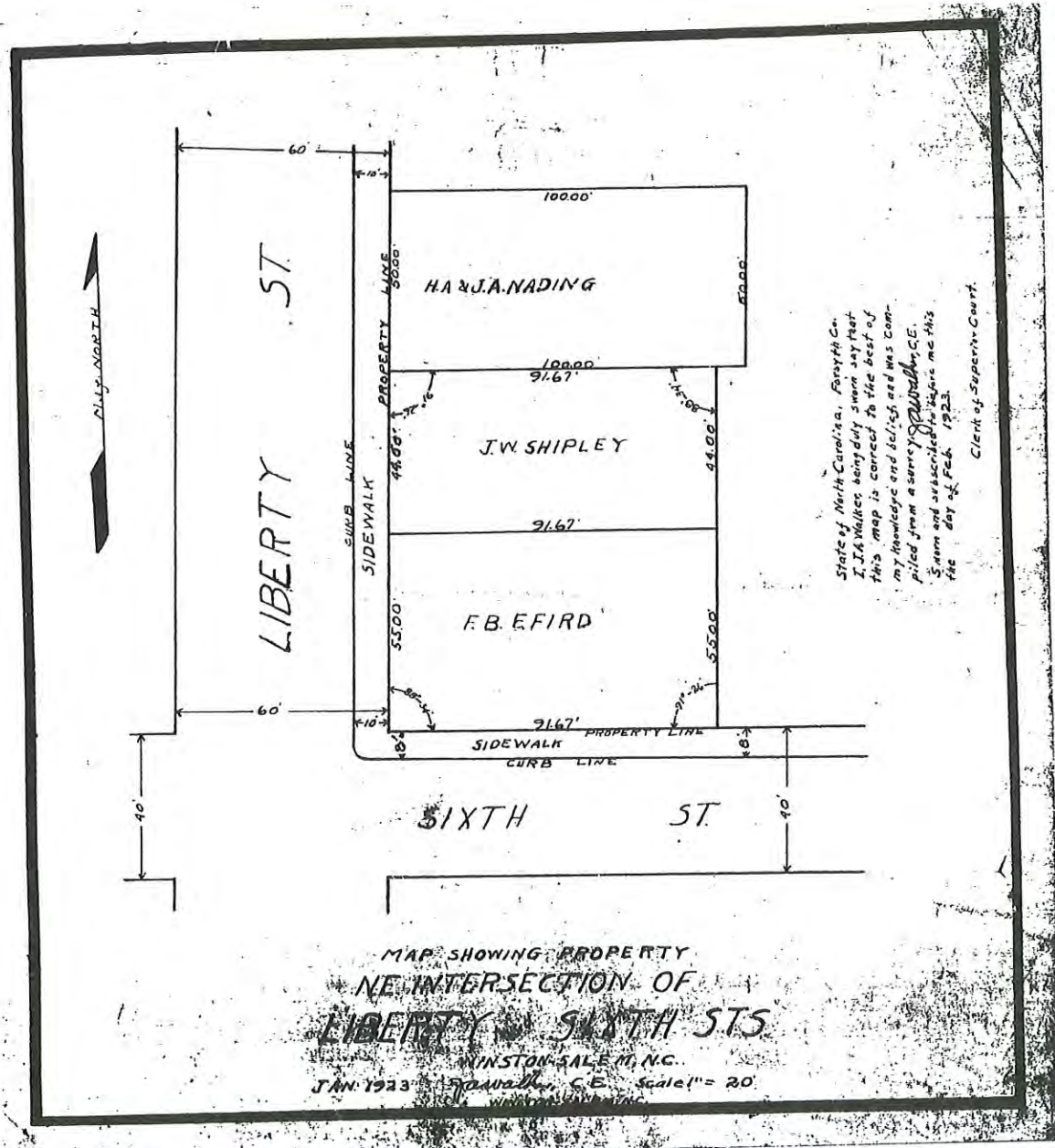


Figure 2: Plat Map of Liberty and Sixth Street, 1923, Forsyth County Register of Deeds

609 N liberty Street  
LHL Application Supplemental Material  
Revised 10. 8.2021

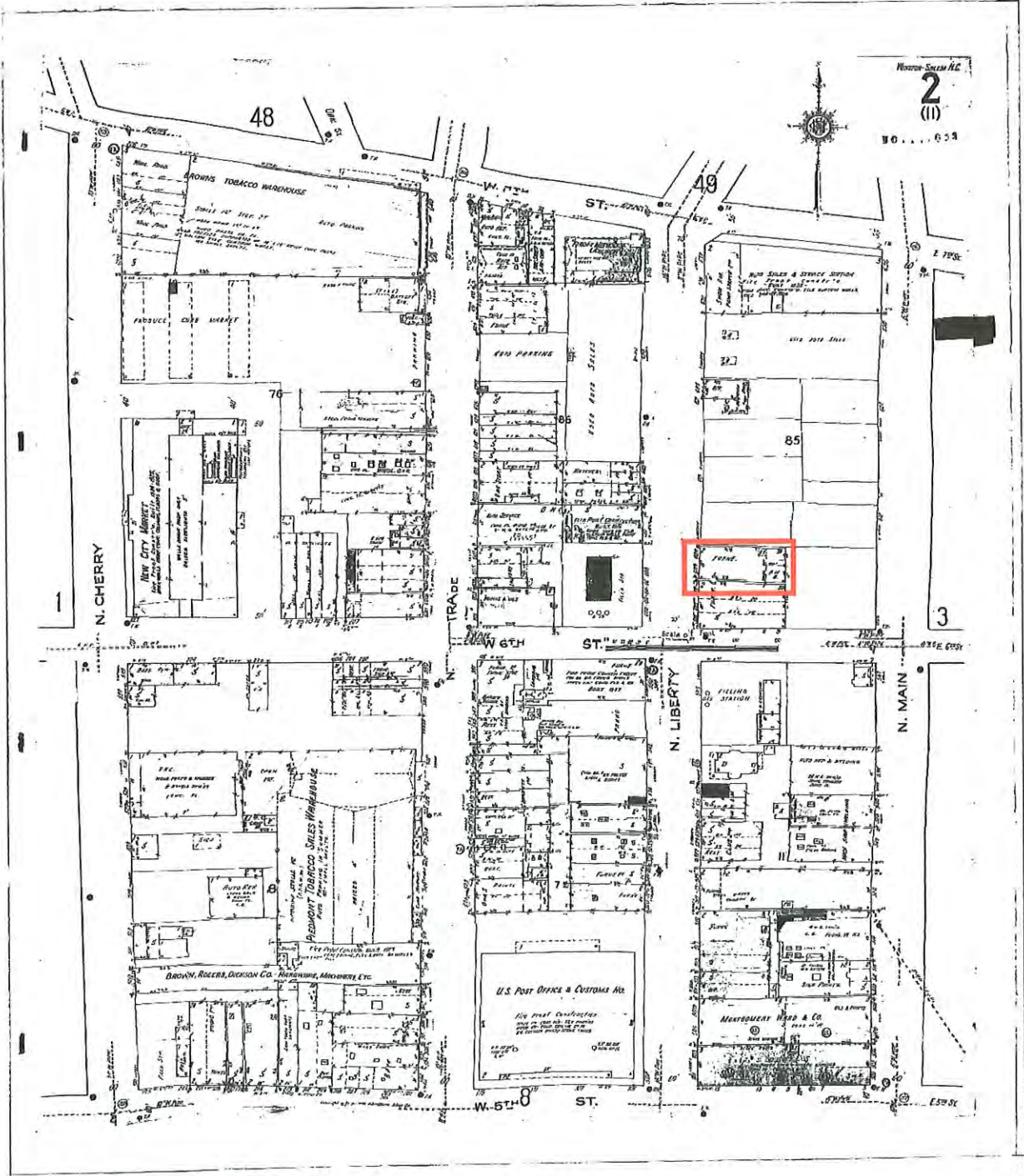


Figure 3: 1950 Sanborn Map

609 N liberty Street  
LHL Application Supplemental Material  
Revised 10. 8.2021

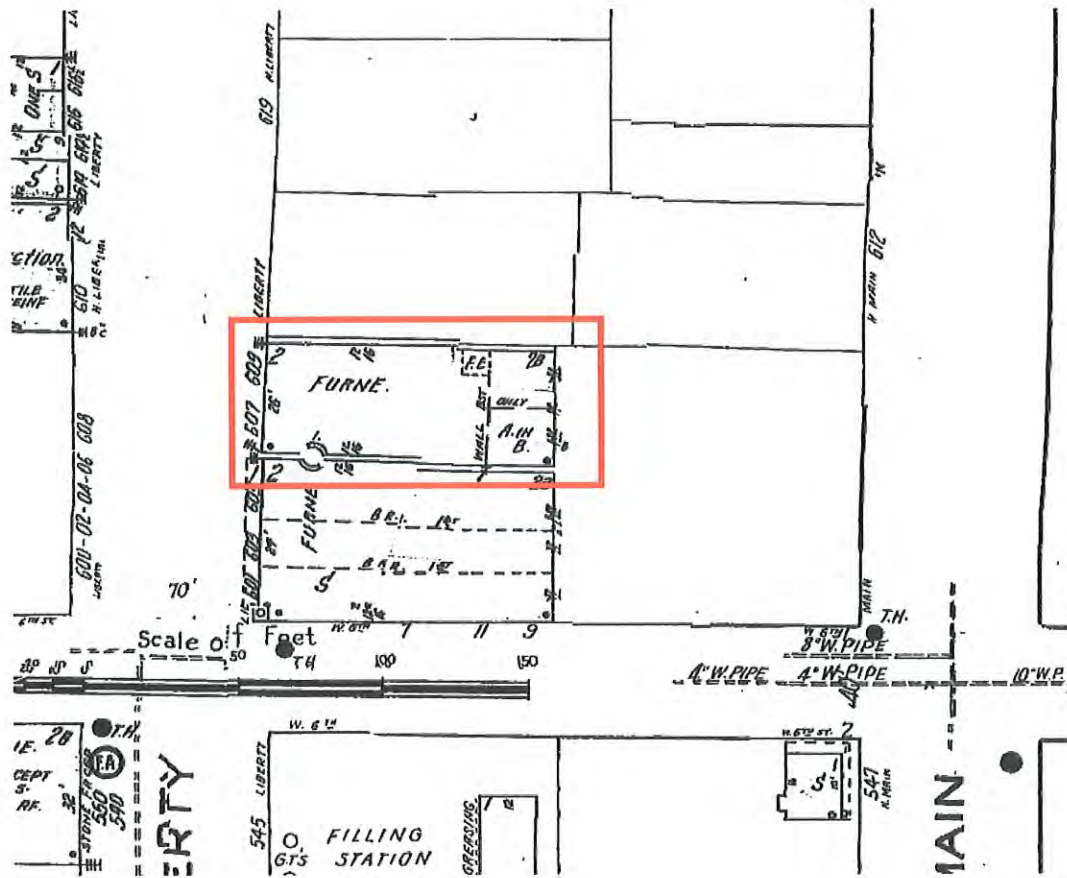


Figure 4: 1950 Sanborn Map Close-up



609 N Liberty Street  
LHL Application Supplemental Material  
Revised 10. 8.2021

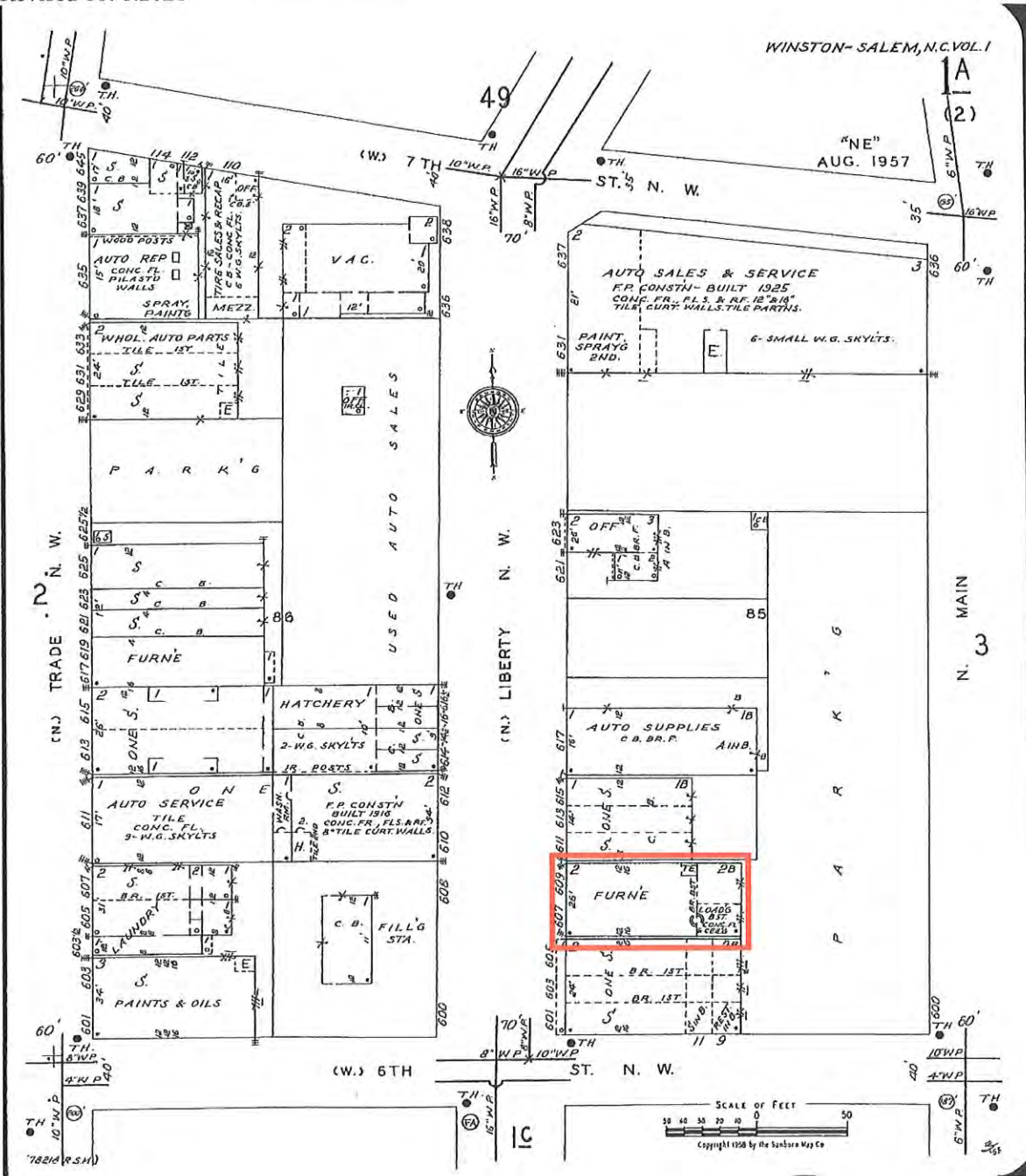


Figure 5: 1957 Sanborn Map

# Maps



# Local Historic Landmark Location Map

The Shipley Building  
609 N Liberty Street



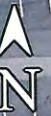
Legend

609 N Liberty

Google Earth

© 2021 Google

200 ft





# Tax Parcel Map

609 N Liberty Street,  
Winston-Salem, NC

609 N Liberty  
LHL Boundary

6835-28-1396.000

6835-28-2206.000

3-9474.000

6835-28-1483.000

5-18-9372.000

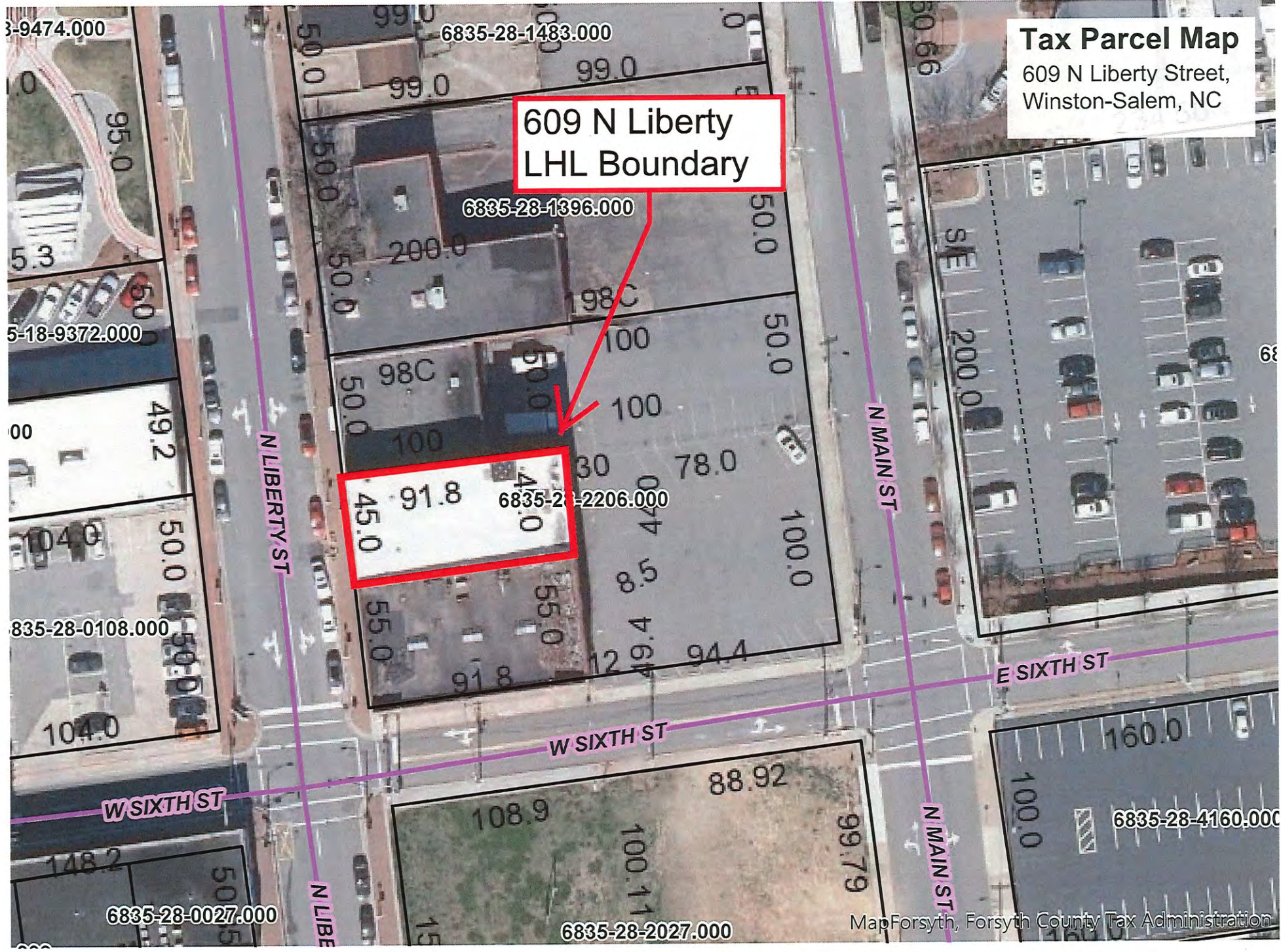
835-28-0108.000

W SIXTH ST

6835-28-0027.000

6835-28-2027.000

MapForsyth, Forsyth County Tax Administration





# ENCROACHMENT CHART

**ENCROACHMENT A**  
BUILDING ENCROACHMENT RANGING FROM NOTHING AT THE NORTHWEST BUILDING CORNER TO 3.5 INCHES AT THE THE NORTHEAST BUILDING CORNER

**ENCROACHMENT B**  
PARKING STRIPES



LOCATION MAP  
NOT TO SCALE

## LEGEND

- EIP EXISTING IRON PIN
- CB CATCH BASIN
- C CURB INLET
- DH DRILL HOLE PLACED
- EM ELECTRIC METER
- GM GAS METER
- FHD FIRE HYDRANT
- MB MANHOLE
- TCB TRAFFIC CONTROL BOX
- UP UTILITY POLE
- V VALVE
- WM WATER METER
- WV WATER VALVE
- WY WINDOW WELL
- WOL WOLAND
- L LAMP

**UTILITIES**  
GAS, ELECTRIC, WATER, TELEPHONE AND SEWER UTILITIES ACCESS THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR AN EASEMENT LEADING TO A PUBLIC RIGHT-OF-WAY

**TAX PARCELS**  
TAX PARCEL IDENTIFICATION NUMBERS 6835-28-1168, 6835-28-1264, 6835-28-1267 AND 6835-28-2254 AFFECTS THIS AND NO OTHER PROPERTY

## FLOOD ZONE CERTIFICATION

ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP NUMBER 371068500J DATED JANUARY 2ND 2009 THIS ENTIRE PROPERTY LIES WITHIN ZONE "X" A NON FLOOD HAZARD AREA

**ZONING REQUIREMENTS**  
THIS ENTIRE PROPERTY IS ZONED CB W0 (CENTRAL BUSINESS) (WINSTON OVERLAY)  
THERE ARE NO DIMENSIONAL REQUIREMENTS OR SETBACK REQUIREMENTS FOR CB ZONING

## NOTES:

- 1) THERE WAS NO OBSERVED EVIDENCE OF ANY PARTY WALLS WITH ADJOINING PROPERTIES
- 2) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 3) SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AND THAT THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- 4) THERE WAS NO OBSERVED EVIDENCE OF ANY DELINEATED WETLAND AREAS ON THE PROPERTY.
- 5) THERE ARE NO OBSERVABLE OFF-SITE EASEMENTS BENEFITTING THE PROPERTY.
- 6) THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 7) THIS PROPERTY HAS DIRECT VEHICULAR ACCESS TO SIXTH STREET, LIBERTY STREET AND MAIN STREET AND ALL BEING PUBLIC RIGHT OF WAYS
- 8) THIS SURVEY SHOWS 49 TOTAL PARKING SPACES AND NO HANDICAPPED PARKING SPACES.

