The following Minor Work applications have been reviewed and approved by Commission staff from February 9, 2023, to March 15, 2023.

1. **COA2023-015**
   927 West Fifth Street, Winston-Salem
   Andrew D. Mickle House
   West End Historic Overlay District #178
   Contributing
   Request: Replacement of a portion of the front yard fence

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

   The applicant proposes to replace the existing wooden picket fence and gate at the back of the sidewalk with a new wooden picket fence. The new fence will be 36” high with posts mortised to accept the rails and shaped to match the pointed pickets. A solid horizontal trim board will run between the ground and pickets, which is a feature based on a historic photograph of the house and fence. The fence will include a matching picket gate at the walkway to the house. The fence will not impede the view of the house from the 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.

2. **COA2023-016**
   426 South Main Street, Winston-Salem
   Old Salem Historic District #47
   Noncontributing
   Request: Installation of an electrical meter

   **Old Salem Design Review Standards:** Standards 5 and 9 of the Accessory Features section

   The applicant proposes to install a standard electrical meter that is 11” x 15” on the south elevation of the garage. The meter will be installed on the wall approximately 4’ from the southwest corner and 4’ from the ground. The wall with the panel will be screened from the street view with American Hollies. 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. **COA2023-017**
   1015 Brookstown Avenue, Winston-Salem
   Thomas-McClung House
   West End Historic Overlay District #304
   Contributing
   Request: Repair of the retaining wall

   **West End Historic Overlay District Design Review Standards:** Standards 1 and 2 of the Retaining and Other Landscaping Walls section

   The applicant proposes to repair the parged masonry retaining wall at the back of the sidewalk on the left side of the stairs that lead from the sidewalk to the house. The area of work is approximately 45’ long x 3’ high. The applicant will install rebar inside the wall to stabilize the failing sections. Missing and failed sections of the wall will be rebuilt using poured-in-place concrete. The wall will be finished with a parge coat that will be tinted to match the color of the existing parge coat as closely as possible. The applicant will drill 2” holes every 5’ near the base of the wall to create a drainage pathway and relieve hydrostatic pressure. 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. COA2023-021
Right-of-way on Bank and Main Streets adjacent to 501 South Main Street
Old Salem Historic District
Request: Removal of three dying and hazardous maple trees

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

The applicant proposes the removal of three dying and hazardous maple trees in the City’s right-of-way, two on Bank Street and one on South Main Street. The City’s Director of Vegetation Management and staff reviewed the trees on March 8, 2023, and below are the comments from his report.

I evaluated a 24-inch dbh maple tree located on the Bank St. side of 501 Main Street in Old Salem. We were asked to look at this tree by an employee of Old Salem due to a large limb recently breaking out of the tree and landing in the road. This tree has been monitored over the last few years due to its declining health. From what I observed, using a probe and hammer, this tree has a lot of decay present in its trunk and roots. A number of the main roots are dead and some are starting to decay. There is decay present on some of the limbs in the canopy, as well as some in the upper trunk of this tree. The limbs on this tree are sparse and the canopy is much thinner than a healthier tree of this size and age would be. Also, while evaluating this particular tree, I noticed the maple tree east of this one was in poor shape as well. This tree was 20 inches in diameter and the top has broken out sometime in the past. It appears there is decay in the top of the tree where the top is missing, as well as some along the main trunk. The roots on this tree are declining, as well as decay present in the trunk. The canopy is sparse, dead and broken limbs are present, as well as the tree just appearing to be in poor and declining health. Based on these observations, as well as the locations of these trees, I recommend both trees be removed and replaced with new trees next planting season.

I evaluated a 22-inch dbh maple tree located along the City’s right of way in front of 501 Main Street in Old Salem. I was asked to look at this tree by an employee of Old Salem, who approached me while I was evaluating another tree on the Bank St. side of this property. From what I observed, using a probe and hammer, this tree has a lot of decay present in its trunk. Half of this tree appears to have broken off while back, leaving a large section of decay where it once was attached. Also, there appears to be a major injury to the trunk of the tree, running from the bottom of the tree up the majority of the trunk – possibly a lightning strike. Where this injury occurred, there is a lot of decay following the wound. In turn, the limbs that are left on the tree are very weight biased over the road. With the amount of decay present where these limb/s are attached, I would consider this a hazardous situation. Based on these observations, I recommend this tree be removed and replaced with a new tree next planting season.

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. COA2023-022
1208 Brookstown Avenue, Winston-Salem
Smith-Wimbish-Blair House
West End Historic Overlay District #298
Contributing
Request: Expansion of the rear-yard deck and conversion into a screened porch

West End Historic Overlay District Design Review Standards: Standards 7 and 8 of the Entrances, Porches, Enclosures, and Balconies section and Standard 1 of the Decks, Terraces, and Patios section

The applicant proposes to expand the existing modern deck 8’ into the rear yard and 6.5’ to the northwest corner of the house. The expanded deck will be supported on four new wooden posts. An existing roof overhang will be extended to create a shed roof for the porch; the roof will be supported on square wooden
posts. A railing that matches the existing railing on the steps will be installed around the perimeter of the
deck. A screened door will provide access to the steps. The existing deck and the expanded screened
porch are located in an area low visibility. 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. COA2023-023
233 & 237 North Sunset Drive, Winston-Salem
Apartments & Sunset Apartments
West End Historic Overlay District #392 & 391
Noncontributing
Request: Reconstruction of a failed retaining wall

West End Historic Overlay District Design Review Standards: Standards 3 and 7 of the Retaining and
Other Landscaping Walls section

The applicant proposes the reconstruction of a failed retaining wall that runs along the property line between
the two parcels perpendicular to the street. The wall will be 104’ long and will vary in height from 4’ toward
the front of the property to 8’ at the rear of the property. The failed wall was faced with large pieces of
broken up concrete. The applicant proposes to construct the wall from concrete masonry units supported
with steel bars. The wall will be parged with stucco. The new wall will be compatible with the Modernist
character of the Sunset Apartments. Stucco is an appropriate material for walls in areas of high visibility.
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.