



**HOME TOUR COMMITTEE MEETING  
WEDNESDAY, SEPTEMBER 14, 2022, 5:30 PM  
BOARD OF COMMISSIONERS CHAMBERS  
2<sup>nd</sup> Floor, Town Hall, 301 S. Brooks Street, Wake Forest, NC 27587**

The Home Tour Committee will meet with the Historic Preservation Commission to discuss tour plans and logistics. The meeting will conclude no later than 6:30 pm for the HPC meeting below.

**REGULAR MEETING AGENDA  
WEDNESDAY, SEPTEMBER 14, 2022, 6:30 PM  
BOARD OF COMMISSIONERS CHAMBERS  
2<sup>nd</sup> Floor, Town Hall, 301 S. Brooks Street, Wake Forest, NC 27587**  
Contact Historic Preservation Staff at [mmichael@wakeforestnc.gov](mailto:mmichael@wakeforestnc.gov) or 919-435-9516  
for information or visit the Historic Preservation webpage under “Meetings” at  
<https://www.wakeforestnc.gov/planning/historic-preservation>

**6:30 Regular Business**

1. Call to Order/Roll Call
2. Approval of the Agenda
3. Approval of Minutes of the August 10, 2022, Regular Meeting.
4. Public Comment (limited to 3 minutes per person) The HPC is interested in hearing your concerns, however, speakers should not expect HPC action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate Town Staff and may be scheduled for a future agenda.
5. Treasurer’s Report
6. **Public Hearing: LL-22-01: A request from Dean Verhoeven to designate the Tommy & Sue Byrne House as a Local Historic Landmark at 442 Pineview Drive, Wake Forest being Wake County Tax PIN 1841-10-7968.**
7. **CPA 22-03 Wake Forest Historic Preservation Plan Update - Presentation and Public Comment –** Visit Engage Wake Forest at <https://engagewakeforest.org/wake-forest-historic-preservation-plan-update> to review the Draft Plan.
8. New Business and Announcements
  - A. Staff Update - CLG Grant, The Jandy Ammons Foundation Grant
  - B. Member Updates
10. Adjourn



# TOWN of WAKE FOREST

301 S. Brooks Street  
Wake Forest, NC 27587  
t 919.435.9400

[www.wakeforestnc.gov](http://www.wakeforestnc.gov)

## HISTORIC PRESERVATION COMMISSION MINUTES

WEDNESDAY, August 10, 2022

6:30 PM

**Commission Members Present:** Andrea Radford (Chairperson), Nancy Ginger, Darina Bender, Elizabeth Miller, Charlotte Jenkins, Angela Wright, Melvin Hill, and Commissioner James Dyer (BOC Ex-Officio)

**Commission Members Absent:** David Bennett (Vice-Chairperson), Paige Bivens, and Olivia Wilkerson (Youth in Government Ex-Officio)

**Staff Present:** Michelle Michael (HPC Staff Liaison) and Josh Michael (Planning)

- 1. CALL TO ORDER/ROLL CALL** - Chairperson Andrea Radford called the meeting to order at 6:30 pm and performed a roll call vote. There were seven members present.
- 2. AGENDA** – Chairperson Radford asked for approval of the current agenda. Charlotte Jenkins moved to approve the agenda. Melvin Hill seconded the motion. The motion was approved unanimously (7-0).
- 3. MINUTES** - Chairperson Radford asked for an approval of the June minutes. Nancy Ginger moved to approve the minutes. Elizabeth Miller seconded the motion. The motion was approved unanimously (7-0).
- 4. PUBLIC COMMENT (limited to 3 minutes per person)** - Andrea Radford asked if there was anyone who wished to make public comments. There was no public comment.
- 5. TREASURER’S REPORT** - Mr. Michael presented the Treasurer’s Report as follows: On June 30, 2022, the HPC had a beginning balance of \$ 26,934.22. Interest earned through the month amounted to \$1.37 for an ending balance on July 31, 2022, of \$ 29,935.59. This amount includes \$1,561 to be used for the Ailey Young House. Elizabeth Miller pointed out that since a meeting did not occur in July, we should review the Treasurers Report for July and August. Senior Planner Michelle Michael agreed. A vote was not taken on this item, both July and August will be reviewed and voted on in September.
- 6. TRAINING SESSION** – What is the difference between National Register and Local Landmark Designation?

Senior Planner Michelle Michael presented an update of the Historic Preservation Plan to the members of the HPC. The following content was made available:

As part of our historic preservation plan, process, many of the HPC members expressed an interest in more training throughout the year. Luke Devores (Urban Forestry) was here last time with an overview of the urban forestry program for the town. For this month, an overview of the difference between Local Landmark designation and National Register designation will be presented for your information. We will continue to do these throughout the year on different topics. What is historic? Lots of things are historic that are not designated. Does that mean that they are any less important? Not necessarily. Basically, any building structure, site, object or district that has cultural or historic significance to a people or community is considered historic. In the United States, the National Register is our federal honor roll of historic properties, administered by the National Park Service through the Department of the Interior. If you want to have your property listed in the National Register, it requires a nomination application, which is taken to the North Carolina State Historic Preservation Office (SHPO). It is vetted through SHPO and then once it is approved by the SHPO, it goes to the National Park Service and the keeper of the National Register, who approves it and signs it. This is administered by the SHPO and the National Park Service. National Register requires that the property is significant under one of the four criteria of significance. Criteria A is for events or pattern of events. So that could be the civil rights movement or consolidated schools in North Carolina. Criteria B is for people or a person, so that could be for Martin Luther King, or for Calvin Jones. And then for C it is architecture, the work of a master, architect, or engineer or engineering work. So that would be the Queen Anne-style or one of Frank Lloyd Wright's designs for criteria C, and then D is typically reserved for archeology, the potential to yield information important to our past, which is usually underground. In addition to being significant for one of those four areas, the property must maintain sufficient integrity to convey its significance. For example, if you have a Queen Anne style house, and you're claiming criteria C, for Queen Anne and Wake Forest, it must maintain original configuration, fenestration, materials, original porch and floorplan so that it can convey that significance. If the porch is enclosed and it is clad in aluminum and replacement windows, it no longer retains sufficient integrity to convey its significance as a Queen Anne-style house.

The National Register offers very little protection, it is mostly an honor. It is protected from federal projects. If the Department of Transportation wants to construct a highway and a historic house or a historic district listed in the National Register is in the path, DOT has to take that into consideration. They do not have to preserve the houses, but they do have to consider what their impact will be to those houses. In Wake Forest, there is special legislation that allows us to review National Register properties before a demolition permit is issued. The special legislation allows the HPC to review the property and if warranted delay demolition up to 365 days. One year is allowed to find an alternative to the demolition, but we cannot deny demolition under general statute. The benefits of being in the National Register is that they are eligible for tax credits. The state has a 15% federal tax credit for qualified rehabilitation projects for National Register properties. And if it is an income producing property, you also have the opportunity for a 20% federal tax credit. So that is a benefit to being in the National Register. And then of course, the honor of designation. The designation process, as I said, requires a nomination form. The process can take between one and three years to complete from start to finish.

