

STAFF REPORT
for
DECEMBER 4, 2019 HRC MEETING

Case #: COA2019-131
Staff: Heather M. Bratland

Applicant: Bradley Cokendolpher and Clare Fader

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 construction of a parking pad and removal of a maple tree
- Construction of a deck

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

Per the applicant, the maple tree in the rear yard dropped a large branch during a storm. "At the time, we had contractors going in and out of the house constantly. I had a tree crew working on another property I was selling and ask them to fit me in ASAP. I didn't even think of the HRC because I was so concerned about the liability of having workers on the property with large branches falling."

Construction of the parking pad has begun with the construction of a wooden form and installation of gravel.

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 remove a maple tree from the rear yard. The maple tree is extraordinarily close to the house and dropped a large branch during a storm. The owner is concerned that the tree is dangerous to people on the premises. Removal of a tree is allowed when a tree is dangerous. (*Vegetation*, West End Guideline 5)
- 2) The applicant proposes to construct a 12' x 28' concrete parking pad in the rear yard, adjacent to the house. The new parking area is not visible from the street. (*Parking-Residential*, West End Guidelines 1, 3, 4, and 5)
- 3) The applicant proposes to construct a 12' x 28' wooden deck with a stained wood plank floor and painted railings at the rear façade of the house. The deck will be supported above the parking pad on 6" x 6" posts. The railing design will include square balusters and posts. The deck will include a

set of stairs on the side opposite the driveway to provide access to the rear yard. The deck intersects the house at the junction between the basement and first floor. It will not damage or obscure any character-defining details or features. The deck will be installed at an appropriate location and will be built with appropriate materials. (*Decks and Patios*, West End Guidelines 1-4)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2019-131 at the Robert L. Hatcher House, located at 835 Carolina Avenue, within the West End Historic Overlay District (PIN# 6825-77-7921.00), 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.