

**Minor Work Approval and Other Requests Report
Forsyth County Historic Resources Commission
May 4, 2022**

The following Minor Work applications have been reviewed and approved by Commission staff from March 17, 2022, to April 13, 2022.

1. **COA2022-022**
Ray B. Diehl House
701 Manly Street, Winston-Salem
West End Historic Overlay District #210
Contributing
Request: Installation of a fence

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

Staff Comments: The applicant proposes to replace the existing wooden privacy and prefabricated lattice fence in the rear and side yards with a 72"-high, articulated, vertical board wood fence. A double-gate will be replaced at the rear property line. The fence will enclose a portion of the rear yard and extend along the southern property line next to the sidewall of the house. A small section with a single-gate will be replaced where the fence returns from the property line to the southern sidewall of the house. A new section of fence will be installed along the southern property line from the gate approximately 30' toward the sidewalk. This section of fence will screen the house, porch, and front yard from a noncontributing apartment building to the south and discourage residents of the apartment building from depositing trash in the front yard. The new fence will not impede the view of the house from the public right-of-way as it is already blocked from the south by the apartment building, and it will only be seen end-on from the street. It will screen a portion of the noncontributing apartment building from public view. The fence is articulated, and constructed from wood, which is an appropriate material for fences in an area of high visibility. The fence minimizes its impact on the special character of the 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.

2. **COA2022-023**
House
228 Glade View Court, Winston-Salem
West End Historic Overlay District #617
Noncontributing
Request: Installation of a fence

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

Staff Comments: The applicant proposes to install two fences in the front yard of the house, which faces onto West End Boulevard. A 3'-high, black metal picket fence will be installed along the brick retaining wall that supports the patio and down the adjacent slope that connects the patio with the lower yard. A 4'-high black metal picket fence of the same design will be installed along the north and west property lines from the corner of the front porch to the garage. This fence will include a gate at the garage. The height, transparency, and design of the fences minimize their impact on the special character of the West End. The fences will not impede the view of the house from the right-of-way. Metal is an appropriate material for fences in areas 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.

3. **COA2022-024**
House
1233 Glade Street aka 231 Glade View Court, Winston-Salem
West End Historic Overlay District #613
Noncontributing
Request: Installation of heaters on the rear porch

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

Staff Comments: The applicant proposes to install four infrared heaters on the ceiling of the rear porch. The porch is located in an area of low visibility, and the heaters will not be visible from Glade Street. The house was constructed in 2018 and is noncontributing to the West End. The heaters are compatible with the modern character of 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.

**4. COA2022-025
Summit Square Apartments
651 Summit Street, Winston-Salem
West End Historic Overlay District #119
Noncontributing**

Request: Replacement of the windows and four exterior doors; painting the brickwork; installation of gutters

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

Staff Comments: Summit Square Apartments is a noncontributing building with no individual architectural or historical significance. The applicant proposes to replace the original ca. 1970 aluminum windows, many of which are cracked or inoperable, with 1/1 white vinyl windows. The proposed replacement windows are compatible with the style and character of the building. Four exterior doors will be replaced with 6-panel, metal exterior doors. Three of the doors proposed for replacement are interior grade, and the fourth has a non-matching panel configuration. The applicant proposes to paint the brick exterior, including caulking and the replacement of trim as needed. Painting of the modern brick will not damage the building, and it will help the structure blend with its painted neighbors. The installation of gutters 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.

**5. COA2022-026
Dr. Robert H. Jones House
643 North Spring Street, Winston-Salem
West End Historic Overlay District #46
Contributing**

Request: Replacement of the asphalt shingle roof and skylights

West End Historic Overlay District Design Review Standards: Standards 1 and 7 of the Roofs section

Staff Comments: The applicant proposes to remove the existing shingles, repair the sheeting as needed, and install new black architectural shingles. Existing metal flashing at all roof penetrations will be repaired or replaced, as needed. The existing metal drip edge will be replaced in-kind. The applicant also proposes to replace the existing skylights with new Velux skylights, which are flat and will be deck mounted. The distinctive roof forms and features that contribute to the special character of the house will be retained and preserved. The skylights are 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.

**6. COA2022-027
William S. Shepherd House
903 West End Boulevard, Winston-Salem
West End Historic Overlay District #387
Contributing**

Request: Replacement of the rear-yard patio

West End Historic Overlay District Design Review Standards: Standards 2 and 3 of the Decks, Terraces, and Patios section

Staff Comments: The applicant proposes to remove the existing patio, which is constructed from poured-in-place concrete that is deteriorated. The applicant proposes to install pavers in a mix of sizes to mimic the appearance of historic cobblestone. The location and dimensions of the patio will not be altered. The patio is in the rear yard, in an area of low visibility. The proposed patio is compatible with the special character of the house and site. Pavers and appropriate material for patios. 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.

7. COA2022-031

William S. Shepherd House
903 West End Boulevard, Winston-Salem
West End Historic Overlay District #387
Contributing

Request: Replacement of side yard walkway and patio

West End Historic Overlay District Design Review Standards: Standards 3 and 5 of the Walkways and Steps section

Staff Comments: The applicant proposes to remove the existing patio and walkway, which are constructed of irregular stones set in concrete. Neither feature is documented or identified as character defining in the *West End Historic Overlay District Report*. The surfaces are cracked and uneven, making it hazardous to use them. The applicant proposes to repave them using rectangular and square brick pavers. The dimensions of the walkway and patio will not be changed. The walkway will be rectangular pavers laid in a basketweave pattern. The patio will be square pavers laid in a diamond pattern with rectangular pavers forming a border. The design of the walkway and patio are compatible with the special character of the property and West End; brick is an appropriate walkway and patio 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.

8. COA2022-032

P. Oscar Leak House
1101 Glade Street, Winston-Salem
West End Historic Overlay District #318
Contributing

Request: Installation of a pool, fence, pergola, and pavers

West End Historic Overlay District Design Review Standards: Standard 4 of Fences section; Standard 2 of the Accessory Features: Commercial and Trash Receptacles and Recreational Features section; Standard 4 of the Landscape Features section; and Standard 3 of the Decks, Terraces, and Patios section

Staff Comments: The applicant proposes to renovate the rear yard, an area of low visibility, by installing a pool, fence, pergola, and pavers. The existing fence at the back of the driveway and parking area will be removed and replaced with a 6' high fence, constructed with metal posts supporting horizontally-mounted, stained wood boards. The fence is in an area of low visibility and is not adjacent to the street. Inside the fenced yard, the applicant proposes to install a 20' 7" x 11' 4" in-ground pool with a 12" wide curb. A 116" x 114" black metal pergola with a louvered privacy panel and LED lighting will be installed in one corner of the pool area. The pool and pergola are recreational features that will be installed in an area of low visibility. Square, 4' x 4' concrete pavers will be installed around the pool with synthetic turf between the pavers. Synthetic turf is not an inappropriate ground cover in an area of low visibility. Concrete pavers are an appropriate paving 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.