Local designation is administered by historic preservation commission. It is a legislative act. The HPC recommends designation to the Board of Commissioners and the Board of Commissioners designates the landmark. The HPC administers approvals for all projects after designation. Similar to the local historic district, any exterior change requires approval from the HPC. The property must have special historical significance to the community to qualify for Local Landmark Designation. For example, the Mutschler House was designated last year as a rare example of mid-century modern architecture in Wake Forest. Wake Forest only has three or four mid-century modern houses and the Mutschler House is exemplary. It is special to the architectural history of Wake Forest. It also must maintain sufficient integrity to convey what that special significance is. And the general statute requires that the main protection is all exterior changes must be approved. Any major renovations would have to come through the HPC. We have a delay of demolition for up to 365 days, as we do for National Register properties. The local historic landmarks are eligible for 50% property tax deferral. That

benefit is designed to offset the cost of maintaining the property in a state of preservation. If the house were to fall out of a state of preservation, it could go back to Wake County tax assessor with the recommendation from you all and from the board of commissioners that it be delisted as a landmark. And in that case, the property owner may have to pay back taxes. Those are the primary differences between National Register and Local Historic Landmark designation.

**7. LOCAL HISTORIC GRANT APPLICATION** - Senior Planner Michelle Michael presented the following information regarding 222 N Main Street, PIN 1841520687:

The Historic Preservation Commission started a Local Historic Grant program a few years ago, with an annual budget of \$5,000, to provide five \$1,000 grants to local historic district property owners. This is only for the Local Historic District property owners as a benefit because there are no other incentives for those property owners.

This membership approved the grant fund in this year's budget because we are hoping to have a home tour in December. An application has been received for your review. An application is required, the work must be exterior and preserve or maintain the historic materials. The grant is given on a reimbursable basis. Once the work is complete and final invoice paid, the applicant can submit the final invoice and proof of payment to me before we issue a check. The approval is up to you. James Danku, the owner of 222 North Main Street, has submitted an application. He has a second story window on the front of the house that is an original one over one wood window that is in pretty bad shape as pictured in the attached photographs. He has received an estimate from Stevenson Mill Works to install a one over one wood window to match the original, they are going to be using the sapele mahogany, which is a very common for historic window replacements because of its rot resistance. Unfortunately, new pine does not last very long.

The total estimate is \$2,077.26. And he is asking for a \$1,000 grant to help cover the cost of that and he has one of the conditions is that they have to apply for and receive approval in the way of a minor work COA, which he has done we have issued that COA.

If you are in favor, I would ask you for a motion to approve the application. And if you are not in favor, I asked you for a motion to deny the application. And motion to approve the application.

Charlotte Jenkins made a motion to approve the grant funds, Elizabeth Miller seconded the motion. The motion was approved 7-0.

## **8. OLD BUSINESS**

- A. **Home Tour Update** - Mr. Michael showed a map highlighting the homes that have committed to the Home Tour so far. He also pointed out that all ticket sales would be available online only.
- B. **Minor Works COA's Issued** – Mr. Michael gave an overview of the minor works completed in the Local Historic District over the past month.
- C. **Historic Preservation Plan Update** – Ms. Michael announced that the Plan has been delayed, but that the Commission would have a chance to review it next month. She also stated that if it stays on the current course it could be approved by the BOC in their October meeting.

## **9. NEW BUSINESS AND ANNOUNCEMENTS**

- A. **Staff Update** - Ms. Michael announced the following reminders
  - Preservation NC Conference - October 26-28 Winston-Salem, NC. Budget Provides for 1 staff and 3 HPC members. Deadline to Inform Staff is Tuesday - August 16<sup>th</sup> COB

- UDO Survey is Open until September 2<sup>nd</sup> , visit [www.wakeforestnc.gov](http://www.wakeforestnc.gov) search “UDO Update”
- Special Event Emergency Preparedness (SEEP) Training
  - a. All Board and Commission Members are required to take this before events
  - b. Please go online and take the training before September 30<sup>th</sup>
  - c. <https://online.wakeforestnc.gov/Forms/SEEP-quiz>
- Staff Attended National Alliance of Preservation Commissions Conference  
Cincinnati, OH from July 13-17<sup>th</sup>  
Accessible Commemoration: Navigating Barriers to Sharing Untold Stories  
Presented the “Sites of Memory Story Map” with staff from San Antonio, TX and Pueblo, CO

**B. Member Updates** – Commissioner James Dyer talked briefly about his vacation in Budapest and Vienna. Michelle Michael reminded the Commission to arrive one hour early at next month’s meeting to meet with the Woman’s Club representative for the Historic Home Tour.

**10. ADJOURN** – Charlotte Jenkins made a motion to adjourn. Melvin Hill seconded, there was no discussion and the motion passed unanimously (7-0). The meeting adjourned at 6:58 pm.

Respectfully submitted,

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Andrea Radford, Chairperson

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Michelle Michael, Senior Planner



LL 22-01

Local Historic Landmark Designation Application

Request by:

Dean Verhoeven for the Property known as the  
Tommy and Sue Byrne House at 442 Pineview Drive

BEING WAKE COUNTY TAX PIN: 1841-10-7968



## Staff Report

### LL 22-01: Local Historic Landmark Designation Application for the Tommy & Sue Byrne House

<b>Meeting Date</b>	9/14/2022
<b>Requested Actions</b>	Recommendation of Local Historic Landmark Designation
<b>Case Manager</b>	Michelle Michael, Senior Planner-Historic Preservation

#### PUBLIC MEETINGS

HPC Public Hearing	BOC Public Hearing (Tentative)
September 14, 2022	October 18, 2022

#### CASE INFORMATION

<b>Applicant</b>	Dean Verhoeven 442 Pineview Drive Wake Forest, NC 27587
<i>See Attachment A for copy of the Application.</i>	

#### CASE SUMMARY

The property owner and applicant requests that his property at 442 Pineview Drive, known as the Tommy and Sue Byrne House, be designated as a Local Historic Landmark. The house, constructed in 1950, was designed by prolific North Carolina Architect and NC State University graduate, Owen Smith. The house was identified during the 2020 Architectural Resource Survey of Wake Forest (1958-1975) and was added to the NC Study List as significant for its early modernist architecture.

The General Statute NCGS 160A-400.5 requires that “No property shall be recommended for designation as a historic landmark unless it is deemed and found by the preservation commission to be of special significance in terms of its historical, prehistorical, architectural or cultural importance, and to possess integrity of design, setting, workmanship, materials, feeling, and/or association.”

The Historic Preservation Commission may recommend approval, approval with changes, or denial of the Local Landmark Designation Ordinance to the Board of Commissioners. The Board of Commissioners makes the final decision.

**STAFF RECOMMENDATION**

Staff recommends approval of the of the Tommy and Sue Byrne House as a Wake Forest Local Historic Landmark.

- The Tommy and Sue Byrne House has special significance to the Town of Wake Forest for its historical significance as the home of Tommy Byrne, former Wake Forest College Student, New York Yankees Pitcher, and Wake Forest Mayor. The home has architectural significance as an early example of modernist architecture in Wake Forest and the work of North Carolina Architect, Owen Smith. Further, the house maintains integrity of design, setting, workmanship, materials, feeling, and/or association.

