

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

The following Minor Work applications have been reviewed and approved by Commission staff from September 15, 2022, to November 16, 2022.

1. **COA2022-096**
Davis-Hanes-Clinard House
1219 Forsyth Street, Winston-Salem
West End Historic Overlay District #417
Contributing
Request: Installation of handrails at the front yard steps

West End Historic Overlay District Design Review Standards: Standards 1 and 2 of the Railings in the Landscape section

The applicant proposes to install welded steel, black powder coated handrails at two flights of concrete steps that navigate the change in elevation from the city sidewalk to the porch. Each of the simple handrails will be supported on two black legs, and the ends of the rails will have a simple scroll. The railings are compatible with existing railings that are 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.

2. **COA2022-097**
Volz House
916 South Main Street, Winston-Salem
Local Historic Landmark #14
Old Salem Historic District #96
Contributing
Request: Installation of electrical panel screening

Forsyth County Design Review Standards for Local Historic Landmarks and Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Standards.

The applicant proposes to remove and install new electrical meter and breaker equipment on the rear facade of the house. The new equipment will be screened with a wood box cover that is 36"x16". The finish will match the existing foundation. 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.

3. **COA2022-098**
WR James House
146 Piedmont Avenue, Winston-Salem
West End Historic Overlay District #504
Contributing
Request: Replacement of the basement level windows

West End Historic Overlay District Design Review Standards: Standards 2 and 6 of the Windows and Doors section

The applicant proposes to replace the existing 6/6 windows at the basement level of the home with new 6/6, wooden, simulated divided light windows. The windows are on the side and rear facades of the house. They are exhibiting mold growth and allowing moist air into the basement level unit. A dehumidifier in the unit is emptied twice daily. The new windows convey the same appearance and functionality of the existing

windows. 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. **COA2022-099**
House
105 West End Boulevard, Winston-Salem
West End Historic Overlay District #9
Noncontributing
Request: Installation of a rear yard shed

West End Historic Overlay District Design Review Standards: Standards 3 and 4 of the Garages and Accessory Buildings section and Standards 1, 2, 7, and 8 of the New Construction section

The applicant proposes to install a 12' x 10' shed in the rear yard. The shed will be located in the rear corner of the yard, a location that is consistent with the historic relationship of garages and accessory buildings to the house and site. The size, scale, and height of the shed are small, minimizing the reduction of the lot's open space and establishing the shed as a secondary structure to the house. The exterior of the garage will be clad in wooden, vertical board siding; the gable roof will be clad with asphalt shingles. 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. **COA2022-100**
Cabaniss House
709 Manly Street, Winston-Salem
West End Historic Overlay District #212
Contributing
Request: Installation of a rear-yard terrace and retaining walls

West End Historic Overlay District Design Review Standards: Standards 2 and 3 of the Decks, Terraces, and Patios section and Standards 5, 6, and 9 of the Retaining and Other Landscaping Walls section

The applicant proposes to construct a terrace at the rear façade of the house. The terrace will span the entire rear façade extending 7' beyond the rear corner on the southern side. The edge of the terrace that faces into the rear yard will have a convex edge. A set of steps will connect the terrace and grade on the southern end. The terrace walls will be constructed from poured-in-place concrete faced with brick. The terrace floor will be finished with blue stone. Wrought iron railings will encircle the terrace, as required by code. The northern terrace support wall will include a 4' wide, sliding wooden carriage door to provide access to the area under the floor. The terrace is located in an area of low visibility, and the paving materials are appropriate. It is compatible with the special character of the site and house.

The applicant also proposes to install two retaining walls in the rear yard; these walls will run parallel to the topographic lines and create a terraced lawn that reflects the natural grade. The walls will be constructed from poured-in-place concrete and faced with brick. The northern wall will include a set of steps to connect the lawn terrace with the driveway. The walls will not impact any historic site features, and they are compatible with the site in setback, size, height, and scale. 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. **COA2022-101**
Lipscomb-Criner House
109 Piedmont Avenue, Winston-Salem
West End Historic Overlay District #488
Contributing
Request: Installation of a fence

West End Historic Overlay District Design Review Standards: Standards 2-5 of the Fences section

The applicant proposes to construct a 5' high, cedar fence that will connect to the front corners of the house and enclose the side and rear yards. The fence will have dog-eared pickets. The height and design match an existing section of fence that will be retained. The section that connects the house to the northern property line will have a 4' wide walk gate at the location of the walkway. The section along the rear property line will also include a 4' wide walk gate. Per a telephone call with the applicant, the sections of fence that connect the front corners of the house with the side property lines will have 1-2" spaces between the pickets to create visibility through the fence so that the view to the house from the right-of-way will not be impeded. The height and design of the fence are appropriate for use in an area of high visibility. The sections of fence that run along the property lines will be solid, which is appropriate in a rear yard. The fence minimizes its impact on the special character of the property. 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.

