Memorandum

TO: Forsyth County Historic Resources Commission
FROM: Historic Resources Officers
DATE: August 2, 2023
SUBJECT: Minor Work Approval Report

The following Minor Work applications have been reviewed and approved by Commission staff from May 18, 2023, to July 12, 2023.

1. COA2023-056
5524 Main Street, Bethania
Shore Lehman House
Local Historic Landmark #101
Request: Installation of a wooden foundation door

Forsyth County Design Review Standards for Local Historic Landmarks: Standard 6 of the Windows and Doors section

The applicant proposes to install a 36” high by 40” wide wooden foundation door with metal hinges on the south end of the porch. The door would provide access below the front porch, assisting with making repairs. The door will be painted to match the color of the main house. Foundation doors are a typical feature of houses in Bethania. The design, location, material, size, scale, proportions, color, and detail of the door are compatible with the historic building. 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.

2. COA2023-057
2770 Chatham Farm Road, Winston-Salem
Middleton House
Local Historic Landmark #111
Request: Removal of a dangerous white oak tree

Forsyth County Design Review Standards for Local Historic Landmarks: Standard 6 of the Site Features and Plantings section

The applicant proposes to remove a dying and severely decayed white oak tree that is in danger of falling on the garage. If the tree falls it is a threat to life and historic property. No new planting is required due to the site not being significant to the landmark building. On June 1, 2023, staff and Keith Finch, the City’s Director of Vegetation Management, visited the site, and Mr. Finch reported:

Just wanted to follow up on our site visit to 2770 Chatham Farm Road to inspect a white oak tree at the back of the garage. This tree is showing a lot of decay in the base, as well as some in the main trunk area. The tree has received major damage to the trunk area in the past, as evident by the “wound wood” and excessive decay. Also, the canopy is sparse, which shows the tree is in decline. Based on the condition of the tree and its location in terms of the garage, I am in favor of its removal.

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.
3. COA2023-058
517 South Main Street, Winston-Salem
Butner House
Local Historic Landmark #25
Old Salem Historic District #32
Contributing
Request: Removal of a hazardous and toxic glossy privet tree


The applicant proposes to remove a hazardous glossy privet tree. This species of tree is not native to Salem and is an intrusive variety. It also produces berries that are toxic to dogs and other small animals. The removal of this tree will restore the historic landscape and remove a tree that is hazardous to life. 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.

4. COA2023-060
1228 Glade Street, Winston-Salem
Lawrence-Shore-Byerly House
West End Historic Overlay District #339
Contributing
Request: Replacement of rear yard fencing, hardscaping, and ground cover

West End Historic Overlay District Design Review Standards: Standard 7 of the Walkways and Steps section; Standards 2 and 4 of the Fences section; Standard 4 of the Landscape Features section; and Standards 1-3 of the Decks, Terraces, and Patios section

The applicant proposes to remove and replace the existing fencing, decking, and ground cover. Adjacent to the shared drive, wire fencing will be removed and replaced with a 50’ run of 5-6’ high fence panels constructed from horizontal pine boards. A 20’ section of matching fence will enclose the rear yard at the alley. This section will include a 4’ wide gate. The fence minimizes its impact on the special character of the property and West End, and it will be constructed from an appropriate material. The existing wooden stairs and decking that connect the carriage house to the upper terrace of the yard will be rebuilt from composite decking in a straight run. Wood mulch ground cover in this area will be replaced with river jack. Bluestone pavers will connect the upper terrace to the middle terrace. At the middle terrace, multiple decks at different elevations will be replaced with a single deck of composite material. At the lowest terrace, adjacent to the rear of the house, existing brick pavers will be unearthed. A brick patio will be reconstructed from this brick and new brick to match. Ground next to the house will be covered with Pennsylvanian bluestone gravel. A raised, composite decking walkway will connect the rear door to the deck at the middle terrace with a step on either side to access the brick patio or the bluestone gravel area. All of the above-described work is located in an area of low visibility. The walkways and steps will not impact any historic features and are compatible with the site topography. Natural bluestone gravel and river jack are appropriate ground covers. A small area next to the side-door stoop will be paved in brick to create a "clean" landing. The patios are compatible with the special character of the building and site; brick is an appropriate paving material. 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. **COA2023-062**
511 South Main Street, Winston-Salem
Herbst House
Local Historic Landmark #18
Old Salem Historic District #33
Contributing
Request: Repair to siding, windows, and shutters


The applicant proposes to repair only the deteriorated portions of siding, windows, and shutters on the Herbst House rather than replacing the entire feature. All repairs will match the existing in design, profile, size, shape, dimension, texture, and material. If a feature is found to be completely deteriorated, the new feature will match the existing in design, material, size, scale, location, size, pattern, pane configuration, orientation, scale, architectural trim, detail, muntin profile and/or style. 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.

6. **COA2023-063**
618 West End Boulevard, Winston-Salem
Crichton-Atkinson House
West End Historic Overlay District #279
Contributing
Request: Replacement of the rear yard fence

*West End Historic Overlay District Design Review Standards: Standards 2, 4, and 5 of the Fences section.*

The applicant proposes to remove and replace the existing wire fencing along the side property lines. A new 6' high, wooden fence with a shadowbox design and cap rail will be installed along the side property lines. The fence will turn back toward the house and connect to the rear corners of the house. A 6-8' gate will be installed to the left of the house. The fence minimizes its impact on the special character of the property and West End. The fence is located in an area of low visibility, where wooden privacy fences are 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.

