Project Title: 1001 W 5th St, Winston-Salem, NC 27101
Application Type: 01.16) Application for Certificate of Appropriateness
Workflow: 01.16) Application for Certificate of Appropriateness
Jurisdiction: City of Winston-Salem
State: NC
County: Forsyth

01.16) Application for Certificate of Appropriateness

Address of Subject Property: 1001 W Fifth ST (6825-86-1766.000)
Local Historic Landmark?: No
Landmark Name (If applicable. Type "N/A: if not): NC
Landmark Number (if applicable. Type "N/A: if not): NC
Are you amending a previously submitted COA?: No
Prior COA case #: (if applicable):
Is this an "After the Fact" COA application?: No

COA Project Intent and Background Statement (click "help" for description):
My front porch structural pillars have rotten. I have 8 pillars, one is split in half at the end of each side of the porch.

COA Scope of Work (click the "help" button for description):
Remove seven 6 x 6 turned post wood columns and two split columns against the end walls.

Jack up roof line and support roof replace columns one at a time.

Replace with new seven 6 x 6 turned post permacast Structural FRP COLUMNS and two split columns against the end walls.

https://www.homedepot.com/p/HB-G-6-in-x-8-ft-Colonial-PermaPost-Synthetic-Porch-Post-PP06X08CP/202087441?MERCH=REC_-rv_nav_plp_rr_-NA_-202087441_-N&

Replace brackets with same size and design -
https://www.homedepot.com/p/Fypon-10-1-4-in-x-1-in-x-12-3-4-in-Polyurethane-Bracket-Moulding-BKT10X12/203295380

Paint columns with exterior semi gloss enamel white.

COA Compliance with Design Review Standards and/or Guidelines (Copies of the Design Review standards for each district can be found online here: https://www.cityofws.org/1397/Publications):
Page 32 and 33 of the guidebook - Replacing a deteriorated porch column with a new component aligned with the original design and compatible with the character of the home and neighborhood.
Project Contacts

Applicant Full Name: Teresa A Grossi
Applicant Address: 1001 W Fifth Street
Winston-Salem 27101

Applicant Phone: [Redacted]
Applicant Email Address: [Redacted]
Owner Full Name (If not the applicant):
Owner Address:
Owner Phone Number (if not the applicant):
Owner Email Address:

COA Consent Statement

We, the applicant and owner (if not the applicant), do hereby make an application for a Certificate of Appropriateness (COA) for the following project to be undertaken within the boundaries of a Historic District, Historic Overlay District, or Local Historic Landmark.

We understand that all required information must be submitted for this application to be considered complete, assigned a case number, and either (a) processed by staff as a minor work project, or (b) placed on the agenda of the Forsyth County Historic Resources Commission. By applying for a COA and signing below, we give permission to staff of Winston-Salem/Forsyth County Planning & Development Services to enter upon the property to (1) post signage at the property regarding a pending COA application and (2) inspect the property for any reason related to this application and/or an issued COA. We understand that an interior inspection may be necessary for proposed changes to the interior of a Local Historic Landmark.
1001 W. 5th Street - Current Porch and Deterioration
Open Issues: 2