## EXCEPTIONS

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: 20-02827WS EFFECTIVE DATE OF FEBRUARY 12, 2020 AT 8:00 AM SCHEDULE B - SECTION II (EXCEPTIONS) ARE ADDRESSED AS FOLLOWS:

- 1) REFERS TO DEFECTS, LIENS, ENCUMBRANCE, ADVERSE CLAIM AND NOT A SURVEY MATTER
- 2) REFERS TO TAXES AND NOT A MATTER OF SURVEY
- 3) INTENTIONALLY DELETED
- 4) REFERS TO ANY ADVERSE CLAIM OR CONDITION PRESENTED BY PLAT BOOK 8, PAGE 66 PLAT BOOK 8 PAGE 66 WAS MORE OF A COMPILATION AND BEST GUESS OF THE EXISTING LAYOUT OF TOWN LOTS AT THE TIME OF COMPILATION AND WAS UPDATED BY THE COMPILER FROM TIME TO TIME AND NEVER RECORDED TO REFLECT CHANGES OR ADDITIONS
- 5) INTENTIONALLY DELETED
- 6) REFERS TO THE CORRECTNESS OF SQUARE FOOTAGE.
- 7) REFERS TO TITLE TO ANY PORTION OF LAND WITHIN MAIN STREET, SIXTH STREET AND LIBERTY STREET
- 8) INTENTIONALLY DELETED
- 9) REFERS TO A HISTORIC PRESERVATION EASEMENT AGREEMENT AND NOT A MATTER OF SURVEY
- 10) INTENTIONALLY DELETED
- 11) INTENTIONALLY DELETED
- 12) REFERS TO ADVERSE MATTERS PRESENTED BY THIS SURVEY.

## LEGAL DESCRIPTION

BEGINNING AT A DRILL HOLE IN THE WESTERN RIGHT-OF-WAY OF MAIN STREET AT THE SOUTHEAST CORNER OF TAX LOT 104 OF TAX BLOCK 0013 AS CURRENTLY OWNED BY HERBERT H. PITT ET UX AS RECORDED IN DEED BOOK 2320, PAGE 2393, FORSYTH COUNTY REGISTRY; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF MAIN STREET S 03° 15' 37" E 49.97' TO AN IRON PIN; THENCE CONTINUING ALONG THE WESTERN RIGHT-OF-WAY OF MAIN STREET S 03° 36' 58" E 97.88' TO A DRILL HOLE AT THE NORTHWEST CORNER OF THE FOREMENTIONED TAX LOT 104; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SIXTH STREET S 85° 43' 54" W 198.95' TO A DRILL HOLE AT THE NORTHEAST CORNER OF THE INTERSECTION OF SIXTH STREET AND LIBERTY STREET; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF LIBERTY STREET N 02° 57' 18" W 149.00' TO A DRILL HOLE AT THE SOUTHWEST CORNER OF THE FOREMENTIONED TAX LOT 104; THENCE ALONG THE SOUTHERN LINE OF TAX LOT 104 N 86° 03' 27" E 197.53' TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.67505 ACRE, MORE OR LESS.

## CERTIFICATION

I, THOMAS A. RICCIO, P.L.S. CERTIFY TO FAIN PROPERTIES LLC, AND ITS SUCCESSORS AND/OR ASSIGNS, PINACLE BANK AND CHICAGO TITLE INSURANCE COMPANY THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(B)(1), 7(C) 8, 9, 10(a), 11, 13, 14, 16-19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 13TH 2020, AND I ALSO CERTIFY THAT THE PARCELS ARE CONTIGUOUS TO EACH OTHER AND THERE ARE NO GAPS OR GORES.



DATE OF PLAT OR MAP: FEBRUARY 13TH 2020  
LAST REVISED: MARCH 4, 2020

THOMAS A. RICCIO, PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER L-2815  
LAST REVISED MARCH 4TH 2020

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 20-02827WS WITH AN EFFECTIVE DATE OF FEBRUARY 12, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THE EFFECT ON THE SUBJECT PROPERTY.

## ALTA/ACSM LAND TITLE SURVEY PREPARED FOR FAIN PROPERTIES, LLC

SHOWING PIN 6835-28-1168, 6835-28-1264, 6835-28-1267 AND 6835-28-2254 AND BEING TAX LOTS 101, 102, 103, 111, 113 AND 114 OF TAX BLOCK 0013

601, 609 AND 613 NORTH LIBERTY STREET  
WINSTON TOWNSHIP \* FORSYTH COUNTY \* NORTH CAROLINA  
DATE, FEBRUARY 13TH 2020 DRAWING NUMBER 20036

20 0 20 40 60  
GRAPHIC SCALE - FEET

SURVEY PREPARED BY  
**THOMAS A. RICCIO AND ASSOCIATES**  
440 WEST END BOULEVARD  
WINSTON-SALEM, NORTH CAROLINA 27101  
336-773-0211

LIBERTY STREET  
DEDICATED, ACCEPTED AND OPEN  
60' PUBLIC RIGHT-OF-WAY

MAIN STREET  
DEDICATED, ACCEPTED AND OPEN  
60' PUBLIC RIGHT-OF-WAY

ADJACENT BRICK BUILDING

\*NOTE:  
ENCROACHMENT A  
SUBJECT BUILDING  
ENCROACHES

\*NOTE:  
ENCROACHMENT B  
PARKING STRIPES  
ENCROACH

ONE STORY  
BRICK BUILDING  
APPROXIMATELY 3,000 SQUARE FEET

PIN 6835-28-1267  
TAX BLOCK 0013  
TAX LOT 103

THREE STORY  
BRICK BUILDING  
APPROXIMATELY 12,000 SQUARE FEET

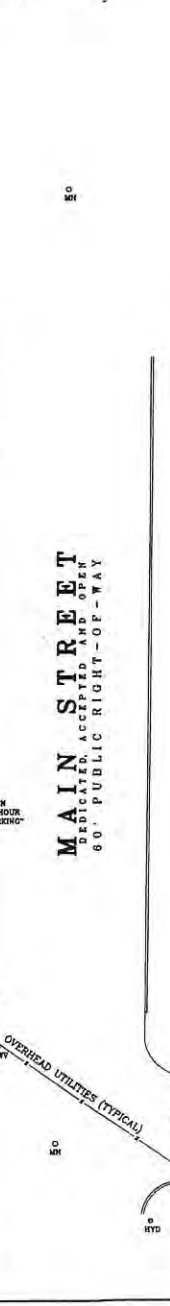
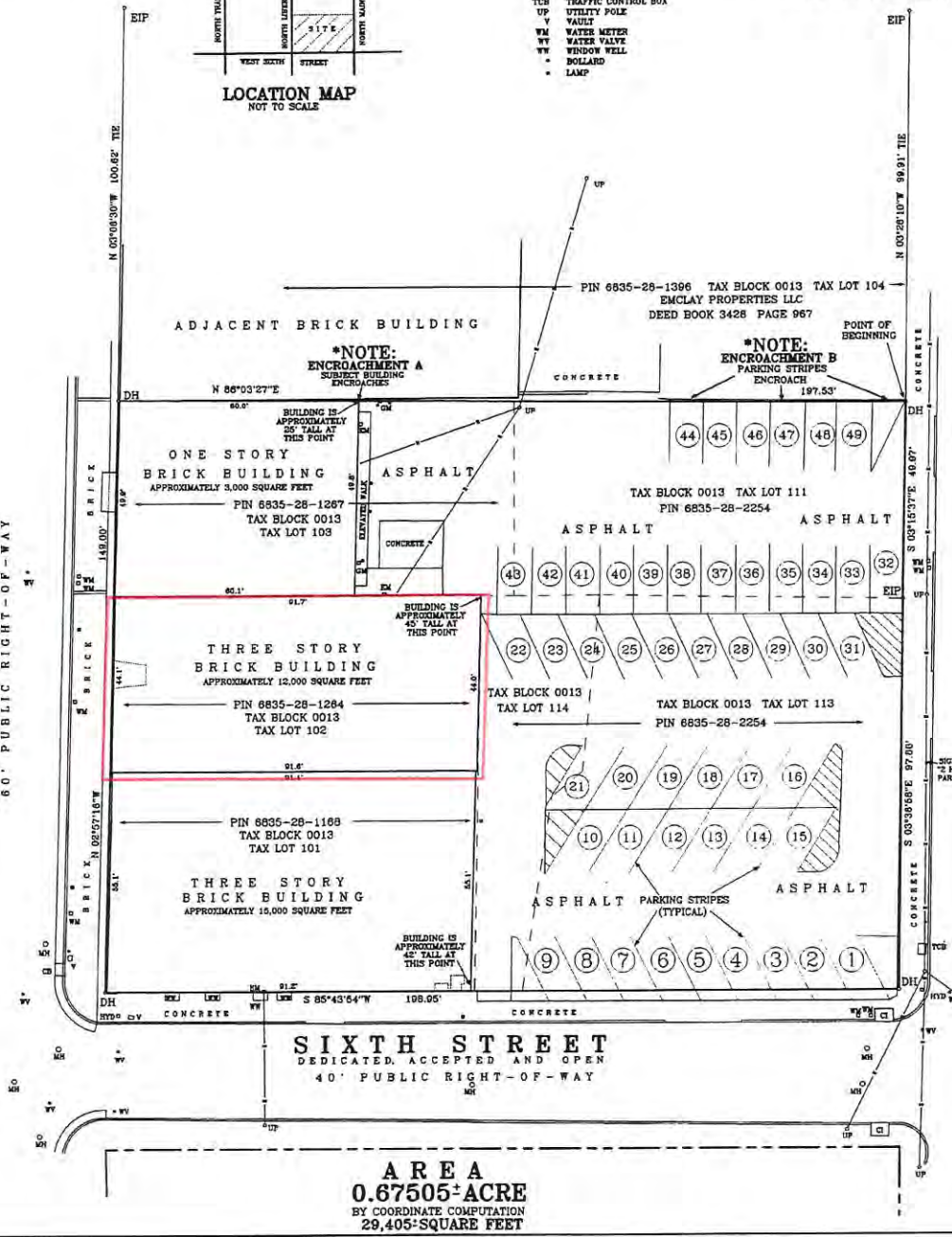
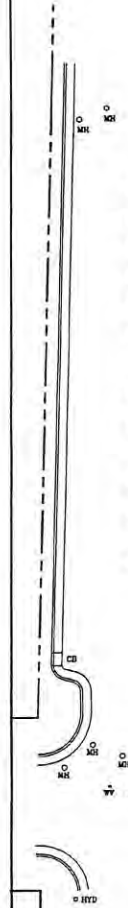
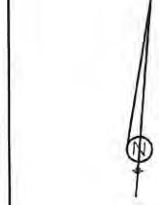
PIN 6835-28-1264  
TAX BLOCK 0013  
TAX LOT 102

THREE STORY  
BRICK BUILDING  
APPROXIMATELY 12,000 SQUARE FEET

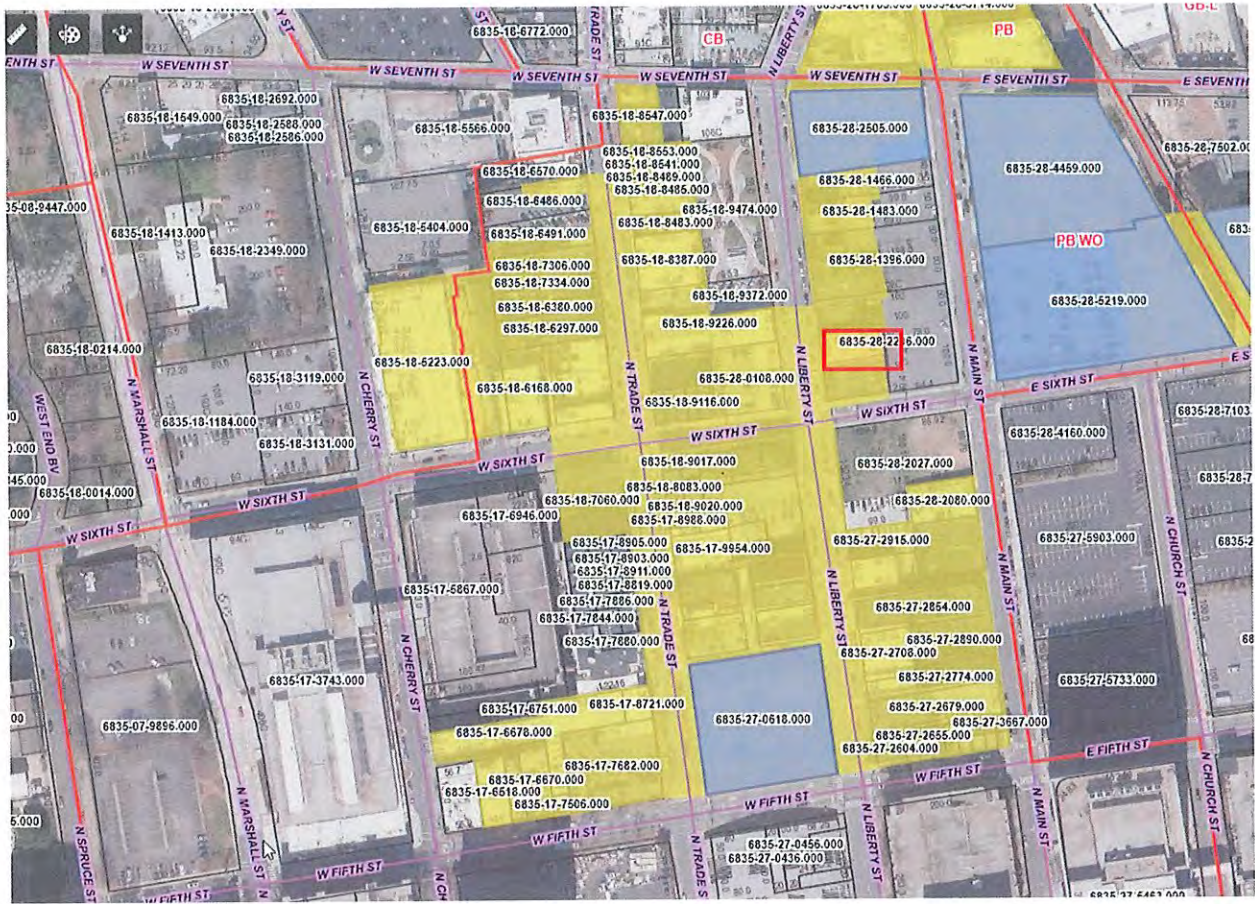
PIN 6835-28-1168  
TAX BLOCK 0013  
TAX LOT 101

SIXTH STREET  
DEDICATED, ACCEPTED AND OPEN  
40' PUBLIC RIGHT-OF-WAY

AREA  
0.67505± ACRE  
BY COORDINATE COMPUTATION  
29,405± SQUARE FEET







Yellow is the Downtown North National Register District



# Photos





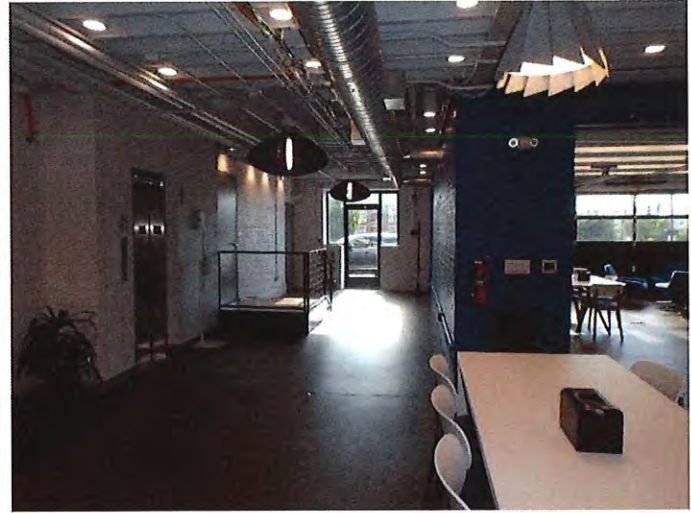
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NC\_Winston-Salem\_609NLibertySt\_0002



NC\_Winston-Salem\_609NLibertySt\_0003



NC\_Winston-Salem\_609NLibertySt\_0004

FY4674  
609 North Liberty Street, Winston-Salem, NC  
Paige Pollard and Kayla Halberg  
May 2021





NC\_Winston-Salem\_609NLibertySt\_0005



NC\_Winston-Salem\_609NLibertySt\_0006



NC\_Winston-Salem\_609NLibertySt\_0007



NC\_Winston-Salem\_609NLibertySt\_0008

FY4674  
609 North Liberty Street, Winston-Salem, NC  
Paige Pollard and Kayla Halberg  
May 2021





NC\_Winston-Salem\_609NLibertySt\_0009



NC\_Winston-Salem\_609NLibertySt\_0010



NC\_Winston-Salem\_609NLibertySt\_0011



NC\_Winston-Salem\_609NLibertySt\_0012

FY4674  
609 North Liberty Street, Winston-Salem, NC  
Paige Pollard and Kayla Halberg  
May 2021



NC\_Winston-Salem\_609NLibertySt\_0013



NC\_Winston-Salem\_609NLibertySt\_0014

FY4674  
609 North Liberty Street, Winston-Salem, NC  
Paige Pollard and Kayla Halberg  
May 2021









609

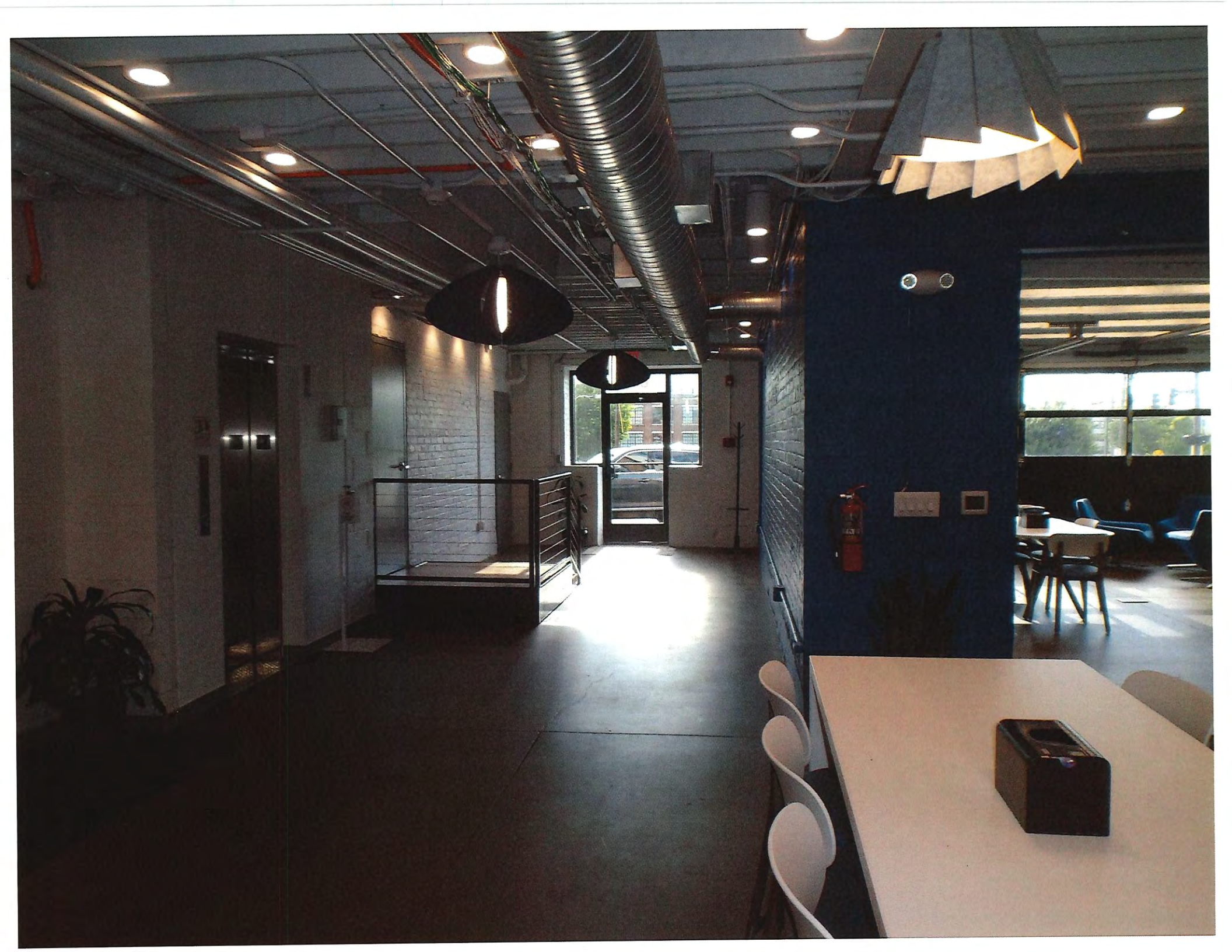
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609

















