



Community Development  
Department

## STAFF REPORT

Meeting Date:	June 25, 2026
Agenda Title:	COA 26-17
Requested Action:	Construct new board-and-batten cap fencing along the northwest property line
Department / Agency Lead:	Community Development
Staff Lead:	Whitney Burgess, Preservation Planner

### EXECUTIVE SUMMARY

The applicant is requesting to construct a new board-and-batten capped fence along the property line. **The previous 4-board horse fencing has already been removed.** The new fence will be similar in appearance to the fencing at the neighboring property, 320 Culpeper Street, approved by the ARB last year. The previous fencing measured 4-4.5 ft in height. The new fencing will range from 4 ft to 6 ft, following the grade of the parcel, and will sit 6 in inside the property line.

#### Details from Applicant:

Fence Details: 123.5 ft (in length) at 6ft high and 36.5 ft (in length) at 4ft high using high pressure treated board-and-batten cap fencing. Posts are 4x4 PTP with black caps. Runners are 2x4 PTP - 3 per section. Cap boards are 1x4 PTP. Vertical boards are 1x4 & 1x6 PTP - Face Out. All posts are set in dry-packed concrete 24"-30" in the earth or until refusal. All materials are #2 southern yellow pine (pressure treated) unless otherwise stated. All nails are galvanized ring shank unless otherwise stated

### BACKGROUND

The property at 25 Fisher Lane is a new single-family detached dwelling that is still under construction. The revised plat was submitted October 10, 2025, and the Building Permit was issued on October 23, 2025. The new construction and site address has not yet updated in the county tax assessor system and visibility of the site is not yet available in aerial photographs.



Aerial View (Pre-Construction)



Street View, June 2026



Fence Location



Proposed Design Based Upon 320 Culpeper Street

**DESIGN GUIDELINE CONSIDERATIONS**

Historic District Guideline	Page No.	Analysis
<b>2. SITE DESIGN</b>		
<b>B. Guidelines for Fences &amp; Walls</b>		
2. New fences should not exceed six feet in height, or the maximum allowed by the zoning district regulations	3.8	
3. Design fencing and gates for visual interest in addition to function; choose appropriate materials such as stone, brick, cast stone, rusticated concrete block, cast cement, wood, iron, steel, or metal wire	3.8	
4. For wooden stockade fences, avoid simplicity. Design with architectural details such as capped posts, pointed or shaped boards, varied board heights, or scalloped sections, for example. The rails should face the interior lot. Pressure treated lumber is acceptable but stained or painted is recommended.	3.8	
<b>Best Practices</b>		
For fences and walls between properties, permission and approval of the adjoining owner should accompany the Architectural Review Board application for review consideration	3.8	

**STAFF RECOMMENDATION**

Staff recommends approval of Certificate of Appropriateness 26-17 for the request to construct replacement fencing along the property line at 25 Fisher Lane, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired;
- 2) Fence height cannot exceed 6 ft tall, per Zoning Ordinance 2-19.1

**ATTACHMENTS**

1. Photos and Plans
2. Draft Motion