7. **COA2022-102**
William G. Tennille House
619 Summit Street, Winston-Salem
West End Historic Overlay District #113
Contributing
Request: Installation of a gate, railing, and fencing

West End Historic Overlay District Design Review Standards: Standards 2-4 of the *Fences* section and Standards 1 and 2 of the *Railings in the Landscape* section

The applicant proposes to install several features to improve the safety of the driveway and rear yard. A two-panel, black metal gate will be installed across the driveway at the back corner of the house. The gate will have an arched top and automatic opening hardware. The design, height, and level of transparency of the gate are appropriate. In the rear yard, the applicant proposes to install a small section of chain link fencing on the property line to match existing fencing and fully enclose the yard. Chain link fencing is appropriate for use in areas of low visibility. Finally, the applicant proposes to extend a section of painted wood railing along the side of the driveway where the adjacent ground drops off sharply. The railing design matches an existing railing installed on the side of the driveway, which 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.

8. **COA2022-103**
Rights-of-way
Various locations, Winston-Salem
West End Historic Overlay District
Contributing
Request: Installation of overhead and underground fiber, including handholes

West End Historic Overlay District Design Review Standards: Standards 1, 2, and 4 of the *Public Rights-of-Way* section

The applicant proposes to install overhead and underground fiber service throughout the West End in the rights-of-way. Overhead fiber will be hung on existing utility poles throughout the District. Underground fiber will be accessed through new eighteen new handholes installed in sidewalks. Handhole size will either be 36"x24" or 36"x48". There will be no impact to historic curbing. The installation of utility hatches flush with the sidewalk will not be incongruous with the special character of the West End. Please note that this application did not request review of proposed Crown Castle nodes. Drawing sets included the following nodes for which there are no certificates of appropriateness: WNSL-015, WNSL-016, WNSL-018, WNSL-036, and WNSL-041. 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. **COA2022-104**
Joseph R. Fletcher House
1124 West Fourth Street, Winston-Salem
West End Historic Overlay District #361

Contributing**Request: Construction of a rear-yard deck and installation of sliding glass doors**

West End Historic Overlay District Design Review Standards: Standard 1 of the Decks, Terraces, and Patios section and Standards 7-9 of the Windows and Doors section

The applicant proposes to install an 8'x5' wooden deck in the rear yard of the house. The deck will be connected to the existing wooden steps that lead from the driveway to the back door. The applicant will remove a window and enlarge the opening to permit installation of sliding glass doors. The window is part of an addition that was made to the house in 1947 and in an area 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.

10. COA2022-105**John E. Coleman House****533 Summit Street, Winston-Salem****West End Historic Overlay District #110****Contributing****Request: Construction of a rear-yard deck and repaving of driveway**

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

The applicant proposes to install a wooden deck, approximately 10' x 30', at the first floor of the rear façade above the walkout basement, which is an area of low visibility. There is an extant door and ghosting from a prior porch floor and roof visible on the brick wall at this location. The deck will be constructed from pressure-treated dimensional lumber supported on 6"x6" posts with concrete footings. A standard wood picket railing will encircle the deck. An 11' high run of stairs with a landing will connect the deck to the rear yard. The applicant also proposes to remove and replace the deteriorated concrete and brick driveway paving. A small semi-circle of brick will be installed around the base of a tree near the sidewalk. The driveway will be paved with poured-in-place concrete. The driveway will be in the same location and have the same dimensions as the existing paving. It leads directly from the curb cut to the rear yard. 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. COA2022-106**J.D. Slawter House****1225 Forsyth Street, Winston-Salem****West End Historic Overlay District #418****Contributing****Request: Removal of a shed, fence, and steps; installation of a patio and retaining wall**

West End Historic Overlay District Design Review Standards: Standards 2 and 3 of the Decks, Terraces, and Patios section and Standards 5, 6, 8, and 9 of the Retaining and Other Landscaping Walls section

