

HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

HDRC CASE NO: 2019-555
ADDRESS: 507 CEDAR ST
LEGAL DESCRIPTION: NCB 2878 BLK 3 LOT 3 E 6 FT OF 4
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Mary Anne Snyder
OWNER: Mary Anne Snyder
TYPE OF WORK: Front yard fence
APPLICATION RECEIVED: September 15, 2019
60-DAY REVIEW: November 14, 2019
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a front yard fence.

APPLICABLE CITATIONS:

5. Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link *fencing*.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

FINDINGS:

- a. The primary historic structure at 507 Cedar was constructed circa 1910 and first appears on the 1912 Sanborn map. The one-story single family residential structure features a rounded front porch flanking a front-facing bay window, wood siding and windows, a standing seam metal roof, and a brick chimney.
- b. FENCE – The applicant has proposed to install a front yard wrought iron fence with a front sliding gate at the driveway entry. The driveway gate is to feature an “S” monogram and the pedestrian gate is the feature the “507” address. Staff finds that fences are found in the King William Historic district and present at properties featuring structures a similar style.
- c. FENCE LOCATION – While front yard fences are typical in the area, the Guidelines for Site Elements 2.B.ii. notes that fences should not be installed where they are not historically found and the Guidelines for Site Elements 2.C.i and ii. note that privacy fences should be set back behind the front façade plane. Staff finds that the fence line should turn before the driveway to meet the corner of the house. Additionally, staff finds

that the driveway gate should be set behind the front façade plane or removed from the design.

- d. FENCE DESIGN – The applicant has submitted three examples of wrought iron fences. Staff finds that highly ornamental designs, additional monograms, and address plates should be avoided in respect to the scale and style of the Folk Victorian structure.
- e. FENCE HEIGHT – The applicant has proposed a height range between 48” and 60”. Per the Guidelines for Site Elements 2.B.3. the height of new fences and walls within the front yard should be limited to a maximum height of four feet. Staff finds that no portion of the fence should exceed four feet in height, at any location measured from grade.

RECOMMENDATION:

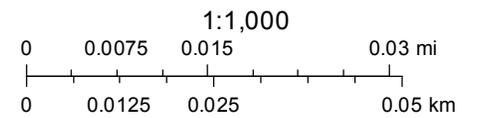
Staff recommends approval based on findings b through f with the following stipulations:

