

FINAL STAFF REPORT

February 6, 2019 HRC MEETING

Case #: COA2019-005
Staff: Michelle M. McCullough

Applicant: Samantha Smith
Owner: Historic Bethabara Park

LOCATION

Landmark: Local Historic Landmark #95
District: Bethabara Historic District
Building: Log House
Street: 2147 Bethabara Road

REQUEST(S)

- Replacement of Wood Steps in the Rear of the Building

APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES

Forsyth County Design Review Guidelines for Local Historic Landmarks and Bethabara Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Guidelines.
(Please refer to the applicable sections of the *Guidelines* as detailed in the staff comments.)

PROJECT DESCRIPTION/ELEMENTS

Please refer to the information provided with the application.

STAFF COMMENTS

This application is a major work due to the fact that the dimensions of the railing and steps are proposed to change to improve the safety of the steps and to meet current code compliance.

STAFF FINDINGS

Commission staff finds the replacement of wood steps as proposed is not incongruous with the character of the Landmark and District because:

- 1) The existing wood steps are severely deteriorated and becoming a safety hazard to visitors. The replacement wood steps match, as closely as possible, the existing steps and current accessibility and life-safety building code requirements. They are a design that is compatible with the historic building in location, style, scale, size, dimension, detail, texture, pattern, design, color, spacing, configuration, and material with the Landmark and District. (*Porches, Entrances, Balconies, and Enclosures*, Landmark Guideline 5 and *Walkways and Steps*, Bethabara Guidelines 1 and 3)

- 2) The proposed wood steps are designed in such a way that they meet accessibility and life-safety building code requirements while preserving the character-defining features, elevations, and finishes of the contributing building. The wood steps are designed to be compatible with the scale, materials, details, and finish of the structure and are found in locations that wood steps would have historically been located and, therefore, do not detract from the historic character of the Landmark or District. (*Accessibility, Life Safety, and Code Requirements, Landmark Guidelines 1-7; and Safety, Accessibility and Code Requirements, Bethabara Guidelines 1-6*)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2019-005 at the Log House, Local Historic Landmark #95, located at 2147 Bethabara Road, in the Bethabara Historic District (PIN#: 6817-77-3797), 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.