

## HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2016

Agenda Item No: 18

**HDRC CASE NO:** 2016-040  
**ADDRESS:** 111 W ASHBY PLACE  
**LEGAL DESCRIPTION:** NCB 1885 BLK LOT W 48 FT OF 7  
**ZONING:** R4 H CD  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Rudolph Gonzales  
**OWNER:** Rudolph Gonzales  
**TYPE OF WORK:** New Front Yard Fence and Painting  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a front yard wrought iron fence
2. Paint the brick on the main house red
3. Re-paint the columns white

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

#### 2. Materials: Masonry and Stucco

##### A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repainting*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repainting. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

*Historic Design Guidelines, Chapter 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.

### **Sec. 35-399.04. - Ornamental-Iron Front Yard Fences.**

Section 35-514 of the Unified Development Code limits the height of predominantly open fences within front yard to four (4) feet. Ornamental-iron fences between four (4) feet and six (6) feet in height may be allowed on residential lots, but only after consideration and approval of a special exception by the board of adjustment\*.

- \*1. If, however, the subject property is zoned historic, within a historic district or designated as a historic landmark, a request for an ornamental-iron front yard fence taller than four (4) feet in height shall be considered by the board of adjustment as a variance, rather than as a special exception, but only after review and consideration by the historic and design review commission pursuant to chapter 35, article IV, division 5.
- \*2. If the subject property is within an overlay district which includes design standards that limit the height and design of front yard fences, a request for an ornamental-iron front yard fence taller than four (4) feet in height shall be considered by the board of adjustment as a variance, rather than as a special exception.

## **FINDINGS:**

- a. A stop work order was issued at this property on January 5, 2016, for the installation of a new wrought iron fence without a Certificate of Appropriateness. All appropriate fees have been collected.
- b. The property at 111 W Ashby Place is located in the Monte Vista Historic District. The applicant is proposing to install a new front yard wrought iron fence. The fence would be secured onto the existing retaining wall.
- c. According to the Guidelines for Site Elements 2.B.ii., new fences should not be installed where they did not historically exist. Although front yard fences are not a common site element within the Monte Vista Historic District, at least two properties on the 100 block of W Ashby Place have wrought iron front yard fences. Given the context of the block, a front yard wrought iron fence is not inappropriate.
- d. The proposed fence would be wrought iron. This material is consistent with the Guidelines for Site Elements 2.A.i. in terms of its transparency.
- e. The applicant is proposing to change the paint color of the painted brick on the body of the main structure. The brick is currently painted white, and the applicant is requesting to paint the brick red, specifically “Red My Mind” by Behr. A swatch may be found in the exhibits. According to the Guidelines for Exterior Maintenance and Alterations A.i. when painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry. The proposal to change the color of the painted brick is consistent with the Guidelines.
- f. The applicant is proposing to re-paint the columns around the house their existing color. This is consistent with the Guidelines.

