

HISTORIC AND DESIGN REVIEW COMMISSION

November 01, 2017

HDRC CASE NO: 2017-542
ADDRESS: 222 ISABEL ST
LEGAL DESCRIPTION: NCB 3979 BLK 5 LOT 11
ZONING: R-6 H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Nydia Galvez
OWNER: Nydia Galvez
TYPE OF WORK: Fencing
APPLICATION RECEIVED: October 18, 2017
60-DAY REVIEW: December 17, 2017

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a front and side yard fence. The fence will be constructed of wooden pickets painted white and will measure four feet in height.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

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 structure located at 222 Isabel is a 1-story single family home constructed in the ____ style.
- b. MATERIAL – The applicant has proposed install a wooden picket fence in the front and side yards of the property. The pickets will be painted white. Staff finds the proposed material appropriate for the style of the home and its surrounding context. The material is consistent with the Guidelines.
- c. LOCATION – The applicant has proposed to install the fence in the front and side yards near the property line. While a fence does not currently exist, the style, materiality, and location are not uncommon in the Mission Historic District. Staff finds the proposal appropriate for the property.
- d. HEIGHT – The applicant has proposed the new fence to be a height of four feet. The Historic Design Guidelines stipulate that front yard fencing should be no taller than four feet. Staff finds the proposal consistent with the Guidelines.

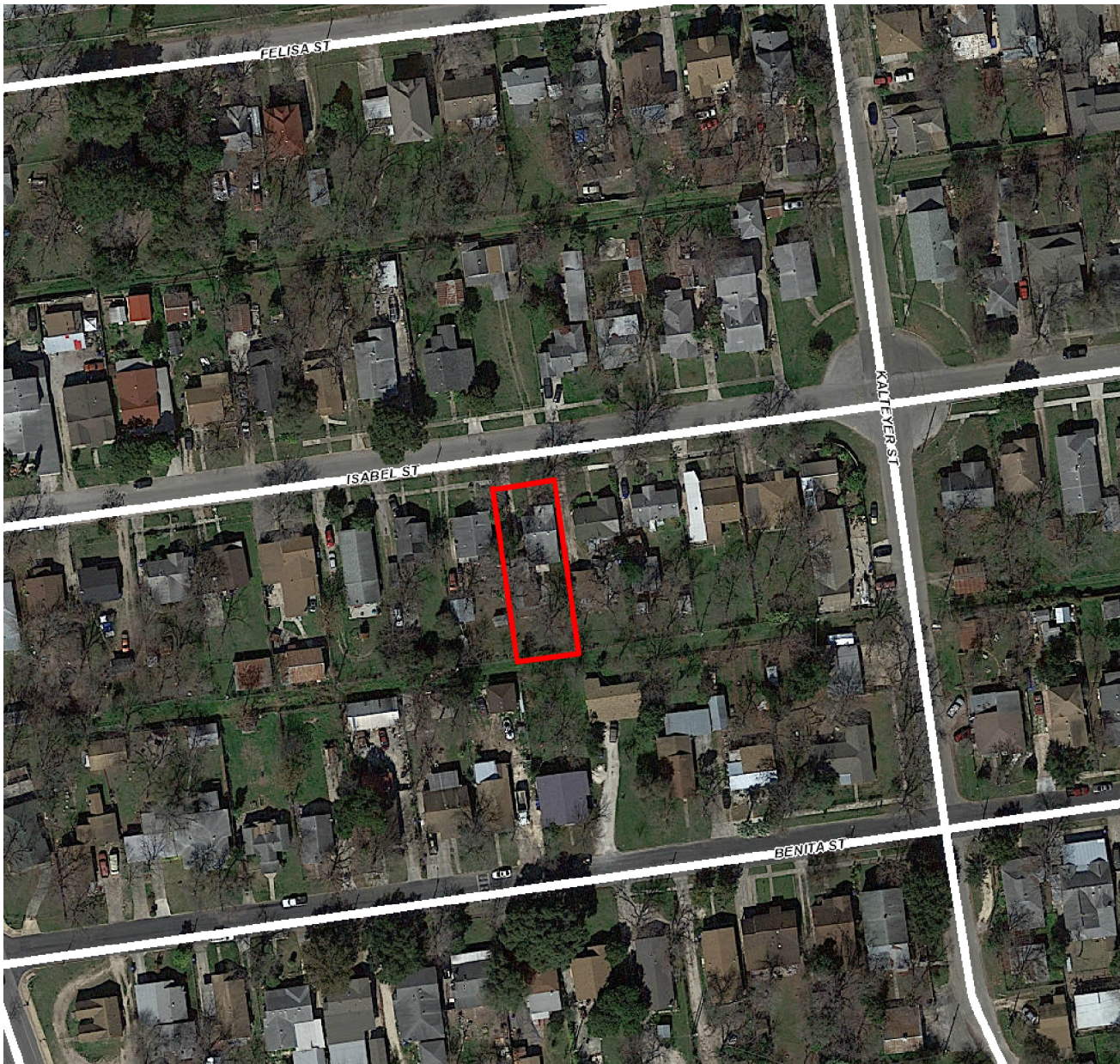
RECOMMENDATION:

Staff recommends approval as submitted based on findings a through d with the following stipulation:

- i. That all fencing be no taller than four (4) feet at any point as measured from the sidewalk. 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:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

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