

STAFF REPORT

AUGUST 3, 2022 HRC MEETING

Case #: COA2022-067
Staff: Heather M. Bratland

Applicant: Alisa Sprague

LOCATION

District: West End Historic Overlay District #400
Street: 230 North Sunset Drive, Winston-Salem
Building: House
Status: Noncontributing
Local Historic
Landmark#: n/a

REQUEST(S)

- Replacement of the side entrance stair and landing

APPLICABLE DESIGN REVIEW STANDARDS

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

STAFF COMMENTS

This noncontributing house was built during the 1930s or 1940s. It has no individual historical or architectural significance.

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 proposes to replace the existing deteriorated and incongruous metal stair that connects the side door at the first floor of the house to the side yard. The metal stair runs along the side of the house and descends toward the front of the house. The applicant proposes to construct a new entrance stair and 8' x 12' landing from wood. The stair and landing will be supported on square wooden posts. The railings will be constructed with square posts and balusters and flat rails. The stairs will have kickboards. They will exit the back of the landing and descend to a 90 degree turn after which they will connect to the rear yard. The design of the replacement stair and landing is compatible with the style and character of the house. (*Noncontributing Structures*, West End Standard 3)

STAFF RECOMMENDATION

Based on the preceding finding, staff recommends that the Commission approve COA2022-067 located at 230 North Sunset Drive (PIN 6825-65-5973), within the West End Historic Overlay District, with the following conditions:

- 1) The applicant shall paint the landing and stair to match the trim on the house within six (6) months after the completion of construction;
- 2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;

- 3) 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
- 4) 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.