## **RECOMMENDATION:**

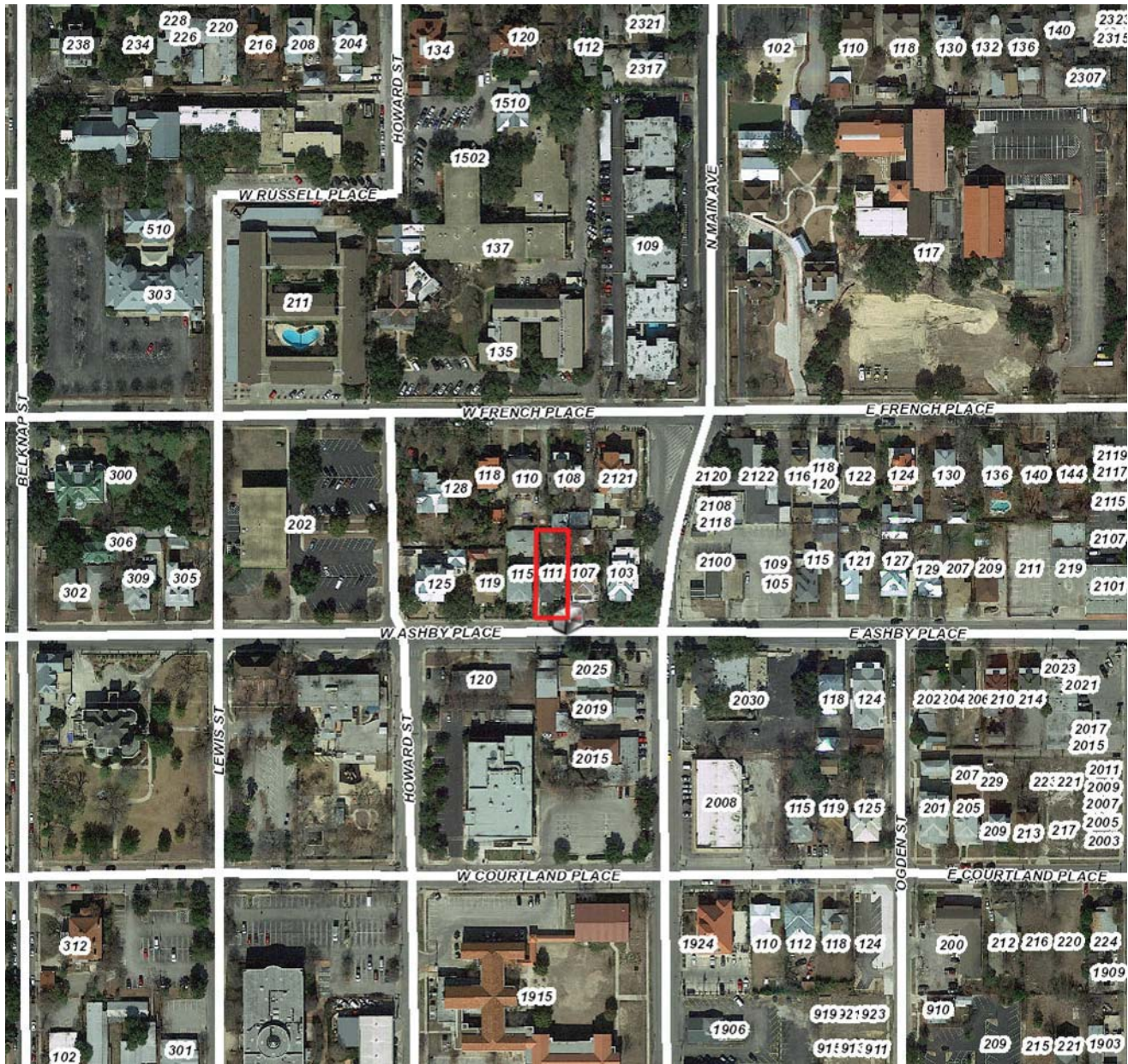
Staff does recommends approval of item 1 through 3 based on findings b through f with the stipulation that the front fence not exceed a height of three feet.

**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:**

Katie Totman



**111 W Ashby Place**

**Monte Vista**

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## Narrative

Adding a fence to my property that has been burglarized several times (3 times) that I am aware of. Stained glass windows, patio furniture, and AC unit stolen from property at 3 different times. Attached please find photos of the fence partially installed (side of home) and proposed fence. It is also important to note that I intend to apply for a permit to install a swimming pool in the future and that the property I own shares a driveway with the property next door (hence further necessity for a fence).

