

HISTORIC AND DESIGN REVIEW COMMISSION

May 16, 2018

HDRC CASE NO: 2018-220
ADDRESS: 1027 N MESQUITE ST
LEGAL DESCRIPTION: NCB 512 BLK 25 LOT E 138.9 FT OF S 48.83 FT OF N 97.53 FT OF 11 ARB A15
ZONING: R-4
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Imelda Cervantes
OWNER: Imelda Cervantes
TYPE OF WORK: Install 7ft wrought iron fence in front yard with driveway gate
APPLICATION RECEIVED: May 04, 2018
60-DAY REVIEW:
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install 7ft wrought iron fence in front yard with driveway gate.

APPLICABLE CITATIONS:

5. Guidelines for Site Elements

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 property at 1027 N Mesquite initiated the installation of a 7 foot tall wrought iron fence in the front yard to replace the existing chain-link fence prior the approval. An administrative Certificate of Appropriateness was issued on May 3, 2018 to: *Replace the existing, chain link fence with a new,*

wrought iron fence. The wrought iron fence is not to exceed four (4) feet in height at any location. The fence is to turn at driveway to meet at the corner of the house rather than spanning across the driveway. Gate installation is to occur at or behind the front façade plane of the house.

- b. AMENDMENT – The applicant is request to amend the existing approval to allow up to 7-foot tall fencing in the front yard and a driveway gate spanning in the front of the property rather than set behind the front façade plane of the structure. Staff finds the request is inconsistent with the Guidelines for New Fences 5.B.iii and 5.C.i. staff finds that the administrative approval should be adhered to.

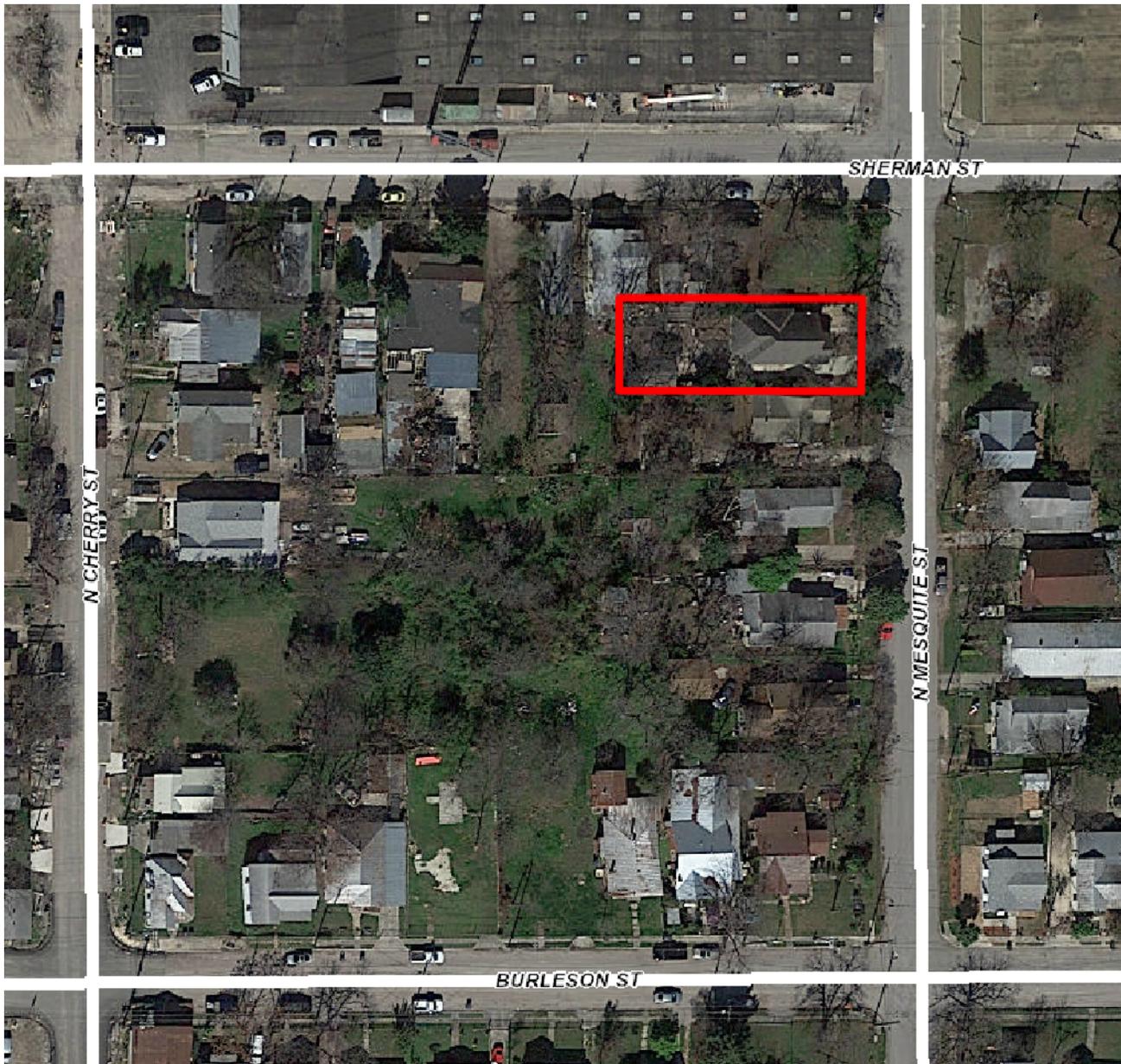
RECOMMENDATION:

