

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

August 4, 2021

The following Minor Work applications have been reviewed and approved by Commission staff from May 13, 2021 to July 14, 2021.

1. **COA2021-036**
Middleton House
2770 Chatham Farm Road, Winston-Salem
Local Historic Landmark #111
Request: Landscaping plan

Forsyth County Design Review Guidelines for Local Historic Landmarks: Guidelines 1-4 of the Setting section; Guidelines 1-3, 6, 8, and 9 of the Site Features and Plantings section; Guidelines 7 and 8 of the Fences and Walls section; Guidelines 7, 8, and 10 of the Walkways, Driveways, and On-Site Parking section; and Guidelines 4-7 of the Exterior Lighting section

Staff Comments: The applicant requests permission to connect the new public road to the primary pedestrian entrance with an asphalt driveway that has a gravel motor court attached. New post lanterns will be installed at both the driveway entrance and the pedestrian landing. The proposed plan includes installing rectangular steppingstones, 2' x 3' each, arranged to formally connect both the north and south sides of the residence to the front steps. The applicant will install a bluestone terrace adjacent to the south elevation, install a brick landing at the base of the existing stairs that lead to the rear door; and install a small bluestone landing, 9' x 7', to connect the house's mud room to the existing circular driveway. A wooden screening fence, 5' high, will be installed to screen the HVAC equipment on the north side of the house. The applicant will install inconspicuous walkway lights along the existing brick walkway at the main pedestrian entrance. The applicant requests permission to remove an oak tree in the front of the house, which is hazardous to the historic building. Various vegetation will be planted around the house. 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.

2. **COA2021-041**
Calvin M. Miller House
621 North Spring Street, Winston-Salem
West End Historic Overlay District #43
Contributing
Request: Installation of a fence

West End Historic Overlay District Design Review Standards: Standards 2, 4, and 5 of the Fences section

Staff Comments: The applicant requests permission to install a fence in the northeast corner of the rear yard. The fence will extend 28' along the northern property line, approximately to the rear corner of the house, and 12' along the rear property line, approximately to the nearest corner of the detached garage. The entire project is located in an area of low visibility. The wooden fence will be 4' high on the northern property line and 6' high along the rear property line and be constructed of dog-eared treated lumber. 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. COA2021-042
Philip Reich House
813 South Church Street, Winston-Salem
Local Historic Landmark #21
Old Salem Historic District
Contributing

Request: Installation of air conditioner unit

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: Guidelines 6 and 7 of the Utilities and Energy Retrofit section of the Landmark Guidelines and the Guideline 3 of the Accessory Features section

Staff Comments: The applicant requests permission to install one mini-split air conditioner unit in the kitchen. The interior unit will be installed above an existing window. The exterior unit will be installed behind the existing fenced HVAC enclosure. The only other exterior feature will be a 2" copper pipe and a 1" condensation drain line that will be covered by a 3"x3" copper square pipe running vertically to the left of the window. 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. COA2021-043
Jones-Heath House
1210 West Fourth Street, Winston-Salem
West End Historic Overlay District #457
Contributing

Request: Installation of a fence and motorized gate

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

Staff Comments: The applicant requests permission to install a 4'-high, black picket aluminum fence in the rear yard. The fence will connect to the rear corners of the house and essentially trace the property lines on the north, south, and east. Behind the house on the north side of the fence, a 4' pedestrian gate will provide access to the side yard. On the southern side of the house, a 12'-wide, motorized estate gate will cross the driveway before the fence turns east to follow the property line to the rear of the lot. The entire project is located 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. COA2021-044
Jacob & Jan Wharton House
609 Jersey Avenue, Winston-Salem
West End Historic Overlay District #235
Noncontributing

Request: Installation of a fence

West End Historic Overlay District Design Review Standards: Standards 2, 3, and 4 of the Fences section

Staff Comments: The applicant requests permission to install a 3.5'-high, black picket aluminum fence in the front yard. The fence will run from the corner of the house along the driveway to the front of the planted yard, turn and follow the sidewalk, and then turn to follow the northern property line back to the house. The entire project is located in an area of high visibility. The fence design, height, and level of transparency are appropriate for the site. The fence does not block the view of the building from the right-of-way, and it will be constructed of aluminum, an appropriate material for a fence adjacent to a street in an area 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.

6. **COA2021-45**
ROW in front of 817 South Church Street, Winston-Salem
Old Salem Historic District
Noncontributing
Request: Removal of diseased Ash tree

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

Staff Comments: The applicant requests permission to remove one diseased 19" dbh Ash tree planted in the City ROW in front of 817 Church Street in Historic Old Salem. The tree has been attacked by the Emerald Ash Borer. Their larva mine and create galleries in the living tissue of the trunk. Their activity destroys the conductive tissues of the tree resulting in death. Over 60 percent of the canopy in this tree is dead. Once dead, the wood of the Ash tree becomes extremely brittle and strongly predisposed to breakage. Given that this tree overhangs a city street, sidewalk and private residence, the potential for damage to person or property is pronounced. Upon consideration of the proposed work, staff believes the work as proposed meets the *Guidelines* for the District and is in keeping with the character of the District.

