

**HISTORIC LANDMARK COMMISSION**  
**AUGUST 25, 2014**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-1995-0005**  
**W.H. Davis House**  
**1203 Newning Avenue**

**PROPOSAL**

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Install a swimming pool and spa in the yard, and landscaping with gravel and stone.

**PROJECT SPECIFICATIONS**

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The applicant proposes to install a round in-ground swimming pool and spa in the yard of the house, and install gravel and stone landscaping around the pool and spa. The area proposed for the pool and spa is on the Newning Avenue side, which affords the principal view of the front of the house, although for all intents and purposes, this is the back yard of the house, and the principal means of entry is from Academy Drive into the back of the house. The property line along Newning Avenue has a great deal of vegetation that mostly screens the area from public view, and is in the same general area as a play house approved by the Commission within the last few years. The pool area will be surrounded by a stone or concrete patio and decomposed granite gravel.

**STANDARDS FOR REVIEW**

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The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

**COMMITTEE RECOMMENDATIONS**

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Not reviewed.

**STAFF RECOMMENDATION**

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Lose the paving and gravel around the pool. Staff would not normally have an issue with the installation of a pool, but the extent of the modifications to the yard with the stone or concrete patio and the decomposed granite gravel take up such a large chunk of the yard, that the historic character of the property becomes imperiled. While it is true that this section of the yard is partially screened from public view by vegetation along the street, the underlying character of the yard is being compromised to too great an extent with all of the paving and stonework. Staff strongly supports a more eco-friendly yard treatment than grass, but in this case, the character of the yard would be changing too dramatically, and staff believes that change will have an adverse impact on the historic character of the property.