

**Minor Work Approval and Other Requests Report  
Forsyth County Historic Resources Commission  
August 3, 2022**

The following Minor Work applications have been reviewed and approved by Commission staff from May 12, 2022, to July 13, 2022.

**1. COA2022-039**

**Belo House**

**455 Main Street, Winston-Salem**

**Old Salem Historic District**

**Request: Removal of window air conditioning units and installation of electrical mini-split units in the rear of the building**

*Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Standards: Standards 1, 5, and 9 of the Accessory Features section*

The applicant proposes to remove all the window air conditioning units and install on the rear elevation new mini-split electric heat pumps for all the units and common areas. The rear of the building faces a privately owned pedestrian walkway that leads to God's Acre and there is vegetation screening of a majority of the building. There will be four locations on the ground, where five units, at each location, will be placed along the wall of the building. Between floors two and three on the rear wall will be five locations with two units each. All lines and fasteners will be installed through the mortar joints, not the historic bricks. All the electrical lines and conduit will be painted white to match the building. The new units will be in a white color that matches the building as close as possible. 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. COA2022-040**

**Right-of-Way, bridge, adjacent to 2100 Bethabara Road, Winston-Salem**

**Bethabara Historic District**

**Request: Replacement of deteriorated existing non-contributing bridge and abutments**

*Bethabara Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Standards: Standards 1 and 2 of the Public Rights-of-Ways section*

The applicant proposes to remove the existing deteriorated bridge over Monarcas Creek. One end of the bridge is located in the Bethabara Historic District adjacent to 2100 Bethabara Road. The road that the bridge is part of is the only means of egress for the property owner of 2106 Bethabara Road. The existing bridge, to be removed, has a 16' x 12' approximate deck span and has a timber deck and railroad rails understructure. It has been deemed dangerous and requires replacement. Also, to be removed are the existing concrete/stone/block abutments inlaid into embankments. The new bridge will be a 35' wide, HS-20 rated, 40-ton weight capacity stringer style understructure using four I-beams anchored to the abutments. The deck of the bridge will be 4"x 6" x 12' DOT approved timber deck atop the understructure. New abutments will be monolithic, reinforced concrete. 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. COA2022-041**

**House**

**214 North Sunset Drive, Winston-Salem**

**West End Historic Overlay District #404**

**Noncontributing**

**Request: Replacement of rear-yard deck**

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

The applicant proposes to replace the existing rear-yard deck, stairs, and landing with a new deck. The proposed deck will span the width of the house at the first floor – the level of the current landing – and extend 16’ into the yard. A set of steps located within the deck perimeter adjacent to the house will connect the deck to grade. Decking will be 1 ¼”x6” wooden boards. The deck will be supported on 6”x6” wooden posts. Wooden posts, base rails, and cap rails will support round aluminum pickets for the railings on the perimeter of the deck and down the stairs. The proposed deck will be located in an area of low visibility, and it will not cantilever beyond the sides of the house. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the West End and is in keeping with the character of the West End.

4. **COA2022-043**  
**Wallace-Sosnik-Sharp House**  
**118 Piedmont Avenue, Winston-Salem**  
**West End Historic Overlay District #499**  
**Contributing**  
**Request: Installation of a screen door**

*West End Historic Overlay District Design Review Standards: Standards 1 and 15 of the Windows and Doors section*

The applicant proposes to install a wooden screen door at the main entrance of the house. The wooden screen door has been stored on site and matches the size of the doorway. The doorway has stops for the screen door to sit against. The screen door uses mortise and tenon construction, and the solid panel below the screen mimics the panels below the door lights and side lights. It is likely that the screen door is contemporaneous with the date of construction. It is compatible special character of the house and West End. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the West End and is in keeping with the character of the West End.