The applicant proposes to remove the existing modern steps at the side entry, the shed in the rear yard, and the portions of the picket fence at the project location. These elements are all modern, and they do not contribute to the special character of the property or West End. The applicant proposes to install a brick patio and steps in the cleared location. The patio will be constructed from Pine Hall pavers laid in a herringbone pattern. The patio will be compatible with the special character of the house and site. The applicant also proposes to install a 2' high brick retaining wall around one corner of the patio and extending into the rear yard. The line of the wall generally follows a topography line where the land rises to the east. The retaining wall will not impact any historic site features. The applicant also proposes to replace the swinging screen door at the side entry with a sliding screen door, which is considered routine maintenance. 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.

12. COA2022-107
Rawlings-Lupo House
1413 Brookstown Avenue, Winston-Salem
West End Historic Overlay District #310
Contributing
Request: Removal and reconstruction of a retaining wall

West End Historic Overlay District Design Review Standards: Standards 5, 6, 8, and 9 of the Retaining and Other Landscaping Walls section

The applicant proposes to remove and reconstruct portions of a retaining wall that run along the northern property line in the rear yard, adjacent to an alley. The wall is located in an area of low visibility. The alley sits approximately 2' higher than the rear yard, and a stone retaining wall supports the slope at the transition. At some point, the wall was heightened to screen the rear yard from the alley. When Tropical Storm Ian passed through Winston-Salem, large portions of the retaining and screening walls collapsed. The applicant will completely remove the screening wall and reconstruct the retaining wall. The reconstructed wall will be concrete faced with stone veneer to recreate the look of the existing wall. 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. COA2022-108
Hines-Sharp House
2133 Bethabara Road, Winston-Salem
Bethabara Historic District
Noncontributing
Request: Removal of a dead Sycamore tree

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

The applicant proposes to remove a dead Sycamore tree at 2133 Bethabara Road. The City's Urban Forester and staff reviewed the tree on October 6, 2022, and below are the comments from the Urban Forester's report.

I visited the property at 2133 Bethabara Rd. to assess the condition of a 41" dbh Sycamore tree (*Platanus occidentalis*). I can confirm the tree is dead after being repeatedly infected by Sycamore anthracnose. This is a fungal disease of the leaf which defoliates the tree. If reoccurring, it can weaken the tree and diminish energy reserves. The property owner has pruned to remove the dying portions of the tree over the years to sustain the tree as long as it remained viable. There is no remaining foliage, and the tree requires removal as a potential hazard.

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.

14. COA2022-109
John Ackerman House
500 Factory Row, Winston-Salem
Local Historic Landmark #77
Request: Installation of an exterior light on an outbuilding

Forsyth County Design Review Standards for Local Historic Landmarks

The applicant proposes to install a 14" black exterior light with 16" stem above the double doors on the front of outbuilding in the rear of the property. 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. COA2022-110

**John Christian Blum House
724 South Main Street, Winston-Salem
Local Historic Landmark #12
Old Salem Historic District #67
Contributing
Request: Installation of wooden shingle roof**

Forsyth County Design Review Standards for Local Historic Landmarks and Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Standards.

The applicant proposes to remove a modern metal roof and install a wooden shingle roof. The building originally had a wooden shingle roof, which was proven by historic photographs and records. 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.

16. COA2022-112

**Home Moravian Church
529 South Church Street, Winston-Salem
Old Salem Historic District #11 and #12
Contributing**

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

The applicant proposes to install vegetation in the side yard of the church. The vegetation selected has been documented as appropriate in one of the following publications produced by Old Salem Museums and Gardens: *A Landscaping Guide for Residents of Old Salem*, *Old Salem Museums & Gardens Garden & Landscape Plan 2021* and *Living with the Past: A Guide for the Residents of Old Salem*. 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.

17. COA2022-112

**Jones-Heath House
1210 West Fourth Street, Winston-Salem
West End Historic Overlay District #457
Contributing
Request: Installation of a front-yard fence**

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

The applicant proposes to install a 3' high, wooden picket fence around the perimeter of the front yard. The fence will include a double gate at the front walk and a single gate where the steps from the driveway connect to the front yard. The fence will be painted cream once the wood has cured. The fence minimizes its impact on the special character of the property and West End. The fence design, height, and level of transparency are appropriate given the site topography. The fence will not impede the view to the house from the right-of-way. 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.