

**STAFF REPORT
for
JULY 1, 2020 HRC MEETING**

Case #: COA2020-031
Staff: Michelle M. McCullough

Applicant: Hayes Wauford

LOCATION

District: Old Salem Historic District
Street: 508 Salt Street
Building: Salt Flax House
Status: Contributing
Local Historic
Landmark#: N/A

REQUEST(S)

- Installation of fencing, a stone retaining wall, and an addition to an existing brick patio

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 was originally the Salt Flax Shop, which is the oldest of the five extant original free-standing outbuildings that survive in Salem. Johann Leinbach built the core of this building in 1816 on the rear of Lot 56 across the street from his house, and in 1820 he moved the building to his expanded house lot, Lot 73. The shed was built as a one and one-half story, frame, one-room shop. The building served Leinbach's business until 1835 when he rented it to Adam Butner. The transition of the Salt Flax Shop to a dwelling began in the period from 1840-1862 with the addition of a simple lean-to on the western side which had a kitchen in the cellar. In 1879 the house was enlarged and given a Victorian alteration. Following detailed architectural examination and study, the house was restored in 2014 to an interpretive date of ca. 1850.

STAFF FINDINGS

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

- 1) The proposed fencing is a band/straight sawn wood, 40" high, 4"-4 1/8" wide, double-picket style fence with galvanized common cut nails to be installed along the sidewalk in front of the property. The proposed fence is historically appropriate in material, style, size, pattern, and location. The Salt Flax House was built in 1816, and the 2014 work was to rehab the house to its appearance in 1850. The fence is appropriate for a structure built between 1800-1850. (*Fences*, Old Salem Guidelines 5, 6, 8, 9, and 10)
- 2) The proposed retaining wall is faced with majestic brown stone with lime-based mortar to match the foundation of the house and the existing retaining wall at the rear of the property. The proposed wall will go south from the southwest corner of the house for 3', and then turn west to the same

point that the existing wall terminates and it will then turn back north for approximately 7' to create a 6' opening between the two walls. The proposed retaining wall is compatible with the property and District in regard to location, size, scale, and material. The retaining wall will be constructed to avoid any known archaeology sites on the property. (*Walls*, Old Salem Guideline 4)

- 3) The proposed patio addition will be constructed of a historically appropriate material, brick. The Pine Hall Rumbled Autumn bricks will match the existing patio bricks. The bricks will be installed in a running bond on a granite dust bed. The additional patio is compatible in location, pattern, spacing, configuration, dimension, scale, texture, and material with the character of the structure and the District. (*Walkways and Steps*, Old Salem Guideline 3)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2020-031 at the Salt Flax House, located at 508 Salt Street, within the Old Salem Historic District (PIN# 6835-23-6400.00), 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.