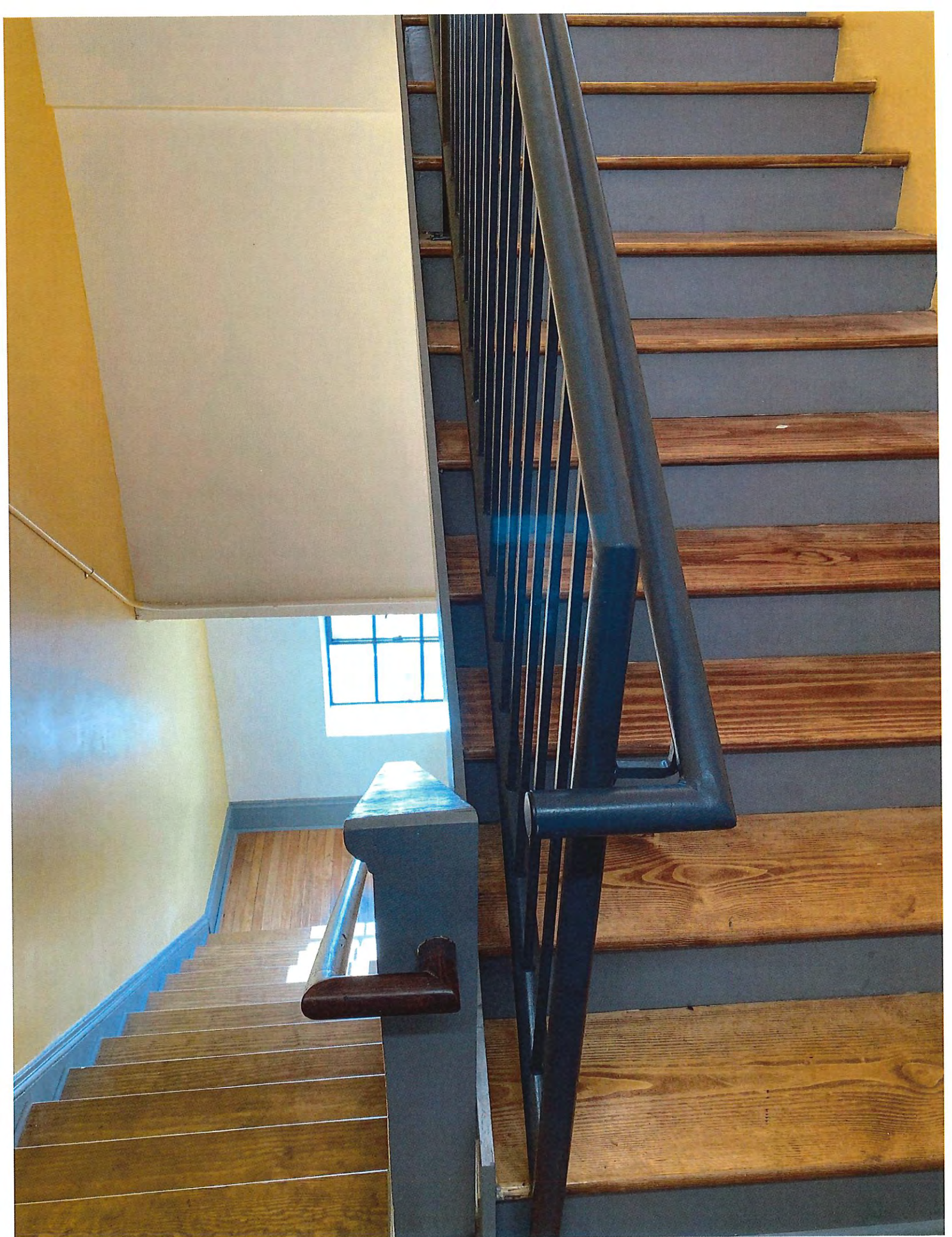




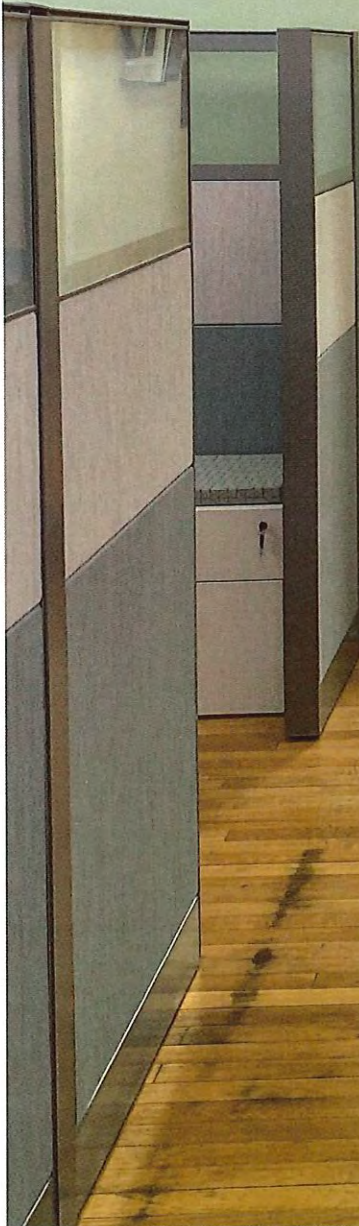










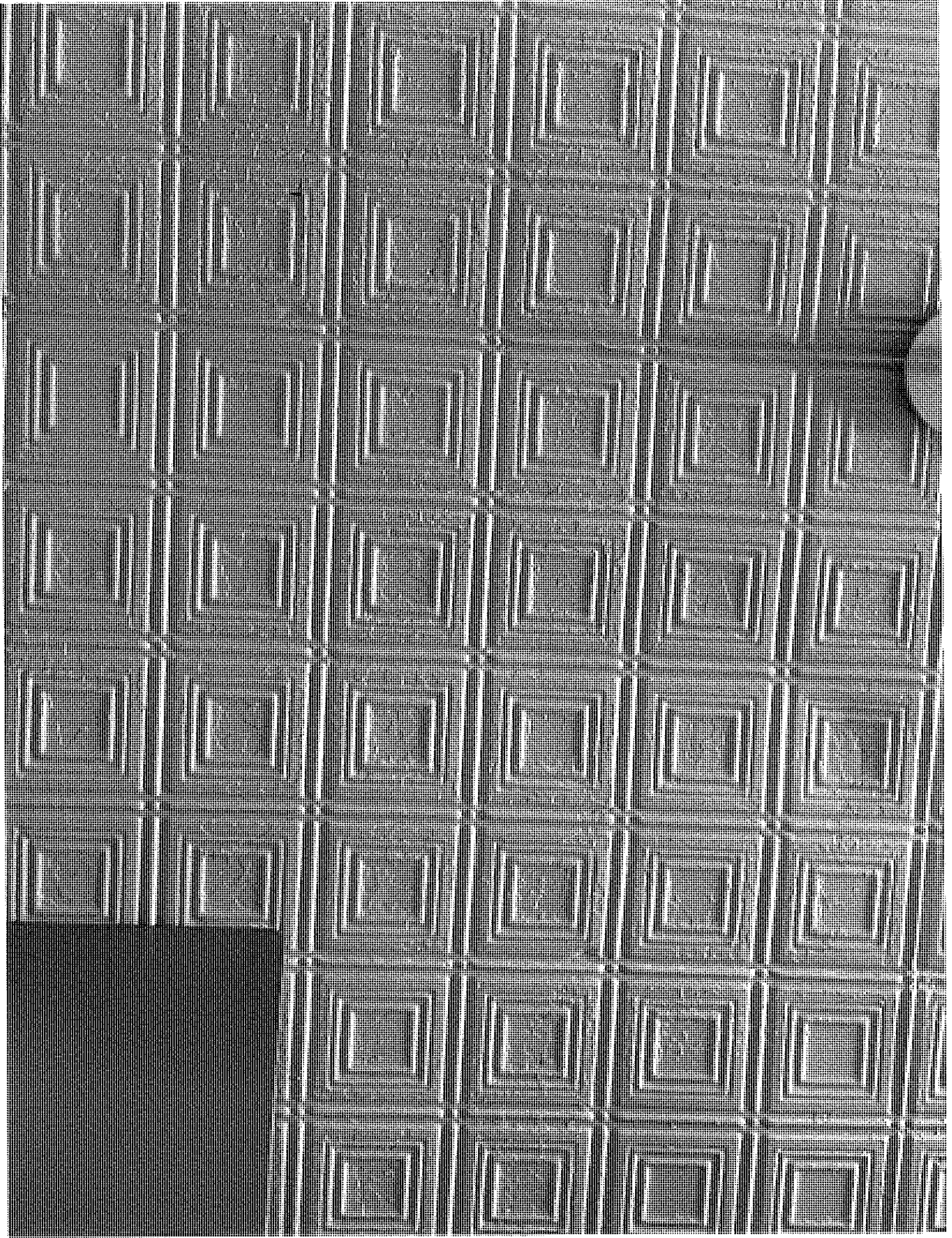


PLEASE DO NOT TOUCH  
OR CHANGE THE MOUNTING

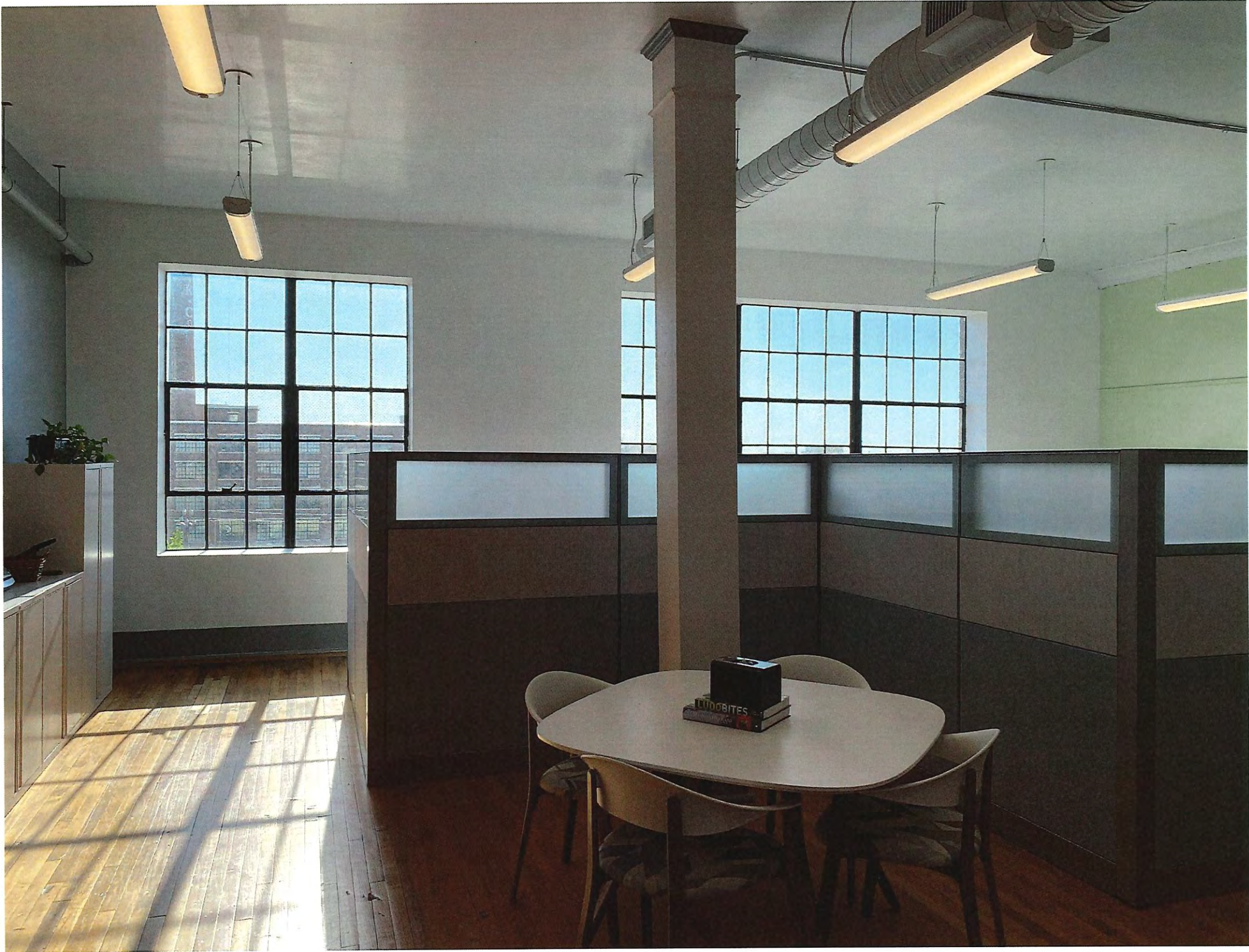


















Downtown North Historic District  
National Register Nomination and  
Supplementary Listing Information



United States Department of the Interior  
National Park Service

**SEE SLR APPENDED AT END**

### National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

historic name Downtown North Historic District  
other names/site number Trade Street District

#### 2. Location

street & number Bounded roughly by West Fifth, West Eighth, North Main and North Cherry streets N/A  not for publication  
city or town Winston-Salem N/A  vicinity  
state North Carolina code NC county Forsyth code 067 Zip code 27101

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Jeffrey Brown SHPO 10/31/02  
Signature of certifying official/Title Date  
North Carolina Department of Cultural Resources  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain): _____	_____	_____

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
46	11	buildings
0	0	sites
0	1	structures
0	0	objects
46	12	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

- COMMERCE/specialty store
- COMMERCE/department store
- COMMERCE/financial institution
- COMMERCE/restaurant
- COMMERCE/business
- GOVERNMENT/post office
- DOMESTIC/hotel
- RELIGION/religious facility

**Current Functions**  
(Enter categories from instructions)

- COMMERCE/specialty store
- COMMERCE/warehouse
- COMMERCE/professional
- COMMERCE/business
- GOVERNMENT/government office
- RELIGION/religious facility
- RECREATION AND CULTURE/music facility
- LANDSCAPE/parking lot

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

- Commercial Style
- Beaux Arts
- Moderne
- Tudor Revival

**Materials**  
(Enter categories from instructions)

- foundation Brick
- walls Brick
- Limestone
- roof Asphalt
- other Brick
- Limestone

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)



Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark 'x' in one or more boxes for the criteria qualifying the property for National Register listing.)

- Criteria A, B, C, D with checkboxes and descriptions of significance criteria.

Criteria Considerations (Mark 'x' in all the boxes that apply.)

Property is:

- Criteria A through G with checkboxes and descriptions of property types.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Criteria for previous documentation on file (NPS).

Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

Period of Significance

ca. 1907-1952

Significant Dates

ca. 1907

1914-15

1925

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Wenderoth, Oscar - Architect

Northup and O'Brien - Architects

Primary location of additional data:

- Criteria for primary location of additional data.

Name of repository:

Downtown North Historic District

Forsyth Co., NC

Name of Property

County and State

10. Geographical Data

Acreeage of Property Approx. 20

UTM References

(Place additional UTM references on a continuation sheet.)

1	17	567680	3995300
	Zone	Easting	Northing
2	17	568070	3995660

3	17	568000	3995080
	Zone	Easting	Northing
4	17	567770	3995020

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Laura A. W. Phillips, Architectural Historian

organization Consultant to Downtown Winston-Salem Partnership date May 1, 2002

street & number 637 N. Spring Street telephone 336/727-1968

City or town Winston-Salem state NC Zip code 27101

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Multiple owners

street & number \_\_\_\_\_ telephone \_\_\_\_\_

City or town \_\_\_\_\_ state \_\_\_\_\_ Zip code \_\_\_\_\_

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

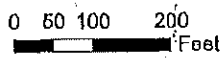
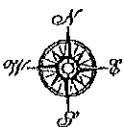
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.





MARTIN LUTHER KING, JR

## Downtown North Historic District Winston-Salem, Forsyth County, North Carolina



City/County  
**Planning**  
BOARD

Scale: 1 inch represents 100 feet

- 123 Street Address
- Contributing Resource
- Non-contributing Resource
- Vacant Lot
- Parking Lot
- Photo ID and Vantage Point
- District Boundary

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## National Register of Historic Places Continuation Sheet

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Downtown North Historic District  
Forsyth County, North Carolina

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### DESCRIPTION

#### Materials, cont'd.

Walls: Stucco  
Concrete  
Ceramic tile

Other: Metal  
Terra cotta  
Ceramic tile  
Glass

#### Narrative Description

The Downtown North Historic District is an area of commercial buildings located just north of Winston-Salem's central business district. Rather than being part of the city's flashier center of commerce, finance, government, and entertainment that was focused on West Fourth Street, the area encompassed by the district served, historically, as more of a workingman's downtown, where farmers came to sell their tobacco and other products and stayed to purchase goods that best addressed their needs.

The district covers all or parts of eight city blocks, bounded roughly by West Fifth Street on the south, West Eighth Street on the north, North Main Street on the east, and North Cherry Street on the west. Within this area, the streets form a grid continued from the street pattern established by the older town of Salem to the south, and include West Fifth, Sixth, and Seventh streets and North Main, Liberty, Trade, and Cherry streets. There are several alleys. The district's irregular boundary is drawn to encompass all buildings from the district's period of significance, ca. 1907-1952, that continue to contribute to its historic and architectural character, while excluding, as much as possible, parking lots and later buildings along the edges of the district that are not historic. The district is distinguished from its surroundings in the following ways: to the east are large parking lots, industrial buildings, and railroad tracks; to the south are modern buildings and a parking deck; to the west are modern buildings and parking decks and lots; and to the north are parking lots, a modern school, buildings that have lost their historic integrity through alteration, and a newly-built stretch of Martin Luther King, Jr. Drive that forms a visual separation between what lies to the south and what lies to the north of it. The block of North



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Downtown North Historic District  
Forsyth County, North Carolina

Trade Street between Seventh and Eighth streets, outside the district, contains several buildings related to the historic character of the district. However, these are effectively separated from the district by a group of buildings that either post-date 1952 or have lost their historic integrity due to substantial alterations.

The Downtown North Historic District contains fifty-eight resources, all but one of which are buildings. The other is a structure, a modern open shed adjacent to the City Market. Historically, all the buildings in the district were commercial in nature except for the former United States Post Office, and today it, too, serves a commercial purpose. The district contains eight small individual parking lots or parking areas associated with particular buildings. There are two vacant lots, located next to each other in the 700 block of North Main Street. Landscape amenities in the district are minimal and were installed by the city in recent years. They consist of brick sidewalks along North Fifth, the 500 and 600 blocks of North Liberty, and North Trade streets, as well as Bradford pear trees planted on Fifth, Sixth, Trade, and Cherry streets.

Except for the former Pure Oil Station (721 North Liberty Street), which faces a V-shaped piece of land where Main, Liberty, and Eighth streets converge, buildings in the district are uniform in their relationship to the street, standing directly adjacent to the sidewalk. Typical of their urban character, most buildings stand contiguous to each other in rows. There are also some buildings that have always stood alone, such as the former United States Post Office, the former City Market, and the commercial buildings at 623 and 633 North Liberty Street. While most buildings face only one street, several—such as the Charles Store at 501 North Liberty Street, the former Brown-Rogers-Dixson Company Building at 505 North Liberty Street, and the commercial building at 521 North Liberty Street—run through the block to the next street, where they have another facade. The former Brown-Rogers-Dixson Company Building at 516 North Trade Street has two additional facades, on North Cherry Street and West Fifth Street.

Nearly half (46%) of the buildings in the district are two stories in height. However, more than a third (38%) are only one-story tall, reflecting the important role of small-scale businesses in this area of Winston-Salem's downtown. Only nine buildings in the district (16%) are three stories tall. A great majority of the buildings are rectangular in shape with the short end toward the street. All buildings are of masonry construction. Most of these are brick, sometimes with a stuccoed surface, while a few, such as the former Post Office and the 1928 former Brown-Rogers-Dixson Company Building, are stone veneered. Several buildings near the north end of the district are constructed of either brick-tile, concrete blocks, or reinforced concrete, but most of these have a brick, stuccoed, or terra cotta-tile facade.

Decorative details are often rendered in stone, pressed metal, or stucco, although some detailing is in brick. Although most of the district's buildings are relatively simple in design, and some are totally plain, others exhibit various forms of restrained decoration. Among the types of architectural decoration used in the district (and examples) are brick corbeled and/or dentiled cornices (227-229 Fifth, 527-531

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Downtown North Historic District  
Forsyth County, North Carolina

and 722 Liberty), stepped or shaped parapets (705 and 709 Main), panels or lozenge shapes in brick (515-517 Liberty), patterned brick panels (528-532, 534, and 722 Liberty), round arches with contrasting keystones (601 Trade and 528-532 Liberty), decorative stone work over doors and windows (623 and 722 Liberty), pressed metal cornices (Main Street facade of 505 Liberty and 527 Trade), tile pent roofs (537-541 and 629-633 Trade and 623 and 801 Liberty, and decorative terra cotta tiles or panels (537-541 Trade and 633 Liberty). Several buildings display modernistic details in stone, such as the sunburst panels of 516 North Trade Street and the streamlined pilasters of 610 North Liberty Street. Probably the most sophisticated and stylish details in the district are the classical columns, pilasters, and variety of classical motifs found on the former Post Office at 101 West Fifth Street.