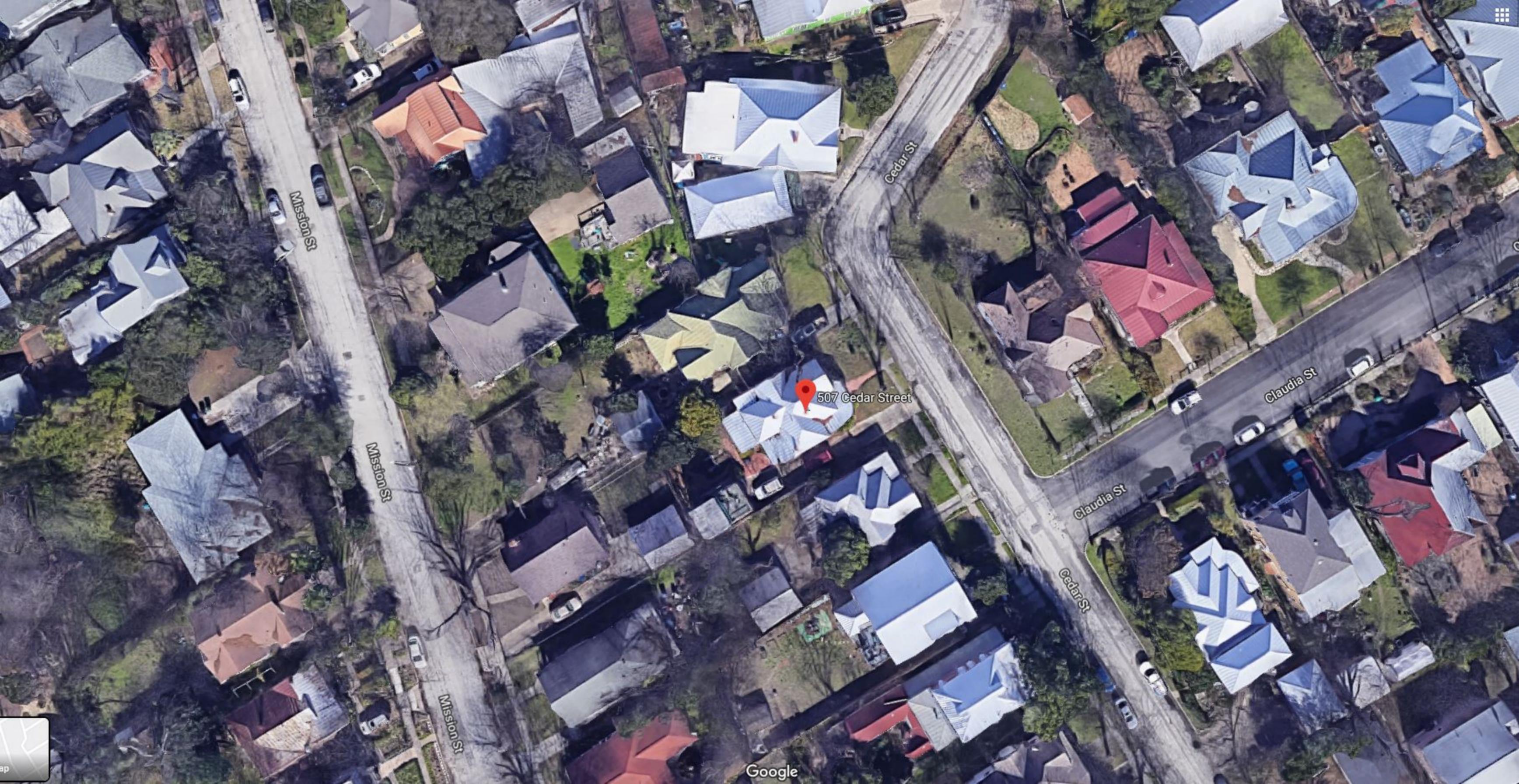
- i. That no portion of the fence exceeds four feet in height at any location measured from grade.
- j. That the fence line turn before the driveway to meet the corner of the house. The driveway gate should be set behind the front façade place or removed from the design.
- k. That the final design of the wrought iron fence feature a simple picket-and-railing configuration topped with traditional finials. Monogram and address plate should not be included. The final design shall be submitted to staff for review and approval prior to installation.

507 Cedar



September 24, 2019





Mission St

Cedar St

507 Cedar Street

Claudia St

Mission St

Claudia St

Cedar St

Mission St

Google





507 Cedar Street

Cedar St

Claudia St

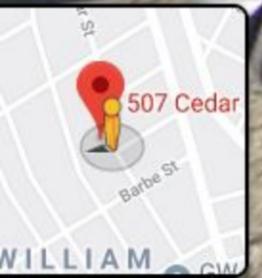
Cedar St

Cedar St

Mason St

Riverside St

Google



Due to repeated theft and burglaries that have happened to us in the past year, my husband and I would like to put up an iron fence around our house as an added security measure. It would go around the front perimeter of the house, as well as connect to a sliding gate in front of the driveway. The backyard already has a privacy fence, so it will not extend to the back. We hope to keep this within the neighborhood aesthetics and code.

The fence will be constructed of square iron tube and welded at horizontal and vertical intersections. Vertical pieces will be placed 4"-6" apart and will have a total height of 48"-60". The final product will be black with anti-corrosion paint. Ornamental 'spikes' will be placed at the top of vertical sections. We will keep within the aesthetics of the King Williams neighborhood. The access to the driveway will consist of a motorized, remote controlled sliding gate of the same material.

No signage is expected other than a small notification on the gate stating that the property is under video surveillance and alarmed. The size will be no larger than an 8.5 x11" placard.

















637