

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

**December 2, 2020**

The following Minor Work applications have been reviewed and approved by Commission staff from October 15, 2020 to November 10, 2020.

1. **COA2020-109**  
**Salem Tavern Dining Room**  
**736 South Main Street, Winston-Salem**  
**Local Historic Landmark #15**  
**Old Salem Historic District Lot #68**  
Request: Removal of a dying Sugar Maple tree

*Forsyth County Design Review Guidelines for Local Historic Landmarks and the Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Guidelines*

The applicant requests permission to remove a dying Sugar Maple tree. Historic Resources staff and the City's Urban Forester reviewed the tree on site. Below is the report from the Urban Forester:

*As requested by Old Salem staff, I made a site visit to assess a 33.75" dbh Sugar maple (Acer saccharum) located between the Salem Tavern and the adjacent property. Old Salem had concerns regarding the viability of the tree and any hazard presented to the two surrounding historic properties.*

*Visual inspection of the crown revealed several large dying limbs. Given the size and number of limbs, it can be concluded the tree is in a state of decline. The foliage is sparse and chlorotic with a pale green to yellow color indicating a tree growing with poor vigor. Inspection of the trunk revealed sloughing bark, which when removed revealed a significant column of decay on the north east side of the tree. Sounding with a mallet indicated significant decay on two sides of the tree. The fruiting bodies of the decay fungus Ustulina deusta were noted. The black, crusty growth was seen on both the trunk and root flare. This particular decay fungus is progressive, and its presence is often associated with tree failure. Sounding in the area of the root flare also indicated significant decay.*

*All of the evidence gathered points to a tree that is in a state of decline and one which has been compromised physically and structurally due to decay. When considering it is bordered by two immovable and historic targets, it is a prudent decision to remove this tree. If the stump is removed, there is ample room to replace with another shade tree at this location.*

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

2. **COA2020-116**  
**Right-of-way**  
**114 Piedmont Avenue, Winston-Salem**  
**West End Historic Overlay District**  
**Contributing**  
Request: Removal of a dangerous Willow oak

*West End Historic Overlay District Design Review Standards: Standard 5 of the Public Rights-of-way section*

Staff Comments: The applicant requests permission to remove a 25" dbh Willow oak from the right-of-way; the tree will not be replaced because the width of the planting strip does not meet the minimum size requirement. Per the applicant's report:

*Upon arriving, I noticed that the planting strip is woefully inadequate to properly support a tree of this size. ... The city did not plant this tree as the space does not meet our minimum size requirements. It has already outgrown its space and is indeed causing some issues with the sidewalk and street; as both are buckled by root mass.*

*Contact response growth can be seen on the street side of the tree where the root crown meets the granite curbing. ... This means the tree is anchored poorly since the roots are unable to spread in their normal 360 degree pattern. ... While the tree is not in imminent danger of falling at this time, a proactive approach in removing the tree is recommended to remedy the situation. The sidewalk has been cracked and lifted which can cause problems for pedestrians. This situation will not improve and only worsen as the tree grows in size and mass.*

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.

**3. COA2020-118**  
**Spring Garden Apartments**  
**665 North Spring Street, Winston-Salem**  
**West End Historic Overlay District #49**  
**Noncontributing**

Request: Replacement of the window shutters

*West End Historic Overlay District Design Review Standards: Standard 3 of the Noncontributing Structures section*

Staff Comments: The applicant requests permission to remove the existing louvered shutters flanking the windows and to replace them with vinyl, raised panel shutters. The applicant also requests permission to install raised panel shutters on secondary façade windows that currently do not have shutters. Removal of the louvered shutters from this noncontributing building will not have a negative impact on the character of the West End. The replacement shutters are compatible with the style and character of the building. 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.

**4. COA2020-119**  
**Spring Garden Apartments**  
**665 North Spring Street, Winston-Salem**  
**West End Historic Overlay District #49**  
**Noncontributing**

Request: Replacement of wall sconces and security lighting

*West End Historic Overlay District Design Review Standards: Standard 3 of the Noncontributing Structures section and Standard 3 of the Accessory Features: Structural and Mechanical Systems section*

Staff Comments: The applicant requests permission to replace the existing security lighting and wall sconces. Some of the lights do not function, and the sconces are several different styles. The applicant proposes to install semi-cylindrical up-down sconces controlled by photocells in the tenant walkways. The sconces are compatible with the character of the building. The applicant proposes to install two styles of security lights on the building to enhance tenant safety in the parking lot. The lights will be installed in the same unobtrusive locations as the existing security lights. One of the lights will be a standard two-bulb security light; three of the lights will be rectangular LED downlights. All four will be controlled by photocells. 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.

**5. COA2020-120**  
**Salt Flax House**  
**508 Salt Street, Winston-Salem**  
**Old Salem Historic District Lot #73**

**Request:** Installation of a movable fire pit

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

The applicant requests permission to install on the rear patio a movable fire pit. The fire pit is 30" wide and 20" high and made of steel. 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. COA2020-121**

**W.R. James House  
146 Piedmont Avenue, Winston-Salem  
West End Historic Overlay District #504  
Contributing**

**Request:** Installation of a rear yard fence

*West End Historic Overlay District Design Review Standards: Standards 2, 4, and 5 of the Fences section*

Staff Comments: The applicant requests permission to install a 6' high wooden fence. The fence will be constructed with wooden panels set between square posts with Gothic posts tops. It will be located along the right side and rear property lines and will not extend into the side yard. The fence is located in an area of low visibility, and it is not adjacent to any street. 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.

**7. COA2020-122**

**City Hall  
101 North Main Street, Winston-Salem  
Local Historic Landmark #115**

**Request:** Interior upfit

*Forsyth County Design Review Guidelines for Local Historic Landmarks: Guidelines 1-3, 7, and 8 of the Building Interiors section*

Staff Comments: The applicant requests permission to upfit roughly 642 square feet floor on the first floor. The project includes removing walls built during the 2001 renovation to create two new conference rooms. The project includes demolition work, adding of a new ceiling in one of the new rooms and new doors for both spaces plus the associated mechanical and electrical work. There will be no work that will involve the historic framework of the building and no work involving the exterior. 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.