

STAFF REPORT

AUGUST 3, 2022 HRC MEETING

Case #: COA2022-054
Staff: Heather M. Bratland

Applicant: Kevin Hampton

LOCATION

District: West End Historic Overlay District #377
Street: 814 West End Boulevard, Winston-Salem
Building: Plumly-Hanes House
Status: Contributing
Local Historic
Landmark#: n/a

REQUEST(S)

- Installation of a pool, fence, and paving

APPLICABLE DESIGN REVIEW STANDARDS

West End Historic Overlay District Design Review Standards available at:
<https://www.cityofws.org/DocumentCenter/View/4089>

STAFF COMMENTS

The Plumly-Hanes House is located at the northeast corner of West End Boulevard and Forsyth. From the *West End Historic Overlay District Report*, the house is “impressively situated above West End Blvd. with a terraced front lawn, a stone retaining wall, and a double flight of central steps. Its large yard extends south to Forsyth St.”

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 install a 35' x 15.5' in-ground pool in the side yard to the south of the house. The pool equipment will be installed next to the south wall of the house where it will be screened behind existing vegetation. While not a defined area of low visibility, the side yard is located at an elevation of 882', which is higher than the surrounding rights of way. West End Boulevard varies from 872-874' in elevation in front of the house. A high stone retaining wall at the back of the sidewalk supports the elevated house and yard, which is reached by a set of double steps. Forsyth Street is approximately 878' in elevation at the location of the pool; the stone retaining wall continues to support the elevated yard at the back of the sidewalk. Significant mature vegetation screens views to the location of the pool from the public rights of way. The pool will be located in the ground and below a direct line of sight, minimizing its visibility from the public rights of way. The installation of an in-ground pool in this screened and elevated location is not incongruous with the special character of the West End. (*Accessory Features: Commercial Trash Receptacles and Recreational Features*, West End Standard 2; *Accessory Features: Structural and Mechanical Systems*, West End Standard 1)
- 2) The applicant proposes to install a 4' high, black aluminum picket fence approximately 10' behind the existing retaining walls along West End Boulevard and Forsyth Street. The fence will be located behind the existing vegetation. The fence will turn back toward the house on West End Boulevard to connect to its southwest corner. A 6' high section of fence with a gate will run along the south side of the front porch to the corner of the house. A 4' high section of fence with a double gate will connect the southeast corner of the house to the outbuilding. Along Forsyth

Street, the 4' high fence will turn north to connect to the southeast corner of the outbuilding. This fence will fully enclose the side yard as required by Code when a pool is constructed. The fence design, height, and level of transparency are appropriate for the location of the fence. It will not impede the view of the house from the right-of-way. Aluminum is an appropriate material for a fence adjacent to the street. The design of the fence minimizes its impact on the special character of the property and West End. (*Fences, West End Standards 2-4*)

- 3) The applicant proposes to pave a 20' x 40' area around the pool with a red concrete paver that mimics brick, which will match the existing pavers used for the driveway and parking area. Although it will connect to the driveway and parking area, a fence will prevent the new paved area from being used for car parking. The pavers will be laid in a herringbone pattern to match the pattern of existing paving on the property. The paved area will be located in the side yard behind the front façade of the house. Concrete pavers are an appropriate paving material, and the paving is compatible with the special character of the house and site. (*Decks, Terraces, and Patios, West End Standards 2 and 3*)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2022-054 located at 814 West End Boulevard (PIN 6825-75-1656), within the West End Historic Overlay District, with the following conditions:

- 1) The vegetative buffers along West End Boulevard and Forsyth Street shall be maintained to screen the pool for as long as a pool remains on the property in the side yard;
- 2) No commercial, contractor, or manufacturer signs shall be posted on the fence;
- 3) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 4) 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
- 5) 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.