

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

August 5, 2020

The following Minor Work applications have been reviewed and approved by Commission staff from June 11, 2020 to July 15, 2020.

1. COA2020-058

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

Request: Interior renovations in the kitchen and butler's pantry

Forsyth County Design Review Guidelines for Local Historic Landmarks: Guidelines 1-6 of the Building Interior section

Staff Comments: The applicant requests permission to make interior renovations in the kitchen and butler's pantry. Those renovations include: the original cabinets will be retained and preserved as much as possible. The lower cabinets will be modified to widen the counter and raise the height. The wood countertops will be replaced with a hard surface countertop. New cabinets will be installed in the breakfast area where there currently are no cabinets. Two mini-split air conditioners will be removed, and a new HVAC system will be installed using the current bulkhead. The oven will be relocated to its original location in the kitchen. A sink, that was removed at some point in time, will be returned to the kitchen area. The two doorways to the breakfast area will be widened. Upon consideration of the proposed work, staff believes the work meets the *Guidelines* for the Landmark and is in keeping with the character of the Landmark.

2. COA2020-071

**Dull-Hinkle House
1182 West Fourth Street, Winston-Salem
West End Historic Overlay District #452
Contributing**

Request: Removal of a non-character-defining chimney

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

Staff Comments: The applicant requests permission to remove a deteriorated, non-character-defining chimney from the roof. The chimney sits on the south slope of the roof, on the right side of the house. It is a simple brick structure without any corbelling or other architectural details that contribute to the architectural character of the house. The chimney is not mentioned as contributing to the character of the house in the *West End Historic Overlay District Report*. 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. COA2020-072

**Poole-Kiser House
1404 West First Street, Winston-Salem
West End Historic Overlay District #448
Contributing**

Request: Conversion of the rear deck into a screened porch

West End Historic Overlay District Design Review Guidelines: Guidelines 4, 6, 7, 8 and 10 of the Entrances, Porches, Enclosures, and Balconies section

Staff Comments: The applicant requests permission to construct a roof over the existing rear deck (approximately 17' x 7') and add screening to enclose the space as a screened porch. The rear wall of the house shows evidence of a former roof in the location of the deck, including cut-off roof joists and shadow marks on the brickwork from roofing materials and paint. The porch will have a simple shed roof

supported on wooden posts with shingles to match the existing house roof. 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. COA2020-73

House

900 South Church Street, Winston-Salem

Old Salem Historic District, #97

Contributing

Request: Removal of a dead Black Locust tree

Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Guidelines: Guideline 4 of the Significant Landscape Features section

Staff Comments: The applicant requests permission to remove one Black Locust tree. Historic Resources staff and the City's Urban Forester reviewed the tree on site. Below is the report from the Urban Forester:

The tree in question, (a Black Locust (Robinia pseudoacacia) is located at the rear of the property near Church Street and is undeniably dead. The conk spores of the decay fungus Phellinus robinae can be seen on the trunk in multiple locations. This is a fungus that almost exclusively targets Black locust trees and is known to be an indicator of stem decay. The tree has a noticeable lean towards the neighboring property on Church Street and is capable of causing damage to person or property in the event of failure. Considering the tree is dead and no longer making positive contributions to the District, I recommend it be given priority for removal.

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.

5. COA2020-074

Right-of-Way near 823 South Main Street, Winston-Salem

Old Salem Historic District

Noncontributing

Request: Removal of a dead Ash tree

Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Guidelines: Guideline 4 of the Significant Landscape Features section

The applicant requests permission to remove one Ash tree in the Right-of-Way. The Urban Forester and I reviewed the tree on site. Below is the official report of the Urban Forester:

I request a COA for the removal of a dead 11" dbh Ash tree planted in the City ROW at 823 S. Main Street in Historic Old Salem. The tree in question has been killed by the activity of the Emerald Ash Borer. It was noticed this morning while on site to assess another tree. There is no foliage to speak of and the bark is sloughing away from the trunk revealing the "S" shaped galleries of borer activity. Ash trees become very brittle once dead, and we would like to remove the tree in an expedited manner to avoid limb breakage over the heavily used sidewalk.