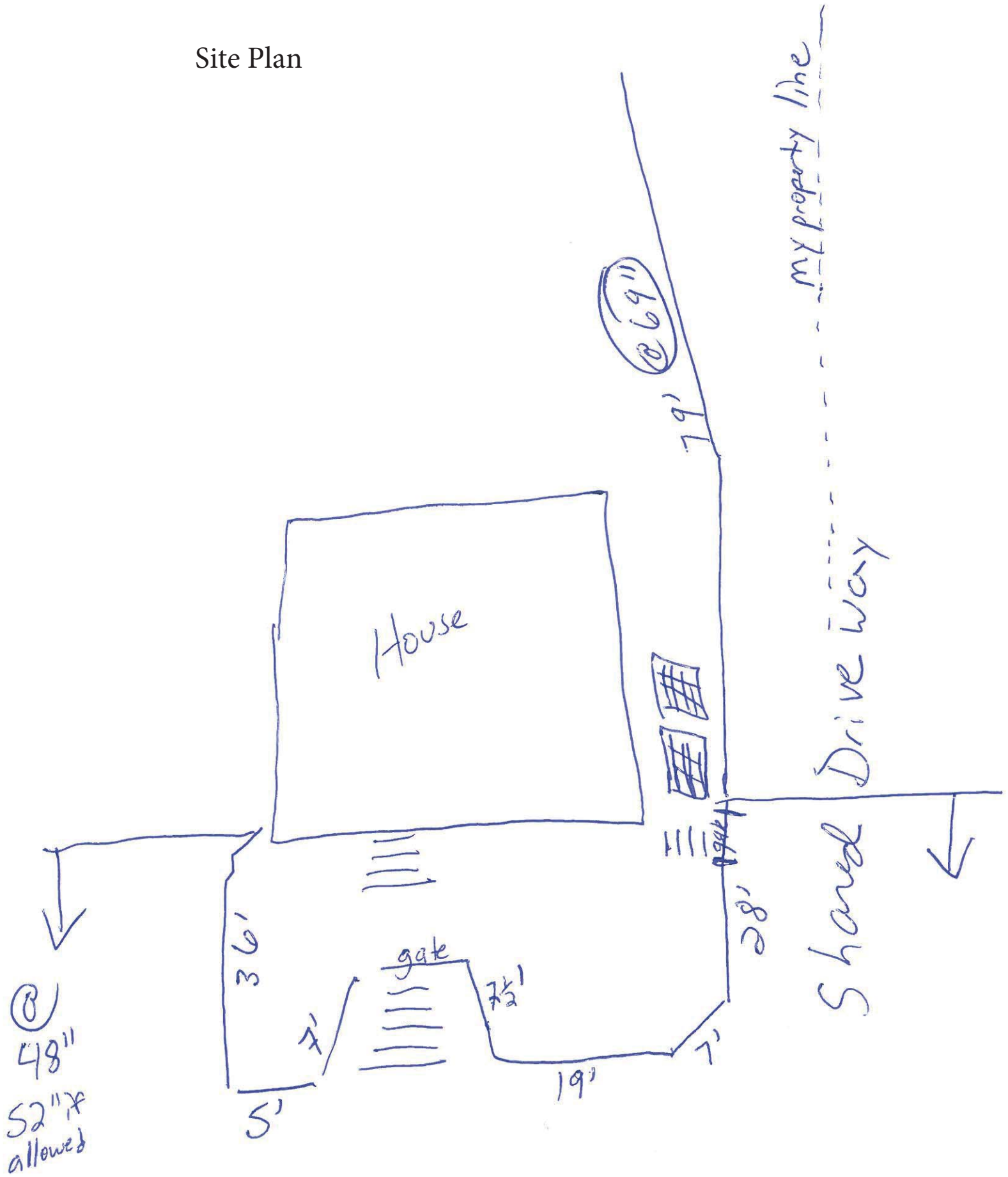
Thank you for your consideration.



