

**REVISED STAFF REPORT: 4/12/2023 REGULAR MEETING PREPARED BY: J. ROSS**  
**ADDRESS: 19255 BERKELEY, 19240 WARRINGTON, & 19248 WARRINGTON**  
**APPLICATION NO: 2023-8299, 2023-8300 & 2023-8301**  
**HISTORIC DISTRICT: SHERWOOD FOREST**  
**APPLICANT: ARTHUR MERRIWEATHER**  
**OWNER: ARTHUR MERRIWEATHER & PATRICK LANGFORD**  
**DATE OF STAFF SITE VISIT: 4/4/2023**  
**DATE OF PROVISIONALLY COMPLETE APPLICATION: 3/20/2023**

**SCOPE: REPLACE AN EXISTING FENCE WITH A NEW FENCE AND INSTALL NEW LANDSCAPING**

**EXISTING CONDITIONS**

The proposed project includes three parcels which are located within the Sherwood Forest Historic District. The parcel at 19255 Berkeley includes a two-story, single-family house which was erected ca. 1920. The building features a central side-gabled roof with projecting hipped-roof wings. Exterior walls are brick with wood half-timber and stone detailing. Windows are the original steel casement and fixed stained-glass units. A hipped-roof, two-car garage sits to the rear of the home and faces on to Cambridge. Avenue. A 6’-0”-high aluminum picket fence leads from the home’s rear elevation to the side elevation of the garage to enclose the property’s rear yard.

The properties at 19240 and 19248 Warrington are two adjacent parcels to the rear of 19225 Berkeley. A non-historic age 4’-0” tall wood picket fence which is located along north and west property lines encloses 19240 and 19248 Warrington. The fence is located approximately 1’-0” off the sidewalk. 19240 Warrington serves as the backyard for 19225 Berkeley. Both Warrington parcels are largely empty with the exception of a non-historic/ca. 2000 wood gazebo which is located in 19240 Warrington. Historic-age oak and cedar trees, in addition to maples, honey locusts, and buckthorns are present in both Warrington parcels. Non-historic age yews line the fence within 19240 Warrington. An historic-age embankment/sand ridge is located to the rear of 19248 Warrington’s parcel, directly adjacent to the fence.



**19225 Berkeley (staff photo taken 4/4/2023)**



**19240 and 19244 Warrington (4/4/2023 staff photo)**

## **PROPOSAL**

With the current proposal, the applicant is seeking the Commission's approval for the following work items:

- Remove the existing 4'-0" wood fencing at 19240 and 19248 Warrington
- Remove the existing yews which line the wood fencing at 19240 Warrington
- Remove one existing maple tree in 19240 Warrington
- Along the northern property line, beginning at the west elevation of the garage at 19255 Berkeley and extending westerly along Cambridge Avenue, erect a 6'-0" high aluminum picket fence. The fence will be installed 8'-0" off the sidewalk. New landscaping will be planted within the 8'-0" area between the fence and the sidewalk. A line of new yews will be planted inside of the fence at this location.
- At the west property line, along Warrington Avenue, erect a 6'-0" high aluminum picket fence. This fencing will be erected at the same location as the current wood fencing once it is removed, approximately 1'-0" from the sidewalk

## **STAFF OBSERVATIONS AND RESEARCH**

- It is staff's opinion that proposed removal of the existing wood fencing, maple tree, and yew shrubs at 19240 and 19248 Warrington is appropriate because the elements are not of historic age. Note, however, that while the existing wood fencing is not a distinctive historic character-defining feature of 19240 Warrington, it is in good condition and does provide a pleasant esthetic which is compatible with the historic landscape features at 19240 and 19248 Warrington, in staff's opinion (see below photo).