Most of the buildings in the district fall into the category of standard commercial design for the first half of the twentieth century with no particular, if any, style represented. However, several buildings do reflect popular styles of the period. By far the most clearly developed building, stylistically, is the former United States Post Office. Built in 1914-15 with a matching addition in 1936-37, it is an example of Beaux Arts classicism often used for public buildings in America during the first quarter of the twentieth century. Its use of a long colonnade of Corinthian columns across the facade, matching pilasters, a full classical cornice with balustraded parapet, round-arched doors and windows along the first story of three sides of the building, and other classical details create a stately building commensurate with its important function in the community. A stylistically more unusual building in the district is the former Centenary Church Education Building at 545 North Trade Street. Its Tudor-arched doorway on the Sixth Street elevation and profusion of Tudor window labels and quoins—all in cast stone or terra cotta that provides a strong contrast with the building's red brick walls—reflect the 1920s' Tudor Revival. This seemingly unusual choice for a commercial building makes sense when it is remembered that the building was originally associated with a church. Modernism had limited impact in the district, but its influence is evident in several buildings. Although retaining some classical features, the former Brown-Rogers-Dixson Company Building at 516 North Trade Street has a boldly modern feel with its stylized sunburst panels between window rows contrasting sharply with the starkness of the blocked-stone facade wall. The effect is tripled, because the building has a facade not only on Trade, but also on Fifth and Cherry streets. To a lesser extent, the buildings at 550, 610, and 633 North Liberty Street exhibit streamlined features that reflect modernism. Another building in the district is a textbook example of a style created for a specific purpose. The former Pure Oil Station at 721 North Liberty Street exemplifies the quaint English country cottage style developed by the oil company for its stations in the late 1920s and 1930s. The style was intended to blend with residential neighborhoods (though, obviously, it was used without regard to actual site) and to instill a sense of familiarity in people who were not yet totally immersed in the automobile culture.

Only two architects are known to have designed buildings in the district. The original 1914-15



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Downtown North Historic District  
Forsyth County, North Carolina

part of the Post Office was built according to the design of Postal Service architect Oscar Wenderoth. The 1936-37 addition to the Post Office and the 1925 City Market were designed by the prominent Winston-Salem architectural firm of Northrup and O'Brien. Other architects may have worked in the district, but they have not been identified. Judging from the generally more modest character of most of the buildings in the district when compared with the flashier Fourth Street area of Winston-Salem's downtown, more of the district's buildings were probably built without the aid of an architect, but rather with the general knowledge of design and construction possessed by local builders.

The present collection of fifty-seven buildings and one structure in the district owes largely to the fairly compressed period during which they were built. By far, the heaviest period of building was in the 1920s, which corresponds with Winston-Salem's strongest period of prosperity. Fifty-three percent of the district's buildings were erected during that decade. Following far behind, eighteen percent date from the first two decades of the twentieth century. By 1940, a total of eighty percent of current buildings in the district had been erected. Only three resources (five percent) date from after the 1952 end of the district's period of significance. Although building activity during the period of significance was scattered, it tended to progress from south to north.

Despite the fact that many of the storefronts have been remodeled, consistent with typical mid-to-late twentieth-century practice in downtowns across North Carolina, the form and detail of most of the buildings above the first story remain largely intact. Typical replacement materials, where they are used, include glass, metal, and stucco. Of the twelve non-contributing resources in the district, nine are buildings from the district's period of significance that have been substantially altered; the remaining three were built after 1952. The non-contributing buildings are scattered throughout the district, thereby diminishing their negative impact. With nearly eighty percent of the district's resources contributing to its historic and architectural character, the district retains a strong degree of integrity in terms of location, setting, design, workmanship, feeling, and association.

### Inventory List

The following inventory list provides basic information on all properties in the Downtown North Historic District, including each property's name, location, date of construction, contributing or non-contributing status, and summary of its physical character and known history. Historic names—based on the first known owner or use of a building or on a building's most historically significant owner or use—are used whenever possible. Resources—buildings, sites, structures, or objects—which were built during the period of significance and have sufficient integrity contribute to the significance of the district. Those resources that post-date the period of significance or have been significantly altered are non-contributing resources. In several instances, buildings front on more than one street. In those cases, if at

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least one of the facades contributes to the character of the district, then the building is designated as a contributing resource. Listings for parking lots and vacant lots indicate current usage; while they are included in the inventory list, they are not counted as contributing or non-contributing resources.

Information given in the inventory list is based primarily on a combination of the on-site survey conducted in March, 2002, and research with Sanborn Map Company maps, city directories, and the 1989 National Register nomination for the Downtown Winston-Salem Historic District, although a variety of other sources were also used (see Bibliography).

The inventory is organized by street. For east-west streets, the entries move from east to west; for north-south streets, the entries move from south to north. The inventory follows this sequence: West Fifth Street; West Sixth Street; East side, North Main Street; West side, North Main Street; East side, North Liberty Street; West side, North Liberty Street; East side, North Trade Street; West side, North Trade Street; and North Cherry Street. Buildings are listed by their street addresses, which are keyed to the district map.

### WEST FIFTH STREET

(former) United States Post Office  
101 West Fifth Street  
1914-15; 1936-37

Contributing building

The (former) United States Post Office, which extends along the entire block of West Fifth Street between Liberty and Trade streets, is a substantial, limestone-faced, two-story-and-basement structure designed in the Beaux Arts classical style. The central eleven bays of the Fifth Street elevation are recessed behind a colonnade of ten colossal limestone Corinthian columns—the dominant feature of the exterior. Corinthian pilasters, round-arched first-story windows, a full classical cornice, and a balustraded parapet around three sides of the building are among the other distinctive exterior features. The interior is richly detailed with a groin-vaulted lobby stretching across the front of the building; marble baseboards, wainscot, and pilasters in the lobby; mahogany woodwork; and delicate Adamesque low-relief plaster work on the lobby ceiling. The original portion of the building was erected in 1914-15 according to the design of Postal Service architect Oscar Wenderoth. It is believed to have incorporated elements of the 1906 Post Office which stood at the northwest corner of West Fifth and North Liberty streets. In 1936-37, the building was nearly doubled in size with the construction of a two-story rear



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addition which converted the original U-shaped configuration to a rectangle. Designed by the prominent Winston-Salem architectural firm of Northup and O'Brien, the addition was designed and executed so skillfully that it is difficult to discern the juncture between the two sections of the building. One of the most outstanding buildings in all of downtown Winston-Salem, the Post Office reflects through its size and high-style design the growth and economic prosperity that characterized Winston-Salem in the early decades of the twentieth century. The original 1914-15 building signifies the early-twentieth-century efforts of the federal government to make known its presence at the local level through the construction of large-scale public buildings of sophisticated design. The 1936-37 addition was part of the federal government's attempt to alleviate the effects of the Great Depression on the building trades and architectural profession by undertaking a nation-wide building program. In addition to its primary function as a post office, the building also housed through the years a variety of federal offices and courts. In 1991 the United States Post Office building ceased its function as a federal facility. It remains well-preserved and is currently the Millenium Center, a venue for entertainment and other special events. (This description is taken, in part, from Allison Harris Black's 1992 National Register nomination of the former United States Post Office and Custom House.)

### **Wachovia Bank and Trust Company Trade Street Branch**

Non-contributing building

201 West Fifth Street  
1919; remodeled 1980s

Although currently a non-contributing building in the historic district because of its heavily remodeled appearance, this building was originally significant to the district's history. Now sheathed with stuccoed panels pierced by plain rectangular windows, the large two-story building has a wide, plain frieze band and a flat roof. It was originally an austere classical building with a multi-part cornice and segmental-arched and flat-headed windows which was erected in 1919 by Wachovia Bank to serve farmers bringing their tobacco to the many warehouses on Trade Street. As the warehouses moved from Trade Street, the branch bank's business declined in the 1960s. It closed and moved to Fourth Street in 1980, and the Winston-Salem Urban League purchased and remodeled the building for its headquarters in the early 1980s. In its remodeling, it incorporated the one-story building to its north at 512 North Trade Street.

(225 West Fifth Street - See 516 North Trade Street)

**Commercial Building**  
227-229 West Fifth Street  
ca. 1915

Contributing building

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The simple, two-story, brick commercial building has two recessed shopfronts and entrances set within modern pedimented enframements. The second story features two groups of three sash windows; a brick paneled and corbeled cornice runs across the top of the building. Alex S. Hanes purchased the property in 1915; it first appeared on the 1917 Sanborn map. Hanes's heirs retained ownership of the building until 1968, when the Brown-Rogers-Dixon Company purchased it. From ca. 1930 to ca. 1949, the Winston Hardware Company was located here.

**Jesse G. Bowen Music Company**  
231 West Fifth Street  
1924

Contributing building

The two-story brick building with a remodeled, wide, central, recessed entrance, has a simple but striking design above the first story. A row of second-story sash windows is accented by a central limestone keystone. Above the windows is an unusual row of inset green tile triangles; a stepped parapet caps the building. The lot stood vacant at least through 1917, and Sanborn maps indicate that the building was erected in 1924. It was owned by Cora H. Liipfert and/or her heirs from 1912 to 1968. They sold it to Jesse G. Bowen, who retained ownership until 1977. From 1935 to ca. 1980, the Jesse G. Bowen Music Company occupied the building.

**Commercial Building**  
233-235 West Fifth Street  
ca. 1915

Contributing building

The largely intact two-story brick building features two glass storefronts with a pair of central recessed entrances with large prism glass transoms and molded cornices. Between the two storefronts and entrances, a tall, round-arched opening leads to a central stair. A row of five sash windows with segmental-arched heads runs across the second story, and a stepped-parapet crowns the building. The 1917 Sanborn map shows a new, two-story brick commercial building at this location; the 1918 city directory follows with a listing for a notions store and wholesale grocery here. Smithdeal Realty and Insurance Company purchased the property in 1919 and held it until 1939, after which there have been numerous owners. A paint store used the building from 1930 to ca. 1950; in the 1940s and 1950s, the Winston-Salem Hebrew Congregation (Emmanuel) met here.

**WEST SIXTH STREET**



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Downtown North Historic District  
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(207 West Sixth Street - See 600 North Trade Street)

### Alley

#### Commercial Building

209-217 West Sixth Street  
ca. 1927

Contributing building

This plain but well-preserved two-story brick building is ornamented only by the spare use of horizontal bands of brick. Glass storefronts on the first-story flank a central stair. At second-story height, the facade has four paired sash windows; on the west side elevation a band of paired sash windows runs the full depth of the building from front to rear. The building replaced a two-story frame dwelling which stood on the site until ca. 1925. In 1927, M. W. Norfleet's heirs listed the property for taxes; they continued to own it until 1983. The 1928 city directory lists S. L. Collins, grocer, the Sixth Street Inn, and the Piedmont Feed and Seed Store at this location. The building continued to house grocers and produce merchants, as well as boarders, through at least the mid-1930s.

### Alley

#### NORTH MAIN STREET - East Side

#### Commercial Building

701 North Main Street  
ca. 1928; remodeled late twentieth century

Non-contributing building

The front of this large, brick building is two-stories in height, but as Seventh Street descends along the south side toward the railroad tracks, the building makes use of the slope of the land to become three stories with a basement. Metal factory-type windows line the south side. The west facade has been heavily remodeled with patterned aggregate on the first story and a stuccoed second story with a projecting framework for an added layer of sheathing (now removed). Although the building has been altered to the point of being non-contributing in the district, the facade has a tantalizing feature visible beneath the projecting framework—bold, Renaissance Revival-style, molded cast-stone window surrounds with projecting cornices, the center one a full pedimented cornice with scrolled brackets. Sanborn maps up through 1917 show several small but interrelated foundry and machine shop buildings;

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Downtown North Historic District  
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however, the Sanborn map updated to 1950 shows a large factory building. City directories from the early 1920s indicate two grocers occupying the property, but by at least 1929 the Empire Furniture Company is listed, followed soon thereafter by the Huntley-Hill-Stockton furniture firm. The building is currently unoccupied.

### Alley

**Commercial Building**  
705 North Main Street  
ca. 1928

Contributing building

The exterior of this two-story brick building is almost completely intact. It features shop windows across the first story headed by a prism-glass transom and a horizontal, brick-outlined panel. Six sash window carry across the second story, above which is a central lozenge flanked by brick panels. A shaped parapet caps the facade. City directories reveal that the building, indicated on the 1950 Sanborn map as a store, had multiple uses through the years.

**Commercial Building**  
707 North Main Street  
ca. 1928

Contributing building

Similar to adjacent 705 North Main, this small, one-story brick building was probably built around the same time as 705. Its original shop front has been interrupted by a loading door but, like 705, the building has a narrow horizontal panel above window height and a lozenge centered above that. A stepped parapet heads the building. The first use of the building, in the late 1920s and early 1930s, appears to have been by a hide dealer. By the mid-twentieth century, it was an electrical repair shop.

**Benjamin Swartz and Company Building**  
709 North Main Street  
ca. 1928 [a replacement or remodeling of a ca. 1910 building]

Contributing building

This large, one-story brick building has a six-bay facade with a sequence of four windows, a pedestrian entrance, and a loading door. The upper facade has one long and several short panels appropriate for labeling; the whole is topped by a complex stepped parapet. Although the present appearance of the building probably dates from the late 1920s, it appears to represent a replacement or remodeling of a ca.



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. 1910 building on the site. Throughout most of its history, the building housed a junk and hide warehouse operated by Benjamin Swartz and Company. The company name is still partly visible on the long facade panel, beneath which can be seen clearly "scrap iron, metals, hides."

### Two Vacant Lots

#### NORTH MAIN STREET - West Side

**Commercial Building**  
512 North Main Street  
ca. 1920

Contributing building

The two-story brick building with stuccoed facade has pilasters dividing the three bays and a stepped parapet cornice with corbeling. A large vehicular entrance consumes the center bay of the first story, flanked by pedestrian entrances. The second floor features four segmental-arched windows. From ca. 1900 through ca. 1917, this site was part of a two-story brick livery stable. Reflecting changes in popular transportation, the property was purchased in 1920 by Standard Motor Company, and the following year the city directory listed at this location, "Standard Motor Co., autos." By 1926 the building was occupied by Hudson-Essex Autos, Inc. In 1930 it was the Chief Motor Company, and by 1939 the Johnson Auto Service was located here. Breaking this pattern, by 1950 the building was labeled on the Sanborn map as a sign painting company.

**Commercial Building**  
518 North Main Street  
ca. 1924

Contributing building

This plain, one-and-a-half-story, painted brick building has a three-bay facade with a stepped parapet. The north bay has a vehicular entrance, while the south bay appears to have had another vehicular entrance, now bricked-up. The center bay has a pedestrian door with a small window adjacent to it; above these are two large, rectangular, boarded-up windows. The early history of the building parallels that of 512; clearly the two were interrelated. However, in 1950 it was shown on the Sanborn map as a furniture warehouse.

(520 North Main Street - See 521 North Liberty Street)

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Downtown North Historic District  
Forsyth County, North Carolina

### Alley

**Commercial Building**  
526 North Main Street  
ca. 1934

Contributing building

The one-story brick building has a central vehicular entrance flanked by a pair of sash windows on the south side and a pedestrian entrance and window on the north side. The plain facade is capped by a stepped parapet; windows line the south side of the building along the alley. Originally the building housed the Landingham Plumbing and Heating Company, and that use continued for some years. By 1950, the building was shown as a machine shop on the Sanborn map.

**(former) Dixie Welding Company**  
532 North Main Street  
ca. 1923

Non-contributing building

In its original form, this building was more decorative than those which flank it. The two-bay facade is divided by three tall pilasters, each with a vaguely Art Deco brick decoration at the top. At the center of each bay is a brick-bordered, diamond-shaped tile; a stepped parapet defines the original cornice line. The north bay of the building retains its vehicular entrance. Alterations—which include the enclosure of the south-bay with brick (except for the insertion of a narrow pedestrian entrance and two modern square windows) and the addition of brick in-fill that raises the stepped parapet to a flat one—give the building its non-contributing status in the district. However, were these changes reversed, it is highly likely that the building could be re-classified as a contributing resource in the district. For at least its first decade, this was the Dixie Welding Company. The 1950 Sanborn map shows that the building still housed a welding business at that time.

**Commercial Building**  
534 North Main Street  
ca. 1928

Contributing building

Unique in the district, this one-and-a-half-story brick building has a rounded roof. A large vehicular entrance forms the north bay of the facade, while a pedestrian entrance is at the south end. Two levels of three metal sash windows characterize the rest of the facade. From at least the late 1920s through the mid 1930s, the building housed the plumbing business of Grady K. Griffith. By 1950 it had become an



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auto repair and welding shop.

### Commercial Building

Non-contributing building

700-702 North Main Street  
1920; enlarged 1948; remodeled ca. 2001

Built of fire-proof concrete and tile with numerous large industrial windows, this three-story, three-bay-wide building retains its parapeted cornice with classical molding, but otherwise has been substantially altered. Most of the exterior has been covered by an insulation material, and the large industrial windows of the east facade and west elevation have been replaced with smaller single-light windows. The rear of the building faces a loading dock at the northeast corner of North Liberty and West Seventh streets. During its first decade, this was the home of the Crawford Mill Supply Company. Later it was used as a garage by the Standard Furniture Company.

### Commercial Building

Non-contributing building

704-706 North Main Street  
1927; remodeled ca. 2002

This three-story, two-bay-wide building runs through the block from North Main Street to North Liberty. Built with fire-proof construction, it—like 700-702 North Main Street—has been heavily altered. The Main Street facade has been largely covered with an insulating material, and its large industrial windows have been reduced to much smaller, one-light windows. The North Liberty Street elevation is stuccoed and has one-light replacement windows running across the top of the second story. Originally the building housed the Cude Furniture Company, but it soon became the Standard Furniture Company.

## NORTH LIBERTY STREET - East Side

### Charles Store

Contributing building

501 North Liberty Street  
1925

The Charles Store is a three-story yellow brick building that spans the block between Liberty and Main streets with primary facades at both ends. The Liberty Street facade is currently being rehabilitated to return it to its original appearance. The sheathing of large tiles added in the mid-twentieth century has

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been carefully removed, revealing the original brick shell with its simple, streamlined look achieved through subtle brickwork detailing and large open window areas nearly consuming the entire second and third floor levels. The first floor level retains its recessed entrance and large shop windows. The Fifth Street elevation continues the clean-cut look of the building with long rows of intact sash windows at second and third-story levels and a row of blind windows at first-story level. The Main Street facade was not remodeled in the mid-twentieth century and is remarkably intact. It continues, at third-floor height, the row of sash windows found on the Fifth Street elevation, but the second story is arranged with two rows of smaller sash windows. At the corner of the first-story level, shop windows and entrances with prism glass transoms and projecting cornices address both Main and Fifth streets. At the center of the Main Street elevation, a tall doorway with a fancy round-arched, ironwork fanlight provides entrance to the upper levels. North of the arched doorway is a loading door entrance, headed by the same cornice as found on the shop windows/entrances. The Main Street elevation is headed by a limestone cornice with a brick-paneled parapet. From 1906 to the 1980s, the property was owned by H. G. Chatham, A. H. Eller, and their heirs. The Charles Store was built in 1925, replacing smaller commercial buildings. During the early years of the building, Hutchins Drug Store was located at the Main Street side of the building.

**(former) Brown-Rogers-Dixson Company Building**  
505 North Liberty Street  
1913

Contributing building

Like the Charles Store, the former Brown-Rogers-Dixson Company Building is a three-story brick building that runs through the block from Liberty to Main Street. And like the Charles Store, the Main Street facade is the most intact of the two. The Liberty Street facade has a mid-twentieth-century first-story glass storefront, two rows of eight windows each (now enclosed with a thin sheathing) with accented sills and lintels on the upper stories, and a raised parapet whose decorative cornice was destroyed by the storm of May, 1989. On Main Street, the first floor has been remodeled, except for its metal cornice with sawtooth band, but the upper two floors remain intact with rows of sash windows and brick panels. The Main Street metal cornice survives, with courses of modillions and dentils and projecting decorative elements at each end and at the center. H. G. Chatham and A. H. Eller and their heirs owned the property from 1906 until 1975. The building was constructed in 1913 for the Brown-Rogers Company, but in 1915 W. N. Dixson joined T. J. Brown and J. M. Rogers to form the Brown-Rogers-Dixson Company, a hardware business. The company occupied the building until 1928, when it moved to its new building at 516 North Trade Street. In later years, this was the Montgomery Ward Store.