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. COA2020-075

Michael A. Angelo House

606 North Broad Street, Winston-Salem

West End Historic Overlay District #82

Contributing

Request: Installation of a stone walkway with steps

West End Historic Overlay District Design Review Guidelines: Guidelines 7, 9, and 11 of the Walkways, Steps, and Railings section

Staff Comments: The applicant requests permission to install a walkway to connect the driveway and front entrance. The walkway will be constructed of natural bluestone or flagstones in a stepping stone layout. It will include a set of five stone slab steps that navigate a change in the grade. The new walkway

will not impact any significant site features or the topography. 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. COA2020-076

William W. Barnhardt House
1138 West End Boulevard, Winston-Salem
West End Historic Overlay District #536
Contributing

Request: Replacement of asphalt shingle roof

West End Historic Overlay District Design Review Standards: Standards 1 and 3 of the Roofs section

Staff Comments: The applicant requests permission to remove the existing three-tab asphalt shingles from the roof and replace them with architectural shingles in dark charcoal or black. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the District and is in keeping with the character of the District.

8. COA2020-078

Cedar Avenue, Winston-Salem
Old Salem Historic District
Contributing

Request: Removal of a damaged Cedar tree

Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Guidelines: Guideline 4 of the Significant Landscape Features section

Staff Comments: The applicant requests permission to remove one damaged Cedar tree. Historic Resources staff and the City's Urban Forester reviewed the tree on site. Below is the report from the Urban Forester:

They should be allowed to remove this tree. Half of the foliage is gone due to storm damage and what remains is not worth saving due to the fact it has been so thoroughly diminished aesthetically and physiologically.

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. COA2020-079

Jacob Lott Ludlow House
434 Summit Street, Winston-Salem
West End Historic Overlay District #107
Contributing

Request: Removal of a non-original concrete retaining wall

West End Historic Overlay District Design Review Standards: Standard 10 of the Retaining and Other Landscaping Walls section

Staff Comments: The applicant requests permission to remove a non-original concrete retaining wall in the northern side yard, adjacent to West Fifth Street. Physical evidence confirms that the wall is not an original or historic feature, and it is causing structural damage to the brick piers that support the first floor porch. Its removal and associated re-grading of the land to create a yard are not incongruous with the special character of the West End. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the District and is in keeping with the character of the District.

10. COA2020-080

Strollway, Winston-Salem
Old Salem Historic District
Noncontributing

Request: Removal and replacement of benches, trash receptacles, and bike racks

Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Guidelines: Guidelines 6, 7, and 9 of the Accessory Features section

Staff Comments: The applicant requests permission to remove and replace the existing noncontributing benches, trash receptacles, and bike racks. The existing features are aged and have faded or deteriorated to require replacement. The new features will match the existing as closely as possible, while meeting all current code requirements. 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.

11. COA2020-081

**Bess Gray Plumly House
821 West End Boulevard, Winston-Salem
West End Historic Overlay District #381
Contributing**

Request: Installation of a rear yard fence

West End Historic Overlay District Design Review Standards: Standards 2-4 of the Fences section

Staff Comments: The applicant requests permission to install a custom fence in the rear yard, which includes a section that will run along the Forsyth Street property line. The 6' high fence will be a custom trellis/lattice fence with a double gate adjacent to the driveway. The fence will be constructed of cedar and stained dark green. The trellis/lattice style of the fence has square openings that will allow a view into the property from the public right-of-way. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the District and is in keeping with the character of the District.

12. COA2020-082

**Various locations, Winston-Salem
Old Salem Historic District**

Request: Installation of Salem Pathways Literature Boxes

Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Guidelines: Guidelines 4 and 9 of the Accessory Features section

Staff Comments: The applicant requests permission to install seven small wooden boxes throughout the Old Salem Historic District. The boxes are 14" high by 12" wide by 6" deep. Period cut nails will be used in construction. The boxes will be similar to wooden mailboxes in the District. However, due to the nature of the educational purpose, they will be installed on fences and new wooden posts adjacent to the sidewalk. 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.