

**Minor Work Approval and Other Requests Report
Forsyth County Historic Resources Commission**

March 4, 2020

The following Minor Work applications have been reviewed and approved by Commission staff from January 16, 2020 to February 12, 2020. Contact staff at preservation@cityofws.org to request a copy of the COA application.

1. COA2020-001

**The Gilmer Building
428 West Fourth Street, Winston-Salem
Local Historic Landmark #37**

Request: Panel Change in existing signage

Forsyth County Design Review Guidelines for Local Historic Landmarks: Guidelines 4, 5, 6, and 7 of the Signage section

Staff Comments: The applicant requests permission to remove and replace the panel in the existing blade sign. The panel will be for the new tenant of the building. No changes will be made to the blade sign hardware. Upon consideration of the proposed work, staff believes the work as proposed meets the *Guidelines* for the Landmark and is in keeping with the character of the Landmark.

2. COA2020-010

**Apartments
1424 Glade Street, Winston-Salem
West End Historic Overlay District #349
Noncontributing**

Request: Demolition of a noncontributing outbuilding

West End Historic Overlay District Design Review Guidelines: Guideline 5 of the Noncontributing Structures section

Staff Comments: The applicant requests permission to demolish a noncontributing outbuilding in the parking area behind the Apartments. Demolition will not adversely affect the character of the West End. Upon consideration of the proposed work, staff believes the work as proposed meets the *Guidelines* for the District and is in keeping with the character of the District.

3. COA2020-011

**Duplex
136-138 West End Boulevard, Winston-Salem
West End Historic Overlay District #33
Noncontributing**

Request: Installation of railroad ties in the rear parking area

West End Historic Overlay District Design Review Guidelines: Guideline 5 of the Walls section and Guideline 2 of the Driveways and Parking – General section

Staff Comments: The applicant requests permission install a 42' line of landscape timbers to separate the existing gravel parking area at the rear of the property from the rear yard. The parking area is at the top of an extreme slope, and it sits more than 12' above the elevation of the house. The timbers will retain the gravel and keep it from washing down the slope. They will not be located in an area of high visibility. Upon consideration of the proposed work, staff believes the work as proposed meets the *Guidelines* for the District and is in keeping with the character of the District.

4. **COA2020-014**
The Thomas and Lucy Hanes Chatham House
112 North Stratford Road, Winston-Salem
Local Historic Landmark #132

Request: Restoration of rear formal gardens, kitchen garden and formal landscaping. Installation of landscape lighting.

Forsyth County Design Review Guidelines for Local Historic Landmarks: Guidelines 1-4 of the Setting section, Guidelines 2, 3, 6, 7, 8, 9 of the Site Features and Plantings section and Guidelines 5-7 of the Exterior Lighting section

Staff Comments: The applicant requests permission to restore the formal gardens, kitchen gardens and formal landscaping to the rear portion of the property. The noncontributing pool will be removed and many volunteer trees and shrubs will be removed prior to planting the new vegetation. The rear of the property will also be regraded to improve proper water runoff, away from the historic buildings. New small-scale landscape lighting will be installed to assist with illuminating walking paths through the gardens in unobtrusive locations. Upon consideration of the proposed work, staff believes the work as proposed meets the *Guidelines* for the Landmark and is in keeping with the character of the Landmark.

5. **COA2020-015**
Office Building
421 Summit Street, Winston-Salem
West End Historic Overlay District #104
Noncontributing

Request: Installation of an egress door

West End Historic Overlay District Design Review Guidelines: Guideline 3 of the Noncontributing Structures section

Staff Comments: The applicant requests permission install a hollow steel egress door on the 4 ½ Street façade to provide code required egress from the rehabilitated commercial space on the first floor. The single-leaf door will have no windows and will be flush with the wall surface, minimizing the visual intrusion of the door in the smooth facade. Upon consideration of the proposed work, staff believes the work as proposed meets the *Guidelines* for the District and is in keeping with the character of the District.

6. **COA2020-016**
730 Church Street: Church Street/Blum Street ROW
Old Salem Historic District
Contributing

Request: Removal of a tree that is hazardous to life and property

Forsyth County Design Review Guidelines for Local Historic Landmarks: Guidelines 1 - 4 of the Setting section, Guidelines 2, 3, 6, 7, 8, 9 of the Site Features and Plantings section and Guidelines 5-7 of the Exterior Lighting section

Staff Comments: The applicant requests permission to remove a tree that is hazardous to life and property. The following is the report from the City's Urban Forester and applicant, Derek Renegar.