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**(former) Home Real Estate and Insurance Company Building**  
511-513 North Liberty Street  
1911

Contributing building

The storefront of this three-story, three-bay-wide, brick building has been altered, although its original metal cornice remains intact. The upper-story windows have been brick infilled, but the rhythm of the windows remains, along with the granite window lintels. Most importantly, the distinctive original cornice area remains intact. It features a shallow corbeled course, a wide decorative brickwork frieze, a projecting molded and modillioned cornice, and a brick parapet. Owner Home Real Estate was the primary occupant of the building from 1911 to ca. 1980. Other tenants have included Edwards Business College, the Grand Piano Company, and Mrs. Hancock, a dressmaker.

**Commercial Building**  
515-517 North Liberty Street  
ca. 1915

Contributing building

This two-story brick commercial block is divided into two primary sections defined by primary pilasters: a one-bay section at the south end and a three-bay section at the north end. The first story has been altered with a modern glass and brick storefront, and the second-floor sash windows have been enclosed. However, the salient features of the upper facade remain largely intact, including primary and secondary pilasters and a paneled frieze with raised lozenges corresponding with the bays. Home Real Estate and Insurance Company purchased the property in 1909, and the 1917 Sanborn map shows the building with a furniture store and a general storefront. By 1918 the Harris-Stoudemire Furniture Company and the Great A & P Tea Company occupied the building. From 1920 until at least 1950 the Crystal Ice and Coal Company, a food store, and a furniture store under various ownerships occupied the building.

**Commercial Building**  
521 North Liberty Street  
ca. 1923

Contributing building

Stretching along an alley from Liberty to Main Street, this two-to-three-story brick building has an altered Liberty Street elevation but a largely intact Main Street elevation. The most unusual feature of the Liberty Street facade is its roofline. Rising behind the narrow-brick and stucco second story, the roofline is composed of a green-tiled truncated gable, bordered on north and south sides by a truncated-gable parapet. The rear slope of the parapet is twice as long as the front slope and connects with the flat

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roof of the rest of the building. The Liberty Street storefront has a hip-roofed metal canopy over the sidewalk. Upper story windows line the north and south side elevations of the building. The Main Street facade retains the brick and stucco-block borders of the large first-story window and loading and pedestrian entrances (now enclosed), along with two stories of metal casement windows divided by vertical stiles, and a stepped parapet. Subtle brickwork detailing provides additional refinement. The building was first listed in the 1924 city directory as the Penney Brothers Department Store; by 1928 it was listed as the J. C. Penney Department Store. From 1931 until recently, the building housed various furniture businesses.

### Alley

#### **Nading Building**

527-531 North Liberty Street  
1922

Contributing building

The second story of this two-story brick building features large, brick-edged panels and a dentiled cornice with a plain brick parapet. Second-story windows run along the south (alley) side of the building. The first story has been altered with three modern recessed storefronts and a recessed stair entrance at the north end, all set within a vinyl-sided surround. When constructed, the building replaced a two-story frame dwelling which stood on the site from ca. 1900 to ca. 1920. The 1923 city directory lists the Nading Realty Company at this location; in the 1949-50 directory, it is listed as the Nading Building. Tenants have included the White Front Cafe, Polly's Beauty Shop, and Sosnik's Men's Furnishings.

#### **Commercial Building**

533-537 North Liberty Street  
ca. 1940

Contributing building

This simple, one-story brick building has a terra cotta tile facade divided into three narrow shop fronts by vertical piers that rise above the roof line. Probably built ca. 1940, the building is shown on the 1950 Sanborn map. It has been used by a variety of small businesses.

#### **Efird Building**

601 North Liberty Street  
1925

Contributing building



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The Efird Building is a three-story, three-bay-wide brick structure. Classical pilasters define the bays, each of which at second-story level is filled with four six-over-one sash windows. A simple cast-stone cornice heads the windows, connecting the cast-stone capitals of the pilasters. Originally the building was crowned with a pierced stone parapet with a solid brick shaped parapet in the center bearing a dated crest. The May 1989 storm that damaged several other buildings in the district, as well as many buildings throughout the city, destroyed the parapet across the facade. However, the parapet remains intact around the Sixth Street corner. The second story of the Sixth Street elevation retains its band of paired six-over-one sash windows. The first-story shop windows have been covered with wood. For more than a quarter of a century, this was the Efird Grocery, built by Francis B. Efird and later operated by his sons, F. B. Efird, Jr. and A. Bahnson Efird, after his death in 1938. When the store was liquidated in 1955, it was the city's oldest grocery concern. In 1959, the Efird Building was sold to W. P. Harrison, owner and operator of B. and H. Beauty and Barber Supply.

**Commercial Building**  
609 North Liberty Street  
ca. 1948

Non-contributing building

Original features still visible on the facade of this two-story brick building are the limestone block border around the facade and the marble bulkhead along the base of the storefront and recessed entrance. Corrugated metal currently sheathes most of the facade, but if it were removed, it is very likely the building would once again contribute to the historic and architectural character of the district. The building probably was erected or at least took on its present form in the late 1940s after World War II. The 1950 Sanborn map shows that it was a furniture store.

**Commercial Building**  
615 North Liberty Street  
1952

Non-contributing building

Built in 1952, this one-story building appears to have been remodeled in recent years with a stucco-like facade, narrow vertical windows, and a central entrance with canopy.

**Commercial Building**  
617 North Liberty Street  
1953

Non-contributing building

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Now the offices of the *Winston-Salem Chronicle*, this is a one-story, three-bay, painted-brick building with a flat roof, plate glass windows with canvas awnings, and a recessed three-bay north wing. In front of the wing, an iron fence borders a landscaped area.

**Commercial Finance Company Building**  
623 North Liberty Street  
1947

Contributing building

This two-story, brick-veneered building with one-story set-back south wing has a crisp design. The focal point of the building is its glass entrance, which has a decorative cast stone surround and cresting which forms a sharp contrast with the red brick of the body of the building. Above the entrance are three sets of metal casement windows; casement windows also line the second story of the south side of the building, with a wider window formation at first-floor level. No windows are on the north side of the building. The facade is capped by a red clay shingle pent roof. The south wing has a steep gable roof with a raised parapet end and metal windows. City directories and a painted sign on the north side of the building indicate that it was used originally and for some years by the Commercial Finance Company.

**Twin City Motor Company**  
633 North Liberty Street  
1925

Contributing building

One of the most impressive buildings in the district, this two-to-three-story concrete and brick structure spans the block between Liberty and Main streets, running along the south side of Seventh Street. The primary elevation on Liberty Street is faced with a white terra cotta tile curtain wall that wraps around the corner to cover one bay of the Seventh Street elevation. Entrance bays at the corner of Liberty and Seventh streets and at the center of the Liberty and Main elevations are accented by a decorative, crenelated, roof-line parapet. Plate-glass windows run along the first floor of the Liberty Street elevation and around the corner to Seventh Street. Otherwise, these two elevations are composed primarily of large-scale industrial windows. The second and third-floor windows of the Main Street elevation have been infilled, although the first-floor openings remain intact. The south elevation is composed primarily of brick within the concrete grid. South of the building is a paved parking lot associated with the building. The 1950 Sanborn map shows that it was for used auto sales. This building has always been associated with the automotive industry. Initially, and for years, it was the Twin City Motor Company. Although the building is no longer used for sales, it is now used as the Automotive Associates, Inc., an automobile repair and service business.



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**Pure Oil Station**  
721 North Liberty Street  
1932

Contributing building

This is a near-textbook example of the style of gas stations built by the Pure Oil Company in the late 1920s and 1930s. Its home-like, English-country-cottage style was intended to provide a comfortable setting and to blend with residential areas (although, obviously, it was used other places, as well). Its trademark was the exceptionally steep, bright blue tile, "rain spitter" roof. Other characteristic features were the gable-end chimneys, bay windows, and hooded entrance with round-arched wood door with circular window. The only distracting feature of this building is the added connector built in recent years between the rear of the station and the taller building behind it, presumably to provide better drainage for rain and snow. The V-shaped piece of land in front of the station is created by its strategic location at the juncture of Liberty, Main, and Eighth streets. At the point of the V is what appears to be an original Pure Oil sign on a standard, now used by the current automotive-service occupant as his sign. Although this station was built in 1932, an earlier gas station had stood on the site for at least a decade.

**(former) State Employment Security Building**  
801 North Liberty Street  
1947

Contributing building

The facade of this two-story brick building has a central entrance with fanlight transom flanked by two large show windows (currently boarded up). The second floor has three metal casement windows sheltered by a pent roof. The demolition of an adjacent building (date of building and demolition not known) that was contiguous to the southwest side of the former State Employment Security Building has left this elevation exposed, with rough brickwork and mortar. Six miscellaneous windows, three per floor, have been cut into this wall since the demolition of the other building. The rear, southeast, elevation has a central loading door at basement level flanked by two boarded-up windows. The first and second-story levels have miscellaneous windows, only one of which, with a metal casement, appears to be original. At the northeast end of the facade an arched doorway attached to the main body of the building once led to a narrow room or stair. The northeast elevation retains metal casement windows. Beyond the building to the northeast, the land drops sharply away to the railroad tracks below. Originally, this was the local State Employment Security Building.

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### NORTH LIBERTY STREET - West Side

#### Alley

#### **Medearis Building**

520-522 North Liberty Street  
ca. 1915; ca. 1923

Contributing building

The Medearis Building is a two-story brick structure with a simple, straightforward design that exhibits minimal decoration. There are two shop fronts, each with a black tile dado beneath the windows, and one which retains a wide prism glass transom. A shallow corbeled brick cornice heads the facade. Metal pivot windows carry across the east facade and down the south elevation at second-story level. Painted signs for the Medearis Stamp and Printing Company and Jerome's, a clothing store, remain visible on the south elevation. Now a single building, 520 and 522 were originally separate. Sanborn maps and city directories suggest that the original 520 part of the building may have been erected ca. 1915, replacing an earlier two-story structure on the site. The north section, 522, may have been added around 1923, when other buildings in this row were being erected, and the whole may have been remodeled then or a little later to unify the building, giving it its present appearance. Medearis occupied the building from 1918 to ca. 1940.

#### **Globe Security Company Building**

528-532 North Liberty Street  
ca. 1923

Contributing building

This two-story brick building provides a stylized Colonial Revival presence on the block. Its design is achieved through the use of patterned brickwork, second-story windows with round and segmental-arched heads with keystones, and a center-bay, round-arched stair entrance with a recessed, fanlighted door. Even with changes made in recent years—the removal of the molded cornice, the replacement of the original wood fans over the windows with stucco, and the replacement of the eight-over-one sash with one-over-one—the building still gives a striking image on the street. The building was first listed in the 1923 city directory, when Globe Security Company was the occupant. Occupants in 1930 included Kenny Coffee Company and Architectural Planning Service, L. J. Burge. Susan B. Shelton and her heirs held ownership of the building from 1925 to 1982.



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### **Raiff Block**

Contributing building

534 North Liberty Street  
1924

The two-story, three-bay, brick Raiff Block proudly bears its name and date of construction on a panel at the center of the upper facade. The first story has been modernized with glass panels for the doors and windows and corrugated metal covering the transom area, but the second story retains windows with diamond muntins, square panels with basketweave brickwork, and a stepped parapet. Mrs. Etta Raiff purchased the lot in 1920, and the Raiff Block was first listed in the 1924 city directory. Its first tenant was the National Store Inc, men's and women's ready to wear, and on the second floor, Draughon's Business College. While the National Store continued to occupy the first floor for the next decade, the second floor housed a collection of small offices.

### **Parking Lot**

### **Commercial Building**

Contributing building

550 North Liberty Street  
1947

Sanborn maps indicate that this building was erected in 1947 for a furniture store. The two-story, three-bay brick structure has a modernistic limestone-block facade with a flat roof and a vertical emphasis achieved through the use of second-story pilasters and pairs of tall, narrow windows. The storefront is composed of a low bulkhead beneath glass windows that are divided by a metal framework into large upper panels above short lower panels. The north and south bays of the storefront are flush with the building's facade, but the center entrance bay is deeply recessed.

### **Parking Lot**

### **Western Auto Supply Company Building**

Contributing building

610 North Liberty Street  
1916; 1940s

Sanborn maps in 1917 and 1950 indicate that a two-story, reinforced-concrete building was erected here in 1916 as a garage with a capacity for fifty cars and corner offices in the front. The streamlined, stuccoed detailing currently characterizing the three-bay-wide building suggests, however, that it was

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likely remodeled to its present appearance around 1940, when the business became Western Auto, or in the late 1940s, after World War II. City directories show that from around 1920, this building was part of the same business that occupied the stepped-parapet-front building at 611 North Trade Street, and that at some point, the buildings were physically joined at the rear. During its early years, the business was known as the Auto Repair and Sales Company. Then, from at least 1920-1935 it was the Standard Motor Sales Company. By 1941, it had become the Western Auto Supply Company, which it remained for years. Today the building is used as the Empowering Family Center of the YWCA. North of the Trade Street end of the building is a small paved parking area associated with the building.

**Commercial Building**  
722 North Liberty Street  
1926

Contributing building

Although the first-story shop fronts of this two-story, four-bay, brick building have been enclosed with brick panels and a high band of transom windows, the classical pilasters that divide the first story into four bays remain. The second story of the building is remarkably intact with a rich collection of classical features, including stone keystone lintels over the twelve sash windows, decorative brick panels between each set of three windows, stone flower medallions, and a central stone shield that bears the initials A and L and the date 1926. Crowning the building is a stone or terra cotta cornice with both dentiled and egg-and-dart courses, topped by a brick parapet. Throughout most of its history, the building housed a series of furniture stores.

### **NORTH TRADE STREET - East Side**

**Alley**

**Parking Lot**

**Commercial Building**  
527-533 North Trade Street  
ca. 1907; enlarged ca. 1910

Contributing building

The commercial block of 527-533 constitutes the oldest surviving building in the district. Although sections of the building are deteriorated, as a whole it is relatively little-altered. The long two-story brick



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structure is divided by plain brick pilasters into five sections. The second story has segmental-arched windows and a dentiled and sawtoothed cornice. The first story retains some segmental-arched doors and windows, the broad round arch of a former carriage way, and shopfront cornices. A sidewalk canopy across the center of the building has a decorative pressed-metal ceiling. Sanborn maps and city directories show that 527-529 had been erected by 1907, along with 523-525 (now demolished). By 1910, 531-533 had been built, with a carriage way connecting it to the earlier part of the building. Immediately south of the building, a small gravel parking area, site of the demolished 523-525, is now associated with 527. In 1912, businesses housed in the building included grocery stores and a jeweler, while the Winston Hotel was on the second floor. In 1917, the second-floor hotel was the McClenahan, while a bottling works was located in 527. Later occupants included the Piedmont Candy Kitchen, the Trade Street Tire Company, the Twin City Cafe, a shoe repair shop, a grocery, and clothing shops.

**Piedmont Feed and Seed Store**  
537-541 North Trade Street  
1923

Contributing building

This well-preserved two-story brick building is divided into three sections of two bays each by pilasters that rise above the roof line and are accented by decorative terra cotta tiles. The clay tile pent roof is distinctive. The storefront of the center section of the building retains its original prism glass transom, but otherwise, the three storefronts—which had been remodeled at an unknown earlier date—were rebuilt in the 1990s with double-leaf doors, wood pilasters, a paneled dado beneath the windows, and glass transoms. Throughout much of its history, this building housed a seed store: first the Farmer's Cash Feed and Seed Store and, by the mid-1930s, the Piedmont Feed and Seed Store. Other occupants have included a furniture store, a hardware store, a coffee and tea store, an auto equipment store, a billiard parlor, and others.

**Building**  
Between 541 and 545 North Trade Street  
ca. 1940; mostly demolished in 1980s

Non-contributing building

Around 1940, a narrow, one-story building was erected on this site. For years it housed the Modern Shoe Repair Shop. In the 1980s, the entire building, except for the plain brick border of the facade, was demolished.

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**(former) Centenary Church Education Building**  
545 North Trade Street  
ca. 1923

Contributing building

This three-story, Tudor Revival building with seven bays on the west facade and five bays on the north, is one of the most distinctive structures in the district. Its red brick body has contrasting stone trim used for Tudor door and window surrounds, corner quoins, window spandrels, string and dentil courses, and shields within raised sections of the decorative parapeted cornice. The entrances are located in the center bay of both the west and north elevations and are distinguished from the surrounding bays. The north entrance is the more prominent of the two, with an ashlar-stone Tudor arch surrounding the double-leaf door with its Tudor-arched transom. Above the north entrance, the windows are surrounded by quoins and are connected vertically by stone panels. The west entrance has a plain brick surround, topped by brick panels with stone quoined surrounds. Original multi-pane casement windows, some with Gothic or Tudor-arched heads, were replaced in a 1980s remodeling with paired, tripled, or quadrupled glass panels. Built as the education building for the ca. 1900 First Methodist Episcopal Church (called Centenary Church by 1912) which stood behind it facing Liberty Street, the building was converted to commercial use after the new Centenary Church on Fifth Street was built ca. 1930.

**(former) Pleasant's Hardware Company Store**  
601 N. Trade Street  
1922

Contributing building

One of the best-preserved buildings in the district, this large, three-story brick building at the northeast corner of Trade and Sixth streets is one of the anchors of the district. A simple reflection of the Renaissance Revival style, its well-articulated design features a six-bay-wide facade and an eight-bay-deep south elevation. Windows are eight-over-eight sash. On the Trade Street facade and wrapping one bay around the corner of Sixth Street, there are white stuccoed spandrels between the windows of the second and third floors, and the third-floor windows are enframed by tall round arches with keystones. A shallow corbeled cornice carries across the Trade Street facade and the Sixth Street elevation. North of the building, a small gravel parking area associated with the building replaced a one-story and a two-story building that once stood on the site. In its earliest years, this was the Townsend Hardware Company, but from around 1926 through the 1970s, it was Pleasant's Hardware Company.

**(611 North Trade Street - See 610 North Liberty Street)**



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**Commercial Building**

619-625 North Trade Street  
ca. 1946

Contributing building

Built shortly after World War II, this long, one-story, brick building with six-bay facade and flat roof is simple but well preserved. It has three storefronts of varying sizes. The building has housed a variety of businesses, including a sewing machine shop, a music store, a G I surplus store, and now art galleries.

**Commercial Building**

627 North Trade Street  
ca. 1955

Non-contributing building

This is a small, plain, one-story, concrete-block building with a flat roof, a door, and a window.

**Commercial Building**

629-633 North Trade Street  
ca. 1920

Contributing building

Similar in design to the building at 537-541 North Trade Street, this well-preserved building is constructed of unglazed terra cotta blocks with a brick veneer facade. The two-story building has three storefronts with recessed entrances, glass transoms, horizontal panels between the two floors, and a long bank of one-over-one sash windows across the facade, five per bay. The three bays are defined by tall brick pilasters which rise slightly above the parapeted roof. A particularly distinctive feature of the building is the clay tile pent roof supported by wood brackets above the second-floor windows. The parapet contains a row of diamond-shaped brick details. Although the building has served a variety of businesses through the years, the longest tenants appear to have been the Piedmont Furniture Company (at least from 1924 to 1950), the Camel City Seed Store (at least from 1933 to 1955), and the Motor Parts Company (at least from 1941 to 1955). A parking area just south of the building is associated with it.

**Commercial Building**

635 North Trade Street  
ca. 1915

Contributing building

Among the oldest buildings in the district, this one-story brick building has a stepped-parapet facade, a

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central vehicular entrance with transom windows, and flanking segmental-arched windows. The building has been used through most of its history for automobile sales and service businesses.

### **NORTH TRADE STREET - West Side**

**(512 North Trade Street - See 201 West Fifth Street)**

**(former) Brown-Rogers-Dixson Company Building**  
516 North Trade Street  
1928

Contributing building

The unusual shape of the former Brown-Rogers-Dixson Company Building has its primary, three-story, seven-bay facade on Trade Street, but extends in a T configuration to matching, but smaller facades on Fifth (225 - two stories, three bays) and Cherry streets (three stories, five bays). The building is brick with limestone block facades. Its austere design includes sunburst panels between the upper floors, a first-story cornice with vaguely classical motifs, and a simple molded cornice. The windows were replaced during a late-1980s remodeling. For most of its history, the building served as the retail hardware store and offices of the Brown-Rogers-Dixson Company, which moved to this site from its previous location at 505 North Liberty Street.

**Commercial Building**  
560-564 North Trade Street  
1947; ca. 1960

Contributing building

The primary two-bay section of this one-story brick building at the southwest corner of North Trade and West Sixth streets was erected in 1947 by "JS," as attested to by the lozenge-shaped stone blocks in the parapeted cornice. It replaced Gorrells Tobacco Sales Warehouse (earlier the Leader Tobacco Sales Warehouse), which ran from North Trade Street to North Cherry Street. The brick storefronts have plate-glass windows with a low bulkhead and plate-glass double-leaf doors. The original (or early) occupants were the Trade Street Billiards and the Carolina Sewing Machine Company. Around 1960, a one-story, one-bay addition was built to the south side of the building. The entire building now houses art studios and galleries.



