

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2019

HDRC CASE NO: 2019-214
ADDRESS: 302 MISSION ST
LEGAL DESCRIPTION: NCB 944 BLK 1 LOT 28 & N 25 FT OF 29
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: House
APPLICANT: Praful Mehta
OWNER: Praful and Krishna Mehta
TYPE OF WORK: Front yard fence
APPLICATION RECEIVED: April 12, 2019
60-DAY REVIEW: June 11, 2019
CASE MANAGER: Adam Rajper
REQUEST:

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

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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 302 Mission is a 1-story single-family structure constructed circa 1882 in the Folk

Victorian style. The home features a front porch with turned wood posts, front-facing gable, and one over one wood windows. The home is contributing to King William Historic District.

- b. FENCE DESIGN – The applicant has proposed to install a new wrought iron front yard fence. According to the Historic Design Guidelines, new front yard fences should appear similar to those used historically within the district in terms of their scale, transparency, character, and materials. In the immediate vicinity and within the King William Historic District, typical fence types for Folk Victorian style homes include vertical wood picket and wrought iron. Staff finds that the proposed fence is consistent with the Guidelines.
- c. FENCE LOCATION – The applicant has proposed to install a new fence that spans across the driveway instead of turning at the driveway to meet the corner of the house. According to the Historic Design Guidelines, new front yard fences should follow historic fence placements in the district. Staff finds that the fence should turn at the driveway to meet the corner of the structure, rather than spanning across the driveway as proposed.
- d. FENCE HEIGHT – The applicant has not indicated a fence height. According to the Historic Design Guidelines, new front yard fences should be limited to a maximum of four feet. Staff finds that the proposed fence should not exceed four feet in height in order to be consistent with the Guidelines.
- e. FENCE MATERIALS – The applicant has proposed to install a wrought iron front yard fence. According to the Historic Design Guidelines, new front yard fences should be constructed of materials that are similar to those historically used in the district and are compatible with the primary structure. In the immediate vicinity and within the King William Historic District, wrought iron fences are common for Folk Victorian style homes. Staff finds the proposed fence material consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of the new front yard fence based on findings a through e with the following stipulations:

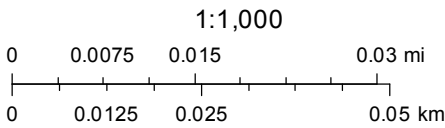
- i. That the fence turn at the driveway to meet the corner of the structure and the driveway gate, if included, be set back behind the front façade plane of the structure, as noted in finding b. The applicant is required to submit updated documents that reflect this change to staff for review and approval prior to receiving a Certificate of Appropriateness.
- ii. That the fence be a maximum of four feet in height, as noted in finding d. 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.

302 Mission



April 22, 2019

- User drawn lines
- CoSA Addresses
- BCAD Parcels



CoSA



302 Mission Street

Mission St

Mission St

Mission St

Mission St

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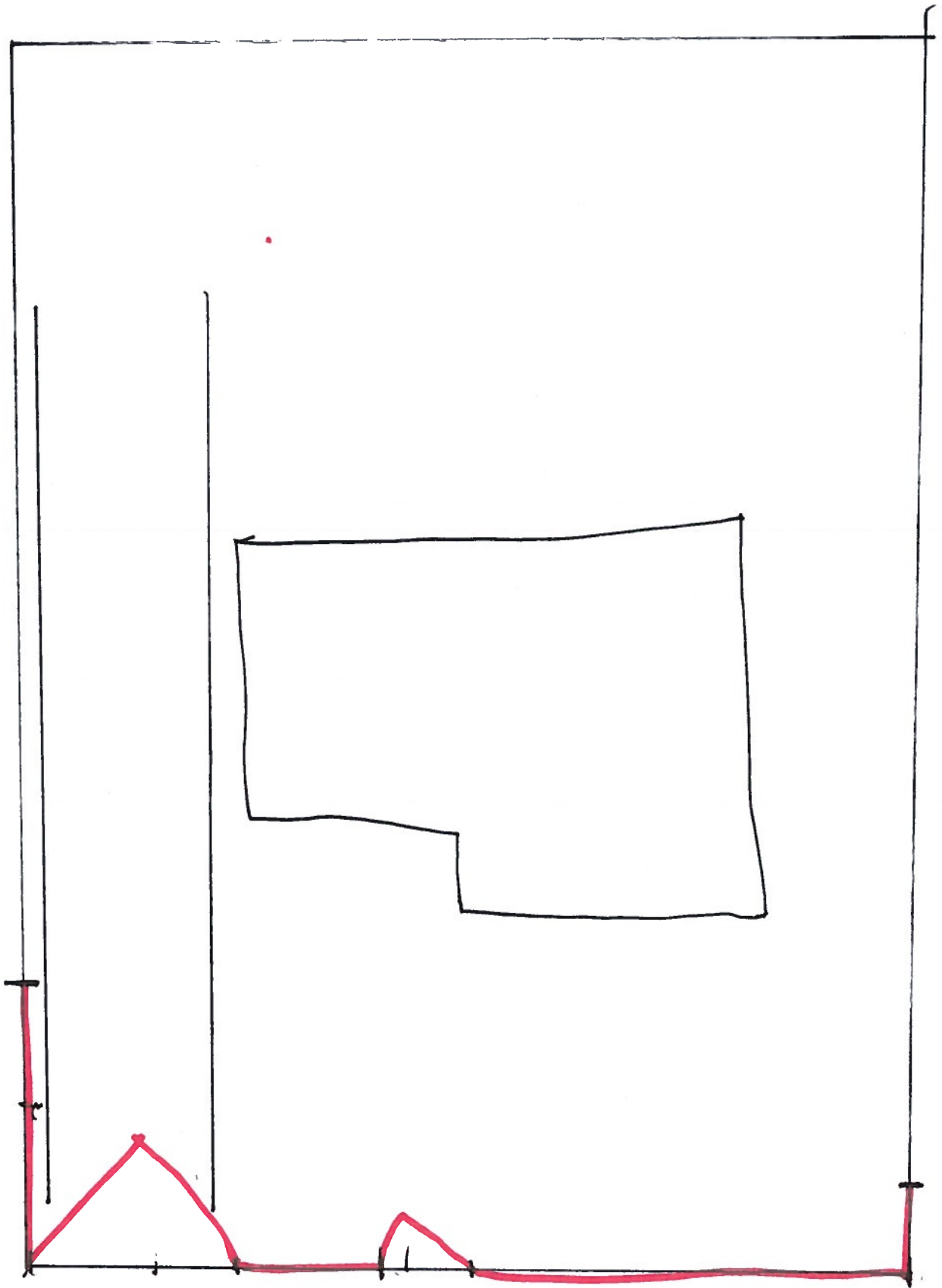


302

ADT



— : New Fence



Mission St.



