Case #: COA2023-024  
Staff: Heather M. Bratland  
Applicant: Michael Tsoules

LOCATION

District: West End Historic Overlay District  
Street: 909 West End Boulevard, Winston-Salem  
Building: Gregg House #388  
Status: Contributing  
Local Historic Landmark#: n/a

REQUEST(S)

- Replacement of the tin and asphalt shingle roof with asphalt shingles

APPLICABLE DESIGN REVIEW STANDARDS

West End Historic Overlay District Design Review Standards available at:  
https://www.cityofws.org/DocumentCenter/View/4089

STAFF FINDINGS

Commission staff finds that the project is not incongruous with the character of the West End Historic Overlay District because:

1) The applicant has provided evidence to show that it is not feasible to replace the metal shingle roof because of the “unavailability of skilled craftsmen.” Per the applicant:

   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.

   (Roofs, West End Standard 4; Appendix A-Glossary of Terms, West End Feasibility Circumstance 2)

2) The tin shingles are rusted and visibly deteriorated, causing the roof to leak. The applicant proposes to replace the tin shingles on the main roof and the asphalt shingles on the front porch with architectural asphalt shingles. The proposal includes steel replacements of the drip edge; valley, step, and counter flashing; and the hip and ridge trim. The asphalt shingles have depth, texture, and size that are compatible with the appearance of the tin shingles and character of the Gregg House. (Roofs, West End Standards 3 and 4)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2023-024 at 909 West End Boulevard (PIN 6825-65-9481) within the West End Historic Overlay District, with the following conditions:
1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;

2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a minor work, prior to commencement of that portion of the project; and

3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.