

STAFF REPORT
for
FEBRUARY 5, 2020 HRC MEETING

Case #: COA2020-005
Staff: Michelle M. McCullough

Applicant: Samantha Smith

LOCATION

District: Bethabara Historic District
Street: 2147 Bethabara Road
Building: Gemeinhaus
Status: Contributing
Local Historic
Landmark#: 96

REQUEST(S)

- Installation of railings

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

The 1788 Bethabara Gemeinhaus is exemplary of the sturdy construction, straightforward design, and simple refinement characteristic of 18th century Moravian buildings. It is composed of two different sections recognizable by height. The taller section was the Saal, or Moravian sanctuary, and the other section served as the parsonage. It is one of the finest examples of Moravian architecture remaining in America. Today the Bethabara Gemeinhaus is an interpretative property for Historic Bethabara Park.

STAFF FINDINGS

Commission staff finds that the project is not incongruous with the character of the Landmark and District because:

- 1) The proposed railings will be located at the front door of the Gemeinhaus, a typical location for railings. The railing is patterned off examples constructed in Salem. It will be metal painted flat black, in a simple design at human scale to the building and steps. The design, configuration, dimension, scale, materials, color and finish are compatible with the historic character of the structure and the District. (*Railings*, Bethabara Guideline 3 and *Architectural Metals*, Landmark Guideline 6)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2020-005 at the Gemeinhaus, located at 2147 Bethabara Road, Local Historic Landmark #96, within the Bethabara Historic District (PIN# 6817-77-0736.00), 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 form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.