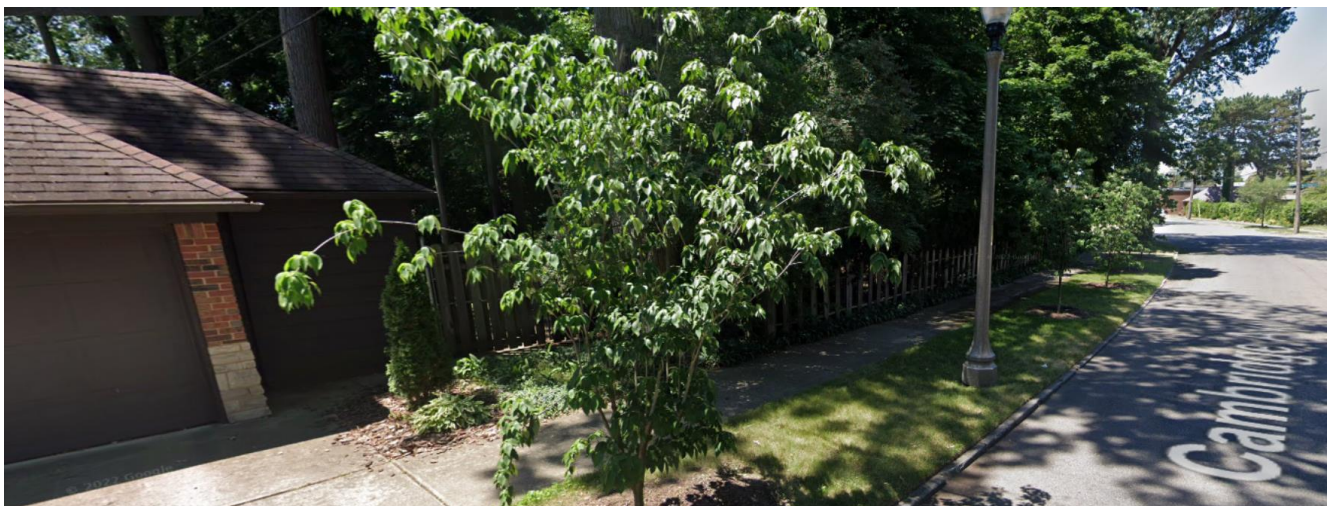


**Existing fencing proposed for replacement (staff photo taken 4/4/2023)**

- Per the above, the new fencing will be installed 8'-0" to the south of the sidewalk along 19220 Warrington's northern property line, starting at the west elevation of the existing garage and extending west along Cambridge Avenue until its intersection with Warrington Avenue. New landscaping will be installed within the 8'-0"-wide area between the outside of the fence and sidewalk. It is staff's opinion that the proposed location of the fence at this location is appropriate as it will be aligned with the garage's front face. Also, the proposed 8'-0" setback is not too deep/will not present an incongruous appearance with adjacent historic buildings.
- Note that an historic-age oak tree is located directly to the west of the garage. The applicant has stated that he will retain the tree and install the fence at a location that will not impact this tree. See the below photo.
- It is unclear to staff if the current fencing is located outside of the property lines/within City right-of-way or if it is within the applicant's property boundaries. Similarly, staff is unsure if the proposed location of the new fencing falls outside of in the boundaries of 19255 Berkeley, 19240 Warrington, & 19248 Warrington.



**The easternmost point of the new fencing will be located here (8'-0" off the sidewalk) and will extend westerly along Cambridge. This historic oak tree will be retained per the applicant**



**The new fencing along Cambridge will be pushed back 8'-0" from the sidewalk. Google Streetview image**



**This wood fencing along Warrington will be removed and replaced with new fencing at the same location**



**This these non-historic yews and **this non-historic maple** will be removed (4/4/2023 staff photo)**

## ISSUES

- None

## RECOMMENDATION

### **Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness**

It is staff's opinion that the project generally conforms to the Elements of Design for the district and meets the Secretary of the Interior's Standards for Rehabilitation. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the work as proposed with the following conditions:

- Any new fencing shall be erected on or close to the property lines, on private property
- The project shall not result in the removal of any trees beyond the identified maple tree and yew shrubs which line the current fence. Should any other tree be targeted for removal, the applicant shall submit a new application to the Commission for review and approval prior to the initiation of the work.