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**Cox's Seed Store**  
600 North Trade Street  
ca. 1922

Contributing building

The two-story brick corner building has segmental-arched windows on the second floor (original sash replaced) and continuing down the Sixth Street elevation, a shallow corbeled cornice above the full-width storefront of the Trade Street facade, and a corbeled, parapeted cornice crowning the facade. At the rear of the Sixth Street elevation is another shop, 207 West Sixth Street. Throughout most of its history, this was Cox's Seed Store, one of several feed and seed businesses on the street.

**Commercial Building**  
604-606 North Trade Street  
late 1930s

Contributing building

This plain, one-story, brick building has three storefronts with three different forms of recessed entrances. Above the two southernmost storefronts are wood panels with applied molding. These were added post-1980, and appear to have covered original narrow transoms. City directories suggest that the building was erected in the late 1930s. Stabler's Men's Clothing Store and the Piedmont Bargain House (men's clothing) were longtime early occupants of two of the shops. The earliest known use of the third storefront, 604, was as a cafe; later it was used as the general merchandise store, Dick's Quality Shop.

**Commercial Building**  
608-610 North Trade Street  
ca. 1923

Contributing building

Three storefronts make up this simple, one-story brick building. While the brickwork of 608 and 608-A remains exposed, including a header course forming the top edge of the cornice, the facade brickwork of 610 has been stuccoed. For more than thirty years, the center of the three shops housed a barber. For at least fifteen years, the northernmost shop held a shoe repair business; during the same years, the southernmost shop was occupied by a watch repair business. Other uses have included a small restaurant, men's clothing shops, and a Maytag sales store.

**Messick Building**  
612-616 North Trade Street  
ca. 1930

Contributing building

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The one-story stuccoed-brick building at 612-616 North Trade Street has three storefronts with recessed entrances. It is distinguished from the other one-story buildings in the row by having a taller parapeted roof line divided into bays by brick pilasters. During the 1930s and 1940s, this served both as Messick's Feed and Seed Store and Messick's Grocery Store. In the 1950s, 616 became the Hicks and White Feed and Seed Store, and 612-14 became Food Mart, the forerunner of Food Fair and owned by J. G. Messick and Son. Earlier businesses were located at this approximate site in the 1920s, but seem to have been in different buildings.

**(former) Miller's Department Store**  
620 North Trade Street  
ca. 1928

Contributing building

The storefront of this basic one-story brick commercial building retains a bulkhead, plate-glass windows, a transom, and a recessed center entrance. However, a 1932 photograph of the building shows that originally the entrance bay was wider and the transom was composed of prism glass rather than glass panels. Initially the building housed the Carolina Tire Company, but within a few years, it became Miller's Department Store. Miller's occupied the building for several decades. At first the business used only this building, but after a few years it expanded to include the current 616 North Trade. When the Miller brothers went off to fight in World War II, the business retracted to only 620 North Trade. Miller's is still an active business, but now occupies the building at 622 North Trade.

### Alley

**Manufacturer's Outlet Store**  
622 North Trade Street  
1928; late twentieth century

Non-contributing building

For at least three decades, this was the Manufacturer's Outlet Store, a small department store owned by E. L. Eford. In the late twentieth century, the one-story building was modernized with the addition of a corrugated-metal shed roof across the facade that doubles as a canopy over the sidewalk. Currently, the building is occupied by Miller's Clothing Store, which has been located on Trade Street since 1931.

**Commercial Building**  
626 North Trade Street  
1950

Contributing building



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The plain and small one-story building is constructed of concrete blocks and has a brick facade. The center door is flanked by windows, and two windows—one large and the other small—are on the north side. Its early use was as the Gordon E. Curley produce store; it is now an office.

**Commercial Building**  
632 North Trade Street  
ca. 1931

Contributing building

This diminutive building is constructed of unglazed terra cotta blocks. Its narrow facade consists of a door and large glass block window, and its roof line, which steps downward toward the rear, has a terra cotta tile coping. The three south-side windows remain, but have been made smaller. A small concrete-block addition is at the rear. The Norfleet Hardware Company was at this location in the 1920s, but it was likely in a different building. From the early 1930s through the mid-1940s the building was used as a restaurant under a succession of proprietors. By the late 1940s, and continuing at least through the mid-1950s, the building was a bar. It is currently an art studio.

### NORTH CHERRY STREET

**City Market**  
601 North Cherry Street  
1925

Contributing building

Designed by prominent local architects Northrup and O'Brien, the former City Market is a large, one-story-with-basement structure with a cut-limestone base, window and door accents, and cornice which contrast with the Flemish-bond brickwork of the main body of the building. Windows on the primary floor are grouped in threes, and glass-block windows punctuate the basement. The building has a raised parapet above its cornice; at the center of the west (Cherry Street) elevation, the cornice and parapet form a broad curve over what was once the main entrance bay. One of the largest and most significant buildings in the district, the former City Market was erected in 1925 to provide, in a single location, a place where grocers from around the city could come together to sell their products. The idea was to make food shopping more efficient and, through city oversight, to ensure more sanitary conditions for the handling of food products for sale. The market also provided an outdoor curb market where area farmers could bring their fresh produce to sell. This was intended to alleviate traffic congestion on local streets, particularly those in the district, caused by farmers selling their produce, curbside, directly from their

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trucks. The building continued to function as the city market until the late 1960s, when the farmers' market moved to the fairgrounds and the North Cherry Street building housed the Twin City Packing Company and L. C. G. Cooper Enterprises. It now houses the city's visitor center and offices. Playing on the building's history, an open-air farmers' market operates beneath an open shed in the alley east of the building twice a week from spring to fall.

**Market Shed**  
1990s

Non-contributing structure

A long, modern, metal shed runs along the east side of the former City Market. It provides shelter for the small farmers' market that is held twice weekly during the growing season.



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### 8. SIGNIFICANCE

#### Summary

Twentieth-century Winston-Salem is largely a product of the tobacco industry begun in the 1870s and fueled primarily by the efforts of industry giant R. J. Reynolds Tobacco Company. Since the end of the 1920s, the tremendous wealth produced by this industry has been symbolized by the magnificent Art Deco-style R. J. Reynolds Building at the northeast corner of North Main and East Fourth streets (outside the district). The working man's connection with this industry—the factories and the tobacco leaf warehouses that supplied them—could be found east and north of the Reynolds Building. Today, many of the factories and warehouses are gone. However, the area encompassed by the Downtown North Historic District still reflects the trade associated with tobacco and, particularly, the commerce geared toward the tobacco farmers and workers who fed the industry. The story of this area is not one associated with the generally larger, more ornate, and often architect-designed buildings erected for Winston-Salem's commercial enterprises centered along fashionable Fourth Street to the south. Rather, it is the story of the commerce that supported the everyday lives of the tobacco farmers and workers. Not that they could not—and did not—visit Fourth Street, but that the area north of Fifth Street provided what they needed, such as feed and seed stores, hardware stores, groceries, small clothing shops, welding and machinery shops, and automobile service garages. The Downtown North Historic District, bounded roughly by West Fifth, West Eighth, North Main, and North Cherry streets, is historically associated with Winston-Salem's working-class tobacco economy—more specifically, with the commerce that served the tobacco farmers and workers. Because of its local significance in the commercial history of Winston-Salem, the district fulfills Criterion A for listing in the National Register. The district is also locally significant for its architecture, for which it meets Criterion C for listing in the National Register. For the most part, the district's buildings reflect the distinctive characteristics of the standard commercial design prevalent during the first half of the twentieth century and, particularly, in the 1920s in Winston-Salem. These straightforward commercial buildings, in which design is expressed primarily in the materials themselves and in miscellaneous decorative motifs rather than in references to historic styles, are mostly of brick construction and are generally from one to three stories in height. The district also possesses two individually significant architectural resources—the former United States Post Office, built in 1914-15 according to the design of Postal Service architect Oscar Wenderoth and enlarged in 1936-37 by prominent local architects Northup and O'Brien, and the 1925 former City Market, also designed by Northup and O'Brien. The period of significance for the Downtown North Historic District spans the years from ca. 1907, when the oldest building in the district was erected, to 1952, when the second of two large tobacco warehouses in the block bounded by North Trade, North Cherry, West Fifth and West

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Sixth streets was demolished. These demolitions signaled a shift away from the district's emphasis on tobacco trade and the needs of tobacco farmers to an interest in fulfilling the more general commercial needs of the community at large.

NOTE: In 1989 a National Register nomination was prepared for the proposed Downtown Winston-Salem Historic District, which incorporated a larger body of contiguous properties related to the central commercial development of Winston-Salem between 1882 and 1930 and which retained sufficient architectural integrity to visually reflect that development. That district included part of the currently nominated Downtown North Historic District. Due to owner objection, the proposed Downtown Winston-Salem Historic District was not formally listed in the National Register. In 1990, it was formally determined eligible for the National Register. With the subsequent loss of historic resources south of Fifth Street due to the construction of Winston-Salem's Transit Center, the historic resources located north of Fifth Street were no longer physically connected with those to the south. Thus, the Downtown North Historic District—located north of Fifth Street, focusing on a particular aspect of Winston-Salem's commercial history, and having a period of significance that spans the years from ca. 1907 to 1952—has been identified as a separate, distinguishable area of local historic significance and is therefore being nominated to the National Register.

### Historical Background and Commerce Context

In 1872, Major T. J. Brown, with S. M. Hobson and Hamilton Scales, established the first tobacco auction house in Winston. In the same year, Pleasant Henderson Hanes and his brother, John Wesley Hanes, built a plug tobacco factory in the town. Thus began the nascent period in the development of the industry that would dominate Winston-Salem's economy until the late twentieth century. In 1872, Branson's Business Directory listed only one tobacco manufacturer in Winston, but by 1877, that number had grown to fourteen. Not only was Winston's location in the middle of tobacco-growing counties advantageous, but the completion of the Northwest North Carolina Railroad's Salem Branch Line into Winston in 1873 was a great impetus to the development of tobacco manufacturing in the town. In later years, tobacco industrialist R. J. Reynolds claimed that he had moved from Patrick County, Virginia (about sixty miles to the north) to Winston in 1874 to take advantage of the railroad facilities. While industrial expansion in North Carolina during the late nineteenth century primarily involved cotton textiles, tobacco, and furniture, Winston's expansion during the period centered on



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tobacco. The increase in tobacco factories and warehouses brought scores of new merchants and other businessmen to Winston in the two decades between 1870 and 1890 (Taylor and Phillips, 8.3-6).

During the 1880s, Trade Street between Fourth and Fifth streets, just south of the historic district, was dominated by T. L. Vaughn's Tobacco Factory and the Piedmont Tobacco Warehouse on the west side of the street and the Farmer's Warehouse on the east. More than thirty tobacco factories were in operation at the end of the 1880s, when a local editor proclaimed that the tobacco season had been the busiest in the history of the town, and that chewing tobacco was "hardly considered genuine without the Winston brand" (Taylor and Phillips, 8.6-7).

The 1890 Sanborn Map Company map shows that Trade Street (Old Town) between Fourth and Sixth streets was almost all tobacco factories, warehouses, and leaf houses, with only a few stores and dwellings. None of the buildings shown on the 1890 map survives. Photographs from the 1890s of both Main and Trade streets looking north from Fourth Street show these streets jammed with covered wagons filled with tobacco. An 1890 booklet by Mrs. A. V. Winkler asserted that often as many as five hundred wagons made their way daily along the different roads of the county to the tobacco warehouses of Winston (Taylor and Phillips, 8.7-9).

The rapid development of Winston's tobacco economy continued during the first decade of the twentieth century. Along with it, tobacco-related commerce expanded northward beyond Fifth Street. Sanborn maps help to illustrate the evolution of the area encompassed by the historic district between Fifth, Eighth, Main, and Cherry streets. In 1900, the area had four leaf houses, one machine shop and foundry, one livery, several small businesses, two churches, and nearly sixty dwellings. None of these buildings survives. By 1907, the area north of Sixth Street had changed very little. However, between Fifth and Sixth streets, there were some notable changes. The most significant was the appearance of the Piedmont Tobacco Warehouse on the west side of Trade Street, a post office at the northwest corner of Fifth and Liberty streets, and more stores and shops, especially on Trade Street. A two-story row of four brick stores had been erected at 523-529 North Trade. The northern two, 527-529, remain as the oldest surviving building in the district. By 1912, the Piedmont Tobacco Warehouse had expanded, and there was another tobacco sales warehouse—the Leader (later Gorrell's)—that ran through the block between Trade and Cherry streets along the south side of Sixth Street, just north of the Piedmont Warehouse. In addition, the number of stores had increased significantly along Trade Street, including 531-533 North Trade, a surviving addition to 527-529. There was also a group of new stores along the 500 block of Liberty Street. Among the stores in the area were wholesale groceries, hay and feed stores, general stores, a wholesale drug store, a piano store, and offices. In the 700 block of Main Street, a store for junk, hides, and tallow appeared for the first time. Such a store remained at this location at least through 1950 (Sanborn maps, 1900, 1907, 1912, 1917, 1917 updated to 1950).

The years between 1913 and 1930 have been called Winston-Salem's "Era of Success." In 1913,

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the towns of Salem and Winston consolidated, legally creating the city of Winston-Salem. In October of that year, the R. J. Reynolds Tobacco Company began to produce Camel cigarettes. Camels revolutionized the marketing of tobacco and became the top-selling cigarette in America. Among the many stores built in the city in 1913 was the three-story brick hardware store of Brown-Rogers (later Brown-Rogers-Dixson) at 505 North Liberty Street (Taylor and Phillips, 8.16-17). In 1914-15 the new, monumental Post Office, designed by Postal Service architect Oscar Wenderoth, was erected on the north side of West Fifth Street between Liberty and Trade streets. This Beaux Arts style, limestone-faced building was not only an important addition to the district; it also became a major architectural landmark in the city as a whole. Stores were also built at this time at 227-229 and 233-235 West Fifth Street and 515-517 North Liberty Street (Taylor and Phillips, 7.26-27, 32).

The 1917 Sanborn map testified to the continued growth of business along Fifth, Trade, Liberty, and Main streets. In addition, it indicated for the first time the presence of automobile-related businesses, a new area of commerce that was to play a large role in the district in the coming decades. Automobile service garages had been erected at both 610 Liberty and 635 Trade (Sanborn map, 1917). The year 1917 was also a banner year for the tobacco industry in Winston-Salem. The city led the world in the manufacture of flat plug tobacco and, reflecting this, the tobacco warehouses began to have sales three times a day instead of two (Taylor and Phillips, 8.18). Still, with the slow but steady commercial growth in the district during the first two decades of the twentieth century, only eighteen percent of the district's buildings date from this time. The 1917 Sanborn map shows that there were still many dwellings in the district, particularly north of Sixth Street (Sanborn map, 1917).

In the 1920s, the story was different. More than half (53%) of the buildings in the district were erected during this decade, and they were located throughout the district. With the buildings previously constructed during the first two decades of the century, by the end of the 1920s the district possessed nearly three quarters (71%) of its present structures.

According to the 1920 Census, Winston-Salem had become the largest city in North Carolina with a population of 48,395. A Chamber of Commerce brochure claimed that the city was still the largest manufacturer of tobacco products in the world. The volume of construction during the decade clearly reflected the prosperity and optimism of the city (Taylor and Phillips, 8.19).

During the first half of the 1920s, there was a flurry of building activity in the district. Several buildings were erected in the 500 block of North Main Street (512, 518, 532) that were associated with the Standard Motor Company and with a welding company. The 500 block of North Liberty Street saw the construction of four stores and office buildings (521, 527-531, 528-532, 534), including the J. C. Penney Department Store, the Nading Building, and the Raiff Block. The early 1920s was a particularly fruitful time for the 500 and 600 blocks of North Trade Street. Appearing among the buildings on the street then were the Piedmont Feed and Seed Store (537-541), Townsend's (later Pleasant's) Hardware



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Company (601), the building at 629-633 North Trade, part of which operated for years as the Camel City Seed Store, Cox's Seed Store (600), and the one-story building at 608-610 North Trade that housed such small businesses as a shoe repair shop and a watch repair shop. In addition, around 1923 Centenary Methodist Church built its large education building at 545 Trade. Demonstrating the longevity of some of the businesses along North Trade, Townsend's Hardware Company soon became Pleasant's Hardware, which operated at that location from 1926 until the 1970s. Across the street, Cox's Seed Store remained at its location at the northwest corner of Trade and Sixth until ca. 1955. These types of businesses were the mainstay of the district (Taylor and Phillips, 8.20-21; City Directories, 1922-1925).

The year 1925 was a banner year for the construction of significant buildings in the district. The most important of these was the new City Market, designed by the prominent Winston-Salem architectural firm of Northrup and O'Brien and built at the northeast corner of North Cherry (601) and North Sixth streets. The large, one-story-with-basement building has a simple, but attractive design with Flemish-bond brick walls, a limestone base and trim, grouped windows, and a raised parapet above the cornice that forms a broad curve above what was the central Sixth Street entrance. The newspaper article announcing its opening on July 4 described the market as a model of modern construction "embodying in its outlines simplicity of architecture as befits its utilitarian functions" (*Winston-Salem Journal*, July 4, 1925). That description, in fact, could be applied to much of the architecture of the district as a whole. The market was a much-anticipated facility that was strategically built in an area that was associated with the wholesale grocery, feed and seed, and tobacco warehouse trade and that was frequented by area farmers; yet, it benefitted the city as a whole. Its purpose was to provide a place where grocers from around the city could come together to sell their products at a single location. The intent was both to make food shopping more efficient and, through city oversight, to ensure more sanitary conditions for the handling of food products for sale. Additionally, the market provided an organized outdoor curb market where farmers could bring their fresh produce to sell. The centralized curb market alleviated traffic congestion on local streets, particularly those in the district, caused by farmers selling their produce, curbside, directly from their trucks. The market was tremendously successful and continued until the late 1960s, at which time the farmers' market was moved to the fairgrounds (*Winston-Salem Journal*, July 4 and 5, 1925 and November 18, 1997). Yet, a small open-air farmers' market currently operates beneath an open shed in the alley east of the building twice a week from spring to fall.

Other significant buildings erected in 1925 in the district include the Charles Store at 501 North Liberty Street, a three-story structure that extended through the block to Main Street; the Ebird Building at 601 North Liberty Street that functioned as a family-run grocery until 1955; and the large building at 633 North Liberty Street which operated for years as the Twin City Motor Company. Spanning the block along West Seventh Street between Liberty and Main streets, the building's primary facade on

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Liberty is faced with a white terra cotta curtain wall with large windows (City Directory, 1925; Sanborn Map, 1917 updated to 1950; *Winston-Salem Journal*, December 2, 1959).

The 1930 Census revealed that Winston-Salem had lost its status as the state's largest city to Charlotte, a position it never regained. As the Depression took hold, the construction of new buildings slowed drastically (Taylor and Phillips, 8.27). This trend was certainly evident in the district, where only five surviving buildings date from that decade. All of these are small one-story structures. One at 526 North Main was for years the Landingham Plumbing and Heating Company. The three in the 600 block of North Trade were used as men's clothing shops (604-606), Messick's Feed and Seed and Messick's Grocery (612-616), and Norfleets Hardware Company, later a series of small restaurants (632). The most significant building from the decade, however, was the former Pure Oil Station, built at 721 North Liberty Street in 1932. Its home-like, English-country-cottage style with steep, bright blue tile roof is a textbook example of the style of gas stations built by the Pure Oil Company around the country from the late 1920s through the 1930s (City Directories, 1930, 1933, 1935, 1941; Margolies, 55-56).

Eight of the district's surviving buildings were erected in the 1940s; all but two of these date from the years immediately following World War II, when building materials were once again more accessible for domestic construction. Among these buildings, all of which are located on North Liberty and North Trade streets, are the small, two-story, brick-veneered building with contrasting decorative cast stone surround and cresting over the entrance at 623 North Liberty; the former State Employment Security Building at 801 North Liberty; and the one-story structure at 564 North Trade Street that was used as the Trade Street Billiards and the Carolina Sewing Machine Company. The last of the three filled part of the space vacated by the demolition, ca. 1945, of Gorrell's Tobacco Sales Warehouse, which spanned the block between Trade and Cherry streets along West Sixth Street (City Directories, 1935, 1941, 1945, 1949/50; Sanborn Map, 1917 updated to 1950).

The most significant event in the district during the 1950s was the demolition in 1952 of the Piedmont Tobacco Sales Warehouse in the 500 block of North Trade Street and the building soon thereafter, in its place, of a row of one-story storefronts and a parking deck. The loss, by this time, of two of the tobacco warehouses on Trade Street signaled the beginning of a decided shift away from the traditional working-class, tobacco-related uses of the area encompassed by the district. Only four buildings—all one-story—were erected in the district during the 1950s, and only the 1990s' free-standing shed adjacent to the former City Market was built after that time. When Brown's Tobacco Warehouse at the north end of the 600 block of Trade Street burned in 1969, the district lost its last vestige of the tobacco trade, the business around which it had begun its development shortly after the turn of the twentieth century. Numerous tobacco warehouses remained in the city, but by this time they had moved farther to the north and east (City Directories, 1955, 1965-1972).

