

**STAFF REPORT**  
**for**  
**MARCH 6, 2019 HRC MEETING**

**Case #:** COA2019-012  
**Staff:** Heather M. Bratland

**Applicant:** Antoinette and Jerome Charles  
**Owner:** Antoinette and Jerome Charles

**LOCATION**

District: West End Historic Overlay District #486  
Building: House, Non-contributing  
Street: 1259 West Fourth Street  
Local Historic  
Landmark#: N/A

**REQUEST(S)**

- After-the-fact removal a maple tree

**APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES**

*West End Historic Overlay District 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 property at 1259 West Fourth Street is described as a “tiny one-story frame house with a rear basement apartment.” The maple tree is not mentioned in the *West End Historic Overlay District Report* inventory. It was located in the right side of the front yard.

The application requests approval for the following items:

- 1) After-the-fact removal of a maple tree

**STAFF FINDING**

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

- 1) The maple tree was dangerous. Its roots had caused cracks in the concrete foundation of the House. Rainwater was leaking through these cracks into the basement apartment, damaging the unit and potentially creating structural problems for the House. The stump has been ground out below existing grade. (*Vegetation*, West End Guidelines 5 and 7)

**STAFF RECOMMENDATION**

Based on the preceding finding, staff recommends that the Commission approve COA2019-012 at the House located at 1259 West Fourth Street, within the West End Historic Overlay District (PIN#: 6825-84-0222.00).