



# Historic Preservation Commission Meeting Agenda Item Submittal

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Item To Be Considered: **Certificate of Appropriateness/ 204 S Walnut Street**

Board Meeting Date: **September 17, 2024**

Prepared By: **Rebecca Brehmer, CFM, CZO, Town Planner**

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**Overview:** The owners of 204 S Walnut Street have requested a Certificate of Appropriateness for demolition of the existing block shed located in the back yard as well as construction of a new accessory structure in its place. The property is zoned R6SF, and the home is contributing to the Historic District, but the existing block shed is not.

As required by our ordinance in Section 11 New Construction, the application includes a massing study completed by Dunn & Dalton Architects that meets all criteria. The reason for the request to demolish the existing block shed is it is non-conforming with setbacks and right on the property line and it also limits the site location of the new accessory structure. The proposed accessory structure is a 2-story structure with an office on top and an open carport below. See additional details and design included in application packet.

**Background Attachment(s):**

1. COA-2024-08 Application
2. Section 11 New Construction
3. Section 22 Demolition of Buildings
4. Aerial Location Map

**Recommended Action:**

1. Hold a public hearing
2. Approve COA-2024-08 for demolition of existing block shed and new construction of an accessory structure at 204 S Walnut Street, and make a motion based on the standards provided.

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**Action:** \_\_\_\_\_

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