Project Overview

**Project Title:** Roof Replacement  
**Jurisdiction:** City of Winston-Salem  
**Application Type:** 01.16) Application for Certificate of Appropriateness  
**State:** NC  
**Workflow:** 01.16) Application for Certificate of Appropriateness  
**County:** Forsyth

01.16) Application for Certificate of Appropriateness

**Address of Subject Property:** 909 WEST END BLVD (6825-65-9481.000)  
**PIN(s) of subject property:** 909 WEST END BLVD (6825-65-9481.000)  
**Local Historic Landmark?** Yes  
**Landmark Name (if applicable. Type "N/A: if not):** Gregg House  
**Landmark Number (if applicable. Type "N/A: if not):**  
**Are you amending a previously submitted COA?** Yes  
**Prior COA case # (if applicable):** COA2022-007  
**Is this an "After the Fact" COA application?** No

Project Description

**COA Project Intent and Background Statement (click "help" for description):**  
The existing roofing material consisting of Asphalt shingles (lower front, side and rear addition) and original tin shingles at the top level. We attempted to find a skilled contractor to replace the tin shingles in kind but we have been unsuccessful. We reached out to numerous contractors that confessed they were not interested in taking this job, citing numerous reasons including difficulty of sourcing the materials, the crew was too old, it's too specialized, etc. Another firm that seemed promising having recently completed a similar project at the Ludlow house said they wouldn't be doing this type of work in the future based on their experience. During this time we have continued to experience leaks and accelerated deterioration of the structure that we hope to remedy by re-roofing with modern, high-end asphalt shingles that match the style of the rest of our house and comparable neighbors’ homes in the immediate proximity. We’ve performed extensive rehabs in and out of this house that we purchased in fantastic disrepair. This Spring, we hope to make big strides in improving the exterior appearance of the home so that other stakeholders in the neighborhood can pass by and see a healthy thriving home as opposed to one that is subjectively evident of disrepair.

**COA Scope of Work (click the "help" button for description):**  
We propose to replace the tin shingles with CertainTeed Grand Manor shingles and install new flashing at the valleys, chimneys, and drip edges.

**COA Compliance with Design Review Standards and/or Guidelines (Copies of the Design Review standards for each district can be found online here):**

April 12, 2023 HRC Meeting  
1 of 9
The Restoration Branch of the State Historic Preservation Office has approved the use of these shingles on a state-owned historic house, and the National Park Service has approved their use at a rehabilitation tax credit project in Raleigh. The deteriorated metal ridgeline details and finials will be recreated to match the existing features. (Roofs, West End Standards 1, 3, and 4)

Project Contacts

Applicant Full Name: Michael Tsoules
Applicant Phone: [Redacted]
Applicant Email Address: [Redacted]

Owner Full Name (If not the applicant):
Owner Phone Number (if not the applicant):
Owner Email Address:

COA Consent Statement

We, the applicant and owner (if not the applicant), do hereby make an application for a Certificate of Appropriateness (COA) for the following project to be undertaken within the boundaries of a Historic District, Historic Overlay District, or Local Historic Landmark.

We understand that all required information must be submitted for this application to be considered complete, assigned a case number, and either (a) processed by staff as a minor work project, or (b) placed on the agenda of the Forsyth County Historic Resources Commission. By applying for a COA and signing below, we give permission to staff of Winston-Salem/Forsyth County Planning & Development Services to enter upon the property to (1) post signage at the property regarding a pending COA application and (2) inspect the property for any reason related to this application and/or an issued COA. We understand that an interior inspection may be necessary for proposed changes to the interior of a Local Historic Landmark.
909 West End Blvd Roof – Minor Work Approval – Roof Replacement

March 14, 2023

Detailed Description:
Proposal to replace roof section with materials to endure elements while maintaining special character of the home

Background:
The existing roofing material consists of Asphalt shingles (lower front, side and rear addition) and original tin shingles at the top level. We propose to replace the tin shingles with high end Asphalt shingles. Additionally, we will install the same tin shingles in the front above the porch, replacing Asphalt shingles currently in place.

Materials:

Scope of Work:
- Remove current roof
- Install membrane on top of plank sheathing sealing all eaves valleys hips and chimneys
- Install new roofing
- Install trim including drip edge, valleys, hips, ridges, step and counter flashing
Building and/or Site Photos

Photo 26: Metal Roof Rusted.

Photo 28: Metal Roof Rusted.

Photo 27: Metal Roof Rusted.

Photo 33: Near End of Life, Minor Repairs.

Photo 30: Metal Roof Rusted.

Photo 29: Metal Roof Rusted.

Photo 16: Minor Leaks Noted.

Photo 32: Near End of Life, Minor Repairs.

Photo 31: Near End of Life, Minor Repairs.
Property Map and overhead photo
Building Diagram

- CertainTeed Grand Manor Shingles
- Asphalt Shingle Roof
- Flat Roof Membrane
- CertainTeed Grand Manor Shingles
- CertainTeed Grand Manor Shingles
Heather Bratland

From: Michael Tsoules >
Sent: Monday, March 20, 2023 2:01 PM
To: Heather Bratland
Subject: Re: [EXTERNAL] Re: Roof Contractors

CAUTION: ***EXTERNAL SENDER*** STOP. EVALUATE. VERIFY. Were you expecting this email? Does the content make sense? Can you verify the sender? If the email is suspicious: Do not click links or open attachments. Click the Report Message button in Outlook to notify Information Systems.

this is the company that did the ludlow house.

On Mon, Mar 20, 2023 at 1:58 PM Heather Bratland <heatherb@cityofws.org> wrote:

Michael,

Thanks for this. I’ll add it to the application materials. Is this the company that did Ludlow? Or a different one?

Heather M. Bratland (she/her)
Historic Resources Officer at Forsyth County
Historic Resources Commission

336-747-7054 (o)
336-817-7868 (m)
336-747-9428 (f)
heatherb@cityofws.org

100 East First Street, 3rd Floor
PO Box 2511
Winston-Salem, NC  27102

From: Michael Tsoules >
Sent: Monday, March 20, 2023 1:57 PM
To: Heather Bratland <heatherb@cityofws.org>
Subject: [EXTERNAL] Re: Roof Contractors
Hi Heather

the conversation I had with the roofer at the ludlow house is recapped below. Hopefully this helps

Thanks
Mike

Metal Shingle Roof

In regards to the property at 909 west end Blvd. Winston Salem.

Unfortunately Mr. Tsoules at this time we are unable to accommodate your request for Victorian metal shingles to be installed at your residence. Currently there are multiple issues hindering us from being able to perform this type of installation. Supply chain issues, labor force, and scheduling demands.

However if you were so inclined and could gain historic approval for asphalt shingles we would be more than happy to install your homes new roof.

Please feel free to reach out to me directly at (336)-865-0021

Thank You, Richard Noto

On Fri, Mar 17, 2023 at 10:37 AM Heather Bratland <heatherb@cityofws.org> wrote:

Hi Michael,

Do you happen to have anything in writing from the contractor who did Ludlow where they say they wouldn’t do the job again? Or can you get it? It would strengthen the application.
Best,

Heather

Heather M. Bratland (she/her)

Historic Resources Officer at Forsyth County Historic Resources Commission

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City of Winston-Salem
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