Today, the Downtown North Historic District is being revived. Some of the small businesses



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along Main, Liberty, and Trade streets have remained fairly constant. At the same time, many of the buildings along North Trade and West Sixth streets are now used as art studios and art galleries, and the area has become known as Winston-Salem's arts district. The former Post Office is no longer used as such, but now hosts a series of music events, and the former City Market is now the city's Visitor Center. Slowly but surely, buildings in the district are being rehabilitated for continued use, and although the area has moved away from its initial uses, it remains alive in its new uses.

### Architecture Context

The Downtown North Historic District—bounded roughly by West Fifth Street on the south, West Eighth Street on the north, North Main Street on the east, and North Cherry Street on the west—encompasses fifty-seven buildings, fifty-four of which were erected during the district's period of significance, ca. 1907-1952. Fifty-three percent of the district's buildings date from the 1920s, representing a remarkably concentrated period of development. Of the other buildings, eighteen percent were built between 1907 and 1919; nine percent date from the 1930s, twelve percent were added in the 1940s, and three percent were built between 1950 and 1952. While the buildings are largely the product of Winston-Salem's "Era of Success" between 1913 and 1930, they tend to represent the "everyday" architecture of this period, rather than the higher style architecture often associated with the city's Fourth Street retail area south of the district. The buildings in the Downtown North Historic District primarily reflect what was Winston-Salem's working-class tobacco economy of the period, with a concentration of feed and seed stores, hardware stores, wholesale and retail groceries, automotive businesses, and a variety of small shops. For the most part, these buildings provide a contrast to the larger, often architect-designed, retail stores, banks, government buildings, institutional buildings, offices, and theaters that were erected in the Fourth Street area.

The majority of buildings in the Downtown North Historic District represent the standard commercial design of the first half of the twentieth century. Like many examples in North Carolina, these are straightforward commercial buildings, mostly of brick construction, although sometimes with stone-veneered or stuccoed facades. They are commonly one, two, or three stories in height; in the Downtown North Historic District, nearly half of the buildings are two stories, while more than a third are only one-story. In standard commercial buildings, the design is expressed in the materials themselves and in miscellaneous decorative motifs rather than in references to historic styles, as can be seen in the Beaux Arts classicism of the former United States Post Office at 101 West Fifth Street, the Tudor Revival of the former Centenary Church Education Building at 545 North Trade Street, and the English country cottage styling of the former Pure Oil Station at 721 North Liberty Street.

The earliest examples of standard commercial design in the district—those built prior to 1920,

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generally display such typical elements as dentiled or corbeled cornices, paneled friezes, patterned brickwork, stepped parapets, and segmental-arched or rectangular windows. Good examples include the buildings at 527-533 North Trade Street (ca. 1907, ca. 1910), 511-513 North Liberty Street (1911), 505 North Liberty Street (particularly the North Main Street elevation, 1913), and 233-235 West Fifth Street (ca. 1915). Many of these characteristics continued through the 1920s, and the use of terra cotta and stone trim was introduced. Examples include the buildings at 705 and 707 North Main Street (ca. 1928), 537-541 North Trade Street (1923), and 633 North Liberty Street (1925). During the 1920s and continuing into the 1940s, there was also a strong tendency in standard commercial design toward simplification of design. This is seen in many of the district's buildings, such as those at 209-217 West Sixth Street (ca. 1927), 612-616 North Trade Street (ca. 1930), and 619-625 North Trade Street (ca. 1946).

The district's standard commercial buildings contrast with some of the lushly designed edifices of the Fourth Street corridor to the south, such as 206-208 West Fourth, 614-636 West Fourth, and 411 North Cherry. Likewise, the stylish Art Deco buildings in the Fourth Street area—such as the R. J. Reynolds Building at 401 North Main, the Pepper Building at 318 North Liberty, and Sosnik's Department Store at 500 West Fourth—are not to be found in the Downtown North Historic District. Rather, the district contains several simple, streamlined examples of modernism—516 North Trade Street (1928), 550 North Liberty Street (1947), and 610 North Liberty Street (1940s remodeling of a 1916 building)—that include the use of clean-cut limestone blocks or stucco and an emphasis on verticality achieved through the use of numerous vertical lines in the design. In the case of the building at 516 North Trade Street, there is also the use of stylized classical and sunburst motifs. The contrasts between these buildings and the more elaborate ones in the area of Fourth Street, however, are not a matter of better or worse; they simply reflect appropriately the uses of the buildings and the people they served.

Nevertheless, the Downtown North Historic District also possesses two exceptional, architect-designed buildings that are architecturally and historically significant beyond the boundaries of the district. These are the former United States Post Office at 101 West Fifth Street and the former City Market at 601 North Cherry Street. The original portion of the stately Post Office was designed in Beaux Arts classicism by Postal Service architect Oscar Wenderoth and built in 1914-15. The building was doubled in size, but with a matching design, in 1936-37 by the prominent Winston-Salem architectural firm of Northup and O'Brien. The former City Market, also designed by Northup and O'Brien, was built in 1915. This very large one-story-with-basement building was more simple than the Post Office, in keeping with its use; but it, too, was impressive with Flemish-bond-brick walls, contrasting limestone base and trim, and grouped windows.

In conclusion, the Downtown North Historic District has a large collection of standard commercial buildings, dating largely from the 1920s, significant for its reflection of the tobacco-trade

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While there are small clusters of 1910-1950 standard commercial buildings elsewhere in Winston-Salem, this is the largest, most intact area with these simpler types and styles of commercial buildings. In addition, the district also contains the former United States Post Office and the former Farmers' Market, both of which are architecturally significant in the history of Winston-Salem as a whole.



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Miller, Richard (Trade Street property owner). Interview with author. Winston-Salem, April, 2002.

Sanborn Map Company. Insurance maps for Winston-Salem, North Carolina, 1885, 1890, 1895, 1900, 1907, 1912, 1917, 1917 updated to 1950, 1917 updated to 1955.

Taylor, Gwynne S. *From Frontier to Factory: An Architectural History of Forsyth County*. Winston-Salem: City-County Planning Board and North Carolina Department of Cultural Resources, 1981.

Taylor, Gwynne S. and Laura A. W. Phillips. National Register nomination for Downtown Winston-Salem Historic District, 1989.

*Winston-Salem City Directories*. 1922-1972.

*Winston-Salem Journal*.

July 4, 1925

July 5, 1925

December 2, 1959

November 18, 1997

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number 10 Page 40

Downtown North Historic District  
Forsyth County, North Carolina

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### 10. GEOGRAPHICAL DATA

#### Verbal Boundary Description:

The boundary of the Downtown North Historic District is shown by the heavy black line on the accompanying Forsyth County Tax Maps 630854 and 630858, drawn to a scale of 1" = 200'.

#### Boundary Justification:

The boundary of the Downtown North Historic District is drawn to encompass all buildings from the district's period of significance, ca. 1907-1952, that continue to contribute to its historic and architectural character, while excluding, as much as possible, vacant lots and later buildings that are not historic.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number   Photos   Page 41

Downtown North Historic District  
Forsyth County, North Carolina

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### PHOTOGRAPHS

The following information for #1-5 applies to all nomination photographs:

- 1) Downtown North Historic District
- 2) Winston-Salem, Forsyth County, North Carolina
- 3) Laura A. W. Phillips
- 4) March, 2002
- 5) State Historic Preservation Office, Raleigh, North Carolina
- 6-7) A: East side 500 block N. Liberty St., view to SE  
B: (former) U. S. Post Office, 101 W. Fifth St., view to NE  
C: North side 200 block W. Fifth St., view to NE  
D: North side 200 block W. Sixth St., view to NE  
E: West side 500 block N. Main St., view to NW  
F: West side 500 block N. Main St., view to NW  
G: East side 700 block N. Main St., view to SE  
H: West side 500 block N. Liberty St., view to NW  
I: Twin City Motor Company, 633 N. Liberty St., view to SE  
J: West side 500 block N. Trade St., view to NW  
K: 527-533 N. Trade St., view to NE  
L: East side, 500 block N. Trade St., view to SE  
M: West side 600 block N. Trade St., view to NW  
N: 601-545 N. Trade St., view to SE  
O: East side 600 block N. Trade St., view to SE  
P: City Market, 601 N. Cherry St., view to NE



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

\_\_\_\_\_  
Name of multiple property listing (if applicable)

Section number \_\_\_\_\_ Page \_\_\_\_\_

## SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 02001669

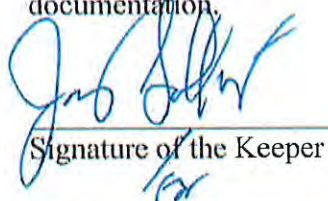
Date Listed: 12/31/2002

Property Name: Downtown North Historic District

County: Forsyth

State: NC

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
\_\_\_\_\_  
Signature of the Keeper

8-7-2018  
\_\_\_\_\_  
Date of Action

-----  
Amended Items in Nomination:

### Section 5: Resource Count

The nomination is hereby amended to include the following numbers: **47** Contributing Buildings/**10** noncontributing buildings; **47** contributing resources total/**11** noncontributing resources total.

### Section 7:

The property located at **609 North Liberty Street** (page 7-16 of original nomination) is now considered a **contributing building**. The non-historic siding has been removed, revealing that the original storefront is sufficiently intact to reflect the significance of the district.

Tax credit file #38962

\_\_\_\_\_  
The North Carolina SHPO has been notified of this amendment.

### DISTRIBUTION:

- National Register property file**
- Nominating Authority (without nomination attachment)**

Historic Rehabilitation Tax Credit  
Application and Communication with  
SHPO and the National Park Service



North Carolina Department of Natural and Cultural Resources

State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper  
Secretary Susi H. Hamilton

Office of Archives and History  
Deputy Secretary Kevin Cherry

July 25, 2018

Ms. Jennifer Parker  
National Park Service  
Technical Preservation Services  
1849 C Street NW, Mail Stop 7243  
Washington, DC 20240

Re: Historic Preservation Certification Submission  
609 North Liberty Street  
Winston-Salem, Forsyth County, NC

Dear Ms. Parker:

Enclosed is the Historic Preservation Certification Application Part 1—Evaluation of Significance for 609 North Liberty Street that has been submitted by Jeff Prioreshi, Fain Properties, LLC.

Staff members of this office have reviewed the information provided in the application. It is the opinion of this office that the property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a “certified historic structure” for the purpose of rehabilitation.

We request that your office review the application and notify the owner and this office of your determination. If you have questions concerning the above comments, please contact Tim E. Simmons, Senior Preservation Architect and Income-producing Tax Credit Coordinator, at 919-807-6585 or [tim.simmons@ncdcr.gov](mailto:tim.simmons@ncdcr.gov).

Sincerely,

Ramona M. Bartos, Deputy  
State Historic Preservation Officer

Enclosures

cc: Jeff Prioreshi  
Paige Pollard





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE

RECEIVED JUN 22 2018

NPS Project Number 384102

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 609 North Liberty Street

Street 609 North Liberty Street

City Winston-Salem County N/A State NC Zip 27101-2912

Name of Historic District Downtown North Historic District

National Register district  certified state or local district  potential district

2. Nature of request (check only one box)

- 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.

RECEIVED  
JUL 31 2018  
NATIONAL PARK SERVICE  
TAX INCENTIVE PROGRAM

3. Project Contact (if different from applicant)

Name Paige Pollard

Company Commonwealth Preservation Group

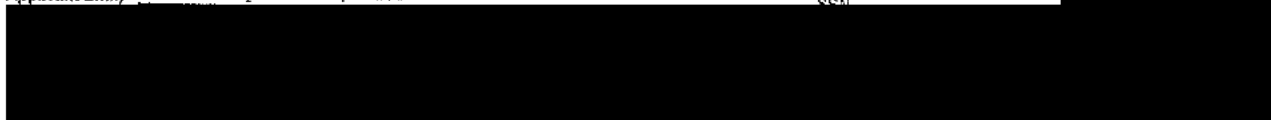


4.

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. § 1601, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Jeff Prioreschi Signature [Signature] Date 6-14-18

Applicant Entity Fain Properties, LLC



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:

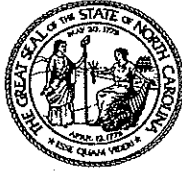
- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation 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 8/21/2018 National Park Service Authorized Signature [Signature]

NPS comments attached



North Carolina Department of Natural and Cultural Resources  
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper

Secretary D. Reid Wilson

June 30, 2021

Ms. Jennifer Parker  
National Park Service  
Technical Preservation Services  
1849 C Street NW, Mail Stop 7243  
Washington, DC 20240

Re: Historic Preservation Certification Submission  
609 North Liberty Street, Winston-Salem, Forsyth County, North Carolina  
NPS # 38931

Dear Ms. Parker:

Enclosed is an Amendment to the Historic Preservation Certification Application Part 2—Description of Rehabilitation and the Historic Preservation Certification Application Part 3—Request for Certification of Completed Work for 609 North Liberty Street in Winston-Salem, that has been submitted by Tom Prioreshi, FAIN Properties, LLC.

Staff members of this office have reviewed the information provided in the Amendment. It is the opinion of this office that the work in the Amendment appears to meet *The Secretary of the Interior's Standards for Rehabilitation*.

We request that your office review the Amendment, and the Part 3 application, and notify the owner and this office of your determination. If you have questions concerning the above comments, please contact Tim E. Simmons, Senior Preservation Architect/Income-producing Tax Credit Coordinator, at 919-814-6585 or [tim.simmons@ncdcr.gov](mailto:tim.simmons@ncdcr.gov).

Sincerely,

A handwritten signature in black ink that reads "Ramona M. Bartos" followed by a stylized flourish.

Ramona M. Bartos, Deputy  
State Historic Preservation Officer

Enclosures

cc: Tom Prioreshi  
Kayla Halberg  
Paige Pollard



RECEIVED JUN 23 2021

North Carolina Department of Natural and Cultural Resources
Division of Historical Resources
State Historic Preservation Office
State Tax Credit for Rehabilitating Historic Structures

HPO Use Only Pd 5,080
Project No.: F18042

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART B - REQUEST FOR CERTIFICATION OF COMPLETED WORK

Rev. 1/1/16

Read the instructions carefully before completing. Upon completion of the rehabilitation, return this form with representative photographs of the completed project (both exterior and interior views) to the State Historic Preservation Office (HPO).

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

1. Name of property: 609 N Liberty Street Street 609 N. Liberty Street
City Winston-Salem County Forsyth State NC Zip 27101-2912

For Non-income Producing structures only, check applicable box:

- [ ] Located in a National Register or Certified Local Historic District; please complete Attachment 1.
[ ] Listed individually in the National Register of Historic Places; give date of listing:

2. Data on rehabilitation project:

Project starting date: 12/07/2017 Rehabilitation work on this property was completed on: 09/03/2020
Estimated rehabilitation expenses attributed solely to the rehabilitation of the historic structure: \$ 1505672
Estimated rehabilitation expenses attributed to other new construction associated with the rehabilitation, including additions, site work, and landscaping: \$ 1589780

3. Owner: (space on reverse for additional owners)

I hereby apply for certification of rehabilitation work described above for the purpose of the State Historic Rehabilitation Tax Credit Program for Historic Structures. I hereby attest that the information provided is correct to the best of my knowledge, and that in my opinion the completed rehabilitation meets the Secretary's Standards for Rehabilitation and is consistent with the work described in the "Historic Preservation Certification Application Part A - Description of Rehabilitation." I also attest that I own the property described above.

Name Tom Prioreshi Signature [Signature] Date 6/21/2021

Company FAIN Properties, LLC Social Security or Taxpayer Identification Number [Redacted]

St [Redacted]

Te [Redacted]

HPO Use Only

The HPO has reviewed the "Historic Preservation Certification Application Part B" for the above-named property and the SHPO has determined:

- [ ] that the property contributes to the significance of the above-named National Register or certified historic district and is a "certified historic structure" for the purpose of the State Tax Credit for Rehabilitating Historic Structures. (Non-income Producing structures only)
[ ] that the property does not contribute to the significance of the above-named National Register or certified historic district, and therefore, the property is not a "certified historic structure" for the attached given reasons. (Non-income Producing structures only)

[X] that the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." This certification is to be used in conjunction with appropriate Department of Revenue regulations. Questions concerning specific tax consequences or interpretations of North Carolina income tax rules and bulletins should be addressed to the Department of Revenue.

- [ ] that the rehabilitation 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 for the attached given reasons.

Deputy SHPO [Signature] M. Bartlett Date JUN 30 2021



RECEIVED MAR 18 2020



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.

NPS Project Number  
38962

1. Property Name 609 N. Liberty Street  
Street 609 N. Liberty Street  
City Winston-Salem County Forsyth State NC Zip 27101-2912  
Name of Historic District Downtown North Historic District  
 Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_  
 Located in a Registered Historic District; name of district Downtown North Historic District  
 Part 1 - Evaluation of Significance submitted? Date submitted 6/14/2018 Date of certification 7/31/2018

2. Project Data  
Date of building 1927 Estimated rehabilitation costs (QRE) \$1,195,150  
Number of buildings in project 1 Floor area before / after rehabilitation 12,285 / 12,285 sq ft  
Start date (estimated) 12/07/2017 Use(s) before / after rehabilitation Commercial / Commercial  
Completion date (estimated) 06/30/2021 Number of housing units before / after rehabilitation 0 / 0  
Number of phases in project 3 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)  
Name Paige Pollard Company Commonwealth Preservation Group  
[Redacted]

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]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 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.  
Name Tom Prioreschi Signature (Sign in Ink) [Signature] Date 3-13-2020  
Applicant Entity Fain Properties, LLC SSN \_\_\_\_\_ or TIN \_\_\_\_\_  
[Redacted]  
 Applicant, SSN, or TIN has changed since previous application

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 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 8/14/2020 National Park Service Authorized Signature (Sign in Ink) [Signature]

NPS conditions or comments attached



HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS

Property Name 609 North Liberty Street

Project Number 38962

Property Address 609 North Liberty Street, Winston-Salem, Forsyth County, NC

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

1. New mechanical, electrical, and plumbing systems must be installed in a manner that has minimal effect on the historic character of the building. The installation of mechanicals and ductwork must not result in the lowering of ceiling heights in primary spaces. Where flat plaster ceilings exist with no cornice, systems must be enclosed and set back from windows and storefronts and should be held to a minimal size and installed tight to walls and ceilings. Where distinctive historic ceiling features and finishes exist, ductwork should be exposed and must be sized and located to minimize its impact, held back from the windows, and painted to blend with its background. Systems may be installed above lowered ceilings in secondary spaces such as bathrooms and closets. Plumbing waste lines must not impact or be visible in primary spaces. In order to ensure the installation of the systems meets the Standards, details of the location, size, and concealment or finish of the ductwork and utility lines must be submitted for review.

2. THIS APPROVAL DOES NOT EXTEND TO THE PROPOSED METAL PANELS, DETAILS OF WHICH HAVE NOT BEEN PROVIDED FOR REVIEW AND APPROVAL BY SHPO AND THIS OFFICE. PLEASE SUBMIT FOR REVIEW THE INFORMATION REGARDING ALL ADDITIONAL WORK AS SOON AS IT IS AVAILABLE TO ENSURE COMPLIANCE WITH THE SECRETARY'S STANDARDS.

COMMENT: IF IT IS DETERMINED LATER THAT A COVERING IS NEEDED FOR THE EXTERIOR EGRESS SIGN, DETAILS MUST BE SUBMITTED FOR ~~REVIEW~~ REVIEW AND APPROVAL BY SHPO AND NPS.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

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, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

April 17, 2020  
Date

*Ram M. Bortone*  
State Historic Preservation Office Signature

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

8/14/2020  
Date

*Patricia Hillier*  
National Park Service Signature

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Property Name 609 N. Liberty Street NPS Project Number 38962

Property Address 609 N. Liberty Street Winston-Salem Forsyth NC 27101-2912

**5. Detailed Description of Rehabilitation Work.** Use this page to describe all work or create a comparable format with this information.  
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number <u>1</u>	Feature <u>609 N Liberty Street</u>	Date of Feature <u>c. 1927</u>
-----------------	-------------------------------------	--------------------------------

**Describe existing feature and its condition**

This two-story, three-bay, rectangular commercial building has a gently-sloped white modern EPDM roof and a brick parapet with terra cotta coping on the north and south sides. The building is of masonry construction with five-course common bond walls, with limestone block and stone coping on the facade. An elevator tower and single brick chimney are located at the eastern side of the building. The symmetrical storefront has plate glass display windows and a central recessed entry, with five pairs of transom window openings over the entrance, and a marble bulkhead along the base. The entrance has an historic tile floor, a modern double-leaf aluminum and glass doors, and a rectangular glass transom. The upper facade consists of wood clapboard and four pairs of symmetrically spaced, twelve-light, steel projecting windows. Historic photographs document the original design of the building's facade.

The rear, or east, elevation has large historic multi-light steel projecting windows of varying sizes. Each have brick sills and a soldier course header. Two loading doors are located on the south end of the basement level. The basement-level windows are smaller and have metal security bars over them. Evidence of a painted sign remains between the first and second floor. The south elevation abuts the 601 North Liberty Street building, and the north elevation abuts 615 North Liberty Street on the lower level. The upper level of the north elevation is exposed brick with no fenestration. Evidence of painted signage remains on the north elevation.

