

**ARCHITECTURAL REVIEW REPORT – ADDENDUM #1**

Referral by City Planner to Historic District Commission Meeting of January 18, 2024
Submission of Addendum #1 for Historic District Commission Meeting of February 15, 2024

<u>Permit:</u>	Fence Permit #23-1868
<u>Location:</u>	146 S. State Street, Dover Located on the west side of South State Street to the north of (but not adjacent to) West Loockerman Street
<u>Tax Parcel:</u>	ED-05-077.09-02-58.00-000
<u>File Number:</u>	HI-24-01
<u>Present Zoning:</u>	C-2 (Central Commercial Zone) H (Historic District Zone)

The following is Addendum #1 to provide information requested by the Historic District Commission regarding the Fence Project under consideration as HI-24-01.

Information Request #1**Existing Conditions of Fence at 146 S. State Street (as installed)**

The fence as it currently exists appears to be white vinyl and six feet in height. The front section (Fence #2) closest to South State Street appears to be about 16 feet in length including the gate. It appears to connect to the existing six-foot white vinyl fence on the property addressed as 140 S. State Street. The rear fence segment (Fence #1), which is not visible from the right-of-way of South State Street, also appears to be white vinyl and six feet in height.

- *As a follow-up from the Historic District Commission meeting of January 18, 2024, a Letter was sent to the owner and contractor for the requested information on the fence materials and location. As of February 8, 2024, we have not had a response from the owner or the contractor.*
- This information was gathered by Planning Staff from the Permit submission and site observations. See Exhibit Map #1 (on Page 3) for red line showing locations of the two fence segments.
- As presented in the previous report, there was a Fence Permit for 146 S. State Street from 2003 for a 42-inch-high wood fence in the rear of the building approximately where the new fence (Fence #1) was installed. This previous wood fence on the subject site was removed at an unknown point in time as the 2019 Google Street View shows that this wood fence is not present in the rear location.

Information Request #2**Permit History for Adjacent Property at 140 S. State Street**

From the Planning Staff's review of the City of Dover Permit records, a Fence Permit specific to the currently observed white vinyl fence on the adjacent property at 140 S. State Street does not exist in the records. Google Street View from October 2019 shows what appears to be a white

painted wood fence; see images on Page 4. Comparison of available street views of this location show that the currently existing vinyl six-foot fence replaced a previous wood fence sometime between October 2019 and August 2023. The vinyl fence is shown in Google Street View from August 2023. Several shrubs (vegetation) exist on the street side of the fence panel that extends perpendicular to the wall of the building.

Further information on 140 S. State Street:

- The recent Permit activity for the property in 2023 includes a Roof Permit and a Window Permit. In 2018, there was also a Window Permit.
- Google Street Views of the property show a variety of fences enclosing the rear deck outdoor seating area and rear of the property over the years including solid wood stockade type fencing, painted wood fencing, and chain-link with slats fencing.
- The entity operating as the Grey Fox Grille took ownership of the restaurant circa 2014-2015 and at that time there were several Permits for renovation activities for both interior renovations and exterior repairs associated with reopening of the restaurant.
- Previously, the location had operated as W.T. Smithers Restaurant since at least 1985. In 2012, there are Permits for the demolition of the rear barn structure that once stood on the property near the rear alley and including the installation of a 6-foot fence to close off the rear of the property where the barn structure once stood. This project activity was not subject to Architectural Review Certification as it was not in the public view (from South State Street).
- Several Permit submissions from 1991-2000 make use of a 1985 survey of the property with annotations of proposed projects. A fence is shown in the 1985 survey; the survey outlines a six-foot fence on or near the property line between 146 and 140 South State Street.
- In June 1991, the Planning Commission considered a Conditional Use application (C-91-03) for construction of an outdoor patio & deck to add outdoor seating at the restaurant. A fence is mentioned in the discussion of the application in the Planning Commission Meeting Minutes.

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October 2019 Streetview shows a 6 foot tall wood fence.

