

## **Minutes of the Avon Hill Neighborhood Conservation District Commission**

May 18, 2009 - 5:30 P.M. – 831 Massachusetts Avenue, Basement Conference Room

Members Present: Arthur Bardige, *Vice Chair*; Catherine Henn, *Member*;  
Heli Meltsner, Constantin von Wentzel, *Alternates*

Staff: Sarah Burks

Members of the Public: Evelyn Hu, 16 Lancaster St; John Kennedy, 25 Avon St

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With a quorum present, Mr. Bardige called the meeting to order at 5:30 P.M. He introduced the commissioners and reviewed the jurisdiction and procedures of the Commission. He designated alternate members Ms. Meltsner and Mr. von Wentzel to vote on all matters.

### Public Hearing: Alterations to Designated Properties

**AH-311: 12-16 Lancaster St., by Avon Hill Place Condominium Trust.** To install new fence panels and gate.

Ms. Burks showed photographs of the existing conditions of the building and landscaping. She summarized the application for fence panels and a gate between the building and the street.

Evelyn Hu, the new owner of the condominium unit at the right front of the building, explained that the fence would provide some privacy at her patio and front door.

The Commission clarified and discussed the height of the proposed fence panels (from 5' to 6' high) and gate (5' high) and the location of the sloping fence panel.

John Kennedy, the developer and owner of other condominium units, arrived.

Ms. Meltsner said the Commission should protect the public's view if they were to allow the fence to be higher.

Ms. Burks suggested eliminating the sloping panel in favor of a 5' fence all the way across. She noted that the fence would not block the public's view of the house, as the grade sloped down from the house to the street and there were existing plantings of a similar height.

Ms. Meltsner said the sloping section of fence could be located closest to the house. Mr. von Wentzel agreed.

No members of the public, other than the petitioners, were present to offer comment.

Ms. Meltsner noted that the angle of the fence on the diagonal from the corner of the house to the gate was not traditional.

Ms. Burks read through the district design guidelines for fencing.

Mr. von Wentzel moved to approve the fence as described (with the sloping section closest to the house) on the basis that it met most of the guidelines concerning fences and struck a good balance between the need for privacy and the protection of the view from the public way.

Ms. Henn seconded, and the motion passed 4-0.

### Minutes

Ms. Meltsner moved to approve the January minutes as submitted. Ms. Henn seconded, and the motion passed 4-0.

Mr. von Wentzel moved to adjourn the meeting. Ms. Henn seconded, and the motion passed 4-0. The meeting adjourned at 6:01 P.M.

Respectfully submitted,

Sarah L. Burks  
Preservation Planner