

**FORSYTH COUNTY
BOARD OF COMMISSIONERS**

DRAFT

1A - 1B

MEETING DATE: JULY 25, 2019 AGENDA ITEM NUMBER: _____

SUBJECT: A. PUBLIC HEARING ON THE BOUNDARY AMENDMENT OF THE THOMAS CHRISTIAN SHULTZ HOUSE LOCAL HISTORIC LANDMARK PROPERTY
B. ORDINANCE AMENDING THE BOUNDARIES OF THE THOMAS CHRISTIAN SHULTZ HOUSE LOCAL HISTORIC LANDMARK PROPERTY

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:

SUMMARY OF INFORMATION:

See attached staff report.

After consideration, the Forsyth County Historic Resources Commission recommended approval of the boundary amendment at the June 5, 2019, meeting.

ATTACHMENTS: YES NO

SIGNATURE: _____ DATE: _____
COUNTY MANAGER

**ORDINANCE AMENDING THE BOUNDRIES OF THOMAS CHRISTIAN SHULTZ HOUSE
HISTORIC LANDMARK PROPERTY**

WHEREAS, all of the prerequisites to the adoption of this ordinance as prescribed by Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes have been met; and

WHEREAS, Thomas Christian Shultz House was designated a Local Historic Landmark on December 16, 1991; and

WHEREAS, the Forsyth County Historic Resources Commission held a public hearing on June 5, 2019, and provided a recommendation to the Forsyth County Board of Commissioners regarding the proposed boundary amendment; and

WHEREAS, the Forsyth County Board of Commissioners after a separate public hearing, find that the property described herein maintains its historical, architectural, and/or cultural significance, and the property's preservation should be encouraged, and that the qualifying elements exist as set forth in amended boundary map.

NOW, THEREFORE, BE IT ORDAINED by the Forsyth County Board of Commissioners as follows:

Section 1. The property at 3956 Walnut Hills Drive, (Tax Block 3471, Lot 624D/PIN #6807-32-3981.00) and a portion of the property at 3805 Philpark Drive (Tax Block 3471, Lot 45D/PIN 6807-32-3594.00) are hereby removed from the Thomas Christian Shultz House Local Historic Landmark. These parcels are owned by the Ira N Schwarz Revocable Trust, E. Paul Edwards, Trustee; and Jacquelynne E. Catania, and described as follows:

Beginning at an iron pin at the northern right-of-way of Philpark drive, said iron pin being the southeast corner of Tax Lot 610 of Tax Block 3471 (PIN 6807-32-2712) as currently owned by Jil Trust as recorded in Deed Book 3061, Page 4100, Forsyth County registry; thence N 16° 48' 11" E 204.74' to an iron pin; thence N 65° 22' 22" W 220.07' to an iron pin; thence N 16° 41' 57" E 76.40' to an iron pin; thence N 76° 04' 43" W 141.19' to an iron pin; thence N 16° 46' 37" E 172.25' to an iron pin; thence S 76° 04' 48" E 49.95'; thence S 68° 58' 12" E 220.30' to a point; thence N 32° 38' 37" E 177.07' to an iron pin; thence S 60° 37' 18" E 160.04'; thence S 71° 23' 02" E 65.31'; thence N 89° 08' 24" E 50.12' to an iron pin; thence S 01° 37' 05" W 489.37' to an iron pin; thence N 85° 18' 13" W 213.67' to an iron pin; thence S 17° 19' 15" W 9.29' to an iron pin; thence N 89° 08' 29" W 100.00' to an iron pin; thence S 02° 56' 31" W 96.49' to an iron pin at the northern right-of-way of Philpark drive; thence along the northern right-of-way of Philpark drive, along a curve to the left, N 49° 55' 52" W 79.21' to the point and place of Beginning.

The Thomas Christian Shultz House Local Historic Landmark designation is hereby amended as follows: Thomas Christian Shultz House, 3960 Walnut Hills Drive in Forsyth County, specifically: the complete exterior and interior of the Thomas Christian Shultz House, all landscape features and components of the grounds within the amended boundaries, as shown on the attached Exhibit A. (Tax Block 3471, Lot 624B/PIN #6807-33-2211.00) This property is owned by Schwarz Family LLC, and described as follows:

Beginning at a point at the southeast corner of Tax Lot 624B of Tax Block 3471 (PIN 6807-33-2211) as currently owned by Schwarz Family LLC as recorded in Deed Book 2226, Page 1828, Forsyth County registry; thence N 68° 58' 12" W 220.30' to an iron pin; thence N 16° 15' 41" E 193.52' to a point; thence S 88° 45' 11" E 26.90' to a point; thence N 27° 54' 32" E 32.44' to a point; thence S 60° 55' 04" E 186.76' to a point; thence S 50° 36' 18" E 63.29' to a point; thence S 29° 22' 42" W 14.77' to a point; thence S 32° 38' 37" W 177.07' to the point and Place of Beginning.

