

STAFF REPORT
for
SEPTEMBER 2, 2020 HRC MEETING

Case #: COA2020-092
Staff: Heather M. Bratland

Applicant: Ash Miller, Miller Landscape Architecture

LOCATION

District: West End Historic Overlay District #276
Street: 1404 West Northwest Boulevard, Winston-Salem
Building: Hanes Park
Status: Contributing
Local Historic
Landmark#: n/a

REQUEST(S)

- Park improvements

APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES

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 application covers Phase 2 of the City of Winston-Salem bond project in Hanes Park. Phase 1 was approved on March 1, 2017. The proposed improvements will be in the northeast quadrant of the park, near the intersection of West End Boulevard and Pilot View Street. The goal of the Phase 2 improvements is to match and blend with those completed during Phase 1. Phase 2 improvements include the following items:

- 1) Installation of five (5) pedestrian light fixtures along the park's sidewalk boundary;
- 2) Installation of one (1) trash receptacle;
- 3) Installation of four (4) bollards at the sidewalk apron;
- 4) Installation of mulch walking paths with concrete stairs;
- 5) Construction of three (3) stone entrance walls, framing two (2) pedestrian entrances;
- 6) Installation of plantings at the park perimeter; and
- 7) Creation of three (3) planting beds around the raised sanitary sewer manholes.

STAFF FINDINGS

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

- 1) The pedestrian light fixtures, bollards, and trash receptacles match the features installed elsewhere in Hanes Park during Phase 1. The designs are compatible with the special character of Hanes Park and the West End. (*Parks*, West End Standard 6)
- 2) The mulch pathways and concrete steps will create formal yet picturesque pedestrian spaces in a section of the park that is currently crossed by dirt pathways worn by vehicular and pedestrian

traffic. The curvilinear layout of the pathways is consistent with the historic design of Hanes Park. The pathways will connect the sidewalks outside the park with the bridge across Peters Creek, strengthening a historic connection between the neighborhood and park. The concrete will be tinted to blend it visually with the natural setting and historic concrete in the West End. The mulch and concrete are compatible in appearance and materiality with materials that contribute to the special character of the West End. (*Parks, West End Standards 6 and 7*)

- 3) The stone retaining walls will be constructed of Winding River rounds with a pre-cast concrete cap. The design, colors, and construction methods will match the stone entrance walls that were constructed at other park entrances during Phase 1. The 24"+ high stone retaining walls will mark the pedestrian entrances to the new mulch paths and direct pedestrians to those paths. The new entrance walls are compatible with the special character of Hanes Park and the West End. (*Parks, West End Standard 6*)
- 4) The new planting beds at the sanitary sewer manholes will improve the character of Hanes Park by screening a modern, incongruous feature of the quadrant. The boundary plantings will work in tandem with the stone walls to reinforce the park's edges and discourage cut-through traffic. The plantings selected are typical for this part of North Carolina and the West End. (*Parks, West End Standard 8*)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2020-092 at Hanes Park, located at 1404 West Northwest Boulevard, within the West End Historic Overlay District (PIN 6825-67-7398.00), 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.