

STAFF REPORT
for
APRIL 3, 2019 HRC MEETING

Case #: COA2019-023
Staff: Heather M. Bratland

Applicant: John Edwards, John Edwards Signature Homes
Owner: Michael Oder & Hannah Ashford, Sellers
Michael & Page Pisapia, Buyers

LOCATION

District: n/a
Building: David Reid House
Street: 1820 South Main Street
Local Historic
Landmark#: 42

REQUEST(S)

- Interior alterations at the attic and dining room

APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES

Forsyth County Design Review Guidelines for Local Historic Landmarks

(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

The David Reid House was built in 1892 for David Reid, a local merchant. The house is a fine example of late-19th-century Queen Anne residential architecture. Despite having been used as a doctor's office and converted into four apartments in the mid-20th-century, the house retains many original interior details, including the room arrangement, fireplaces, plaster walls, decorative woodwork and trim, and hardwood floors.

The application requests approval for the following items:

- 1) Creation of a 7' x 5' wall opening and eating bar between the kitchen and the dining room, above the wainscoting. The opening will have a segmentally-arched header with a molded trim surround styled to match the trim around other openings in the dining room. A counter with a curved edge will be supported on corbels and placed in the opening to create a bar surface on which to eat.
- 2) Alteration of the attic stairs and pie landing at the foot of the stair by widening them 6" to meet the code requirement of 36" wide stairs. The stairs will also be lengthened in their run, and the opening in the ceiling will be enlarged by 6" in width and approximately 12" in length to provide proper head clearance.
- 3) Renovation of the attic to create three finished rooms and unfinished storage space. The existing wood windows in the attic, including the diamond-pane double-hung sashes facing Main Street, will be removed, repaired, and reinstalled. The original framing of the house will not be altered. The rooms will be finished with drywall and carpet, and will use doors and trim salvaged from previous alterations to the house.

STAFF FINDINGS

Commission staff finds that the work is not incongruous with the character of the Local Historic Landmark because:

- 1) The creation of an eating bar and wall opening between the dining room and the kitchen will not alter or remove any significant features of the dining room, which include its fireplace, trim work, and hardwood floors. While the opening and counter will be styled with details consistent with the historic property, it will clearly be a modern feature and will not create a false historical appearance. (*Building Interiors*, Landmark Guidelines 1, 2, and 7)
- 2) The existing stairs to the attic do not provide Code-compliant access to the attic, which is necessary if the space is to be finished. Although the treads and risers of the widened stairs will be modern materials, the original railing and newel post will be reused, and the back of the stair will be finished in bead board as it is now. None of the moldings or decorative woodwork in the stair hall need to be altered to accommodate the widened stair. Once complete, the widened stair will have an appearance consistent with its current appearance. (*Building Interiors*, Landmark Guidelines 1 and 2; *Accessibility, Life Safety, and Code Requirements*, Landmark Guideline 2)
- 3) Renovating the attic to create three finished rooms and an unfinished storage space will not negatively impact any character-defining features of the house and will preserve attic-level windows. The original framing, including the remnants of the turret that once graced the southeast corner of the house, will not be altered. However, collar ties that were installed to support the roof when the turret was removed will be leveled. The wooden windows at the attic level will be removed, repaired using traditional materials and techniques, and reinstalled. The use of drywall and carpet as finish materials will distinguish this part of the house from the historic areas, avoiding creation of a false historical appearance. (*Building Interiors*, Landmark Guidelines 2 and 7; *Windows and Doors*, Landmark Guidelines 1-4)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2019-023 at the David Reid House, Local Historic Landmark #42, located at 1820 South Main Street (PIN#: 6834-38-5136.00), 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* and photo documentation of the completed project to HRC staff within ten (10) days of its completion.