

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

September 2, 2020

The following Minor Work applications have been reviewed and approved by Commission staff from July 16, 2020 to August 12, 2020.

1. COA2020-086

**Carolina Apartments
840 Carolina Avenue, Winston-Salem
West End Historic Overlay District #247
Noncontributing**

Request: Replacement of the steel casement windows with custom windows by Tri-Built

West End Historic Overlay District Design Review Standards: Standard 2 of the Noncontributing Structures section

Staff Comments: The applicant requests permission to install custom casement windows with muntin patterns to match the original steel casement windows. The steel casement windows are extant in many window openings, but inappropriate replacement windows have been installed in some locations. The custom windows will have simulated divided lights with permanently applied exterior muntins 7/8" wide, which approximates the width of the steel muntins. The applicant has provided a window schedule with six sizes of replacement windows and photographs of the building that key the replacements to corresponding window openings. The replacement windows will recreate the appearance of the original windows. 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. COA2020-087

**House
1251 West Fourth Street, Winston-Salem
West End Historic Overlay District #484
Contributing**

Request: Replacement of the existing deck and removal of exterior stairs to second floor

West End Historic Overlay District Design Review Standards: Standard 1 of the Decks, Terraces, and Patios section and Standard 14 of the Entrances, Porches, Enclosures, and Balconies section

Staff Comments: The applicant requests permission to replace the existing deck at the rear of the house. The deck is located in an area of low visibility. It will be replaced to match the existing footprint and materials, i.e. pressure treated lumber. The applicant will also remove an exterior stairway that provided access to the second floor when the house was used as a duplex. This stairway is located in an area of high visibility and is not a historic feature. 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. COA2020-088

**Stanton House
1008 West End Boulevard, Winston-Salem
West End Historic Overlay District #511
Contributing**

Request: Enclosure of the rear screened-in porch

West End Historic Overlay District Design Review Standards: Standard 8 of the Entrances, Porches, Enclosures, and Balconies section and Standard 1 of the Windows and Doors

Staff Comments: The applicant requests permission to enclose the inset, screened-in porch at the rear façade by adding an exterior wall. The enclosure will be located in an area of low visibility. It will be 9.5' wide. The exterior wall will be continuous with the existing rear walls, rather than projecting out as the screened porch now does. The existing back door will be relocated and incorporated into the enclosure,

which will be clad in the existing aluminum siding. The exterior flooring, roofing, and columns will remain the same. 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. COA2020-089

**W.R. James House
146 Piedmont Avenue, Winston-Salem
West End Historic Overlay District #504
Contributing**

Request: Replacement and expansion of the deteriorated driveway

West End Historic Overlay District Design Review Standards: Standards 3-7 of the Driveways and Parking Areas section

Staff Comments: The applicant requests permission to replace a deteriorated section of driveway and expand the driveway to the rear of the house. The driveway adjacent to the side of the house comprises two concrete strips and gravel, while the portion that is adjacent to the sidewalk and street is solid concrete. The two-strip section of the driveway will be replaced with solid concrete. The driveway will then extend to the rear of the house, cross behind the house, and connect to a single-car parking area at the rear of the lot. It will be 7' wide and constructed using integrally-tinted concrete matched to the extant concrete. 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. COA2020-090

**Winston-Salem Southbound Railroad Freight Warehouse and Office
300 South Liberty Street, Winston-Salem
Local Historic Landmark #82**

Request: Structural repairs and improvements

Forsyth County Design Review Guidelines for Local Historic Landmarks: Guidelines 5 of the Building Interior section

Staff Comments: The applicant requests permission to remove and replace four 6" by 6" support columns. These columns were installed in 1992 during a rehabilitation of the building and therefore are not historic material. Also, eight 12" by 12" support columns will be removed and replaced. There is a total of 72 of this type of columns and the ones to be removed can no longer support the weight of the building due to deterioration of these members. The remaining portion of the project includes installing five new concrete footings, 18 shims to assist with the load bearing qualities of the columns, new sister joists at various locations, 30 additional joist hangers at various locations, and remove and replace three wood beam supports. Upon consideration of the proposed work, staff believes the work meets the *Guidelines* for the Landmark and is in keeping with the character of the Landmark.