

STAFF REPORT

DECEMBER 1, 2021 HRC MEETING

Case #: COA2021-095
Staff: Heather M. Bratland

Applicant: Summit Street Properties, LLC c/o Eric Alsbaugh
LOCATION

District: West End Historic Overlay District #106
Street: 420 Summit Street, Winston-Salem
Building: B.J. Sheppard House Garage
Status: Contributing
Local Historic
Landmark#: n/a

REQUEST(S)

- Demolition of the garage

APPLICABLE DESIGN REVIEW STANDARDS

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

STAFF COMMENTS

In 1992 when the *West End Historic Overlay District Report* was written, the B.J. Sheppard House Garage was described as a "two-car, pyramidal-roofed, brick garage which appears to pre-date 1930." The garage was determined to be a contributing building. By 2007, the garage roof and doors were gone, and vines and other vegetation covered the three remaining brick walls.

STAFF FINDINGS

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

- 1) The garage is missing its roof and the garage doors. It is no longer structurally stable. After more than a decade of neglect, it is ruinous and a hazard. It is not possible to save the garage without essentially reconstructing it. The owner plans to salvage the historic brick. (*Demolition*, West End Standard 1)

STAFF RECOMMENDATION

Based on the preceding finding, staff recommends that the Commission approve COA2021-095 at the B.J. Sheppard House Garage, located at 420 Summit Street (PIN 6825-86-5828), within the West End Historic Overlay District, with the following conditions:

- 1) The applicant shall photo-document the garage;
- 2) The applicant shall complete a measured drawing of the garage in plan;
- 3) Demolition shall be delayed until staff receives from the applicant and approves the photo-documentation and plan of the garage;
- 4) All reusable building materials, including but not limited to brick and glass, shall be salvaged and reused by the applicant or donated to a salvage building materials retailer;

- 5) The site shall be cleared of demolition debris and planted with vegetation or otherwise maintained after demolition;
- 6) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 7) 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
- 8) 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.