**ATTACHMENTS**

**Attachment A: Map and Application**

**Attachment B: SHPO Correspondence**

**ORDINANCE #2022 -**

**ORDINANCE DESIGNATING PROPERTY KNOWN AS THE TOMMY AND SUE  
BYRNE HOUSE AS A LOCAL HISTORIC LANDMARK PROPERTY AT 442  
PINEVIEW DRIVE, WAKE FOREST, NORTH CAROLINA, AND RECORDED AS  
WAKE COUNTY TAX PIN 1841-10-7968**

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in 160D-946, as amended of the General Statutes of North Carolina have been met; and

WHEREAS, the Board of Commissioners of the Town of Wake Forest has taken into full consideration all statements and information presented at a public hearing held on the 18th day of October 2022, on the question of designating the property known as the Tommy and Sue Byrne House including the home and the land associated therewith, as a local historic landmark property; and

WHEREAS, the Wake Forest Historic Preservation Commission held a public hearing on the 14<sup>th</sup> day of September, 2022, on the question of designating the Tommy and Sue Byrne House, including the home and the land associated therewith, as a local historic landmark property and, after considering all statements and information presented at that public hearing recommended approval of the designation; and

WHEREAS, the Tommy and Sue Byrne House is of historical significance due to its Early Modernist architectural design and as the home of Tommy Byrne, a person significant to the history of Wake Forest as a former Mayor, New York Yankees pitcher, and Wake Forest College student. The property holds a remarkable degree of architectural integrity in regard to design, setting, workmanship, materials, feeling, and/or association; and

WHEREAS, the North Carolina State Historic Preservation Office reviewed the Tommy and Sue Byrne House Local Historic Landmark Application and provided that the "report will provide the preservation commission and local governing board sufficient information to determine whether the Mutschler Houses possesses the requisite special local significance and integrity for local historic landmark designation"; and

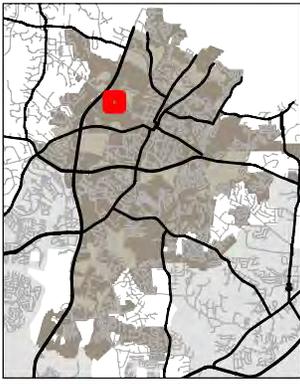
WHEREAS, the property known as the Tommy and Sue Byrne House is vested in fee simple to Dean Verhoeven;

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest: Ordinance #2022-

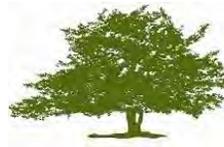
- 1) That the property known as the Tommy and Sue Byrne House, including the home and the land associated therewith, is hereby designated as a local historic landmark property pursuant to 160D-945, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated on .91 acres +/- located a 442 Pineview Drive, Wake Forest, North Carolina, as recorded as Tax PIN 1841-10-7968.

- 2) That the exterior of said designated property may be materially altered, restored, moved, or demolished only following the issuance of a Certificate of Appropriateness (COA) by the Wake Forest Historic Preservation Commission (HPC) and that minor changes receive a Minor Work COA from town staff, according to the procedures outlined in Section 15.11 Historic Preservation of the Wake Forest Unified Development Ordinance. Demolitions may be delayed for a period of up to 365 from the date of approval.
- 3) That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition, or removal of any such feature when a building inspector or similar official certified to the HPC that such action is required for the protection of public health and public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinance, or regulations.
- 4) That a suitable sign may be posted indicated that said property has been designated a local historic landmark and containing any other appropriate information. If the owner consents, the sign shall be placed on the property. If the owner objects, the sign shall be placed on a nearby public-right-of-way.
- 5) That the owners and occupants of the property known as the Tommy and Sue Byrne House be given the notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the Wake Forest Town Clerk, Wake Forest Planning Department, Wake Forest Inspections Department, Wake County Register of Deeds, and the Wake County Tax Supervisor, as required by applicable law.
- 6) That which is designated as a local historic landmark property shall be subject to G.S. 160D-947, as amended, and any amendments hereafter adopted.

This the 18<sup>th</sup> day of October 2022



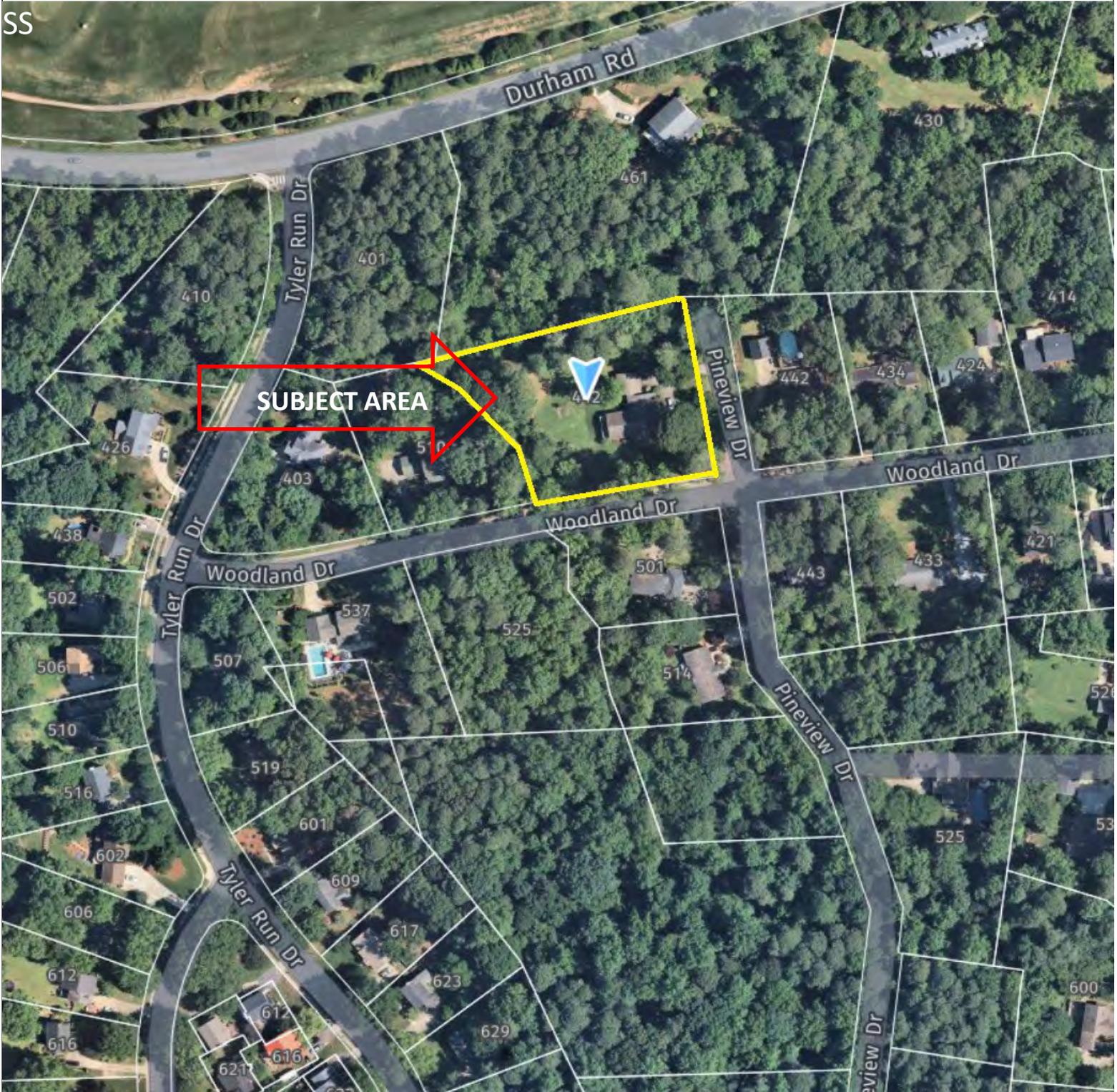
7/15/2022



TOWN of  
WAKE FOREST

**LL-22-01**  
**442 Pine View Drive**  
**PIN: 1841-10-7968**

SS



**SUBJECT AREA**



Please note that this map is intended for illustrative purposes only.  
For specific inquiries regarding zoning boundaries, contact the  
Town Wake Forest Planning Department at 919-435-9510.

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500

Feet



# APPLICATION FOR WAKE FOREST LOCAL LANDMARK DESIGNATION

## 1. Name of Property:

- a. Tommy and Sue Byrne House

## 2. Location:

- a. 442 Pineview Dr.
- b. Wake Forest
- c. Tax Pin Number: 1841107968

## 3. Owner Information:

- a. Name: Dean Verhoeven
- b. Address: 442 Pineview Dr. Wake Forest
- c. Phone: 919-594-5436
- d. Email: dean@ddv.name

## 4. Owner Signature and Date:

Name:

*(I have read the general information in this application and affirm that I support landmark designation of the property defined herein.)*

Owner/Signed: Dean Verhoeven



Dated: April 3, 2022

Applicant: Same as Owner

## 5. Application Prepared By:

- a. Dean Verhoeven
- b. Address:
- c. Phone:
- d. Email:

## 6. General Data/Site Information

- a. Acreage: 1.24
- b. Boundary Description: LOTS 35 & 36 J W LASSITER EST SUB BM1949 -00031
- c. Boundary Justification: Wake County Book of Maps Book 1949 page 31 (see attached image of this page "Wake County Book of Maps 1949 page 31.jpg" with lots highlighted.

**7. Property Use or Function**

- a. Historic Use: residential
- b. Current Use: residential

**8. Is the property income-producing?** No

**9. Are any interior spaces included in the designation?** No

**10. List of Buildings and Structures on the property include date of construction and subsequent additions/alterations**

- a. House. Plans are dated March 22, 1950. Lap vinyl siding was installed over the original bevel cedar siding possibly 1986. No other alterations inside or out.

**11. Statement of Significance:** Why is this property significant to the special history of Wake Forest?

The Thomas Byrne House is significant to the special history of Wake Forest for four primary reasons: 1) its original owner, Thomas "Tommy" Byrne; 2) it's architect, Owen Smith; 3) its early modernist design; and 4) its exceptional state of preservation

**12. Historical Background:** Provide as much historical background as possible. Original and subsequent owners, architect and builder if known, significant events and people associated with the property.

The house was built for Mary Susan Nichols Byrne ("Sue") and Thomas Joseph Byrne ("Tommy").

Tommy was best known for pitching on seven World Series-winning Yankees teams, playing with the likes of Yogi Berra and Joe DiMaggio in a major league career that lasted 13 seasons. During those years he also played with the Chicago White Sox, the Washington Senators and the St. Louis Browns. He started in major league baseball (with the Yankees) in 1943 and played his last season in 1957, 7 years after work on the house was begun<sup>1</sup>. Wake Forest's "Most Legendary Figure<sup>2</sup>," Tommy was honored by the town with his own day, "Tommy Byrne Day," on September 9, 2007.

Sue Byrne<sup>3</sup> was born and reared in Coats, NC and attended Coats School, Campbell Junior College (later Campbell University) and Meredith College in Raleigh. She was active in

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<sup>1</sup> Society for American Baseball Research article by Jimmy Keenan: <https://sabr.org/bioproj/person/tommy-byrne/>

<sup>2</sup> Bob Allen, Wake Weekly, Dec; 27, 2007

<sup>3</sup> Susan (Byrne) Gantt, Sue and Tommy's daughter, Personal communication. Additional information from the obituary published by the Wilmington StarNews:

<https://www.starnewsonline.com/story/news/2002/12/01/sue-n-byrne/30501661007/>

supporting local schools as president of the PTA and as an advisory board member at Wake Forest High School. She sat on the Wake County School Board for 10 years, and for several years (until her death in 2002) on the board of the Franklin Academy, a charter school in Wake Forest. She also served as the state corresponding secretary of the Daughters of the American Revolution and was an avid supporter of the Wake Forest Library. Sue and Tommy raised 4 children in this house, and were lifelong members of St Catherine of Siena Catholic Parish in Wake Forest.

The Byrnes sold the house in 1997 to Gabriele and Dean Verhoeven, and it is currently (2022) owned by Dean Verhoeven.

The house was designed by Owen F. Smith, a noted Raleigh modernist architect and cousin of Sue Byrne on her mother's (Eva Smith Nichols), side of the family.

**13. Historical Context:** How does this property fit into the context of Wake Forest History? What was happening in Wake Forest when this was constructed?

The plans for the Byrne house are dated March 22, 1950. The construction completion date is unknown. This was toward the end of Wake Forest's "college town" period, which ended 8 years later with the College's move to Winston-Salem.

Tommy's history with the town went back to his college days. He studied mathematics at Wake Forest College while playing baseball there beginning in 1937. After his major league baseball career (1957), he and his family stayed in this house in Wake Forest until 1997.

Tommy was intimately involved in guiding the town during the difficult post-college years. He took public office as a commissioner in 1967 and served as mayor of Wake Forest from 1973 through 1987.

The following contextual information comes from the Wake Forest, North Carolina Architectural Survey Update, 1958-1975, prepared by hmwPreservation for the Town of Wake Forest in 2020:

Page 30, "The vast majority of houses built in Wake Forest between 1958 and 1975 were constructed with Ranch forms and finished with traditional details. However, several noteworthy examples of the Modernist style are present in the study area. Modernism was introduced to North Carolinians in the late 1940s, most notably through the establishment of the School of Design in 1948 at North Carolina State College (now North Carolina State University) in nearby Raleigh. The style, which like most architectural styles was slow to reach small towns and rural areas, was little used in Wake Forest until the 1970s, and even then was never as popular as the Ranch house. The earliest example of the style in Wake Forest is the 1950 Thomas J. Byrne House (WA8734). The house is not overtly Modern, but instead bears a Ranch form with Modernist details including paired and tripled one-light, metal-framed casement windows with

shared transoms. The resulting window units are in turn grouped—most often in groups of three—to create wide expanses of glass. The two interior chimneys are tied together and have a shared, flat chimney cap creating the image of a single, broad chimney."

