

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

April 7, 2021

The following Minor Work applications have been reviewed and approved by Commission staff from February 11, 2021 to March 17, 2021.

1. COA2021-013

**Charles P. Johnston House
1404 Clover Street, Winston-Salem
West End Historic Overlay District #332
Contributing**

Request: Replacement of the asphalt shingle roof and repairs to the second floor balcony

West End Historic Overlay District Design Review Standards: Standards 1 and 3 of the *Roofs* section and Standard 4 of the *Entrances, Porches, Enclosures, and Balconies* section

Staff Comments: The applicant requests permission to install remove the existing asphalt shingle roof and replace it with GAF Timberline HDZ Shingles, a high-definition architectural shingle. Rafter tails and roof forms will be retained, and a sag in the roofline will be repaired. The applicant also proposes to reframe the second floor balcony and columns to match the existing features; these features have been damaged by water infiltration and rot. 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. COA2021-015

**Middleton House
2770 Chatham Farm Road, Winston-Salem
Local Historic Landmark #111**

Request: Interior rehabilitation of the kitchen, butler's pantry, and mudroom

Forsyth County Design Review Guidelines for Local Historic Landmarks: Guidelines 1, 5, 7, and 8 of the *Building Interiors* section of the Landmark Guidelines

Staff Comments: The applicant requests permission to remove and replace asbestos flooring in the kitchen, butler's pantry, and mudroom. The flooring is not original and will be replaced with hardwoods in the butler pantry and ceramic tile in the kitchen and mudroom. Also, the proposed work includes removing cabinets that are not original and replacing them with new cabinetry in the kitchen and butler's pantry. A portion of the kitchen will be used as the laundry room and the butler's pantry will be used as an office. Upon consideration of the proposed work, staff believes the work as proposed meets the *Guidelines* for the Landmark and is in keeping with the character of the Landmark.

3. COA2021-016

**Volz House
916 South Main Street, Winston-Salem
Local Historic Landmark #014
Old Salem Historic District
Contributing**

Request: Porch repair, window and shutter repair and replacement, exterior wood siding and trim painting, removal and replacement of HVAC unit, and vegetation planting in the rear yard

Old Salem Historic District: Guide to the Certificate of Appropriateness (COA) Process and Design Review Guidelines: Guidelines 1 and 3 of the *Entrances, Porches and Balconies* section; Guideline 1-3 of the *Masonry* section; Guidelines 1-4 of the *Windows* section; Guidelines 1-4 of the *Shutters* section; Guideline 1 of the *Paint* section; Guidelines 1, 3, and 9 of the *Accessory Features* section; Guideline 3 of the *Significant Landscape Features* section, all of the District Guidelines. *Forsyth County Design Review Guidelines for Local Historic Landmarks:* Guidelines 1-5 of the *Porches, Entrances, Balconies, and Enclosures* section; Guidelines 1-7 of the *Masonry* section; Guidelines 1-6 of the *Windows* section;

Guidelines 1-5 of the *Paint and Paint Color* section; Guidelines 2, 3, and 8 of the *Site Features and Plantings* section, all of the Landmark Guidelines.

Staff Comments: The applicant requests permission to replace deteriorated porch floorboards and replace and paint in-kind. If necessary, repair stone porch foundation to correct any deterioration issues. Remove and repair one deteriorated window on the north elevation. Repair or replace three deteriorated wood shutters and replace one missing wood shutter in-kind. Repaint the exterior siding and trim of the house. Remove and replace the current HVAC units at the rear of the property. The HVAC units are screened from the public by a wooden fence. Install indigenous plants in the rear yard. Upon consideration of the proposed work, staff believes the work as proposed meets the *Guidelines* for the Landmark and District and is in keeping with the character of the Landmark and District.

4. **COA2021-017**
Duplex
118-120 South Sunset Drive, Winston-Salem
West End Historic Overlay District #565
Contributing
Request: Installation of a rear yard fence

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

Staff Comments: The applicant requests permission to install a black, vinyl-coated chain link fence in the rear yard. The gates will connect to the duplex at the two rear corners, and a section of fence along the southern property line to connect with extant fencing. The fence and gates will be located completely in an area of 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.

5. **COA2021-018**
Jacob Lott Ludlow House
434 Summit Street, Winston-Salem
West End Historic Overlay District #107
Contributing
Request: Replacement of the roof

West End Historic Overlay District Design Review Standards: Standard 3 of the *Roofs* section

Staff Comments: The applicant requests permission to replace the metal shingle roof with a new metal shingle roof. The existing roof is completely deteriorated and leaking in numerous places. The proposed metal shingles closely match the existing metal shingles and are compatible with the special character of the building. 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. **COA2021-019**
Volz House
916 South Main Street, Winston-Salem
Local Historic Landmark #014
Old Salem Historic District
Contributing
Request: Removal of a hazardous volunteer American Holly tree

Forsyth County Design Review Guidelines for Local Historic Landmarks and Old Salem Historic District: Guide to the Certificate of Appropriateness (COA) Process and Design Review Guidelines: Guideline 6 of the *Site Features and Plantings* section of the Landmark Guidelines and Guideline 4 of the *Significant Landscape Features* section of the District Guidelines

Staff Comments: The applicant requests permission to remove a volunteer American Holly that was not part of the historic landscape in pictorial records. The tree is located dangerously close to the historic landmark building, the Volz House. The City's Urban Forester has reviewed the tree, and it is healthy.

However, it is a volunteer tree that is too close to the building and causes continual damage to the roof, siding, porch, foundation, windows, and shutters of the Volz House. The removal is appropriate because it restores the historic landscape in the front of the property and removes the hazardous tree that is damaging the historic landmark. Upon consideration of the proposed work, staff believes the work as proposed meets the *Guidelines* for the Landmark and District and is in keeping with the character of the Landmark and District.

7. COA2021-020

House

105 West End Boulevard, Winston-Salem

West End Historic Overlay District #9

Noncontributing

Request: Replacement of the water-damaged porch floor and ceiling

West End Historic Overlay District Design Review Standards: Standard 1 of the Noncontributing Structures section and Standards 2-4 of the Entrances, Porches, Enclosures, and Balconies section

Staff Comments: The applicant requests permission to replace the rotten and deteriorated porch floor and the failing porch ceiling. Both show evidence of water damage caused by a now-repaired roof leak. The applicant proposes to replace the porch floor in kind with tongue-and-groove wooden flooring. The applicant proposes to replace the non-original plywood ceiling with tongue-and-groove wooden boards that are more consistent with the historic character of the property. The porch railing will be retained and resecured. 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.

8. COA2021-021

Joseph R. Fletcher House

1124 West Fourth Street, Winston-Salem

West End Historic Overlay District #361

Contributing

Request: Construction of a balcony in an area of low visibility

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

Staff Comments: The applicant requests to construct a painted wood balcony in an area of low visibility. The 4' x 6' balcony will be accessed from the second floor of the house. It will sit on top of the roof of the 1948 addition to the house. The wooden railing will be designed to match those on the front of the house. 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.

9. COA2021-022

J.N. Still House

915 West End Boulevard, Winston-Salem

West End Historic Overlay District #389

Contributing

Request: Construction of an in-ground pool and concrete pool deck

West End Historic Overlay District Design Review Standards: Standard 2 of the Accessory Features: Commercial Trash Receptacles and Recreational Features section

Staff Comments: The applicant requests permission to construct a fiberglass, in-ground pool in the rear yard, which is an area of low visibility. The irregularly-shaped pool will be 29'10" long by 13'6" wide. It will be surrounded with a concrete pool deck. 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.