5. **COA2022-044**  
**Martin-Cohen House**  
**1146 West End Boulevard, Winston-Salem**  
**West End Historic Overlay District #538**  
**Contributing**  
**Request: Repaving of a deteriorated driveway**

*West End Historic Overlay District Design Review Standards: Standards 1, 3, and 6 of the Driveways and Parking Areas section*

The applicant proposes to repave an existing unopened gravel alley, which functions as a driveway, with concrete. There are pieces of deteriorated concrete below the gravel. Before repaving, the gravel and concrete will be removed, and the ground will be leveled to smooth out potholes and other surface imperfections. The dimensions, topography, and location of the driveway will not be altered. Integrally-tinted concrete is an appropriate paving material for driveways. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the West End and is in keeping with the character of the West End.

6. **COA2022-045**  
**Shore Lehman House**  
**5524 Main Street, Bethania, NC**  
**Local Historic Landmark #101**  
**Request: Reconstruction of shed addition on an outbuilding**

*Forsyth County Design Review Standards for Local Historic Landmarks: Standard 6 of the Outbuildings and Garages section*

The applicant proposes to reconstruct a shed addition on the southern wall of the existing garage to restore the outbuilding to its original appearance and function. The addition will match the original shed-roofed lean-to in massing, form, proportion, height, roof shape, and relationship of solids to voids in the exterior

walls, using a photograph of the building prior to the removal of the shed addition as a guide. The materials for the roof, foundation, siding, and floor will match the existing 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.

7. **COA2022-046**  
**Shore Lehman House**  
**5524 Main Street, Bethania, NC**  
**Local Historic Landmark #101**  
**Request: Reconstruction of shed addition on an outbuilding**

*Forsyth County Design Review Standards for Local Historic Landmarks: Standard 6 of the Outbuildings and Garages section: Standards 5, 6, 7, and 8 of the Fences and Walls section and Standard 5 of the Walkways, Driveways, and On-Site Parking section*

The applicant proposes to repair and relocate portions of an existing wood fence to the front yard of the property, that runs along Main Street. The height, design, material, scale, configurations, dimensions, details, and finish of the new portions will match the existing fence. The fence will not obscure, damage, or destroy any original or significant building or structural features. The existing asphalt driveway will be removed and replaced with gravel, a more compatible material to the landmark site. The driveway will remain the in match the existing in location, design, configuration, dimensions, and scale. 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.

8. **COA2022-047**  
**Right-of-way**  
**622 Summit Street, Winston-Salem**  
**West End Historic Overlay District**  
**Contributing**  
**Request: Installation of a utility pole and antenna**

*West End Historic Overlay District Design Review Standards: Standards 1 and 7 of the Public Rights-of-way section and Standard 16 of the Signage section*

The applicant proposes to replace the existing utility pole in the right-of-way at 662 Summit Street with a new utility pole capped with a concealed poletop antenna. The existing pole is 24' 7" high, and the new pole and antenna will be 37' high. The antenna will be covered with a gray shroud. The pole will include an electric meter, PVC conduit for the antenna power line, and four 4" x 6" signs. The taller utility pole will not impact the topography, street patterns, dimensions of the rights-of-way, granite curbing, or the sidewalks. The proposed utility pole is not incongruous with the historic character of the West End, in which the streetscape includes above ground utilities and wires. The signage that will be installed on the pole is required by law. It is small in scale and will not block streetscape views. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the West End and is in keeping with the character of the West End.

9. **COA2022-048**  
**Right-of-way**  
**406 Jersey Avenue, Winston-Salem**  
**West End Historic Overlay District**  
**Contributing**  
**Request: Installation of a utility pole and antenna**

*West End Historic Overlay District Design Review Standards: Standards 1 and 7 of the Public Rights-of-way section and Standard 16 of the Signage section*

The applicant proposes to replace the existing utility pole in the right-of-way at 406 Jersey Avenue with a new utility pole capped with a concealed poletop antenna. The existing pole is 35' high, and the new pole and antenna will be 38' 4" high. The antenna will be covered with a gray shroud. The pole will include an

electric meter, weatherhead, PVC conduit for the antenna power line, and four 4" x 6" signs. The taller utility pole will not impact the topography, street patterns, dimensions of the rights-of-way, granite curbing, or the sidewalks. The proposed utility pole is not incongruous with the historic character of the West End, in which the streetscape includes above ground utilities and wires. The signage that will be installed on the pole is required by law. It is small in scale and will not block streetscape views. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the West End and is in keeping with the character of the West End.