The interior has a mixture of modern and historic finishes. The basement is primarily open with a few partitions at the northwest and southeast corners. The first and second floor are open plan with square wooden columns and have pressed tin ceilings. Two display platforms are located at the front of the first floor. The stairs and elevator are located in the northeast corner of the building. The floors are Vinyl Composition Tile with wood flooring underneath. Walls are primarily plaster with some painted wood paneling at the staircase. Painted brick walls are located near the loading doors in the basement.

The building is currently vacant but in fair condition throughout. Modern corrugated metal sheathing was fixed to the facade, but was removed in 2018 revealing the historic window configuration.

Photo Numbers All Part 1 and Supplementary Photos Drawing Numbers All Drawings

**Describe work and impact on feature**

As a result of this project, the applicant proposes to rehabilitate the building from a commercial retail space to a commercial office space. The basement will be reconfigured to accommodate meeting rooms and employee amenity spaces. The first floor will largely remain open plan with the addition of one office and ADA-compliant bathrooms along the north and east (rear) elevation. The second floor will be reconfigured to include a combination of open plan and enclosed offices. On the exterior of the facade, the historic window configuration will be reinstated. Elements that are beyond repair due to neglect, vacancy, and/or water damage or deterioration will be replaced in kind.



**HISTORIC PRESERVATION CERTIFICATION APPLICATION**  
**PART 2 – DESCRIPTION OF REHABILITATION**

Remaining historic features and finishes will be retained and restored as a result of this project. This project is being completed in conjunction with the rehabilitation of two adjacent buildings: 601 N. Liberty (tax-credit) and 615 N. Liberty (non-contributing resource). Internal connections will be made on the second floor to 601 N. Liberty and a secondary rear egress will internally connect the basement level to 615 N. Liberty.

As part of the project, the applicant proposes to lower the basement floor 13" in order to align the site and interior floor, provide ADA access from the rear parking lot, and create sufficient headroom in the basement. This alteration is discussed in more detail in Section 9: Floors. The applicant also proposes to add a roof top deck and exterior fire stair on the north elevation. These alterations will be minimally visible from the public right of way and will not detract from the appearance of the historic building.

The impact will be to rehabilitate the building for continued commercial use.

Number 2	Feature Roof, Gutters, and Downspouts	Date of Feature c.1927/modern unknown
----------	---------------------------------------	---------------------------------------

**Describe existing feature and its condition**

The building has a gently-sloped white modern EPDM roof and a brick parapet with terra cotta coping on the north and south sides. The roof appears to be in fair condition. An elevator tower and single brick chimney are located at the eastern side of the roof. Modern aluminum gutters run along the roof line of the east or rear elevation, which feeds into three downspouts.

Photo Numbers 1-5

Drawing Numbers A2.4, M-4, A3.1-3.4

**Describe work and impact on feature**

The applicant will retain the existing EPDM roof tucked under the historic coping at the parapet. The concrete parapet cap will be cleaned as part of the overall cleaning work. The terracotta coping on the north and south elevation parapet will also be cleaned and repaired as necessary. New dark bronze aluminum scupper spouts, heads, and downspouts will be installed in three locations on the rear to match existing.

The applicant proposes to add a 30'x36' floating deck/patio on the rear half of the roof, surrounded by a 42" high metal guardrail. The new deck/patio and guardrail will be situated in such a way that conceals it from the facade. Due to the slope of the property, it is not anticipated that the roof deck features will be visible from the rear of the building. In order to provide ADA-compliant access to the roof, the height of the elevator shaft tower will be extended slightly and a metal canopy will be added to the elevator exit. The applicant also proposes to construct a stair access enclosure in the northeast corner of the roof adjacent to the elevator shaft. The stair enclosure will serve as a 1-hr fire barrier, and will be covered on the exterior with smooth vertical Hardi plank or LP Smart Side siding. A small opening near the center of the north parapet wall is proposed to allow for access to a new exterior fire stair that will be installed on the rear half of the north elevation. Because the current historic stair does not provide direct egress out of the building, per fire code requirements, the exterior fire stair is required to provide egress from the roof, and the interior of the first and second floors.

The applicant proposes to add new rooftop mechanical equipment. One existing rooftop mechanical unit will be removed. The other will be moved outside the rooftop deck, and two new units and a condensing unit will be installed.

The impact will be to retain and restore the existing roof, to add a rooftop deck, new

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

HVAC and mechanical equipment, extend the elevator tower, add a stair enclosure and access to the fire stair on the north elevation.

Number 3	Feature Exterior Walls	Date of Feature c.1927
----------	------------------------	------------------------

**Describe existing feature and its condition**

The exterior walls of the building are brick masonry laid in five-course common bond. The facade features historic limestone block and stone coping. The symmetrical storefront has modern plate glass display windows flanking a central recessed entry, which is not code compliant for ADA. Five pairs of historic transom window openings are just above the entrance, and an historic marble bulkhead lines the based of the storefront. The upper facade consists of wood clapboard and four pairs of historic symmetrically spaced, twelve-light, steel projecting windows. The facade's historic features are in fair or poor condition due to neglect and deterioration.

The rear, or east, exterior elevation has brick walls and and 9 historic window openings featuring multi-light steel projecting windows of varying sizes. Each have brick sills and a soldier course header. Two loading door openings are located on the south end of the basement level. The basement-level windows are smaller and have metal security bars over them. Evidence of a painted sign remains between the first and second floor.

The south elevation abuts the 601 North Liberty Street building, and the north elevation abuts 615 North Liberty Street on the lower level. The upper level of the north elevation is exposed brick with no fenestration. Evidence of painted signage remains on the north elevation.

Photo Numbers 1-5

Drawing Numbers A3.1-3.4

**Describe work and impact on feature**

The exterior masonry will be cleaned with low pressure hot water and non-abrasive masonry cleaner. Prior to beginning the full cleaning, a 3'x3' panel will be tested at both the front and rear elevations. The concrete and terracotta coping on the parapet will also be cleaned as part of the overall cleaning work. The original windows will be repaired and restored. Broken or missing panes will be replaced to match existing glass. The applicant proposes to install a new ATAS Metal Panel system on the facade to replicate the historic appearance where the corrugated metal sheathing was removed prior to the start of the project. In order to provide ADA-compliant access, the applicant proposes to introduce a custom fabricated single-hung door designed to match the appearance of the existing double door. The new door will will be shifted slightly from its existing frame. The adjustment to accommodate the new door is minor (less than 6 inches) and will have minimal visual impact on the entry.

The brick exterior on the east (rear) elevation will also be cleaned with low-pressure hot water and detergent. The applicant proposes to remove existing painted signage from the brick exterior with a diluted Trisodium Phosphate (TSP) solution and a low-pressure hot water rinse. Existing windows will be repaired and restored, and broken or missing glass panes will be replaced to match existing glass. The applicant proposes to install new roll-up glass doors in place of the existing loading doors, and to introduce a new door opening in the location of an existing window.

The exterior masonry on the north elevation will also be cleaned using low-pressure hot water and detergent. The applicant proposes to construct a new fire escape. The prefabricated metal stair will be installed along the rear half of the building with an new door at the first floor level and access to the rooftop deck. The stair will provide

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secondary egress from the rooftop as required by the local fire and building code. Because of the grade changes from the front to the rear of the building and the location of the new stair behind the neighboring building, it will be minimally visible from the primary facade. This location also prevents impact to the windows which occupy the majority of the rear elevation.

The impact of this project will be to clean and repair the historic masonry walls and limestone and marble facade, as well as the metal storefront elements, and historic windows. The north elevation will be modified to accommodate the construction of a new fire escape.

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<b>Number</b> 4	<b>Feature</b> Windows	<b>Date of Feature</b> c.1927/modern unknown
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**Describe existing feature and its condition**

The storefront has two modern plate glass display windows. The recessed entry features a modern double-leaf entrance with a rectangular transom window. There is also an additional row of five historic two-light transom window openings above the storefront, which are missing their glass panes but are in otherwise fair condition. The storefront currently has modern chain-link fencing over the display windows and doors for security. The upper facade has four pairs of symmetrically spaced, historic twelve-light, steel projecting windows, which are in good condition.

The rear, or east elevation, has nine historic window openings featuring multi-light steel projecting windows of varying sizes, which are in fair condition.

Photo Numbers 1-5/47 Drawing Numbers A3.1-3.4

**Describe work and impact on feature**

All existing windows on the facade will be retained. Work will include replacing broken glass panes, re-glazing all windows, removing caulk at masonry joints, as well as cleaning, scraping, re-caulking, priming and painting all sashes and frames.

The applicant proposes to remove the security bars over the first floor windows on the east (rear) elevation and the chain link security fencing from the storefront on the front elevation. In order to provide a means of rear egress from the basement level, the applicant proposes to convert the larger first floor window into a door. The door opening will be centrally located in the window opening, and the historic sills will be retained. The new door will be black anodized aluminum surrounded by clear tempered storefront.

The impact will be to retain and repair existing windows, to re-establish and restore the historic window opening on the facade, and to insert a contemporary compatible door and storefront in an existing window opening on the rear elevation.

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<b>Number</b> 5	<b>Feature</b> Exterior Doors	<b>Date of Feature</b> c.1927/modern unknown
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**Describe existing feature and its condition**

The front entrance features a recessed double-leaf modern aluminum door with large glass panels and a rectangular transom above. The rear elevation features two loading doors near the south wall. One loading door is a modern metal roll-up loading door, while the other is an historic three-leaf wood accordion door with six lights in the upper part of each door. Both loading doors are in poor condition, and the accordion door is currently enclosed with plywood. The front door is in good condition.

Photo Numbers 1, 6 Drawing Numbers A1.2, A2.2, A3.1-3.4, A4.1



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**Describe work and impact on feature**

The applicant proposes to remove the existing double-door store front in the recessed entry, and replace it with a custom, double-wide single swing aluminum door. This alteration will allow for ADA-compliant access to the first floor of the building. The custom door will be designed to match the existing double-door. In order to provide a means of rear egress from the basement level, the applicant proposes to convert the larger first floor window into a door. The door opening will be centrally located in the window opening, and the historic sills will be retained. The new door will be black anodized aluminum surrounded by cleared tempered storefront. The applicant proposes to remove the existing roll-up loading door and accordion door on the rear elevation. New roll-up glass doors with solid lowers will be installed in the existing loading door openings. The historic accordion door will be retained and fixed to the southern wall near its existing location.

The impact will be to rehabilitate the main entrance with an ADA-compliant custom door, to replace the non-historic metal roll-up door and accordion door with new roll-up loading doors, and the add a new door to the rear of the basement level to accommodate ADA compliant rear access from the parking lot.

Number 6	Feature Site	Date of Feature c.1927
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**Describe existing feature and its condition**

The building abuts 601 N Liberty to the south, and 615 N Liberty to the north. It is constructed to the lot line on the west and east elevation. The building is constructed into a steep hill, with the first floor as the ground level at the front, while the basement is at as the ground level at the rear.

Photo Numbers 1-5	Drawing Numbers Site Plan, A1.1, A2.0-2.1, A3.2, A3.4
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**Describe work and impact on feature**

The applicant proposes to improve the rear asphalt parking lot and striping as needed. In order to achieve the proposed plan, the applicant proposes to add a new exterior pedestrian entrance to the building. This will provide one of the necessary fire exits for the basement level. An existing opening which currently connects 609 to 615 N Liberty along the north wall of the basement will be used to create a small fire-rated corridor to provide a second mode of egress from the basement. Additionally, the applicant also proposes to add an exterior fire stair on the north elevation near the northeast corner of the building. The new stair would provide a necessary alternative mode of egress from the first and second floors, as well as the proposed roof top deck.

The impact will be to improve the parking lot, rehabilitate the basement for usable space with an ADA accessible entrance, and to add a fire escape to the north elevation.

Number 7	Feature Plan	Date of Feature c.1927/modern unknown
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**Describe existing feature and its condition**

The basement is primarily open with a few partitions near the rear of the building and in the northwest corner. Two loading doors, one modern metal roll-up and one historic wood accordion, are located in the southeast corner, and a historic stair and freight elevator leading to the first floor is located near the northeast corner.

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The first and second floors are open plan with square wooden columns running along the center axis. Two display platforms are located at the front of the first floor. The stairs and freight elevator are located in the northeast corner of the building.

Photo Numbers All Photos

Drawing Numbers A1.1-1.3, A2.0-2.4, Structural Report

**Describe work and impact on feature**

In order to convert the basement into habitable space, the applicant proposes to remove the existing floor slab. A new slab will be poured 13" lower than the current slab, which is 18" above the exterior ground at grade. An ADA entry ramp into the basement will be added to address the remaining grade change. Other changes to the basement level will include removal of a non-historic partition wall near the rear of the building to accommodate a new entrance. Non-historic partition walls will also be removed near the northwest corner of the building, where new rooms will be introduced to accommodate ADA-compliant bathrooms and a training/meeting room. The new walls will extend 39' from the front of the building and will be divided by a 3' corridor. Because the floor will be lowered, a new raised concrete platform and two steel frame stair treads will be added to provide access to the building's main staircase. The new stair will be lined with a steel handrail and cables. In order to provide a second mode of egress from the basement, a fire-rated corridor will be constructed along the exterior of the north wall through an existing internal connection with 615 N. Liberty.

On the first floor, the applicant proposes to introduce two restrooms and a new office. The restrooms will align with the existing freight elevator and stair, and will begin 29' from the front of the building. The new rear office will also be near the stair and will extend 13'4" from the rear exterior wall. The display platforms in the storefront will remain, and the applicant proposes to enclose these new meeting spaces with glass to minimize noise. The proposed alterations to the first floor plan will allow the space to continue to read as an open space. The applicant proposes to introduce a new door on the north elevation in the stair enclosure in order to provide code-required access to the new fire escape.

On the second floor, the applicant proposes to introduce new offices near the front third of the building, as well as new bathrooms that align with the elevator and stairs along the north wall. The remaining two-thirds of the of the space will remain open plan. As part of the project, the 609 N Liberty will be internally connected to 601 N Liberty via a new opening on the second floor. The applicant proposes to introduce this opening on the south wall approximately 28' from the front of the building.

The stair, located in the northeast corner of the building, will be reinforced with 1 hour fire barrier on all floors.

The impact will be to retain the historic open plan as feasible on the first floor, which is historic primary public space, as well as a large area of the second floor. The impact will also be to insert new walls for offices, meeting rooms, and bathrooms to achieve the proposed plan and to lower the basement floor level to create more usable space.

Number 8	Feature Interior Walls	Date of Feature c.1927
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**Describe existing feature and its condition**

The existing interior walls are primarily historic painted plaster on all floors. In some areas the paint is peeling from the plaster and the plaster has come un-keyed or cracked in a few areas. Overall the plaster walls are in fair condition. The stair enclosure also features historic painted wood paneling. The wood paneling is in good condition with the

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exception of a few areas of peeling paint or rotted trim. The first floor display platforms are constructed with modern drywall. The loading room of the basement has painted exposed brick walls. Partition walls in the basement are a mixture of modern dry wall and historic painted plaster.

Photo Numbers 8, 10, 13-22, 34-38

Drawing Numbers A1.1-1.3, A2.0-2.3, A2.8

**Describe work and impact on feature**

All existing plaster walls shall be patched and repaired where possible, as well as skimmed, sanded, primed and painted in accordance with the guidance in Preservation Brief No. 21, Repairing Historic Flat Plaster Walls and Ceilings. In location where plaster is beyond repair or missing, smooth drywall will be installed to match existing adjacent plaster.

New walls inserted to achieve the proposed plan will be smooth drywall in order to differentiate them from the historic plaster. This includes the partition walls in the basement for a work room/training room approximately 39' from the front of the building, and 24'10" from the south wall, as well as the bathroom enclosures that are 9'11" from the north wall in the front half of the building. New drywall partitions on the first floor include the 10'5" wide x 32'5" long bathroom additions, as well as the 13'9" x 11'11" office near the rear of the building. New drywall partitions would enclose the offices and bathrooms on the second floor.

The impact will be to retain and repair historic plaster, where possible, and to insert smooth drywall to achieve the proposed plan.

Number <u>9</u>	Feature <u>Floors</u>	Date of Feature <u>c.1927/unknown</u>
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**Describe existing feature and its condition**

The basement floors are modern Vinyl Composition Tile over concrete in the retail area, and exposed, unfinished historic concrete in the loading room. The VCT is in poor condition and is cracked or missing in areas.

The first and second floors are modern Vinyl Composition Tile over historic tongue-and-groove wood floor. The VCT is in poor condition and is peeling up to reveal original wood floor in several places.

Photo Numbers 8-22, 26, 30, 34-36

Drawing Numbers A1.1-1.3, A2.0-2.2.3, Structural Report

**Describe work and impact on feature**

As part of the project, the applicant proposes to remove the existing floor slab, and lower the basement floor in order to align the site and interior floor, provide ADA access from the rear parking lot, and create sufficient headroom in the basement. A new slab will be poured 13" lower than the current slab, which is 18" above the exterior ground at grade. The work will include temporary shoring as required, demolition of existing slab, protection of existing foundation, and transition construction of new slab. The structural report (see attached) indicates that existing footings will not be compromised by the lowering of the slab up to 1'8". Due to the new floor height, a transition stair will need to be added for access to existing stair and elevator. The new basement concrete slab will remain exposed and finished.

The modern Vinyl Composition Tile, which is in poor condition, will be removed to reveal the existing historic tongue-and-groove wood floor on the first and second floors. The wood floors will be retained and will be sanded and three coats of polyurethane will be applied.

The impact will be to retain and restore historic flooring, and to drop the floor height



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13" and insert new unfinished concrete floor in the basement.

<b>Number</b> 10	<b>Feature</b> Ceilings	<b>Date of Feature</b> c.1927
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**Describe existing feature and its condition**

The basement features modern drywall ceilings in the retail area, and an unfinished structural ceiling in the loading room.

The first and second floors have high, historic pressed tin ceilings that have been painted, as well as tin crown molding. The square tin ceiling tiles have simple geometric square pattern. Tiles are primarily in good condition, with some peeling paint; however, some areas have missing tiles or tiles are starting to fall.

Photo Numbers 7-14, 23-25, 33-39 Drawing Numbers A2.5-2.7

**Describe work and impact on feature**

Due to the level of structural work, the applicant proposes to remove the finished ceiling in all areas of the basement and to paint the exposed structure. Because this area of the building was not historically a public space, this unfinished treatment is appropriate for the rehabilitated space.

Existing tin ceilings on the first and second floors will be cleaned and repaired as needed. The applicant proposes to remove tin ceiling tiles from above the new restrooms, and to utilize them in other locations where tin ceilings are missing or damaged beyond repair. New smooth dry wall will be installed above the restrooms and the display platforms.

The impact will be to clean, repair, and restore the existing tin ceilings where possible, and to move tin ceiling tiles for reuse where missing or beyond repair. New smooth drywall will be added to the bathroom ceilings and display platforms, and the basement will have painted exposed structure ceilings.

<b>Number</b> 11	<b>Feature</b> Interior Doors and Woodwork	<b>Date of Feature</b> c.1927
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**Describe existing feature and its condition**

The basement features a large modern metal door between the loading room and the retail space, and an historic wood panel door leads to the stair enclosure.

The first and second floors feature historic double-panel wood doors that access the stair enclosure. The historic freight elevator is enclosed with two wood panel doors featuring large wire-glass light in the upper panels. One elevator door is missing on the second floor.

All doors are in fair condition with minor issues such as peeling paint.

Photo Numbers 10, 17-18, 32, 42-45, Drawing Numbers A1.1-1.3, A2.0-2.3, A2.8

**Describe work and impact on feature**

Existing historic trim, including baseboards, will be salvaged during demolition and reused during new construction. All new trim installed at new walls shall be flat square trim that matches the width and height of the adjacent historic trim. Existing interior doors will be repaired and restored. In order to meet modern code and shaft fire rating requirements, elevator doors will be removed and replaced. To achieve the proposed plan, new single leaf solid core wood doors and hollow metal frames will be added to all new rooms and offices.

The impact will be to retain and repair existing interior doors, replace historic doors to match existing where missing or beyond repair, and to install new single leaf doors

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throughout at openings of new rooms/offices. All interior woodwork will be retained and repaired, and new trim will be differentiated from historic.

<b>Number</b> 12	<b>Feature</b> Systems	<b>Date of Feature</b> modern unknown
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**Describe existing feature and its condition**

All existing systems within the building are outdated. Modern dropped HVAC duct work runs the length of the ceiling on the first and second floors. Modern electrical conduit runs along the walls and ceilings to provide power to electrical outlets and lighting. The basement features exposed piping and mechanical systems that run along the ceiling in several places.

<b>Photo Numbers</b> 7-12,16,20-25,34-36	<b>Drawing Numbers</b> All Drawings
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**Describe work and impact on feature**

The applicant proposes to replace all existing systems within the building. All electrical panels, boxes, and circuiting/wiring will be removed. All existing plumbing and mechanical system components will be removed and all plumbing capped.

New systems will be concealed within new walls and ceilings when feasible. Exposed, unpainted metal spiral duct will be run along the ceilings. On exterior masonry walls, electrical will be run in rigid conduit and painted to match the wall.

The impact will be to replace all existing systems within the building in a sensitive manner to avoid impact on historic finishes.

Add Item