

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

December 1, 2021

The following Minor Work applications have been reviewed and approved by Commission staff from October 14, 2021, to November 10, 2021.

1. COA2021-085

**Thomas L. Hubbard House
710 Manly Street, Winston-Salem
West End Historic Overlay District #216
Contributing**

Request: Installation of retaining walls and hardscaping; replacement of front porch floor

West End Historic Overlay District Design Review Standards: Standards 4-7 of the Retaining and Other Landscaping Walls section; Standards 3-5 of the Walkways and Steps section; Standard 2 of the Landscape Features section; and Standards 1-4 of the Entrances, Porches, Enclosures, and Balconies section

Staff Comments: The applicant requests permission to install two brown ashlar-veneer retaining walls with mortar joints in areas of high visibility. One will be located at the northeast corner of the lot, adjacent to the sidewalk, where it will support a significant existing slope. The second retaining wall will support a slope in the side yard adjacent to the shared driveway. The new walls are compatible with the existing walls that contribute to the character of the West End and the site in terms of setback, size, height, and scale. The new walls follow the topography of the site and will be veneered with stone, which is an appropriate material for new walls in areas of high visibility.

The applicant also proposes to add slab stone steps to traverse the grade between the side yard and shared driveway; a new integrally-tinted, poured-in-place concrete walkway will connect the steps to the side porch. The existing concrete walkway to the public sidewalk is extremely deteriorated and will be replaced with an integrally-tinted, poured-in-place sidewalk. The steps and walkways are compatible with the special character of the West End. Concrete and stone are appropriate materials for walkways and steps in areas of high visibility.

A dress coat of 1-3" river rock will be installed over gravel in the side yard to funnel water runoff from higher ground into a French drain that will be installed below grade. River rock is a ground cover material that would have been available before 1930 and is appropriate for use in an area of high visibility.

The existing poured-in-place concrete front porch floor is significantly deteriorated and cracked from the growth of tree roots. It will be removed and replaced with a new integrally-tinted concrete floor with the same dimensions. 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. COA2021-088

**(Former) Outbuilding #2, Hanes-Hill House
1216 Glade Street, Winston-Salem
West End Historic Overlay District #365
Contributing**

Request: Replacement of roof shingles and copper features; installation of new downspouts

West End Historic Overlay District Design Review Standards: Standard 1 and 3 of the Roofs section

Staff Comments: The applicant requests permission to replace the asphalt shingle roof with new architectural asphalt shingles. All flashing and valley liners will be replaced with new copper. The existing half-round gutters and round downspouts will be replaced with new copper gutters and downspouts matching the existing shape and size. Two new copper downspouts will be installed at the foot of the valleys

on either side of the central front roof gable and connect to the existing downspouts on the building corners. Iron snow guards will be installed on the lower slope of the roof. The standing seam copper roof over the entry will be replaced in-kind. This work will retain and preserve the historic roof form and copper detailing, prevent water infiltration, and divert water away from 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.

3. COA2021-091

City Hall

101 North Main Street, Winston-Salem

Local Historic Landmark #115

Request: Installation of memo boards in the elevators

Forsyth County Design Review Guidelines for Local Historic Landmarks: Standards 1, 2, 3, 7, and 8 of the Building Interiors section

Staff Comments: The applicant requests permission to install memo boards in the elevators. The memo boards will be 22"x36" MAGFrame to be installed in the noncontributing elevators to eliminate the clutter of paper flyers taped to the walls of the elevator. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the Landmark and is in keeping with the character of the Landmark.

4. COA2021-092

Brown House

294 West End Boulevard, Winston-Salem

West End Historic Overlay District #91

Contributing

Request: Installation of two chimney caps

West End Historic Overlay District Design Review Standards: Standard 1 and 8 of the Roofs section

Staff Comments: The applicant requests permission to install two curved metal chimney caps on the existing brick chimneys. The chimneys are currently uncapped, allowing water, debris, and animals into them, which is causing deterioration. The caps will protect the historic chimneys. The materials, design, size, scale, and style of the chimney caps are compatible with the special character of the West End and Brown 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.

5. COA2021-093

Fred B. Trivette House

1508-1510 Jarvis Street, Winston-Salem

West End Historic Overlay District #574

Contributing

Request: Replacement of the rear yard deck

West End Historic Overlay District Design Review Standards: Standard 1 of the Decks, Terraces, and Patios section

Staff Comments: The applicant requests permission to remove the existing deteriorated rear yard deck and deck stairs. A new deck and stairs will be constructed in the same location, although the deck will be 12' wide instead of the current 17.2'. The flooring, rails, pickets, and support posts will be wood. The deck is located in an area of low visibility; it will not extend beyond the sides 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. COA2021-094
Bowman and Elizabeth Gray House
5909 Brookberry Farm Road, Lewisville
Local Historic Landmark #141

Request: Installation of an orchard, vegetative hedges, gate and entrance pillars

Forsyth County Design Review Guidelines for Local Historic Landmarks: Standards 1-4 of Site Features section, Standards 1-5, 7, and 8 of the Site Features and Plantings section; and Standards 7-10 of the Fences and Walls section

Staff Comment: The applicant requests permission to plant an orchard, install a new entrance gate and pillars at the front of the property, and two new vegetative hedges. The orchard will be planted in an area that was once a garden for the Gray family. The orchard will include five circular groves of fruit trees and one half circle, approximately 28 trees. Inside each circle will be planted wildflowers and herbs. The new gate will be constructed of wood, two panels, 18' wide and installed at the front entrance of the property. The new brick pillars will be 16" square and up to 4' tall with a soldier course at the top. There exist similar brick pillars on the estate. The new pillars will be installed along the driveway and entrance to the property. The current owner discovered on-site concrete sculptures that previously were located on top of two of the existing pillars. The sculptures will be reinstalled. The new hedge will be of Burford Hollies, which are a variety already found on the property. They will be installed between the house and the vegetable garden to the new property line (west). Another row of Burford Hollies will be planted along the existing fence line in front of the west side of the swimming pool. This line of hollies will connect with the existing hollies at the southwest corner of the swimming pool and extend approximately 30'. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the Landmark and is in keeping with the character of the Landmark.