Planning

General Issues

<table>
<thead>
<tr>
<th>Name</th>
<th>Date and Time</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Winston-Salem Heather Bratland 2/21/22 9:10 AM</td>
<td>Staff has reviewed your application for a Certificate of Appropriateness. Please submit cut sheets for the proposed replacement columns and the cap/base kits to show what the appearance will be. What are the dimensions of the current posts for the purposes of comparing to the dimensions of the proposed replacements? Will the sawn brackets now on either side of the capitals be reinstalled?</td>
<td></td>
</tr>
<tr>
<td>Teresa Grossi - Homeowner Teresa Grossi 3/15/22 1:23 PM</td>
<td>Here is an example of both the column and the brackets. The current posts are 6 in. The current brackets need to be removed due to deterioration and all have to be removed from the current columns. It is intended to use the same size and very similar design. [Ver. 2] [Edited By Teresa Grossi]</td>
<td></td>
</tr>
<tr>
<td>Teresa Grossi - Homeowner Teresa Grossi 2/28/22 1:19 PM</td>
<td>Hi Heather I'm just inquiring to see if you needed any more information Teresa Grossi</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Teresa,</td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td></td>
<td>I’ve looked at what you intend to use for replacement. Because there</td>
<td></td>
</tr>
<tr>
<td></td>
<td>will be a change in appearance from Victorian detailing (turned posts</td>
<td></td>
</tr>
<tr>
<td></td>
<td>and scroll-sawn brackets) to Colonial Revival, staff cannot approve this</td>
<td></td>
</tr>
<tr>
<td></td>
<td>is a minor work. I can bring it to the Commission for the April 6</td>
<td></td>
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<tr>
<td></td>
<td>meeting. Do you want to move forward with the application, or revise it?</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Best,</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Heather</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Teresa Grossi - Homeowner</th>
<th>Heather</th>
</tr>
</thead>
<tbody>
<tr>
<td>Teresa Grossi</td>
<td>Please see above - I intend to keep the turned posts and scroll-sawn</td>
</tr>
<tr>
<td>3/15/22 1:24 PM</td>
<td>brackets.</td>
</tr>
</tbody>
</table>

2. Historic Resources

<table>
<thead>
<tr>
<th></th>
<th>City of Winston-Salem</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Heather Bratland</td>
</tr>
<tr>
<td></td>
<td>3/10/22 8:51 AM</td>
</tr>
</tbody>
</table>
Staff has reviewed your application for a Certificate of Appropriateness and determined that additional information is necessary.

1. Please submit detailed photographs of the deteriorated column and brackets to demonstrate the need for replacement. These should be keyed to an overall photograph or plan of the porch so that it is clear which column/bracket is being shown in the photo.

2. The Commission can consider the use of substitute materials, in this case composite for wood, when it is not feasible to replace a historic feature in-kind. Lack of feasibility is based on one of four circumstances.
   a. the unavailability of historic materials.
   b. the unavailability of skilled craftsmen
   c. inherent flaws in the original materials or design, or
   d. code-required changes.

You should address in your application why it is not feasible to repair only the deteriorated portions of the columns/brackets. Or, if wholesale replacement is necessary, why you cannot replace them with wooden turned posts and brackets that are similar in appearance to those now on the porch.

3. If you have evidence that the extant brackets and posts are not original, please include that information.

Teresa Grossi - 
Homeowner

Teresa Grossi
3/12/22 10:09 AM
Heather

I am going with the original look. Attached is a picture of one of the columns. My contractor checked several of the columns and was able to determine that they were similar to the picture above or at varying levels of deterioration. The Brackets will be replaced due to now only deterioration but also have to be removed to replace the columns.

Remove seven 5 1/4x 5 1/4 turned post wood columns and two split columns against the end walls. Jack up roof line and support roof replace columns one at a time. Replace with new 5 1/4x 5 1/4 turned permacast Structural FRP COLUMNS. Paint columns with exterior semi-gloss enamel white.

https://www.homedepot.com/p/5-1-4-in-x-5-1-4-in-x-8-ft-Porch-Column-709721/202087424?MERCH=REC-_pipsem_-202307532_-202087424_-N&

https://www.architecturaldepot.com/BKTP01X12X12AT.html?
gclid=EAIaIQobChMI7dr91OvA9gIVqRXUAR2E9wutEAQYBCABEgLvOPD_BwE

Teresa

City of Winston-Salem
Heather Bratland
3/15/22 3:11 PM

Teresa,

The narrative says that your columns will be permacast Structural FRP but the specifications at the link say pine. I do see that the brackets will be PVC. Can you confirm the materials for the columns?
Heather

I think I was looking at too many columns - if the ones at Home Depot are available - it will be pine.