Additional information regarding the significance of the property is quoted below from page 36:

"The Thomas J. Byrne House (WA8734) appears eligible for the National Register under Criterion C for Architecture. Built in 1950, this one-story, side gabled, Modernist-style house is located at the northwest corner of Pineview and Woodland drives, southwest of the Wake Forest College (now Southeastern Baptist Theological Seminary) campus. Designed by Raleigh architect Owen Franklin Smith, the architectural plans are dated March 1950 and illustrate a roughly T-shaped plan with an offset, side-gabled garage wing on the right (north) end. The house is an early example of Modernism in northern Wake County and the only extant example of 1950s Modernism in Wake Forest. Further, the house illustrates the early work of Smith, who received a degree in Architecture from NC-State in 1939 and worked under several well-known local architects until starting his own practice in 1946. Best known for his design of schools and commercial buildings, including the North Carolina Farm Bureau Building on Glenwood Avenue in Raleigh, the Byrne House is one of only a handful of extant residential designs by Smith and, designed in 1950, is one of his earliest residential designs. At the time of his death in 2012, Smith was the longest practicing architect in North Carolina."

- 12. Architectural Description:** Describe the building starting with the outside (one-story or two story, brick or frame, type of windows, foundation, roof, horizontal or vertical massing, architectural style or influence (Colonial Revival, Ranch, Mid-Century Modern). Interior description number of rooms, formal rooms, finishes including floors, walls, significant features.

The house is best described as a ranch with modernist influences. It is a single story, frame construction, in the form of a "T" with an upstairs area of 2300 square feet.

It has a finished walk-out basement under  $\frac{2}{3}$  of the structure, opening to the back yard.

Where there is a basement, the foundation consists of two spaced layers of roman brick so that this brick is exposed inside and out. Where there is crawlspace, there is a roman brick veneer over concrete block.

Roofing is asphalt shingles and siding is green lap vinyl which was installed (in 1986?) over the original bevel cedar siding, also originally painted green.

Windows are steel casements, most of which are arranged in groups of 3 narrow windows with a corresponding transom light above each. The resulting large glazed areas and vertical structure of the individual lights form a big part of the modernist impression the house makes.

Besides the enclosed living area, the house has a number of external living areas. There is a 210 square foot inset flagstone screen porch, a large sun deck attached to the master bedroom, a flagstone patio below the sun deck, and an inset utility porch adjacent to the kitchen.

13. **Architectural Context:** How does this building fit into the evolution of architecture in Wake Forest? Is it the first of its kind? Are there other similar buildings? Who was the architect and how does this fit into his portfolio?

While there are many ranch style houses in Wake Forest, including examples from the 1950's and 60's, none are as far on the modernist end of the ranch spectrum as the Byrne house. Another fine example of a ranch of the same era and in the same neighborhood is the Underwood house at 215 W Vernon Ave. (built 1955). This house however includes elements like shutters and columns which are not part of the modernist design language.

The architect was Owen Franklin Smith<sup>4</sup> (Nov. 26, 1917-2012). Smith designed many public and commercial buildings (120 schools, according to the Charles Kahn interview of 2011<sup>5</sup>). He designed these in a modernist style when his clients approved. He did few private homes in his career, and even fewer of those have survived. Smith was the longest practicing architect in North Carolina at his death in 2012.

The Byrne house is the only Owen Smith house in Wake Forest. Smith was a cousin of Sue Byrne on her mother's (Eva Smith Nichols), side of the family. It must have been one of his first residential commissions as he opened his practice in 1946 and his isometric rendering of the house design proposal is dated December, 1949 (reproduced below).

14. **Bibliography:** List all sources of information including archival, newspaper, periodical, or publication (author, title, publisher, publisher location, and date of publication).

### 15. Required Supporting Documentation

- a. Tax Map
- b. Site Plan with North Arrow illustrating the location of outbuildings, fences, gardens, mature trees, etc. (Note: It does not have to be to scale).
- c. Digital Photographs in JPG format (Minimum Requirements – one overall photograph of each exterior elevation and representative interior photographs)
- d. Copies of substantiating information such deeds, newspaper articles, family papers, original drawings.

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<sup>4</sup> information from the NC Modernist essay on Owen Franklin Smith at <https://www.ncmodernist.org/owensmith.htm>

<sup>5</sup> hosted by NC Modernist at <https://www.ncmodernist.org/owensmith.2011.kahn.interview.mp3>

