

**FINAL STAFF REPORT
February 6, 2019 HRC MEETING**

Case #: COA2019-008
Staff: Michelle M. McCullough

Applicant: James W. Lester and Judy R. Lester
Owner: Louis B. and Ellen Workman Blancato

LOCATION

District: Old Salem Historic District
Building: Vacant Lot
Street: 821 South Church Street

REQUEST(S)

- After-the-Fact soil moving to address a water issue

APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES

Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process 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

Commission staff finds that the application is not incongruous with the character of the District because:

- 1) The proposed solution to correct a drainage issue that is causing water damage to the Anna Johanna Vogler house is compatible with the District. The ground cover will be returned to grass after the site at 821 South Church Street is graded in a downward slope extending approximately eight feet away from the house with a gradual drop of six inches. At the end of the eight feet, there will be a gradual grading up towards the current surface level of the adjacent lot, creating a gentle swale that will direct water from the adjacent lot to the very rear of the this lot. The grading does not adversely affect the character of the adjacent Landmark or District and it will retain and preserve the relationship between structures and significant landscape features of the District setting, site topography, retaining walls, fences, foundation plantings, streets, walkways and driveways. (*Significant Landscape Features*, Old Salem Guideline 2)

STAFF RECOMMENDATION

Based on the preceding comments, staff recommends that the Commission grant a COA for the After-the-Fact soil moving to address a water issue at the Vacant Lot, located in the Old Salem Historic District, at 821 South Church Street (PIN#: 6835-32-4150), 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.