Teresa
Hi Teresa,

I went by your property this morning and took a look at the columns. I do see several with rot at the base where water is collecting. I can also tell by the method of construction that the columns are not historic features of the house. They are new. They may replicate what was there before the porch was enclosed, but we don't know. We are not concerned about replacement of the columns.

The brackets, however, look old to me. They have a lot of paint build up, and the one that is missing a small piece at the base reveals dark wood unlike new pine. Staff recommends repair and reuse of the current brackets; they are not structural so cracking and such are aesthetic issues only.

Given that the new columns are already rotting, staff actually would recommend that you consider a composite material for replacement. So, at this point you have four pathways forward.

1. Stick with the pine columns you have put in the most recent application and reuse the brackets, and we can do this as a staff review.

2. Install composite columns and reuse the brackets. This would require Commission review, but staff would recommend approval.

3. Install pine columns and composite brackets. This would require Commission review, and staff would recommend denial based on replacement of the brackets.

4. Install composite brackets and columns. This would require Commission review. Staff would recommend approval of the columns and denial of the brackets.

Please let me know what you think and how you'd like to move forward.

Best,
Heather
Teresa Grossi - Homeowner
3/21/22 12:29 PM
Application for Certificate of Appropriateness - 1

Heather
I intend to use the original brackets and hopefully, a composite column and if I can't find enough (most stores only have a few), I will go to pine.
https://www.homedepot.com/p/5-1-4-in-x-5-1-4-in-x-8-ft-Porch-Column-709721/202087424

City of Winston-Salem
Heather Bratland
3/22/22 2:56 PM
Application for Certificate of Appropriateness - 1

That one is pine. This one is the composite. Is this the one you want to use if you can get it?
https://www.homedepot.com/p/HB-G-5-in-x-8-ft-Colonial-PermaPost-Synthetic-Porch-Post-PP0X058CP/202087440
Heather Bratland

From: Grossi, Teresa
Sent: Wednesday, March 23, 2022 10:03 AM
To: Heather Bratland
Subject: Re: [EXTERNAL] Re: COA

*** CAUTION! EXTERNAL SENDER *** STOP. EVALUATE. VERIFY. Were you expecting this email? Does the content make sense? Can you verify the sender? If the email is suspicious: Do not click links or open attachments. Click the Report Message button in Outlook to notify Information Systems.

Oh yes that is the plan since he will need to touch up the top part due to removing the brackets;

Teresa

From: Heather Bratland <heatherb@cityofws.org>
Date: Wednesday, March 23, 2022 at 9:59 AM
To: Grossi, Teresa
Subject: RE: [EXTERNAL] Re: COA

Can you please ask the contractor if it will be possible to paint these columns so that the finish matches the other millwork on the house?

Heather M. Bratland (she/her)
Historic Resources Officer at Forsyth County Historic Resources Commission
336-747-7054 (o)
336-817-7868 (m)
336-747-9428 (f)
heatherb@cityofws.org
100 East First Street, 3rd Floor
PO Box 2511
Winston-Salem, NC  27102

From: Grossi, Teresa
Sent: Wednesday, March 23, 2022 9:52 AM
To: Heather Bratland <heatherb@cityofws.org>
Subject: Re: [EXTERNAL] Re: COA

*** CAUTION! EXTERNAL SENDER *** STOP. EVALUATE. VERIFY. Were you expecting this email? Does the content make sense? Can you verify the sender? If the email is suspicious: Do not click links or open attachments. Click the Report Message button in Outlook to notify Information Systems.

Heather

I apologize – the contractor is trying to find the exact match to mine and the right number needed (which has been a challenge).
I am attaching a picture of what he found – 5 ¼ at the bottom; 6 in at the top (which is exactly what mine are now)

Hope this helps

Teresa

From: Heather Bratland <heatherb@cityofws.org>
Date: Wednesday, March 23, 2022 at 9:38 AM
To: Grossi, Teresa
Subject: RE: [EXTERNAL] Re: COA

Teresa,

Confirming one more time which column you plan to use.