- 10. COA2022-050**  
**Right-of-way**  
**510 Summit Street, Winston-Salem**  
**West End Historic Overlay District**  
**Contributing**  
**Request: Installation of a utility pole and antenna**

*West End Historic Overlay District Design Review Standards: Standards 1 and 7 of the Public Rights-of-way section and Standard 16 of the Signage section*

The applicant proposes to replace the existing utility pole in the right-of-way at 510 Summit Street with a new utility pole capped with a concealed poletop antenna. The existing pole is 24' 4" high, and the new pole and antenna will be 37' high. The antenna will be covered with a gray shroud. The pole will include an electric meter, PVC conduit for the antenna power line, and four 4" x 6" signs. The taller utility pole will not impact the topography, street patterns, dimensions of the rights-of-way, granite curbing, or the sidewalks. The proposed utility pole is not incongruous with the historic character of the West End, in which the streetscape includes above ground utilities and wires. The signage that will be installed on the pole is required by law. It is small in scale and will not block streetscape views. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the West End and is in keeping with the character of the West End.

- 11. COA2022-051**  
**Salem Town Hall**  
**301 South Liberty Street**  
**Local Historic Landmark #65**  
**Request: Replacement of nonoriginal door on the north side of the building**

*Forsyth County Design Review Standards for Local Historic Landmarks: Standard 6 of the Windows and Doors section*

The applicant proposes to replace a deteriorated nonoriginal door on the north side of the building. The new door will match two existing doors on the Liberty Street side of the building. The door will be wood with a full glazed panel. At this time, there is no documentation about the original door at this location. The new door is a design that is compatible with the historic building and other doors on the building in design, location, material, size, scale, proportion, pane and panel configuration, trim, and style, color, and detail. 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.

- 12. COA2022-052**  
**Gregg House**  
**909 West End Boulevard, Winston-Salem**  
**West End Historic Overlay District #388**  
**Contributing**  
**Request: Replacement of a rear yard fence**

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

The applicant proposes to replace an existing fence in the rear yard of the property, which connects to the house at the southwestern corner of a rear addition and along the northern sidewall of that addition. The addition is not present in the 1950 Sanborn Map. The fence will extend to the southern property line and to

the side of the detached garage on the north. The fence will be constructed of 4' tall, 4" wide dog-eared, wooden pickets with 1/2" spacing between the pickets. The fence will include four gates with 8" strap hinges. Wood is an appropriate fencing material, and the fence minimizes its 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 West End and is in keeping with the character of the West End.

**13. COA2022-053**

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

**Request: Replacement of door and window; installation of emergency lighting**

*West End Historic Overlay District Design Review Standards: Standards 5 and 10 of the Windows and Doors section and Standards 1-3 of the Safety, Accessibility, and Code Requirements section*

The applicant proposes remove a modern egress door on the rear façade and recreate the size and shape of the historic window opening. The window that will be installed in the restored opening and the one to be replaced immediately to its right will be custom made. The windows will appear to be 6/1 double-hung windows to match the historic windows, including an upper sash that projects beyond the plane of the lower sash. However, these two windows will function like a casement to provide egress that complies with the fire code. This will necessitate removal of the modern metal awning over the existing window opening. The design of the missing window is compatible with the special character of the building. The location and design of the fire exits is in an area of low visibility and compatible with the building.

The applicant also proposes to install two code-required exterior emergency lights, one at the main entrance and one at the side entrance. The bronze-colored, oval shaped lights are 10-1/2" H x 6-9/16" W x 3-5/8" D. The one at the main entrance will be installed on an existing junction box to the side of the door surround; the one at the side entrance will be installed below a canopy to screen it from view. The dark color of the fixtures will blend them visually with the brickwork. The building's highly visible, character-defining elevations and features will be preserved. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the West End and is in keeping with the character of the West End.