Front of the House



# Site Plan





Existing Posts





Existing Posts - West Facade



Existing Posts - East Facade





Existing Posts - Front



Existing Posts at 111 W Ashby





Height of Neighboring Fence

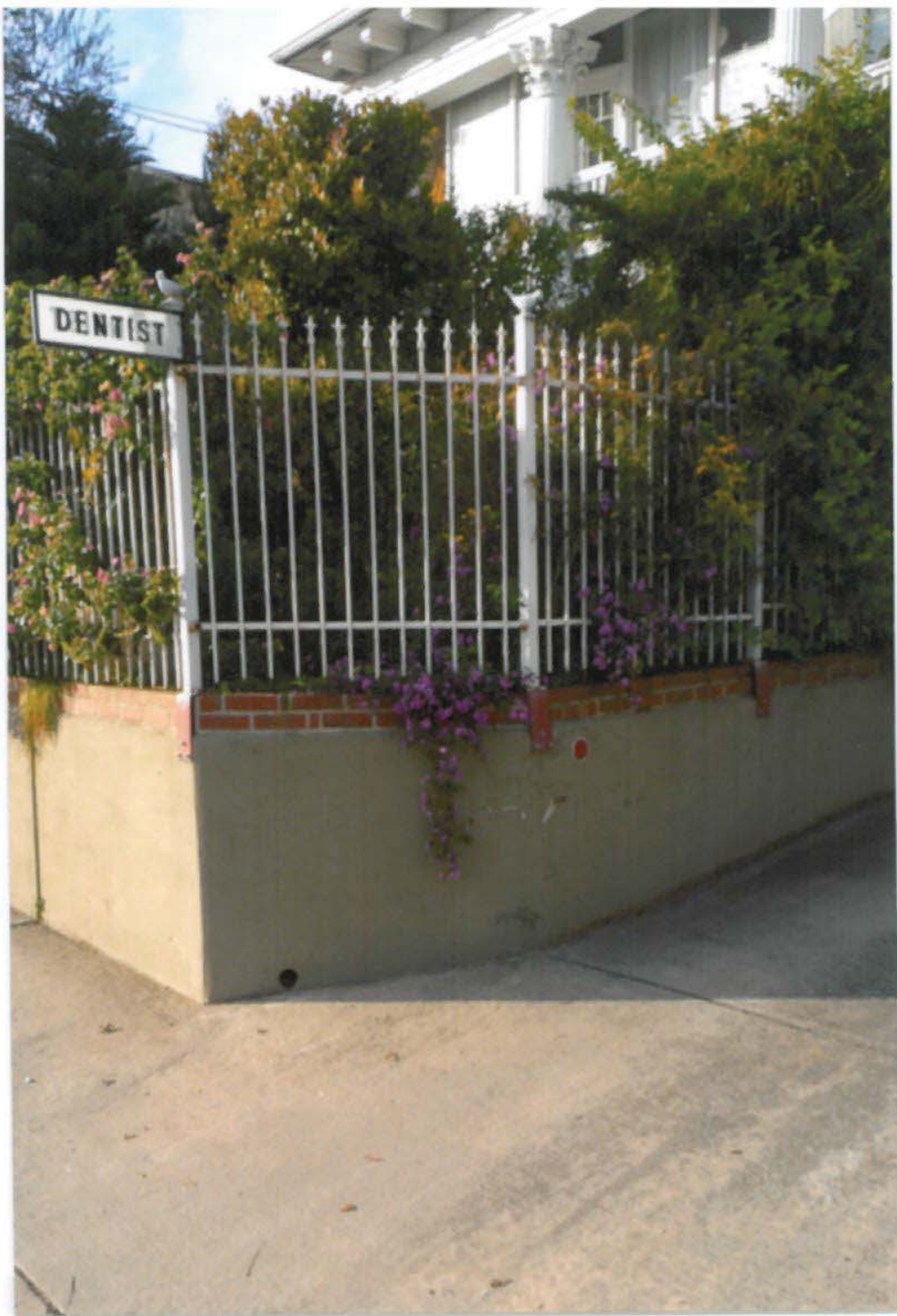


height of Neighboring Fence





Proposed Style of Fence



Fence on Neighboring Properties



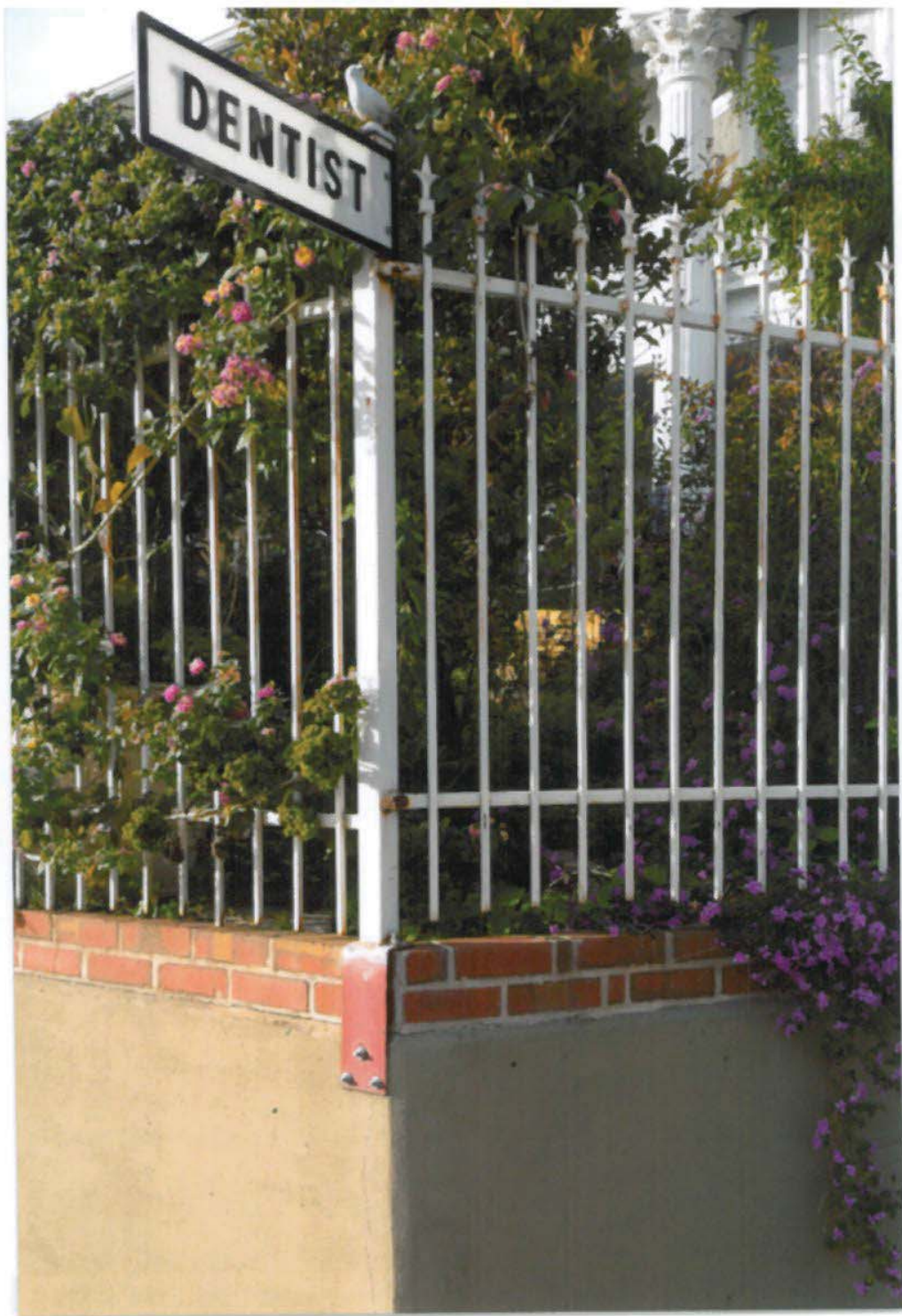


Fences on Neighboring Properties and