1. Home Depot pine: https://www.homedepot.com/p/5-1-4-in-x-5-1-4-in-x-8-ft-Porch-Column-709721/202087424
2. Lowe’s composite: https://www.lowes.com/pd/Fypon-Durapoly-5-in-x-8-ft-Polyurethane-Square-Column/3825691?cm_mmc=shp-_-c-_-prd-_-mlw-_-ggl-_-LIA_MLW_122_Mouldings-Specialty-Millwork-_-3825691-_-local-_-0-_-0&ds_rl=1286981&gclid=EAIaIQobChMIvJfkyqjX9gIVn7jBx3qVAgHEAQYASABEgKM2vD_BwE&gclsrc=aw.ds

Thanks!
HB&G 5 in. x 8 ft. Colonial PermaPost Synthetic Porch Post

$104.00

Save up to $100 on your qualifying purchase.
Apply for a Home Depot Consumer Card

How to Get It

Delivering to: 27103 | Change

Buy in Store
Limited stock at Winston-Salem

Ship to Home
Not available for this item

Scheduled Delivery
As soon as Tomorrow
$79.00

2 available for delivery to 27103. Schedule at checkout.

How It Works

Internet #202087440 Model #PP0X058CP Store SKU #626402

Product Overview Specifications Questions & Answers Customer Reviews

Home / Building Materials / Moulding & Millwork / Columns & Accessories

Hover Image to Zoom

Questions & Answers (39)

5 in. x 8 ft. Colonial PermaPost Synthetic Porch Post by HB&G

Customer Reviews

5 stars (42)
The HB and G's 5 in. x 8 ft. Colonial PermaPost Synthetic Porch Post is prefinished white and include installation brackets for convenience. Weather and insect proof, PermaPost is load bearing and has a 25-year limited warranty. PermaPost is easy to install and low maintenance. Skirts sold separately.

Frequently Bought Together

Price for all three:
$135.94

Add all three to cart

- This item: 5 in. x 8 ft. Colonial PermaPost Synthetic Porch Post
  $104.00

- PermaPost 5 in. PVC Fastening Kit
  $18.96

- Veranda Traditional/Williamsburg White Line Bracket Kit (4-Piece)
  $12.98

Product Overview

The HB and G's 5 in. x 8 ft. Colonial PermaPost Synthetic Porch Post is prefinished white and include installation brackets for convenience. Weather and insect proof, PermaPost is load bearing and has a 25-year limited warranty. PermaPost is easy to install and low maintenance. Skirts sold separately.

Get Everything You Need (1)

PermaPost
5 in. PVC Fastening Kit

$18.96
### Specifications

#### Dimensions

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Product Depth (in.)</td>
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</tr>
<tr>
<td>Product Height (in.)</td>
<td>96</td>
</tr>
<tr>
<td>Product Width (in.)</td>
<td>4</td>
</tr>
</tbody>
</table>

#### Details

<table>
<thead>
<tr>
<th>Property</th>
<th>Value</th>
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<tbody>
<tr>
<td>Color Family</td>
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<tr>
<td>Color/Finish</td>
<td>white</td>
</tr>
<tr>
<td>Columns &amp; Accessories Product Type</td>
<td>Porch Post</td>
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<tr>
<td>Features</td>
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<tr>
<td>Load bearing limit (lb.)</td>
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<tr>
<td>Material</td>
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</tr>
<tr>
<td>Product Weight (lb.)</td>
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</tr>
<tr>
<td>Shape</td>
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<tr>
<td>Stair Part Type</td>
<td>Column</td>
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</tbody>
</table>

#### Warranty / Certifications

<table>
<thead>
<tr>
<th>Warranty</th>
<th>Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturer Warranty</td>
<td>25 year limited</td>
</tr>
</tbody>
</table>

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### Customers Who Viewed This Also Viewed

[Add To Cart]