7. **COA2023-064**
102 South Cherry Street, Winston-Salem
Rogers House
Local Historic Landmark #40
Request: Paint the exterior in new colors

*Forsyth County Design Review Standards for Local Historic Landmarks: Standards 4-6 of the Paint and Paint Color section.*

The applicant proposes to repaint the exterior of the house. The siding will be painted Sherwin Williams Flour White, the trim and decorative features will be painted Sherwin Williams Colonial Revival Grey, and the foundation will be painted Sherwin Williams Rustic Red. The colors selected and placement of the paint are appropriate to this Landmark property whose style is influenced by the Gothic Revival, Italianate, and Queen Anne styles. The color scheme is appropriate for the styles and does not create a false
historic appearance. 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.

8. COA2023-065
1040 Arbor Road, Winston-Salem
Mamie Gray Galloway House
Local Historic Landmark #90
Request: Interior renovation including first floor non-historic bathroom and bedroom

Forsyth County Design Review Standards for Local Historic Landmarks: Standards 1-3
and 6-7 of the Building Interior section

The applicant proposes to create a new master bedroom and bathroom. The application proposes to re-install a wall that is shown on the original plans, returning the space to the original design. However, instead of a second bedroom in the area, a closet will be installed. The paneling that was installed in the 1980s will be removed to return the walls to their original appearance. A non-historic bathroom along with the “dressing area” will be transformed into a modern bathroom. The historic bathroom will be retained and preserved. 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.

9. COA2023-066
101 West End Boulevard, Winston-Salem
John V. Pardue House
West End Historic Overlay District #8
Contributing
Request: Replacement of the front yard fence

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

The applicant proposes to remove and replace the existing deteriorated wooden picket fence at the front yard. The applicant proposes to install a new metal fence with a combination of hoops and pickets. New double gates at the walkway and driveway will continue the hoop and picket design under an arched overthrow. 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 for use in an area of high visibility. The fence will not impede the view of the house from the right-of-way. Metal is an appropriate material for fences in areas of high 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.

10. COA2023-069
601 South Church Street, Building 25, Winston-Salem
Rondthaler-Gramley House
Old Salem Historic District
Noncontributing
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, 5, and 9 of the Accessory Features section

The applicant proposes to install one Trane 1.5-5-ton unitary split system HVAC unit that is 45 ⅛” high by 37 ¼” deep and 34 ¼” wide. The HVAC unit will be located on the north
elevation adjacent to existing HVAC units. The new unit will be screened with a wood picket fence to match the existing fencing that screens the existing units. The location will require the least possible alteration to the appearance of the structure and be hidden from public view by the wood fence screening. 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.

11. COA2023-070
2881 Shorefair Drive, Winston-Salem
Oddfellows Cemetery
Local Historic Landmark #130
Request: Upgrading access roads and installation of a parking lot

Forsyth County Design Review Standards for Local Historic Landmarks: Standards 1, 3, and 4 of the Setting section, Standards 1, 2, 3, 4, 7, and 8 of the Walkways, Driveways and On-Site Parking section

The applicant proposes to repave dirt access paths with gravel. There will be minor grading and filling of holes with dirt, prior to the installation of the gravel, which was a material previously used on the paths. A new parking lot will be installed west of the Caretaker Building. The lot will be 20,000 square feet to hold 50 vehicles. The site will be graded, vegetation removed, and coved in crushed stone. The visual, spatial, and associative characteristics of the setting will be retained and preserved. 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.

12. COA2023-071
308 South Church Street, Winston-Salem
Fogle Flats
Old Salem Historic District #84
Noncontributing
Request: Removal of a decaying and dangerous American holly tree


The applicant proposes to remove a dying and severely decayed American holly tree. If the tree falls it is a threat to life and property. No new planting is required due to the utilities underground at the site. On June 1, 2023, staff and Keith Finch, the City’s Director of Vegetation Management, visited the site and Mr. Finch reported:

Per your request, I wanted to briefly sum up our inspection of the American holly tree located at the “Flats”, 301 S. Main St. The tree in question is showing signs of decay in the base, such as open cavities and hollow areas, as detected by tapping on the tree. Also, there is a lot of dieback in the top, it is beginning to drop rather large dead limbs, and the foliage is beginning to show signs of stress. Looking at the location of this tree (between the apartments and parking lot), as well as the declining health, it is my suggestion this tree be removed.

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.
13. COA2023-072
601 South Church Street, Winston-Salem
Main Hall, Gramley Library, and the Inspectors House
Old Salem Historic District
Contributing, noncontributing, contributing
Request: Installation of underground multimode fiber lines

*Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Standards: Standards 1, 5, and 9 of the Accessory Features section*

The applicant proposes to bore one (1) smooth wall innerduct to specific buildings on campus that have existing pathways that have been damaged or destroyed underground. Four (4) new handholds will be installed at ground level. Any ground that is disturbed will be re-seeded with grass. This installation is not inconsistent with the historical character of the District because the bulk of the work will be underground replacing existing pathways. 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. COA2023-073
101 North Main Street, Winston-Salem
City Hall
Local Historic Landmark #115
Request: Installation of five (5) security cameras

*Forsyth County Design Review Standards for Local Historic Landmarks: Standard 7 of the Utilities and Energy Retrofit section*

The applicant proposes to install five (5) security cameras. Three cameras will be installed on the existing light poles at the west and north entrances. Two cameras will be attached to a new pole that will be located at the center of the paved parking lot on the north side of building. This new pole is outside of the Landmark designated property but was included in the application. The cameras will be black in color and are either 11-13/16 inches × 3-17/32 inches or 6-15/32 inches × 5-15/32 inches. The visual impact is minimized by the small size and the location on existing light poles and one new pole located away from the historic building in the parking lot. There will be no damage to the historic building since the cameras will not be installed on the exterior of the building. The locations are unobtrusive on the site and are not highly visible. 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.