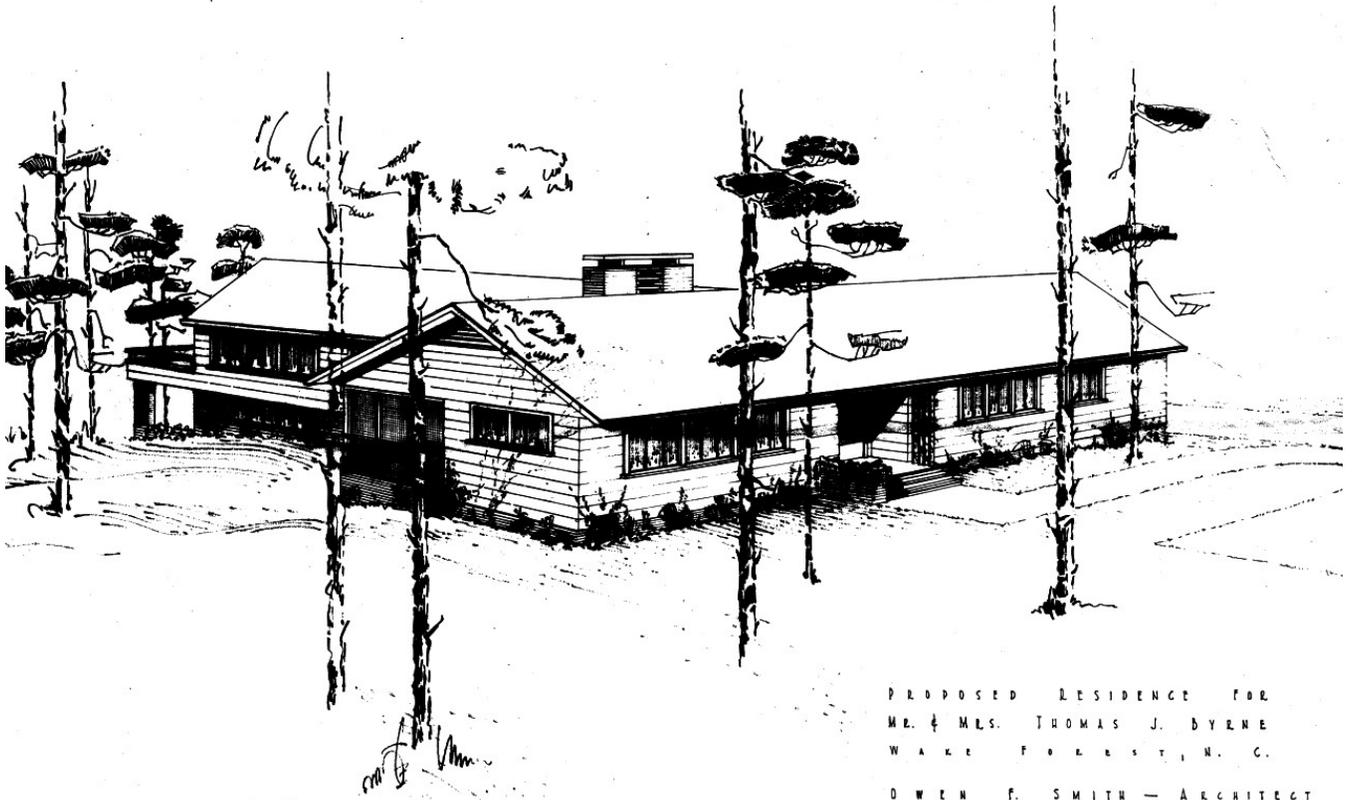


*Tax map from Wake County GIS*



original Lassiter Estate Wake County book of maps entry.





PROPOSED RESIDENCE FOR  
MR. & MRS. THOMAS J. BYRNE  
WAKE FOREST, N. C.

DWEN F. SMITH — ARCHITECT  
R A L E I O H , N . C .

