

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

January 5, 2022

The following Minor Work applications have been reviewed and approved by Commission staff from November 11, 2021, to December 15, 2021.

1. **COA2021-096**
Boys School
3 Academy Street, Winston-Salem
Local Historic Landmark #49
Old Salem Historic District Lot #30
Request: Replacement of wooden gates

Forsyth County Design Review Standards for Local Historic Landmarks and Old Salem Historic District Guide to the Certificate of Appropriations (COA) Process and Design Review Standards: Landmark Standards 3, 5, 7, 8, and 10 of the Fences and Walls section and Old Salem Historic District Standards 4, 6, 7, and 10 of the Fences section

Staff Comments: The applicant requests permission to remove the existing deteriorated gates at the Boys School and replace them with new gates made of cypress wood in the same location, dimension, detail, and material as the existing gates. The only design change is the addition of a vertical stile to the framing to keep the gates from racking. The corners will be mortise and tenoned with the diagonal brace let in to stay consistent with historic building practices and to add stability. The dimensions of the framing material will be reduced to minimize weight. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the Landmark and District and is in keeping with the character of the Landmark and District.

2. **COA2021-097**
Summit Street Pharmacy
490-492 West End Boulevard, Winston-Salem
West End Historic Overlay District #99
Contributing
Request: Replacement of the rear door

West End Historic Overlay District Design Review Standards: Standards 8 and 10 of the Windows and Doors section and Standards 1, 2, and 3 of the Safety, Accessibility, and Code Requirements section

Staff Comments: The applicant requests permission to remove the existing rear door and replace it with a code-compliant door, which will serve as a second means of egress. The door is in an area of low visibility. The existing door is 6' 5" tall and 4' wide. Code requires a door at least 6' 8" high. The doorway will be lengthened by 3" and narrowed by approximately 16", using concrete block to infill the wall. The wall will be parged with stucco to match the existing wall. The new door and frame will be painted metal, matching the existing door. 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. **COA2021-098**
City Hall
101 North Main Street, Winston-Salem
Local Historic Landmark #115
Request: Installation of security doors on the third floor

Forsyth County Design Review Standards for Local Historic Landmarks: Standards 1-3, 7 and 8 of the Building Interiors section and Standards 1, 2, 6 and 7. of the Accessibility, Life Safety, and Code Requirements section

The applicant requests permission to install a set of wooden security doors in the hall on the third floor of City Hall. The new doors are being installed to meet with current Fire and Building Codes. There will be two doors, each with one glass window panel to match existing interior doors in the building. 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. COA2021-099

Mooney-Moore House

1410 West First Street, Winston-Salem

West End Historic Overlay District #450

Contributing

Request: Replacement of the roof shingles, house numbers, and porch light; installation of pea gravel

West End Historic Overlay District Design Review Standards: Standards 1 and 3 of the *Roofs* section; Standard 14 of the *Signage* section; Standard 1 of the *Exterior Lighting* section; and Standard 2 of the *Landscape Features* section

Staff Comments: The applicant requests permission to replace the existing asphalt roof shingles, house numbers, and porch ceiling light, and to install pea gravel in the side yard. The existing asphalt roof shingles will be replaced with charcoal architectural shingles without any change to the historic roof form or features. The brass house numbers will be replaced with antiqued copper house numbers. The light fixture flush mounted on the porch ceiling will be replaced with a new fixture with a copper patina. The location, design, size, and scale of the fixture are compatible with the character of the building. Gray, 7 mm pea gravel will be installed between the house and fence on the east side of the house. Pea gravel is an appropriate ground cover material to use 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.

5. COA2021-100

Cabaniss House

709 Manly Street, Winston-Salem

West End Historic Overlay District #212

Contributing

Request: Landscape alterations, deck construction, and changes to garage fenestration

West End Historic Overlay District Design Review Standards: Standards 3 and 5 of the *Walkways and Steps* section; Standards 1-3 of the *Exterior Lighting* section; Standards 12 and 14 of the *Entrances, Porches, Enclosures, and Balconies* section; Standard 2 of the *Landscape Features* section; Standards 1-4 of the *Decks, Terraces, and Patios* section; Standards 2 and 3 of the *Accessory Features: Commercial Trash Receptacles and Recreational Features* section; Standard 9 of the *Retaining and Other Landscaping Walls*; Standard 9 of the *Windows and Doors* section; and Standard 6 of the *Garages and Accessory Buildings* section

Staff Comments: In the front yard, the applicant requests permission to replace the concrete stairs and walkway with Pine Hall brick to match the foundation of the house. The design of the replacement walkway and stairs is compatible special character of the West End and house, and brick is an appropriate material. The applicant proposes to replace the existing front entry lights with traditionally-styled copper lanterns. A matching post light will be installed adjacent to the steps to the public sidewalk, and a lantern will be installed in the gable end of the rear-yard garage. The location, design, size, and scale of the light fixtures are compatible with the special character of the property and district. The applicant proposes to install a lattice panel between the existing posts on the right side of the front porch to provide screening between their property and the neighbor. The lattice materials and design will match the existing lattice between the porch posts. The lattice is compatible with the historic character of the property and will not create a false historical appearance. The applicant proposes to add washed river color river jack stones around the base of a tree in the front yard adjacent to the driveway and in rear yard planting beds. Natural stone is an appropriate ground cover material.

In the rear yard, the applicant proposes to remove the existing concrete patio and driveway. They will be replaced with a brick patio. Brick is an appropriate patio material, and the design of the patio is compatible with the special character of the property and site. The applicant proposes to expand the existing deck on the rear of the house by approximately 10' to the side, matching the existing depth. The existing deck stairs will be removed, and a new set of steps will be constructed from the expanded deck to access the yard. A Weber grill will be installed on the deck in a pressure-treated cabinet with granite countertop. A new 10'x8' deck will be constructed from pressure-treated lumber at the back of the garage; the railings will match the existing deck on the house. A hot tub will be located on the garage deck. A brick and granite cobble fireplace with two seat walls will be constructed on the brick patio to the side of the garage. Two 2'-high brick retaining walls will be constructed to create flat areas of lawn; the walls will not impact any historic site features or significantly alter the topography.

The applicant proposes to change the garage fenestration. The overhead roll up door will be replaced with custom, wooden swinging carriage doors. On the side wall of the garage, the 6-light window will be removed. Sliding carriage doors that match the swinging carriage doors will be installed in its location. On the rear wall of the garage, four salvaged casement windows will be installed. 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. COA2021-101
Cabaniss House
709 Manly Street, Winston-Salem
West End Historic Overlay District #212
Contributing**

Request: Addition of a side porch on the garage

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

Staff Comments: The applicant proposes to construct a porch on the right side of the garage, which is an area of low visibility. The porch floor will be a previously-approved brick patio. The porch will have a 20'x16' side gable roof, matching the pitch and proportions of the end gable garage roof. The wooden structure of porch roof will match the open trusses of the interior of the garage; the wooden posts supporting the porch roof will match the studs visible inside the garage. 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.