

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

February 2, 2022

The following Minor Work applications have been reviewed and approved by Commission staff from December 16, 2021, to January 12, 2022.

1. COA2021-102

**Summit Square Apartments
651 Summit Street, Winston-Salem
West End Historic Overlay District #119
Noncontributing**

Request: Replacement of the asphalt shingle roof

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

Staff Comments: The applicant proposes to replace the existing three-tab asphalt shingle roof with an architectural asphalt shingle roof in the same color. The gutters and wooden fascia and soffits will be repaired as needed. Summit Square Apartments is a noncontributing building with no individual architectural significance. The new roof is compatible with the style and 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.

2. COA2022-002

**Summit Apartments
608 Summit Street, Winston-Salem
West End Historic Overlay District #120
Contributing**

Request: Replacement of door and lights; removal of modern egress stairs; installation of an entry canopy; and alteration of window guards

West End Historic Overlay District Design Review Standards: Standards 5 and 12 of the Windows and Doors section; Standard 6 of the Safety, Accessibility, and Code Requirements section; Standards 1 and 14 of the Exterior Lighting section; Standard 1 of the Entrances, Porches, Enclosures, and Balconies section; and Standard 10 of the Driveways and Parking Areas section

Staff Comments: The applicant proposes to replace the damaged front door with a replica of the existing front door. The metal fire ladder on the side of the building will be removed. The modern metal egress stair and door on the rear façade will be removed. The applicant proposes to restore the rear doorway to its original configuration as a window, installing a 6/1 window with awning to match the adjacent historic windows. The applicant proposes to install a flat-roofed masonry canopy over the side door, using a simplified version of the main entrance canopy without the scroll brackets to avoid creating a false historical appearance. The applicant proposes to add square masonry caps to the top of the brick light posts at the front porch and to replace the lanterns on the posts; a coordinating light will be installed at the side entrance. The applicant also proposes to replace the mismatched security lighting around the building with new LED security lights with dark housings. The lights are compatible with the character of the building in location, design, size, and scale. The applicant proposes to modify the existing metal window guards by adding metal sides and floor sections, matching the existing design and materials, to create 2 ½' deep balconies that will allow the adjacent French doors to open. Finally, the applicant proposes to add new concrete curb stops and striping to the parking lot behind 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. **COA2022-003**
Anna Johanna Vogler House
823 South Church Street, Winston-Salem
Local Historic Landmark #35
Old Salem Historic District
Request: Replacement of steps on the 1977 addition

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 7 and 10 of the Porches, Entrances, Balconies, and Enclosures section and Old Salem Historic District Standard 3 of the Walkways and Steps section

Staff Comments: The applicant proposes to replace the stone and wood steps on the 1977 non historic addition that were installed in 2019 with a set of brick steps to match the existing rear patio. The brick steps would be 48" wide and would be centered under the door. The stoop will include a three foot landing in front of the door. 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.

4. **COA2022-004**
William S. Shepherd House
903 West End Boulevard, Winston-Salem
West End Historic Overlay District #387
Contributing
Request: Removal of exterior stair and deck repair

West End Historic Overlay District Design Review Standards: Standards 1 and 5 of the Decks, Terraces, and Patios section

Staff Comments: The applicant proposes to remove a modern wood stair that provided access to the top-floor apartment when the house was used as apartments. Now that the house has been restored to single-family use, the stair is unnecessary. Any areas where the stair attachments have damaged the pebbledash wall surface will be repaired. After removal of the stair, the deck will not cantilever beyond the side of the house. New wooden posts will be installed where the main floor deck shares supports with the stair. Missing wooden decking and a new wooden railing matching the existing railing will be installed on the lower 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.

5. **COA2022-005**
William S. Shepherd House
903 West End Boulevard, Winston-Salem
West End Historic Overlay District #387
Contributing
Request: Installation of a front yard fence

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

Staff Comments: The applicant proposes to install a 48" high, painted wood picket fence in the front yard. The fence will be located around the perimeter of the front yard with a double-gate at the walkway and a single-gate on the Forsyth Street side. The pointed pickets, height, and 1 ¼" picket spacing will match the fencing already located on the property. The fence does not impede the view of the building from the right-of-way, and the design minimizes the impact on the special character of the property and West End. 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.