Staff does not recommend approval of the installation of a 7 foot tall front yard fence or the front yard driveway gate based on finding b. The previous administrative approval of a front yard fence with no portion exceeding 4 feet in height and the driveway gate set behind the front façade plane of the home must be adhered to.

CASE COMMENT:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER: Huy Pham



1027 N Mesquite

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Printed: May 10, 2018

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1027 N Mesquite St

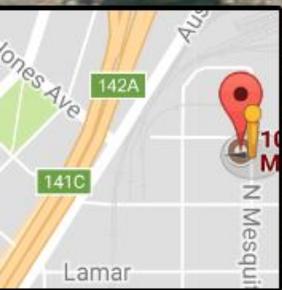
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Street View - Dec 2017



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PLOT (SITE) PLAN

(SAMPLE ONLY)

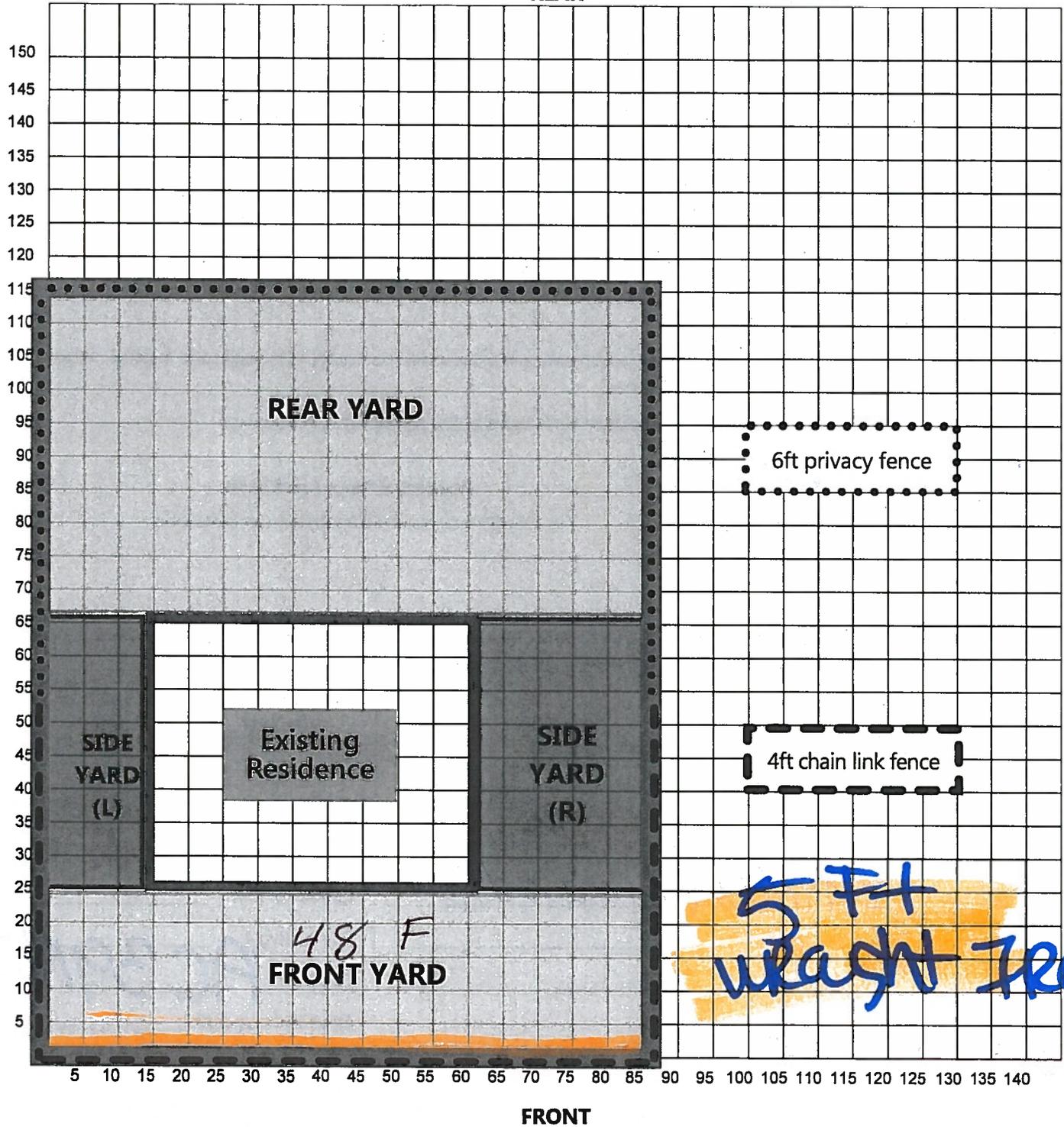
