

**STAFF REPORT**  
**for**  
**FEBRUARY 3, 2021 HRC MEETING**

**Case #:** COA2021-005  
**Staff:** Heather M. Bratland

**Applicant:** Andrew Hobbs

**LOCATION**

District: West End Historic Overlay District #254  
Street: 914 Carolina Avenue, Winston-Salem  
Building: Claytie C. Harper House  
Status: Contributing  
Local Historic  
Landmark#: n/a

**REQUEST(S)**

- After-the-fact grading and paving

**APPLICABLE SECTIONS OF DESIGN REVIEW STANDARDS**

*West End Historic Overlay District Design Review Standards*  
**(Please refer to the applicable sections of the *Standards*, as detailed in the staff comments.)**

**PROJECT DESCRIPTION/ELEMENTS**

*Please refer to the information provided with the application.*

**STAFF COMMENTS**

This project is located in the rear yard, in an area of low visibility. Relaying the existing brick patio with a combination of new bricks and antique bricks is considered routine maintenance. Had the applicant applied for the project prior to undertaking the work, it would have been classified as minor work.

**STAFF FINDINGS**

Commission staff finds that the project is not incongruous with the character of the West End Historic Overlay District because:

- 1) The applicant proposes to terrace the rear yard at the edge of the brick paver patio using two stone walls. The terraces navigate the change in grade between the lower elevation of the house and patio with the higher elevation of the parking pad and alley at the rear of the lot. The lower stone wall uses brick piers separated by sections of mortared stone, all capped with a masonry bench seat. Low landscape lighting is located under the seat and washes the lower wall. The upper wall is dry-stacked rock only. The new walls are compatible with the extant site topography and have no impact on historic site features. (*Retaining and Other Landscaping Walls*, West End Standards 5 and 9; *Exterior Lighting*, West End Standards 2 and 6)
- 2) Deteriorated wooden steps at the rear door of the house were replaced with cut stone steps. The wooden steps were not a component of a porch or other historic feature of the house. Rather, they sat atop the brick patio. The dimensions of the new steps are appropriate, and they do not impact any historic features or the topography. (*Walkways and Steps*, West End Standard 7)
- 3) A slate pathway that was hazardous during rain was replaced with a new pathway of natural stepping stones that matches the stone steps in the rear yard. The dimensions of the walkway

are appropriate for pedestrian use. The walkway navigates the extant topography and does not impact any historic site features. (*Walkways and Steps*, West End Standard 7)

- 4) The extant parking area was regraded and enlarged with respect to the width of the lot to address issues with water runoff and create a larger level area at the rear of the lot, adjacent to the alley. The parking area was covered with crusher run and Yadkin river pebble as a top coat. The expanded parking area did not impact any historic site features and had a minimal impact on the topography. It is located in an area of low visibility and is not visible from the public rights-of-way. (*Driveways and Parking Areas*, West End Standards 5 and 7)

### **STAFF RECOMMENDATION**

Based on the preceding findings, staff recommends that the Commission approve COA2021-005 at the Claytie C. Harper House, located at 914 Carolina Avenue, within the West End Historic Overlay District (PIN 6825-77-8403.00).