

**Minor Work Approval and Other Requests Report
Forsyth County Historic Resources Commission
March 2, 2022**

The following Minor Work applications have been reviewed and approved by Commission staff from January 13, 2022, to February 9, 2022.

1. COA2022-006

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

Request: Minor grading and installation of a retaining wall, patio, and walkway

West End Historic Overlay District Design Review Standards: Standards 4-7 of the *Retaining and Other Landscaping Walls* section; Standard 1 of the *Accessory Features: Commercial Trash Receptacles and Recreational Features* section; Standards 2-3 of the *Decks, Terraces, and Patios* section; Standards 4-5 of the *Walkways and Steps* section; and Standard 10 of the *Driveways and Parking Areas* section

Staff Comments: The applicant proposes to install an 18' long, 2-3' high masonry retaining wall at the back of the sidewalk south of the driveway. The materials and details of the retaining wall will match those of the retaining wall north of the driveway. An area of asphalt approximately 36'x18' in the area directly behind this retaining wall will be removed, and the land will be graded to create a flat planting area to provide additional screening for the parking lot and dumpster. At the back of this planting area, a concrete pad will be poured to create a dedicated, screened location for the dumpster. The new wall is compatible with existing walls that contribute to the special character of the property and West End; it is compatible with the site topography, setback, size, height, and scale. Masonry is an appropriate material for new walls. The applicant proposes to pour a 13'x16' concrete patio in the yard at the north end of the site to provide a recreational space for residents. The patio is screened from the sidewalk with vegetation and is compatible with the special character of the building and site. The applicant also proposes to remove a small area of the asphalt driveway and pour a 3' wide, curbed, concrete sidewalk to connect the apartment building breezeway with the public sidewalk. The new walkway is compatible with existing walkways that contribute to the character of the West End, and it follows the topography of the site. Concrete is an appropriate walkway material. Finally, the applicant proposes to install white/gray curb stops at the heads of parking spaces that abut 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. COA2022-007

**Gregg House
909 West End Boulevard, Winston-Salem
West End Historic Overlay District #388
Contributing**

Request: Replacement of the tin and asphalt shingles

West End Historic Overlay District Design Review Standards: Standards 1-3 of the *Roofs* section

Staff Comments: The applicant proposes replace the existing tin and asphalt shingles, which have reached the end of their useful life. The tin shingles are only found on the pyramidal roof of the original house, and they are badly rusted and deteriorated. The roof is leaking. Asphalt shingles are located on the front/side porch roof and the rear additions. The applicant proposes to replace the tin shingles and front/side porch asphalt shingles with a matte black metal shingle with a stamped pattern that matches the original shingle pattern. The applicant proposes to replace the asphalt shingles on the addition with architectural asphalt shingles. New flashing will be copper. 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. COA2022-008
David Reid House
1820 South Main Street, Winston-Salem
Local Historic Landmark #42

Request: Construct a cement area in the rear yard for a basketball court

Forsyth County Design Review Standards for Local Historic Landmarks: Standards 1-4 of the *Setting* section and Standards 1-3 and 8 of the *Site Features and Plantings* section

Staff Comments: The applicant proposes constructing a 24' x 24' cement pad in the rear yard adjacent to the garage. No site or vegetation features will be removed to install the pad. The yard is currently primarily dirt and does not have any significant features. The pad will not be visible from street level and will be contained within the current fencing that is installed around the perimeter of the yard. 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. COA2022-009
Korner's Folly
413 South Main Street, Kernersville
Local Historic Landmark #66

Request: Summer kitchen rehabilitation

Forsyth County Design Review Standards for Local Historic Landmarks: Standards 1-8 of the *Building Interiors* section, Standard 3 of the *Settings* section, and Standards 4 and 5 of the *Walkways, Driveways, and On-Site Parking* section

Staff Comments: The applicant proposes to repair foundation damage due to tree roots. The work will include excavating and pouring a new concrete slab foundation, within the original brick perimeter wall, and parging the exterior brick foundation, to restore the original aesthetic. Replacing the cracked exterior sidewalk. Removing modern tile that was added in the 1950s and replacing it with penny tiles to replicate the flooring used throughout the house. Shoring and stabilizing the wood paneled walls in place, repairing trim as necessary, and adding insulation to protect from pests and temperature fluctuations. The original paneling, windows, and doors will be retained. Repairing the custom built-in shelves, as needed, and painting the interior and exterior. 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.