I am sending you this correspondence in reference to the 44.75" dbh Willow oak (Quercus phellos) growing within the sidewalk on the Blum street side of 730 Church Street. The tree in question was brought to my attention by a citizen who expressed concern about what appeared to be decay on the trunk of the tree. Upon arrival, it was immediately clear there were some concerning issues regarding decay on the south side of the tree.

Visual examination of the trunk revealed a large column of decay with an open cavity extending from the ground to a height in excess of eight feet. Sounding with the mallet revealed decay in approximately one third of the trunk and root crown. The large conk spores of decay fungus can be seen on the exterior of the root flare on the northeast side of the tree as well as the open cavity on the south side of the trunk. A

probe was inserted into the decayed wood beyond the open cavity to a depth of 18.5". A resistograph was used to drill on the south side of the tree at a height of four feet. The resistograph is a diagnostic tool, which measures resistance while drilling into wood. The results are recorded on graph paper as peaks and valleys, which indicate sound wood. Sustained drops in the graph show decreased resistance, which indicates the heavy presence of decay. Drilling on the south side showed 4" of sound wood before hitting the column of decay, which then continued until the instrument reached its capacity at 19.5".

Both sounding and drilling have revealed that there is more than enough decay present to have compromised the structural viability of this tree. Further compounding the issue is the lack of an established root system on the South side of the tree due to the trees position in relation to the curb line. Contact response growth can be seen where the root flare meets the curbing. There is no soil for the roots to take hold so they either curl back in on themselves or grow parallel to the curb line. This type of growth compromises stability as the roots cannot grow naturally and fail to support the tree in a 360 degree manner.

Examination of the crown revealed a disproportionate amount of the weight distributed over the adjacent home at 730 Church street. This is especially troublesome when considering bulk of the weight is on the side of the tree opposite of the compromised trunk and root system. This has created a situation where the tree is strongly predisposed to failure with the potential to cause significant harm to person and property in the event of failure. It is for this reason that I must strongly encourage the City be allowed to proceed with the removal of this tree.

Upon consideration of the proposed work, staff believes the work as proposed meets the *Guidelines* for the District and is in keeping with the character of the District.

7. **COA2020-017**
Right-of-way
1116 West End Boulevard, Winston-Salem
West End Historic Overlay District
Contributing
Request: Removal of a dead Crabapple tree

West End Historic Overlay District Design Review Guidelines: Guideline 5 of the Vegetation section

Staff Comments: The applicant requests permission for Duke Energy to remove the tree during their line clearing operations in West End. The City will remove the stump. Per the report of the Urban Forester, the "tree is no longer capable of performing any of the biological processes essential for life." Upon consideration of the proposed work, staff believes the work as proposed meets the *Guidelines* for the District and is in keeping with the character of the District.

8. **COA2020-018**
Martin-Cohen House
1146 West End Boulevard, Winston-Salem
West End Historic Overlay District #538
Contributing
Request: Resurfacing a deteriorated driveway with gravel

West End Historic Overlay District Design Review Guidelines: Guidelines 2 and 6 of the Driveways and Parking – General section

Staff Comments: The applicant requests permission to remove two concrete strips that function as a driveway and replace them with ballast stone under a layer of top coat #5 stone. The existing concrete is completely broken up into small pieces as a result of use and rainwater traversing the slope of the driveway down to the street. The grade of the driveway would be improved and surge stone installed, both to promote water runoff without eroding the new gravel. Upon consideration of the proposed work, staff believes the work as proposed meets the *Guidelines* for the District and is in keeping with the character of the District.

9. **COA2020-019**

Duplex

136-138 West End Boulevard, Winston-Salem

West End Historic Overlay District #33

Noncontributing

Request: Painting the modern brick foundation and porch base

West End Historic Overlay District Design Review Guidelines: Guideline 3 of the Noncontributing Structures section

Staff Comments: The applicant requests permission to paint the modern brick foundation and porch base. Although these features are currently not painted, the brick is not soft, historic brick that should remain unpainted. The application of paint is consistent with the style and character of this noncontributing building. Upon consideration of the proposed work, staff believes the work as proposed meets the *Guidelines* for the District and is in keeping with the character of the District.