

STAFF REPORT
for
MAY 1, 2019 HRC MEETING

Case #: COA2019-038
Staff: Heather M. Bratland

Applicant: Clare Fader
Owner: Clare Fader & Bradley Cokendolpher

LOCATION

District: West End Historic Overlay District #249
Street: 835 Carolina Avenue
Building: Robert L. Hatcher House
Local Historic
Landmark#: n/a

REQUEST(S)

- After-the-fact installation of a rear yard fence

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

On February 4, 2019, staff received a Minor Work application for a rear yard fence at 835 Carolina Avenue. On February 6, 2019, staff conducted a site visit and discovered that the fence had already been built and that the fence specifications did not match those in the application. Staff informed the property owner that the application could not be reviewed by staff as a minor work because the fence had already been built. Staff sent an email to the owner asking for submission of a revised Major Work COA application by February 13, the deadline for cases to be heard at the March 6 HRC meeting. Staff received the Major Work application on April 11.

The application requests approval for installation of a 6' high, wooden picket fence at the perimeter of the rear yard. A 7' wide section of fence will connect to the house at the rear left corner to enclose that portion of the rear yard.

STAFF FINDINGS

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

- 1) This fence is in the rear of the property, in an area of low visibility. The proposed fence is 6' and does not exceed the 72" height limit for West End Fences. It is constructed of unstained and unpainted wood with spacing between the boards, a traditional fencing material and pattern found throughout the West End. (*New Fences in Areas of Low Visibility from Street Level*, West End Guidelines 1 and 2)

STAFF RECOMMENDATION

Based on the preceding finding, staff recommends that the Commission approve COA2019-038 at the Robert L. Hatcher House, located at 835 Carolina Avenue within the West End Historic Overlay District.