Section 2. The review process provided by law shall be observed prior to demolition, alteration, rehabilitation, or removal of the designated property.

Section 3. This ordinance shall be effective from and after its adoption.

Exhibit A.
Thomas Christian Shultz House
Proposed Boundary Reduction



**TO BE
RETAINED**

**TO BE
REMOVED**

**TO BE
REMOVED**

WALNUT HILLS DR

PHILPARK DR

Plot Date: 7/8/2019
Data Sources: Forsyth County & Winston-Salem GIS
Orthophotography date: February 2018
Created by: GIS/Mapping Section
Planning and Development Services Department
P.O. Box 2511, Winston-Salem, NC 27102 336.727.8000
planning@cityofws.org www.cityofws.org/planning

STAFF REPORT
LOCAL HISTORIC LANDMARK BOUNDARY AMENDMENT APPLICATION
THOMAS CHRISTIAN SHULTZ HOUSE
July 25, 2019

Staff: Michelle M. McCullough

Applicant: Martha and E. Paul Edwards

Owner: Schwarz Family LLC, Ira N Schwarz Revocable Trust, by POA to E. Paul Edwards, and Jacquelynne E. Catania

LOCATION

Building: Thomas Christian Shultz House
Street: 3960 Walnut Hills Drive
Area: Forsyth County

Tax Block: 3471
Tax Lot(s): 624B, 624D, 045D (part)

PIN: 6807-33-2211, 6807-32-3981 and 6807-32-3594 (part)

Acres: Approximately 8

Original Designated Portions: The Thomas Christian Shultz House (interior and exterior of the House and outbuildings as follows: (1) grain storage building; (2) garage; and, (3) smokehouse, and Tax Lot 624, Block 3471, located at 3960 Walnut Hills Drive.

PROPOSED CHANGES:

Building: Thomas Christian Shultz House
Street: 3956 Walnut Hills Drive
Area: Forsyth County

Remove:
Tax Block: 3471
Tax Lot(s): 624D, 045D (part)

PIN: 6807-32-3981 and 6807-32-3594 (part)

Acres: *approximately 6 (1.18 will remain)*

Portion to be Removed: *Removal of approximately 6 acres, which includes the house built in 1992 and all site features on that lot and a portion of wooded lot.*

APPLICABLE SECTIONS OF CATAGORIES A. through D. FOR LOCAL HISTORIC LANDMARKS

- A. That are associated with events that have made a significant contribution to the broad patterns of our history.

The house was built during the time of early Moravian settlement in what is today Forsyth County. Most members of the Moravian community built their homes in the Towns of Bethabara and later Bethania and Salem. This farmstead is unusual in that it is associated with the Moravians yet located outside of any planned town. Additionally, it is one of the very few clearly 19th Century two-story log houses remaining in Forsyth County.

- C. Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The house is a two-story weather boarded log structure with hall and parlor interior arrangements. The house has two exterior chimneys, a boxed cornice and six over six windows. The hand-hewn logs and structural design attest to the architectural stability and uniqueness of this type of construction. Interior features of the house include simple woodwork and arched fireplace openings on both parlor fireplaces. Significant outbuildings include a smokehouse, garage, and two-story grain storage building.

STAFF COMMENTS

The applicant is seeking to remove approximately 6 acres of the site of Local Historic Landmark 84, the Thomas Christian Shultz House. The proposed acreage to be removed does not contribute to the character of the Landmark. The main house and remaining outbuilding remain on their original site. In 1992, the Forsyth County Historic Properties Commission approved a Certificate of Appropriateness for a new house on the farmstead. Reviewing the site 27 years later, the parcel with the new house no longer depicts a ca.1830 rural farmstead landscape. The wooded parcel has been subdivided and sold to a neighbor. It is not contiguous with the log house site.

However, the lot with the Thomas Christian Shultz House on it continues to retain its significance under Criterion A and C. The landmark’s significance still includes the association with the settlement of the Moravian community in today’s Forsyth County. The Schultz House is still unusual in that it is associated with the Moravians yet located outside of any planned town. The construction and building type are still one of the very few clearly 19th Century two-story log houses remaining in Forsyth County. The property will still possess integrity of design, materials, workmanship, feeling, and association.

FORSYTH COUNTY HISTORIC RESOURCES COMMISSION RECOMMENDATIONS

The Historic Resources Commission reviewed the boundary amendment at their June 5, 2019 meeting and unanimously voted to recommend approval of the removal of the approximately 6 acres from the currently designated site of the Local Historic Landmark #84, Thomas Christian Schultz House.