

**Minor Work Approval and Other Requests Report
Forsyth County Historic Resources Commission
September 7, 2022**

The following Minor Work applications have been reviewed and approved by Commission staff from July 14, 2022, to August 17, 2022.

1. COA2022-072

**Pea gravel path along the east property line of 225 West Street (Single Brothers Kitchen Gardens/Old Salem Visitors Center (Gone)) that leads to Salt Street
Old Salem Historic District
Contributing
Request: Excavation of the pea gravel path and public right-of-way**

Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Standards

The applicant proposes to excavate from the manhole at Salt and Academy Streets south along the pea gravel path on West Street to replace the existing conduit duct bank that is damaged. Once the conduit duct bank is replaced, the pea gravel path will be restored. 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. COA2022-073

**Frank L. Matthews House
823 West Fifth Street, Winston-Salem
West End Historic Overlay District #167
Contributing
Request: One year extension of COA2019-083 for demolition**

NCGS 160D-949(a): An application for a certificate of appropriateness authorizing the relocation, demolition or destruction of a designated landmark or a building, structure or site within the district may not be denied except as provided in subsection (c). However, the effective date of such a certificate may be delayed for a period of up to 365 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the preservation commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period the preservation commission shall negotiate with the owner and with any other parties in an effort to find a means of preserving the building or site. If the preservation commission finds that a building or site within a district has no special significance or value toward maintaining the character of the district, it shall waive all or part of such period and authorize earlier demolition, or removal.

The applicant has requested a one-year extension on the COA to demolish the Frank L. Matthews House. The current COA expires in September 2022, and the Church's Campus Renewal Steering Team is working with Walter Robbs Architects and New Atlantic Contracting to develop a campus master plan that will be presented to the congregation for approval in early 2023. Development on the site of the Frank L. Matthews House will be a component of the master plan. Incorporating the demolition into execution of the master plan will minimize disruption in the neighborhood and lessen the time during which the site will be vacant. Demolition has already been delayed by the maximum number of days allowed by law.

3. COA2022-074

**Three locations including in the Right-of-Way in front of the
Blum House at 724 South Main Street
T. Vogler Shop at 913 South Main Street
Single Brothers House at 600 South Main Street
Old Salem Historic District
Contributing
Request: Replacement of existing benches**

Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Standards

The applicant has requested permission to replace three existing wood benches with three new wooden benches. The benches will be 58 3/4" long x 16" deep x 19" tall. The benches will be made in the joinery shop using traditional Moravian tools and techniques following the design of the benches currently used in the District. They will be mortise and tenoned together, and the aprons will be nailed with Tremont reproduction rose head nails. The benches will be painted with a solid Spanish Red/Brown color, which is a color used in the District. The benches will have dedication plaques on the front apron underneath the seat. 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. COA2022-076

B.J. Sheppard House & Jacob Lott Ludlow House

420 & 434 Summit Street, Winston-Salem

West End Historic Overlay District #107 & #106

Contributing

Request: Installation of a brick patio and fence

West End Historic Overlay District Design Review Standards: Standards 2 and 3 of the Decks, Terraces, and Patios section and Standards 2-4 of the Fences section

The applicant proposes to install a 40' x 40' brick patio in the side yard between the houses. The yard is located approximately 10' below the level of the front yard and will provide an outdoor space for guests of the B&B. The patio will be laid in red brick using running bond. The Sheppard House is constructed from brick, and the Ludlow House foundation is brick. The patio will be compatible with the special character of the houses and site. The applicant proposes to install a 48" high, painted wood picket fence at the top of the slope leading down into the side yard. A fence is required by Code to ensure the safety of those on site. Pickets will be 3.5" wide and spaced 3.5" apart. The fence minimizes its impact on the special character of the properties and West End. The fence will not impede view to the houses from the right-of-way, and its design, height, and level of transparency are appropriate. Painted wood is an appropriate material for fences adjacent to the street. 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.