

STAFF REPORT
for
May 1, 2019 HRC MEETING

Case #: COA2019-037
Staff: Michelle M. McCullough

Applicant: Donald Dunnagan
Owner: Pacific Rim Inc.

LOCATION

District: West End Historic Overlay District
Street: 901 West Fourth Street
Local Historic: Zevely House
Landmark#: 13

REQUEST(S)

- After-the-fact tree removal

APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES

Forsyth County Design Review Guidelines for Local Historic Landmarks and West End Historic Overlay District Design Review Guidelines.

(Please refer to the applicable sections of the *Guidelines*, as detailed in the staff comments.)

PROJECT DESCRIPTION/ELEMENTS

Please refer to the information provided with the application.

STAFF COMMENTS

The tree that has been removed had dropped several large limbs during the winter storms that damaged an exterior wood seating area. After this incident the applicant and owner found a section of severe rot and feared further large limb loss. They removed the tree to eliminate potential damage to the historic Landmark and people coming to the site. At this time the stump has been left so that it can be used as an outdoor table. No new tree is being conditioned because the location has other mature trees and this location does not have enough room to put a tree of the same size without causing future concerns to the historic property.

STAFF FINDINGS

Commission staff finds that the work is not incongruous with the character of the Landmark and the West End Historic Overlay District guidelines because:

- 1) Removal and replacement of trees is allowed when restoring a historic landscape, if a tree is dead, diseased, hazardous to life or property, or if it is a volunteer or inappropriate variety. Removal and replacement of trees is allowed when a tree is dead, diseased, or dangerous. It is not appropriate to remove large, healthy, mature trees. This tree was hazardous to life and property, as shown by the continual loss of large limbs. (*Site Features and Plantings*, Landmark Guideline 6 and *Vegetation*, West End Guideline 5)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2019-037 at the Zevely House located at 901 West First Street, Local Historic Landmark #13, within the West End Historic Overlay District.