7. **COA2021-046**
Zevely Inn
803 South Main Street, Winston-Salem
Local Historic Landmark #62
Old Salem Historic District
Contributing
Request: Removal of three hazardous Eastern Red Cedar trees

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

Staff Comments: The applicant requests permission to remove three hazardous Eastern Red Cedar trees. The trees are blocking the fenced in area that contains the HVAC unit that needs to be replaced. The City's Urban Forester reviewed the trees and made the following comments: *"The trees are planted as a screen to block the view of the unit. Since they were planted so close together, they did not develop as they would if given ample space to grow. They are all competing for space and resources. Growing so close in proximity has allowed the foliage to gather little sunlight resulting in significant limb loss in the lower crown of all four trees. The live crown ratio on all of them is very poor. Given the fact they have effectively blocked all access for the needed repairs and their current condition, it is a pragmatic and necessary request they be removed to facilitate repairs."* 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.

8. **COA2021-047**
Walker-Skinner House
1105 Glade Street, Winston-Salem
West End Historic Overlay District #319
Carport is noncontributing
Request: Installation of a garage door and fence

West End Historic Overlay District Design Review Standards: Standard 3 of the Noncontributing Structures section and Standards 2 and 4 of the Fences section

Staff Comments: The applicant requests permission to install a garage door on the existing noncontributing carport at the rear of the lot. The sides and rear of the carport are enclosed with lattice. The entry to the carport, which faces onto an alley, is open. The proposed door is a standard overhead, paneled, metal garage door. One post supporting the carport and one panel of lattice will be removed as part of this project. The addition of a garage door is compatible with the character of the carport and compatible with other garages that face onto the

alley. The applicant also proposes to install a 6'-high aluminum picket fence in an area of low visibility to replace the existing wood-picket fence. The new fence will run between the house and carport along the western property line and between the carport and a neighbor's fence on the northern property line. It will match the neighbor's metal fence in design. The new fence will minimize its impact on the special character of the property and District and will be constructed of an appropriate material. 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. COA2021-048**
Brown-Stokes House
1109 Glade Street, Winston-Salem
West End Historic Overlay District #320
Contributing
Request: Installation of three chimney caps

West End Historic Overlay District Design Review Standards: Standard 8 of the Roofs section

Staff Comments: The applicant requests permission to install copper chimney caps on each of the three brick chimneys. The chimneys are currently uncapped, allowing water, debris, and animals down into the chimneys, which accelerates their deterioration. The gable-roofed chimney caps will be custom constructed from copper, a traditional cap material. The form, materials, and appearance of the chimney caps will not be incongruous with the special character of the house or West End. Similar chimney caps are found elsewhere on the block. 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.

- 10. COA2021-049**
G.W. Orr House
626 Summit Street, Winston-Salem
West End Historic Overlay District #124
Contributing
Request: Installation of a wheelchair ramp

West End Historic Overlay District Design Review Standards: Standards 2, 4, and 5 of the Safety, Accessibility, and Code Requirements section

Staff Comments: The applicant requests permission to install a wooden wheelchair ramp at the front porch of the house. The ramp will include a wooden deck laid on top of the extant porch floor to create a level surface with the entrance door threshold, a ramp section connecting to the deck on the side of the porch, a turn landing, and a ramp section connecting to the sidewalk. The ramp railings will be three horizontal wooden boards supported on wooden posts. The ramp will not be permanently attached to the structure and will not require any alteration of the historic fabric. It is a reversible installation. The ramp is compatible with the house in terms of materials, scale, details, and finish. The design is simple, and the ramp is sited to minimize its visual impact on the formal entry to 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.

- 11. COA2021-053**
City Hall
101 North Main Street, Winston-Salem
Local Historic Landmark #115
Request: Installation of badge readers and video call units

Forsyth County Design Review Guidelines for Local Historic Landmarks: Guideline 7 of the Accessibility, Life Safety, and Code Requirements section

Staff Comments: The applicant requests permission to install badge readers and video call units throughout City Hall. The new security elements will tie into existing units. New channels will be installed through the ceiling and walls, wherever possible, and new ones placed on interior walls will be painted to match the wall. 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.

12. COA2021-054

Anna Johanna Vogler House
823 South Church Street, Winston-Salem
Local Historic Landmark #35
Old Salem Historic District

Request: Installation of two water spigots

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 7 of the Utilities and Energy Retrofit section of the Landmark Guidelines and Guideline 5 of the Accessory Features section of the Old Salem Guidelines

Staff Comments: The applicant requests permission to install two 12" high water spigots, one in the rear and one in the front yard. The spigots will be painted green or brown, once installed, and will be screened with vegetation. Upon consideration of the proposed work, staff believes the work as proposed meets the *Guidelines* for the District and Landmark and is in keeping with the character of the District and Landmark.

13. COA2021-055

Union Station
300 South Martin Luther King Jr. Drive, Winston-Salem
Local Historic Landmark #105

Request: Installation of a plaque in the interior

Forsyth County Design Review Guidelines for Local Historic Landmarks: Guideline 8 of the Building Interiors section

Staff Comments: The applicant requests permission to install one 18"x 24" bronze plaque in the vestibule of the building inside the main entrance at street level. The plaque has gold highlights and brown relief, which will feature the names of the elected officials on January 2019, the date the building rehabilitation was completed. The plaque is not an incompatible contemporary feature, but denotes a historical moment in time, when the station was rehabilitated, adding an educational feature to the building. 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.