

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

November 3, 2021

The following Minor Work applications have been reviewed and approved by Commission staff from September 16, 2021, to October 13, 2021.

1. **COA2021-078**
Dunklee House
1400 Clover Street, Winston-Salem
West End Historic Overlay District #331
Contributing
Request: Rehabilitation of the side porch

West End Historic Overlay District Design Review Standards: Standard 4 of the Entrances, Porches, Enclosures, and Balconies section

Staff Comments: The applicant requests permission to replace the horizontal, metal pipe railings at the side porch with wooden railings. The proposed railings will match those on the porch stairs, using wooden railing caps and wooden pickets. The railings at both the porch and stairs will be painted white. The applicant also proposes to replace the stair treads and porch decking in-kind with lumber that will be sealed with polyurethane. 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.

2. **COA2021-079**
Rogers House
102 South Cherry Street, Winston-Salem
Local Historic Landmark #40
Request: Tree removal (a cluster of Maples, Pecan, and Mulberry trees)

Forsyth County Design Review Guidelines for Local Historic Landmarks: Guideline 6 of the Site Features and Plantings section

Staff Comments: The applicant requests permission to remove a cluster of dying Maple trees, along with a Pecan tree and a Mulberry tree that are dying and dangerous to life and property. All of the trees are located on the Marshall Street side of the property. 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.

3. **COA2021-080**
Various
Old Salem Historic District
Request: Tree removal (Kwanzan Cherry, Sugar Maple, Zelkova, and Sycamore trees)

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 four hazardous and/or dead trees; a Kwanzan Cherry tree at the Inspector's House parking lot, a Sugar Maple tree behind the Alumni House, a Zelkova tree at the Clewell Building patio, and a Sycamore tree at the Joshua Boner House. All of the trees have been examined by the City's Urban Forester to confirm their condition, and all four were recommended for removal because of their health and danger to life and property. 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. COA2021-081

**Middleton House
2770 Chatham Farm Road, Winston-Salem
Local Historic Landmark #111**

Request: Removal of basement windows and repair of window wells

Forsyth County Design Review Guidelines for Local Historic Landmarks: Guidelines 1 and 5-8 of the Windows and Doors section and Guidelines 1 and 5-8 Exterior Walls and Trim section

Staff Comments: The applicant requests permission to resolve the water infiltration occurring at the window wells. The basement windows will be removed and replaced with brick. The brick will match the brick approved to be used on the addition, which matches as closely as possible the foundation. The brick below grade will be waterproofed from the outside, and the window wells will be capped and sealed from the top. The brickwork outlining the window wells will remain. The windows and window wells are not visible from the street. The windows and the window wells were not original to the house; they were added when the house was moved to this site. 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. COA2021-086

**Petree, Stockton & Robinson Law Offices and Pilot Life Insurance Co.
1001 West Fourth Street and 1012 Glade Street, Winston-Salem
West End Historic Overlay District #363 and 317
Noncontributing**

Request: Installation of landscape lighting

West End Historic Overlay District Design Review Standards: Standard 1, 3, and 4 of the Exterior Lighting section

Staff Comments: The applicant requests permission to install five (5) post lights on the campus to provide lighting for the new outdoor gathering space. Four lights will be located on the perimeter of the gathering space. The fifth will be adjacent to a sidewalk that leads from a parking lot to the public right-of-way. The black metal post lights are traditionally styled with flared, circular bases and lantern-style lamps. The light fixtures are compatible in design, size, and scale with the special character and human scale of the property, streetscape, and West End. The proposed locations are compatible with the special character of the property and 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.

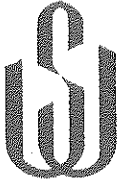
6. COA2021-087

**P. Huber Hanes House
1200 Glade Street, Winston-Salem
West End Historic Overlay District #336
Contributing**

Request: Replacement of the rear portico roof

West End Historic Overlay District Design Review Standards: Standards 1-3 and 5 of the Roofs section

Staff Comments: The applicant requests permission to replace the roof of the rear portico, which is in an area of low visibility. The flat roof is currently clad with soldered copper sheets, which are failing. Water is entering the building through the roof and damaging the interior of the building. The flat roof is located behind a low parapet and is not visible from the ground. The applicant proposes to install a peel-and-stick membrane underneath new soldered copper sheets. This will preserve the form and appearance of the portico roof. 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.



Winston-Salem

Office of the
City Manager

Lee D. Garrity
City Manager

P.O. Box 2511
Winston-Salem, NC 27102
Tel 336.747.7380
Fax 336.748.3060
leg@cityofws.org
www.cityofws.org

October 20, 2021

Forsyth County Historic Resources Commission
100 East First Street
Suite 328
Winston-Salem, NC 27101

RE: Installation of Truncated Detectable Dome Mats in Old Salem

Chairman Owen & Commission Members:

The *Unified Development Ordinances (UDO)* sets forth various circumstances whereby a Certificate of Appropriateness (COA) is not required. Specifically, Section 3.2.2(C)(2) of the UDO states:

"The construction, reconstruction, alteration, restoration, moving, or demolition of any such feature which the building inspector or similar official shall certify in writing to the property owner and to the Commission is required by the public safety because of an unsafe or dangerous condition."

The City has determined that it must install truncated detectable dome mats at various intersections within Old Salem. The installation is required by the public safety because of an unsafe or dangerous condition. As such, no COA is needed. If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Aaron King
Interim Assistant City Manager



Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joines; Denise D. Adams, Mayor Pro Tempore, North Ward; Barbara Hanes Burke, Northeast Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Kevin Mundy, Southwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity