The following Minor Work applications have been reviewed and approved by Commission staff from April 13, 2023, to May 17, 2023.

1. **COA2023-040**  
   **133 West End Boulevard, Winston-Salem**  
   Elizabeth J. Reedy House  
   West End Historic Overlay District #14  
   Contributing  
   Request: Installation of wall-mounted planter boxes  

   *West End Historic Overlay District Design Review Standards*: Standard 7 of the *Architectural Details* section  

   The applicant proposes to install two planter boxes on the shingled knee wall on the driveway side of the front porch. The boxes will be installed on metal brackets that will be screwed into the knee wall. The planter boxes have a traditional appearance that 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 District and is in keeping with the character of the District.

2. **COA2023-043**  
   **601 South Church Street, Winston-Salem**  
   Main Hall  
   Old Salem Historic District #13  
   Contributing  
   Request: Installation of HVAC equipment and screening  

   *Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Standards*: Standards 1 and 3 of the *Accessory Features* section  

   The applicant proposes the installation of an HVAC outdoor condensing unit at the rear of the building to be screened with a wood fence. The fencing will have 1/2” between planks to allow airflow to the unit. This installation will eliminate three window air conditioning units. 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. **COA2023-044**  
   **525 Jersey Avenue, Winston-Salem**  
   Emma J. Lasley House  
   West End Historic Overlay District #237  
   Contributing  
   Request: Installation of a rear yard deck and retaining wall; replacement of the rear door  

   *West End Historic Overlay District Design Review Standards*: Standards 5, 6, and 9 of the *Retaining and Other Landscaping Walls* section; Standard 1 of the *Decks, Terraces, and Patios* section; and Standards 7-9 of the *Windows and Doors* section  

   The applicant proposes to install a retaining wall across the rear yard to create a more level area near the back of the house. Currently, the yard drops from an elevation of 868’ at the back of the house to 854’ at the rear property line. The retaining wall will be installed at approximately 860’ of elevation and will be 24” high. The wall will be constructed of concrete block and finished where above grade. It will include three steps to navigate from the upper yard to the lower yard. The wall will not impact any historic site features, and it is consistent with the rear yard topography. The applicant proposes to build a 15’ x 31’ wooden deck at the ground level of the rear façade. The deck structure, floor, railings, and steps will be constructed from stained and sealed pressure treated lumber. The deck will be located within an area of low visibility, and it
will not project beyond the sides of the house. The applicant proposes to enlarge the doorway at ground level on the rear elevation to fit a 72” wide sliding glass door. Sliding glass doors and enlarged doors are not inappropriate in areas of low visibility. 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. COA2023-045
138 Piedmont Avenue, Winston-Salem
Duplex
West End Historic Overlay District #503
Noncontributing
Request: Installation of a railing at the entry stoop

West End Historic Overlay District Design Review Standards: Standards 4 of the Safety, Accessibility, and Code Requirements section and Standard 12 of the Entrances, Porches, Enclosures, and Balconies section

The applicant proposes to install a black metal railing at the entry stoop to assist with accessibility to the entrance. The railing will be attached to the house at one end and into the stoop at the other. The design has top and bottom rails with narrow pickets. The utilitarian railing will not create a false historical appearance. The installation is reversible and does not compromise the design of the building. 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.

5. COA2023-046
Chatham Manufacturing Company
800 and 850 Chatham Road, Winston-Salem
Local Historic Landmark #129

Forsyth County Design Review Standards for Local Historic Landmarks: Standards 7-9 of the Walkways, Driveways, and On-Site Parking section, Standards 7 and 8 of the Fences and Walls section, Standards 1-7 of the Accessibility, Life Safety, and Code Requirements section, and Standards 1 and 5 of the Demolition of Landmark Structures section

The applicant proposes adjusts parking on the north side of Building 23 to allow ground floor parking garage access and compliant ADA parking and access routes, provides pedestrian access to two levels of Building 23 and two levels of Building 21 by means of new concrete sidewalks, adds concrete cheek/retaining walls to the existing concrete stairs south of Buildings 21 and 23, replaces an existing degraded concrete patio on the south side of Building 21 with a new concrete patio of similar dimensions, provides a concrete sidewalk from the patio to an existing east-west sidewalk, and includes replacement of a section of existing concrete sidewalk behind Building 23 and grading and planting improvements to mitigate areas of currently high erosion. The applicant also proposes the demolition of the noncontributing connector between Buildings 21 and 23. 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.

6. COA2023-048
601 Jersey Avenue, Winston-Salem
Porter-Guin House
West End Historic Overlay District #231
Contributing
Request: Installation of handrails at the entry porch

West End Historic Overlay District Design Review Standards: Standard 12 of the Entrances, Porches, Enclosures, and Balconies section

The applicant proposes to install two black metal railings at the entry porch at the request of his insurance company. The railings will be mounted on the steps, inside the cheek walls. The design has top and bottom rails with narrow, twisted pickets. The utilitarian railing will not create a false historical appearance. The installation is reversible and does not compromise the design of the building. 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.
7. **COA2023-049**  
1232 Glade Street, Winston-Salem  
Robert E. Follin House  
West End Historic Overlay District #340  
Contributing  
Request: Installation of solar panels on the roof

*West End Historic Overlay District Design Review Standards:* Standards 1 and 7 of the Roofs section

The applicant proposes to install 36 solar panels on the rear-facing slope of the roof. This portion of the roof is located in an area of low visibility. Installation of solar panels in areas of low visibility is appropriate. 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.

8. **COA2023-050**  
1316 Forsyth Street, Winston-Salem  
Apartments  
West End Historic Overlay District #421  
Noncontributing  
Request: Replacement of a railroad tie retaining wall

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

The applicant proposes to replace an existing railroad tie retaining wall at the back edge of the parking lot. The wall is located in the rear yard, an area of low visibility. The wall is compatible with the site in setback, size, height, and scale. It will follow the topography of the site. Railroad tie walls are not inappropriate in areas of low visibility. 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.

9. **COA2023-054**  
300 South Church Street, Winston-Salem  
Fogle Flats  
Old Salem Historic District #84  
Noncontributing  
CASE #: COA2023-054

*Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Standards:* Standards 3-5 of the Roof section

The applicant proposes removing a tar and gravel roof off three portions of the Fogle Flats. They include the roofs on the lower-level porch and bay windows roofs. All three areas are flat and have low visibility from the street and sidewalk level. The material will be removed, the roof deck repaired, flashing installed, and a new EPDM rubber roof will be installed. No change will be made to the steep, metal, shingles roof areas. 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.