

STAFF REPORT
for
JANUARY 2, 2020 HRC MEETING

Case #: COA2020-004
Staff: Michelle M. McCullough

Applicant: Hayes Wauford, Wilson-Covington Construction Company

LOCATION

District: Old Salem Historic District
Street: 508 Salt Street
Buildings: Salt Flax House
Local Historic Landmarks#: N/A

REQUEST(S)

- Removal of the after-the-fact timber retaining wall and installation of a stone faced retaining wall

APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES

Old Salem 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 Salt Flax House received approval for a comprehensive landscaping installation, specifically the installation of a retaining wall, terrace floor, parking bay and sidewalk, and fences in COA2015-034, which expired June 4, 2018. The certificate of appropriateness (COA) was renewed by a Minor Work COA, COA2016-057, for one year, expiring on June 4, 2019.

At the September 4, 2019 Commission meeting, COA2019-086 for the after-the-fact grading work, installation of PVC downspouts, installation of a timber retaining wall, and installation of a brick paver patio and walkway was reviewed. This application was for similar work as COA2016-057. However, there were differences in material for the terrace floor and retaining wall. The HRC approved the after-the-fact grading work, installation of PVC downspouts, and installation of the brick paver patio and walkway. The installation of a timber retaining wall was denied and a condition was included that required that the applicant/owner to submit an application for a Certificate of Appropriateness for the Retaining Wall for consideration at the Commission's January 2, 2020 meeting, with a submission deadline of December 11, 2019.

STAFF FINDINGS

Commission staff finds that the removal of the after-the-fact timber retaining wall and installation of a stone faced retaining wall is not incongruous with the character of the Old Salem Historic District because:

- 1) The new retaining wall is compatible with the property and District in regard to location, size, scale, and material. The new retaining wall will be faced with stone to match the foundation of the house and is constructed to retain the higher elevations of the site to the north and west of the patio area.

The retaining wall was constructed to avoid any known archaeology sites on the property. (*Walls*, Old Salem Guideline 4)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2020-004 at the Salt Flax House, located at 508 Salt Street, within the Old Salem Historic District (PIN# 6835-23-6400), 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.