Address: 1027 N Mesquite

Lot: E 138-9

Block: 25

NCB: 512

REAR



FRONT

I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Applicant Signature: Inilda Hernandez

Date: 05/31/18



wrought iron fence



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backyard victorian ornamental residential outdoor exterior front yard modern contemporary old traditional

Sponsored



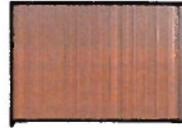
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Houzz



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Sam's Club



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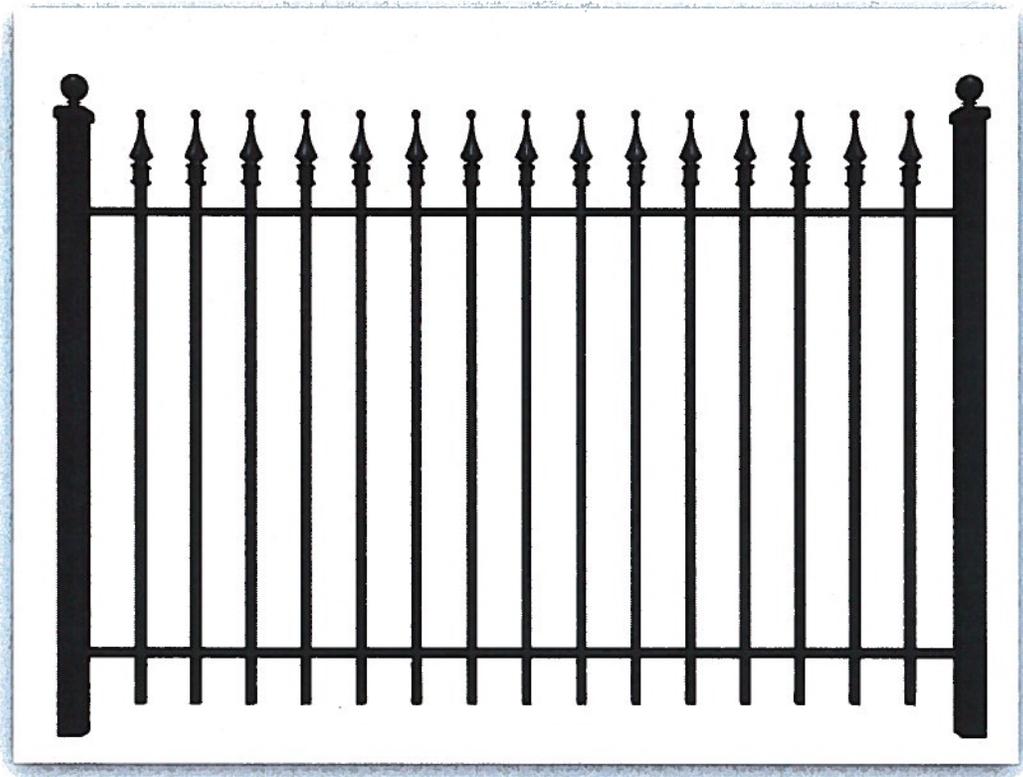
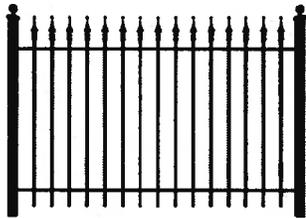
\$349.98
Hayneedle



\$395.00
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\$98.98
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