

**STAFF REPORT  
for  
NOVEMBER 4, 2020 HRC MEETING**

**Case #:** COA2020-123  
**Staff:** Michelle M. McCullough

**Applicant:** City of Winston-Salem  
Jeffrey Fansler

**LOCATION**

District: Old Salem Historic District  
Streets: Various  
Buildings: N/A  
Status: N/A  
Local Historic  
Landmark#: N/A

**REQUEST(S)**

- Comprehensive Streetscape and Infrastructure Improvements Project

**APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES**

*Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and 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**

At the September 7, 2016 meeting of the Forsyth County Historic Resources Commission, COA2016-039, the comprehensive streetscape and infrastructure improvements project was approved with an expiration date of September 7, 2019. Staff approved Minor Work COA2018-054 to renew COA2016-039 for one additional year. The applicant has submitted another COA to update the Commission on the project.

**STAFF FINDINGS**

Commission staff finds that the application is not incongruous with the character of the Old Salem District because:

Lighting:

- 1) The proposed new street lighting seeks to replicate existing electric lighting and is compatible with the character of the structures and the District (*Lighting*, Old Salem Guideline 1).
- 2) The installation of eighty-eight (88) new streetlights is proposed. Thirty (30) existing streetlights will be removed and replaced with new streetlights in the same location, and fifty-eight (58) new streetlights will be added at new locations (two are stub- outs for future use only, no streetlight pole will be installed). The new streetlight consists of a replica lamppost and lantern that are compatible in appearance,

location, design, material, finish and scale with the structures, sites, and District. The lantern is a single body piece that includes the collar and finial; custom fabricated finial will match existing light fixtures. LED light bulbs with 0.5-0.7 foot-candles average and dark sky friendly lanterns will reduce light pollution. The new streetlights are custom-made replicas but may be reproduced and manufactured in the future for replacement when necessary (*Lighting*, Old Salem Guideline 3).

- 3) The proposed new streetlight locations are adjacent to streets and sidewalks, compatible with the character of the various sites and the District. The proposed streetlights replicate the existing lighting as close as possible in design, size, finish, and scale. The locations of new lighting are in areas that are compatible with existing locations, adjacent to the street or sidewalk (*Lighting*, Old Salem Guideline 4).

#### Tree Removal and Replacement:

- 4) The proposed project retains and preserves healthy significant landscape features (*Significant Landscape Features*, Old Salem Guideline 1).
- 5) The remainder of the project installs twenty-six (26) new trees. All species were selected from the Trees Native to Wachovia listed in Appendix C of the *Guidelines* on page 72 or suggested by the City's Urban Forester because they are native. The new landscape design incorporates indigenous or historically appropriate plant materials (*Significant Landscape Features*, Old Salem Guideline 3).
- 6) The remainder of the project removes two (2) trees that are in "poor" or "fair" condition, meaning that they are dead, diseased or hazardous to life and/or property (*Significant Landscape Features*, Old Salem Guideline 4).

#### Sidewalk and Curbing Repair:

- 7) The proposed "typical sidewalk repair" will preserve and maintain the topography, patterns, features, and dimensions of the streets and sidewalks by utilizing existing brick that can be salvaged and new brick that matches the existing in design, color, material, pattern, and tooling (*Public Rights-of-Way*, Old Salem Guideline 1, 2, 3, and 6).
- 8) The proposed project will repair sidewalks, curbs, and paving, where needed, to match adjacent materials in design, color, material, pattern, texture, and tooling (*Public Rights-of-Way*, Old Salem Guideline 2).
- 9) The proposed "typical sidewalk repair at existing trees" (temporary installation) will use Klingstone around healthy trees that are not being replaced at this time but are causing the sidewalks to buckle. Once the tree naturally ages out and is removed, the Klingstone will be replaced with a "typical sidewalk repair" (*Public Rights-of-Way*, Old Salem Guideline 4).
- 10) The proposed installation of granite curbing will utilize the existing granite curb, whenever possible. When too deteriorated, new curbing that matches the existing in design, color, material, pattern, texture, and tooling will be used at the same location and height (*Public Rights-of-Way*, Old Salem Guideline 3).
- 11) The proposed ADA accessible curb ramp pavers are required by law. The proposed new pavers will match the adjacent sidewalk in color, material, pattern, and tooling. The texture will include truncated domes which assists the visually impaired (*Public Rights-of-Way*, Old Salem Guideline 3).
- 12) The proposed plan will use original materials when feasible. Sidewalks will be surfaced with brick or stone and curbing will be granite (*Public Rights-of-Way*, Old Salem Guideline 6).

## **STAFF RECOMMENDATION**

Based on the preceding comments, staff recommends that the Commission approve COA2020-123 for the Comprehensive Streetscape and Infrastructure Improvements Project throughout the Old Salem Historic District, with the following conditions:

- 1) Lights installed in the branches of any trees in the Right-of-Way shall be removed when the new streetlights are installed;
- 2) Existing large trees and any other significant landscape features shall be protected from immediate damage during the construction and from delayed damage due to construction activities;
- 3) Existing bricks shall be utilized, unless deemed damaged. If no matching brick exists on site for replacement, a new brick which matches the existing in design, color, pattern, size, texture, and tooling shall be used;
- 4) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 5) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work prior to commencement of that portion of the project; and,
- 6) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.