

## HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

**HDRC CASE NO:** 2019-288  
**ADDRESS:** 231 WICKES  
**LEGAL DESCRIPTION:** NCB 938 BLK 1 LOT 9 & SE 30 FT OF 8  
**ZONING:** RM-4, HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Schulze, Otto - House #2  
**APPLICANT:** Joseph Alderete  
**OWNER:** Joseph and Karina Alderete  
**TYPE OF WORK:** Removal of an existing concrete retaining wall, fencing, walkway replacement  
**APPLICATION RECEIVED:** April 30, 2019  
**60-DAY REVIEW:** June 29, 2019  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

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

1. Remove an existing concrete retaining wall.
2. Construct a new privacy fence.
3. Replace an existing walkway with a new walkway in the same location, to match the existing in profile and material.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

#### 2. Fences and Walls

##### A. HISTORIC FENCES AND WALLS

- Preserve*—Retain historic fences and walls.
- 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.
- 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

- 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.
- 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.
- 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.
- 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.
- 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.

## 5. Sidewalks, Walkways, Driveways, and Curbing

### A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

### FINDINGS:

- a. The historic structure at 321 Wickes was constructed circa 1920 in the Folk Victorian style. The structure is located on a corner lot and features a primary hipped roof with gabled roof elements facing both Stieren and Wickes. The structure also features a wraparound porch. Modifications have previously occurred to the structure including fenestration modifications.
- b. **RETAINING WALL** – The property currently features a retaining wall on the Stieren Street (south) side. The retaining wall extends for a portion of the site, toward the rear, side yard. The applicant has proposed to remove this retaining wall. Retaining walls are not found in a historic context on this block. Staff finds the removal of this retaining wall to be appropriate.
- c. **FENCING** – The applicant has proposed to install a new privacy fence on the Stieren Street (south) side of the property. The applicant has proposed for the fence to begin at the rear of the existing side bay, extend toward the street and then run parallel with the street and sidewalk. The applicant has proposed an overall height of six (6) feet. The Guidelines for Site Elements 2.C. notes that privacy fences should be set back from the front façade of the building and should not be used in the front yard. Staff generally finds the location of the proposed privacy fence to be appropriate. Staff finds that the proposed fence should not exceed the property line and placement should be verified at the time of permitting.
- d. **SIDEWALK** – The applicant has proposed to replace, in-kind, the existing, concrete sidewalk. This is appropriate and consistent with the Guidelines.

### RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on findings a through d with the following stipulation:

- i. That the proposed privacy fence does not exceed six (6) feet in height and does not exceed the property line. Placement should be verified at the time of permitting.





231 Wickes Street

E Guenther St

Cotton Ave

Stern St

Stern St

E Guenther St

Wickes St

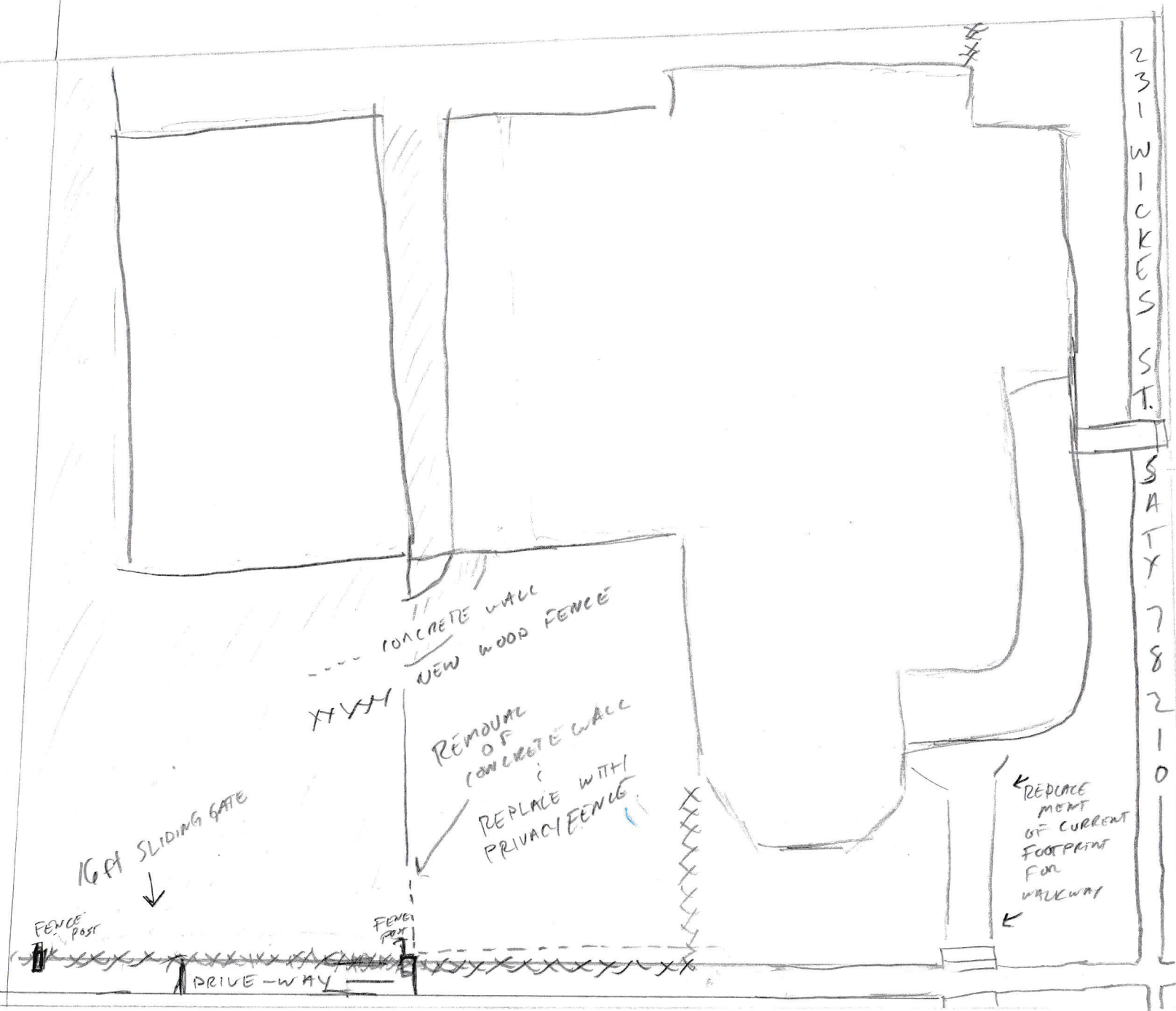
Wickes St

Wickes St

Adams St



532  
E. GUENTHER



WICKES STREET

— STIEREN —