**14. COA2022-055**

**Waller-Joyner House  
9186 Reynolda Road, Pfafftown  
Local Historic Landmark #134  
Request: Installation of solar panels**

*Forsyth County Design Review Standards for Local Historic Landmarks: Standards Utilities and Energy Retrofit section*

The applicant proposes to install fourteen, 5' x 7' solar panels on an area at the east side of the property. The solar panels will be screened with a vegetative wall of six Florida leucothoe plants and one Tea Olive tree along the north side of the panels and a wood lattice fence, 16' wide by 8' high which will have Tangerine Beauty vines grown on top on the east elevation. The topography of the site creates an area of lower visibility on the east side of the property and with the screening the panels will minimize the visual impact of the solar panels. 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.

**15. COA2022-056**

**Joseph E. Alexander House  
1120 West Fourth Street, Winston-Salem  
West End Historic Overlay District #359  
Contributing  
Request: Replacement of the roof on the rear addition**

*West End Historic Overlay District Design Review Standards: Standards 5 of the Roofs section*

The applicant proposes remove the asphalt shingle roofing on the rear addition and replace it with a PVC membrane roof. The roof has a slope of less than 2/12, less than specified by any manufacturer for shingles. It is currently leaking and allowing water to enter the house. The applicant explored the use of standing seam metal roofing, but it also will not perform well on such a low slope roof. Membrane roofing installed correctly will prevent future water incursion. New flashing and a drip edge at the gutters will further protect the house from water damage. Membrane roofing is appropriate in areas of low visibility. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the West End and is in keeping with the character of the West End.

**16. COA2022-057**

**YWCA Administration Building**

**1201 Glade Street, Winston-Salem**

**Local Historic Landmark #128**

**West End Historic Overlay District # 335**

**Noncontributing**

**Request: Removal of exterior elevator and installation of concrete handicap ramp and metal railing**

*Forsyth County Design Review Standards for Local Historic Landmarks: Standards 1-7 of the Accessibility, Life Safety, and Code Requirements section; Standards 6, 7, and 9 of the Walkways, Driveways, and On-Site Parking section; Standard 8 of the Architectural Metals section and West End Historic Overlay District Design Review Standards: Standard 3 of the Railings in the Landscape section; Standard 7 of the Walkways and Steps section; and Standards 3-5 of the Safety, Accessibility, and Code Requirements section*

The applicant proposes to remove the existing exterior handicap elevator and install a concrete handicap ramp to connect the parking area to the lower-level units. The ramp will be 4' wide by 45' long in the rear of the building adjacent to the parking area. The railing will match existing railing on the site. The railing will run adjacent to the new ramp and will be constructed of black iron. The new ramp and railing are in an area of low visibility, the rear, and of the required dimensions to meet current code for a handicap ramp. The existing bedding plants will be removed and will be replaced with ten Carissa Hollies and nine Encore Azaleas. No trees will be removed. There will be no impact on any historic site features. 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.

**17. COA2022-058**

**West Hill Apartments**

**201 North Sunset Drive, Winston-Salem**

**West End Historic Overlay District #393**

**Noncontributing**

**Request: Replacement of wooden decks and sliding glass doors**

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

The applicant proposes to replace forty-three (43) deteriorated wooden decks with new wooden decks. The new decks will have the same dimensions as the existing decks and be constructed from pressure-treated lumber. New decks and railings will meet code and be consistent in appearance, material, design, and scale with the current decks and railings. The decks will be stained a lighter color than the current dark brown. Old sliding glass doors will be replaced with new vinyl sliding glass doors to match other replacement doors at the building. The replacement decks and sliding glass doors are 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 West End and is in keeping with the character of the West End.