J. B. O. 12-31-49

*architect's isometric rendering Dec. 1949, by J. Owens, draftsman*



*front of house (from east)*



*from south west*



*from north west*



*entrance hall*



*living towards SE*



*living towards SW*



*kitchen towards NE*



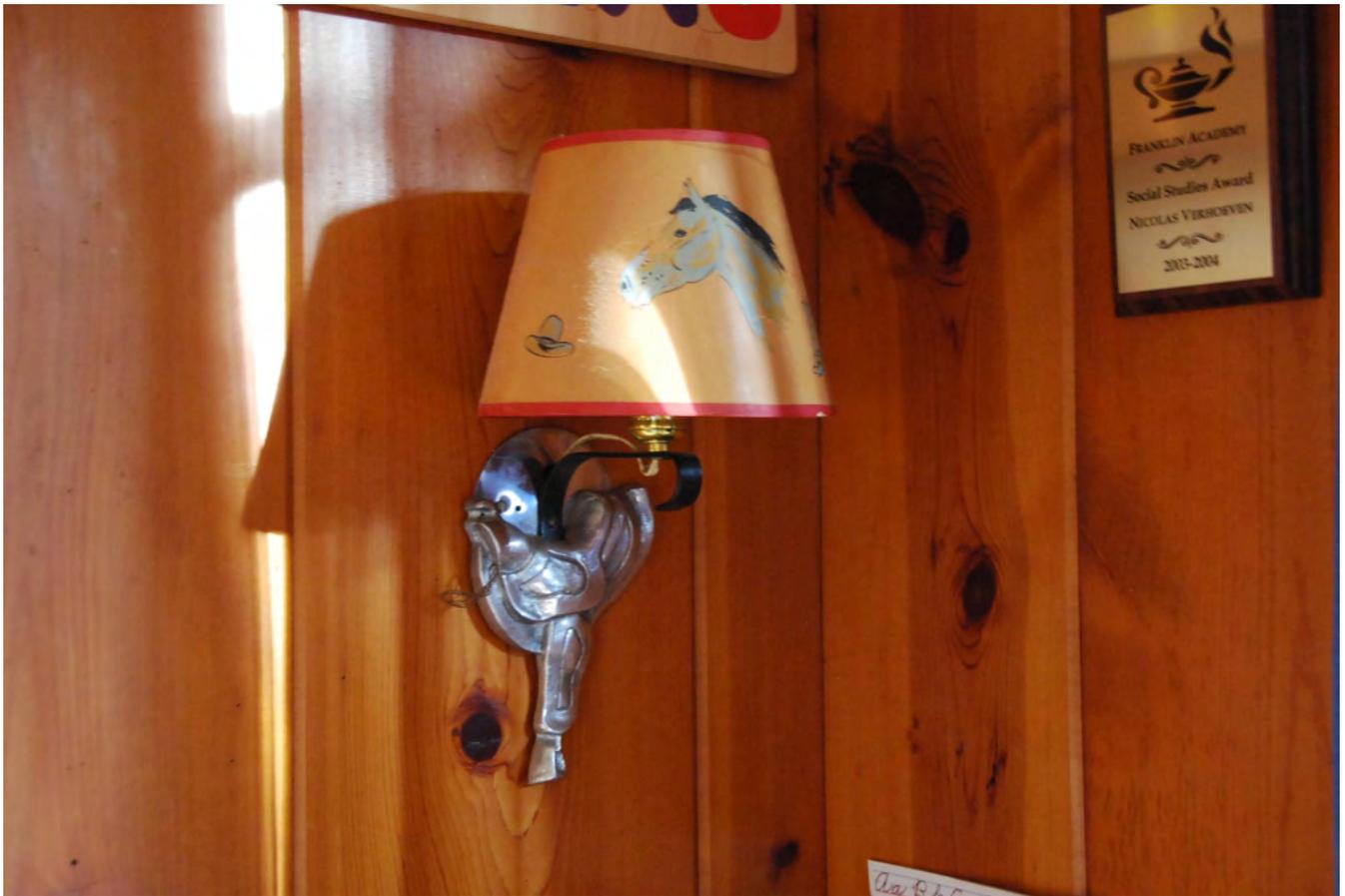
*kitchen towards SE*



*den*

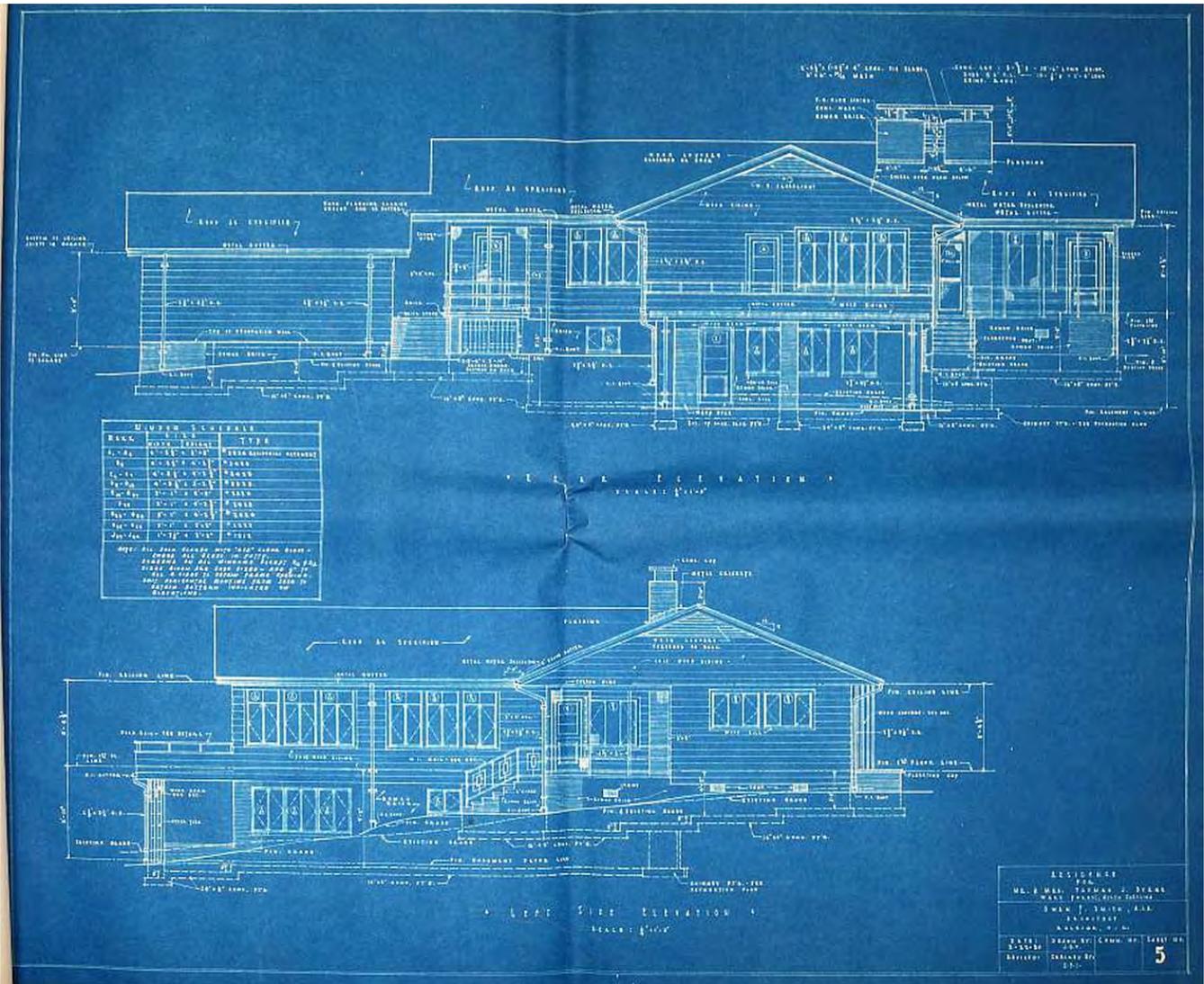


*guest bath*



*all light fixtures are original (boy's room)*





back and left side elevations



*Tommy in kitchen, spring 1997*

NY126-4/13-NEW YORK:Catcher Yogi Berra(L)and southpaw Tommy Byrne of the Yanks leave train at Pennsylvania Station 4/12.The World's Champions are due to meet the Dodgers in the opener of a three-game exhibition series 4/13.(ACME TELE.)



*Wire service photo of Yogi Berra and Tommy Byrne in NYC, dated 1951 on back*

Application for Wake Forest Local Landmark Designation – Tommy & Sue Byrne House

14. BIBLIOGRAPHY

Allen, Bob. Wake Weekly, Dec; 27, 2007

Gantt, Susan (Byrne). Sue and Tommy's daughter, Personal communication with Dean Verhoeven.

Keenan, Jimmy, Society for American Baseball Research: <https://sabr.org/bioproj/person/tommy-byrne/>

NC Modernist Online at <https://www.ncmodernist.org/owensmith.2011.kahn.interview.mp3>

NC Modernist Online on Owen Franklin Smith at <https://www.ncmodernist.org/owensmith.htm>

Owen Franklin Smith Architectural Drawings and Papers, MC 00475, NC State University Libraries Special Collections Research Center

Wake County Register of Deeds, Raleigh, North Carolina

hmwPreservation, Wake Forest, North Carolina Architectural Survey Update, 1958-1975, prepared for the Town of Wake Forest in 2020.

Wilmington Star News. Obituary of Sue Byrne, November 30, 2002:

<https://www.starnewsonline.com/story/news/2002/12/01/sue-n-byrne/30501661007/>



# TOWN *of* WAKE FOREST

301 S. Brooks Street  
Wake Forest, NC 27587  
t 919.435.9400

[www.wakeforestnc.gov](http://www.wakeforestnc.gov)

June 13, 2022

Ms. Kristi Brantley, CLG Coordinator  
North Carolina Historic Preservation Office  
109 E. Jones Street  
Raleigh, NC 27601

RE: Local Landmark Designation Application – Tommy and Sue Byrne House  
County Tax Pin Number 1841107968

Dear Ms. Brantley,

The owner of the Tommy and Sue Byrne House in Wake Forest, Wake County, NC has submitted a Local Landmark Designation Application for that property. The property is located at 442 Pineview Drive, Wake Forest, NC, Wake County Tax Pin Number 1841107968. The property was added to the NC Study List in 2020 as a result of the Wake Forest Architectural Survey Update (1958-1975). The owner and applicant, Dean Verhoeven, completed the Designation Report.

I have attached the completed report with photographs, site map, architectural drawings, and tax map. We are requesting your review and comment on the proposed local landmark designation of the Tommy and Sue Byrne House. Please return your comments to me at [mmichael@wakeforestnc.gov](mailto:mmichael@wakeforestnc.gov). I look forward to receiving your comments. Feel free to contact me with any questions or concerns. Thank you for your time and assistance.

Kindest Regards,

*Michelle Michael*

Michelle A. Michael, Senior Planner  
[mmichael@wakeforestnc.gov](mailto:mmichael@wakeforestnc.gov)  
919-435-9516

Enclosure





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

Ramona M. Bartos, Administrator

Governor Roy Cooper  
Secretary D. Reid Wilson

Office of Archives and History  
Deputy Secretary Darin J. Waters, Ph.D.

July 13, 2022

Michelle A. Michael, Senior Planner  
Town of Wake Forest  
301 S. Brooks Street  
Wake Forest, NC 27587-2901

**RE: Proposed designation of the Tommy and Sue Byrne House, 442 Pineview Drive, Wake Forest, NC, Wake County.**

Dear Ms. Michael:

Thank you for submitting the report for Tommy and Sue Byrne House, 442 Pineview Drive, Wake Forest, NC, Wake County. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

We shared recommendations with staff to perform minor changes to the report. With these changes, we believe the designation report will provide the preservation commission and local governing board sufficient information to determine whether the Tommy and Sue Byrne House possesses the requisite special local significance and integrity for local historic landmark designation.

Landmark designation means the local government recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance to the property is subject to the design review procedures of the preservation commission.

Thank you for the opportunity to comment on this report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Wake Forest Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the attached designation form to our office.

This letter serves as our comments on the proposed designation of the Tommy and Sue Byrne House, 442 Pineview Drive, Wake Forest, NC, Wake County.

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

**From:** [Brantley, Kristi](#)  
**To:** [Michael, Michelle](#)  
**Subject:** Tommy and Sue Byrne House  
**Date:** Wednesday, July 13, 2022 10:55:22 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image002.png](#)  
[WA8734\\_formal letter\\_Byrne House.pdf](#)  
[WA8734\\_Designation Confirmation Form.docx](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the **Phish Alert Button** to submit any suspicious emails for review.