Partial of Existing Posts at 111 W Ashby

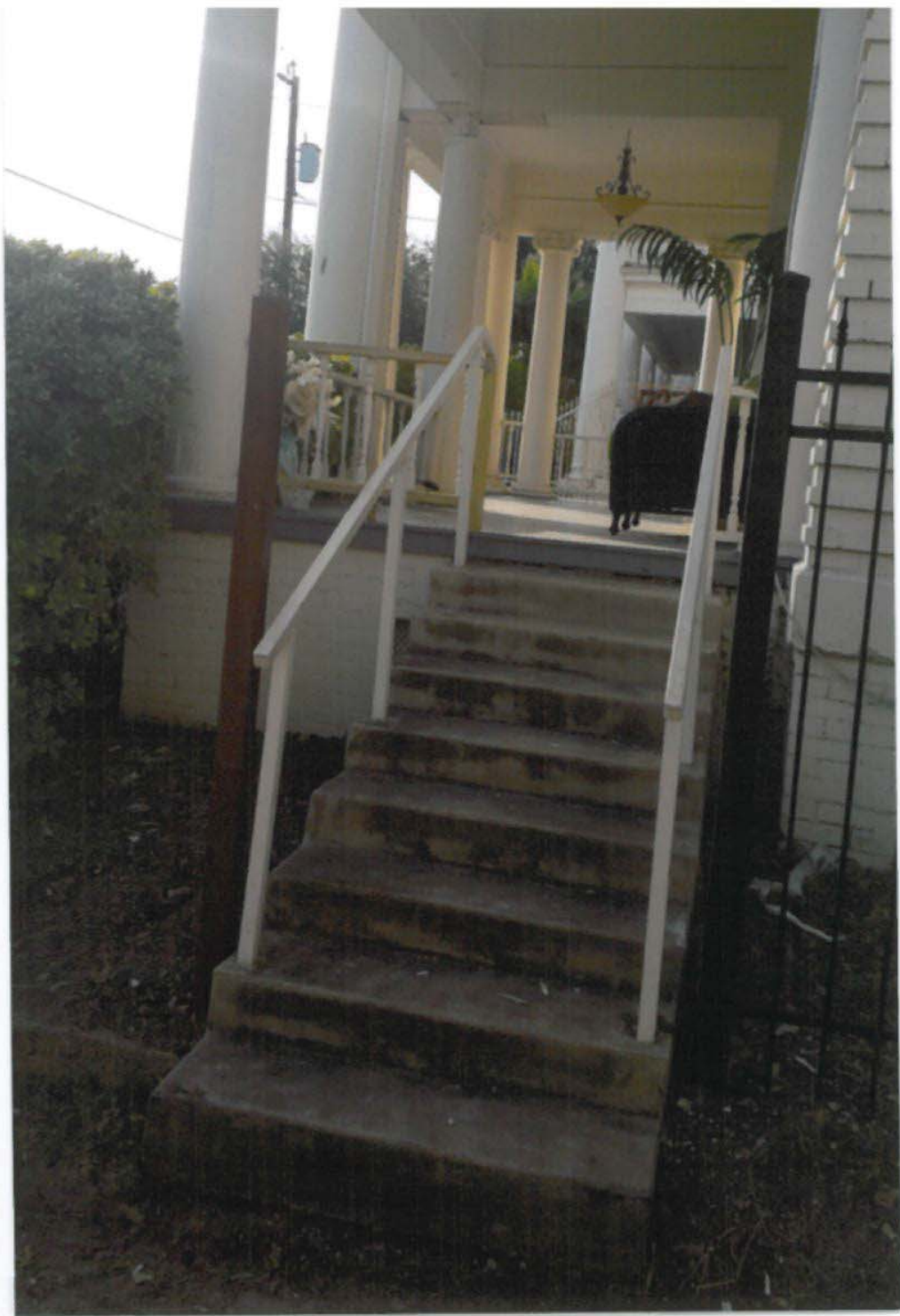
Fences on Neighboring Properties



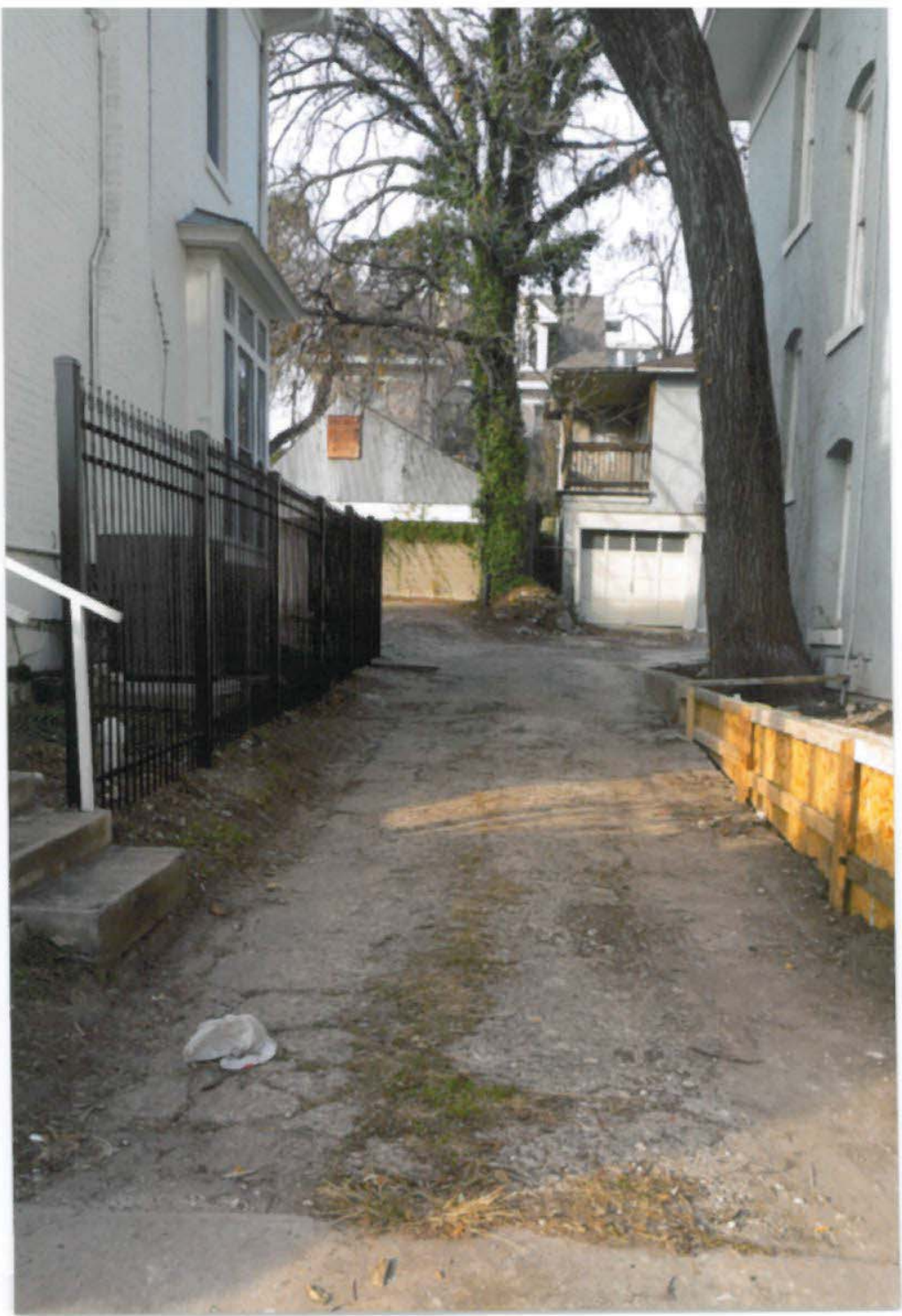


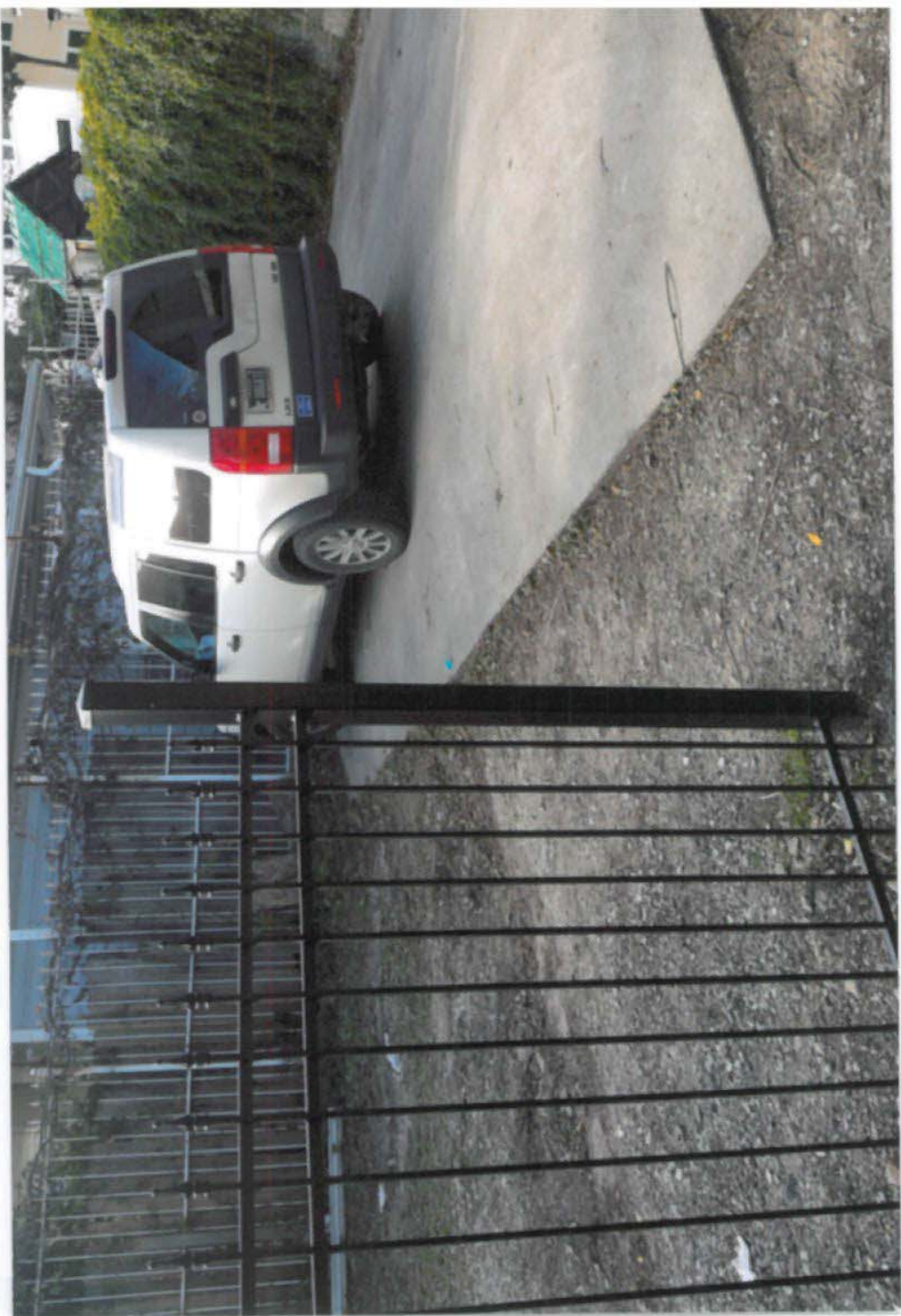


Fences on Neighboring Properties



















Exposd Brick, Painted - Proposed to be Painted Red



Proposed color for exterior bricks



Exposd Brick, Painted - Proposed to be Painted Red



Exposd Brick, Painted - Proposed to be Painted Red



Exposed Brick, Painted - Proposed to be Painted Red





Exposd Brick, Painted - Proposed to be Painted Red



Exposd Brick, Painted - Proposed to be Painted Red





Proposed Paint Design