**18. COA2022-059**

**Right-of-way**

**1414 Glade Street, Winston-Salem**

**West End Historic Overlay District**

**Contributing**

**Request: Installation of a utility pole and antenna**

*West End Historic Overlay District Design Review Standards: Standards 1 and 7 of the Public Rights-of-way section*

The applicant proposes to replace the existing utility pole in the right-of-way at 1414 Glade Street with a new utility pole capped with a concealed poletop antenna. The existing pole is 24' 4" high, and the new pole and antenna will be 37' 1" high. The antenna will be covered with a gray shroud. The pole will include an electric meter, weatherhead, PVC conduit for the antenna power line, and four 4" x 6" signs. The taller utility pole will not impact the topography, street patterns, dimensions of the rights-of-way, granite curbing, or the sidewalks. The proposed utility pole is not incongruous with the historic character of the West End, in which the streetscape includes above ground utilities and wires. The signage that will be installed on the pole is required by law. It is small in scale and will not block streetscape views. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the West End and is in keeping with the character of the West End.

**19. COA2022-060**

**Right-of-way**

**1055 West End Boulevard, Winston-Salem**

**West End Historic Overlay District**

**Contributing**

**Request: Installation of a utility pole and antenna**

*West End Historic Overlay District Design Review Standards: Standards 1 and 7 of the Public Rights-of-way section*

The applicant proposes to install a new utility pole capped with a concealed poletop antenna in the right-of-way at 1055 West End Boulevard. Nearby existing poles are not candidates for use with the antenna. The new pole will be 37' high, and the antenna will be covered with a gray shroud. The pole will include an electric meter, PVC conduit for the antenna power line, and four 4" x 6" signs. Installation of the pole and antenna will not impact the topography, street patterns, dimensions of the rights-of-way, granite curbing, or the sidewalks. The proposed utility pole is not incongruous with the historic character of the West End, in which the streetscape includes above ground utilities and wires. The signage that will be installed on the pole is required by law. It is small in scale and will not block streetscape views. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the West End and is in keeping with the character of the West End.

**20. COA2022-062**

**Right-of-way**

**502 West End Boulevard, Winston-Salem**

**West End Historic Overlay District**

**Contributing**

**Request: Installation of a utility pole and antenna**

*West End Historic Overlay District Design Review Standards: Standards 1 and 7 of the Public Rights-of-way section*

The applicant proposes to replace the existing utility pole in the right-of-way at 502 West End Boulevard with a new utility pole capped with a concealed poletop antenna. The existing pole is 24' 11" high, and the new pole and antenna will be 37' high. The antenna will be covered with a gray shroud. The pole will include a street light, electric meter, weatherhead, PVC conduit for the antenna power line, and four 4" x 6" signs. The taller utility pole will not impact the topography, street patterns, dimensions of the rights-of-way, granite curbing, or the sidewalks. The street light is an existing feature. The proposed utility pole is not incongruous with the historic character of the West End, in which the streetscape includes above ground utilities and wires. The signage that will be installed on the pole is required by law. It is small in scale and will not block streetscape views. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the West End and is in keeping with the character of the West End.

**21. COA2022-065**

**Roush House**

**1308 West Fourth Street, Winston-Salem**

**West End Historic Overlay District #471**

**Contributing**

**Request: Removal of a modern exterior stair and second floor door**

*West End Historic Overlay District Design Review Standards: Standard 15 of the Windows and Doors section and Standard 14 of the Entrances, Porches, Enclosures, and Balconies*

The applicant proposes to remove the modern metal stair on the north side of the house, which provides exterior access to the second floor of the house. The applicant also proposed to remove the door at the second floor and infill the opening with cladding to match the existing, including shingles, siding, and a trim board. Neither the door nor the stair are part of the historic fabric of the house, and they diminish its special character. Removing them is not incongruous with the special character of the West End. Upon consideration of the proposed work, staff believes the work as proposed meets the *Standards* for the West End and is in keeping with the character of the West End.