Dear Michelle,

Thank you for the report for the Tommy and Sue Byrne House, 442 Pineview Drive, Wake Forest, NC, Wake County.

Attached is a copy of a letter written in response to the proposed designation amendment. Please share a copy with your Commission Chairman.

Also attached is a copy of the designation confirmation form for the property. Once the ordinance has been adopted to designate the property, please return a completed copy of the confirmation form to me with the date the ordinance was adopted.

Architectural Survey Coordinator Beth King reviewed the information and remarked that the high degree of integrity on the interior is really what sets this building apart from others of a similar age.

Beth and I feel that the report would be more robust if Mrs. Byrne's active life and the Byrnes' social use of the space was more fully explained in the application.

In addition, the report did not have citations nor a bibliography. We strongly recommend citations and a bibliography be included.

If you have any questions, please do not hesitate to give me a call.

Best,

*Kristi*

**Kristi Brantley**

CLG/Local Government Coordinator  
NC State Historic Preservation Office  
NC Dept. of Natural and Cultural Resources  
Phone: (919) 814-6576  
[kristi.brantley@ncdcr.gov](mailto:kristi.brantley@ncdcr.gov)

109 East Jones Street | 4617 Mail Service Center | Raleigh, NC 27699-4617

#StayStrongNC

Learn more @ [nc.gov/covid19](https://nc.gov/covid19)

**And don't forget your Ws! Wear. Wait. Wash.**

**WEAR** a face covering.

**WAIT** 6 feet apart from other people.

**WASH** your hands often.



CPA 22-03

Historic Preservation Plan Update

Request by:

Town of Wake Forest Planning Department



## Staff Report CPA-22-03: Wake Forest Historic Preservation Plan Update

<b>Meeting Date</b>	9/14/2022
<b>Requested Actions</b>	Consideration of the Historic Preservation Plan Update
<b>Case Manager</b>	Michelle Michael, Senior Planner-Historic Preservation

### PUBLIC MEETINGS

<b>Public Comment Session</b>	<b>Public Hearing (Tentative)</b>
September 14, 2022	October 18, 2022

### CASE INFORMATION

<b>Applicant</b>	Town of Wake Forest 301 S Brooks Street Wake Forest, NC 27587
<i>See Attachment A for copy of the Application.</i>	

### CASE SUMMARY

The Town of Wake Forest has a proactive historic preservation planning program. The first Historic Preservation Plan for the Town was completed in 2012. The Town and Historic Preservation Commission received a Certified Local Government Grant to complete an update of the Historic Preservation Plan. The update is timely with the recent completion of the Comprehensive Plan and the NE Community Plan Update. The Draft Plan examines the past and existing historic preservation program efforts, establishes a vision and associated goals, and provides recommendations to achieve the vision for historic preservation in Wake Forest moving forward. Specifically, the Draft Plan's four overarching goals are to strengthen the Historic Preservation Program, Maintain Historic Character, Increase Diversity, Equity, and Inclusion; and Encourage Community Learning Opportunities. An implementation matrix aimed at achieving the aforementioned goals, is included to provide clear guidance for the Town.

### STAFF RECOMMENDATION

Staff recommends approval of the of the proposed Historic Preservation Plan as drafted for the following reasons:

- The Draft Plan supports the Town’s Strategic Plan Goal 2 to Enhance and Promote a Safe and Connected Community by updating and implement plans already in place; identifying locations with missing connections and making recommendations to remedy them; ensure citizens are well-informed about community activities; and build citizen participation in the community.
- The Draft Plan provides additional guidance to accomplish the Community Plan’s (2022) implementation items for Historic Preservation.
- The Draft Plan provides additional guidance to implement the historic preservation-related goals in the Northeast Community Plan (2021)

**ATTACHMENTS**

**Attachment A: Application**

**Attachment B: Draft Historic Preservation Plan ([link](#))**



# Comprehensive Plan Amendment Application

(Comp Plan Amendment - BOC Workflow)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

TEL (919) 435-9510 | FAX (919) 435-9539

## Project Overview #838696

**Project Title:** Historic Preservation Plan Update

**Jurisdiction:** Town of Wake Forest (Wake County)

**Application Type:** Comprehensive Plan Amendment

**State:** NC

**Workflow:** Comp Plan Amendment - BOC

**County:** Wake

## Checklist - Comprehensive Plan & UDO Amendment

A submittal checklist is available to view additional documents which are **required** to submitted with this application. After answering the application questions, you will be asked to upload the required documents.

[VIEW COMPREHENSIVE PLAN & UDO AMENDMENT  
SUBMITTAL CHECKLIST](#)

*Missing items will result in the application being declined and returned to the applicant to resubmit. A revised and complete application including all missing items must be received or the application will be not be deemed complete and routed for review.*

Please confirm you have reviewed the associated submitted checklist for this permit and confirm you will submit all documents required on the submittal checklist: Yes

## Pre-Application Meeting

Has a pre-application conference been held?: No

This type of project requires a pre-application conference be completed prior to official submittal. Please return to the home screen and select **Pre-Application Conference** from the application type drop down list in order to schedule your required meeting.

Pre-Application Conference Date:

Staff Member Met With:

Project ID:

## Data - Basic Location

If your Comprehensive Plan Amendment is associated with specific property(s) please answer the following questions. If not, proceed to the next page.

Development/Subdivision (optional - for reference only):

Project Address or PIN:

Tax PIN:

Zoning:

Current Zoning Overlay:

Town Limits:

Projects falling outside the limits of the Town or ETJ will be required to submit an annexation petition in conjunction with their project submittal. Please return to the home screen and select **Annexation Petition** from the application type drop down.

Land Use:  
GIS Acreage:

Acreage:

### Project Contact - Applicant/Owner

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

#### Project Contact - Applicant

Michelle Michael  
Town of Wake Forest  
301 S. Brooks Street, Town of Wake Forest  
Wake Forest, NC 27587  
P:9194359516  
[mmichael@wakeforestnc.gov](mailto:mmichael@wakeforestnc.gov)

#### Project Contact - Property Owner

Michelle Michael  
Town of Wake Forest  
401 Elm Avenue  
Wake Forest, NC 27587  
P:(919) 5546100  
[mmichael@wakeforestnc.gov](mailto:mmichael@wakeforestnc.gov)

#### Project Contact - Developer

Michelle Michael  
Town of Wake Forest  
401 Elm Avenue  
Wake Forest, NC 27587  
P:(919) 5546100  
[mmichael@wakeforestnc.gov](mailto:mmichael@wakeforestnc.gov)

### Amendment Type

Please answer the below questions to provide reviewers an overview of the application. Additional information may also be provided through uploading an attachment.

**Plan Being Amended:** Community Plan

**Type of Amendment:** Text,Map

**Description of Request:**

Town staff has drafted the Wake Forest Historic Preservation Plan Update and plans to bring the plan for adoption by the Board of Commissioners.

**Current Plan Language:**

N/A

**Applicant Requested Language:**

N/A

**Justification of Amendments:**

Town staff has drafted the Wake Forest Historic Preservation Plan Update and plans to bring the document for adoption by the Board of Commissioners.