

HISTORIC AND DESIGN REVIEW COMMISSION

February 19, 2020

HDRC CASE NO: 2020-046
ADDRESS: 1525 MCCULLOUGH AVE
LEGAL DESCRIPTION: NCB 387 BLK 31 LOT N 90.55 FT OF 7
ZONING: C-2,H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: John Lara
OWNER: Nicole Garcia
TYPE OF WORK: Installation of front yard fencing
APPLICATION RECEIVED: January 30, 2020
60-DAY REVIEW: March 30, 2020
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a new front yard wrought iron fence measuring three feet in height.

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.

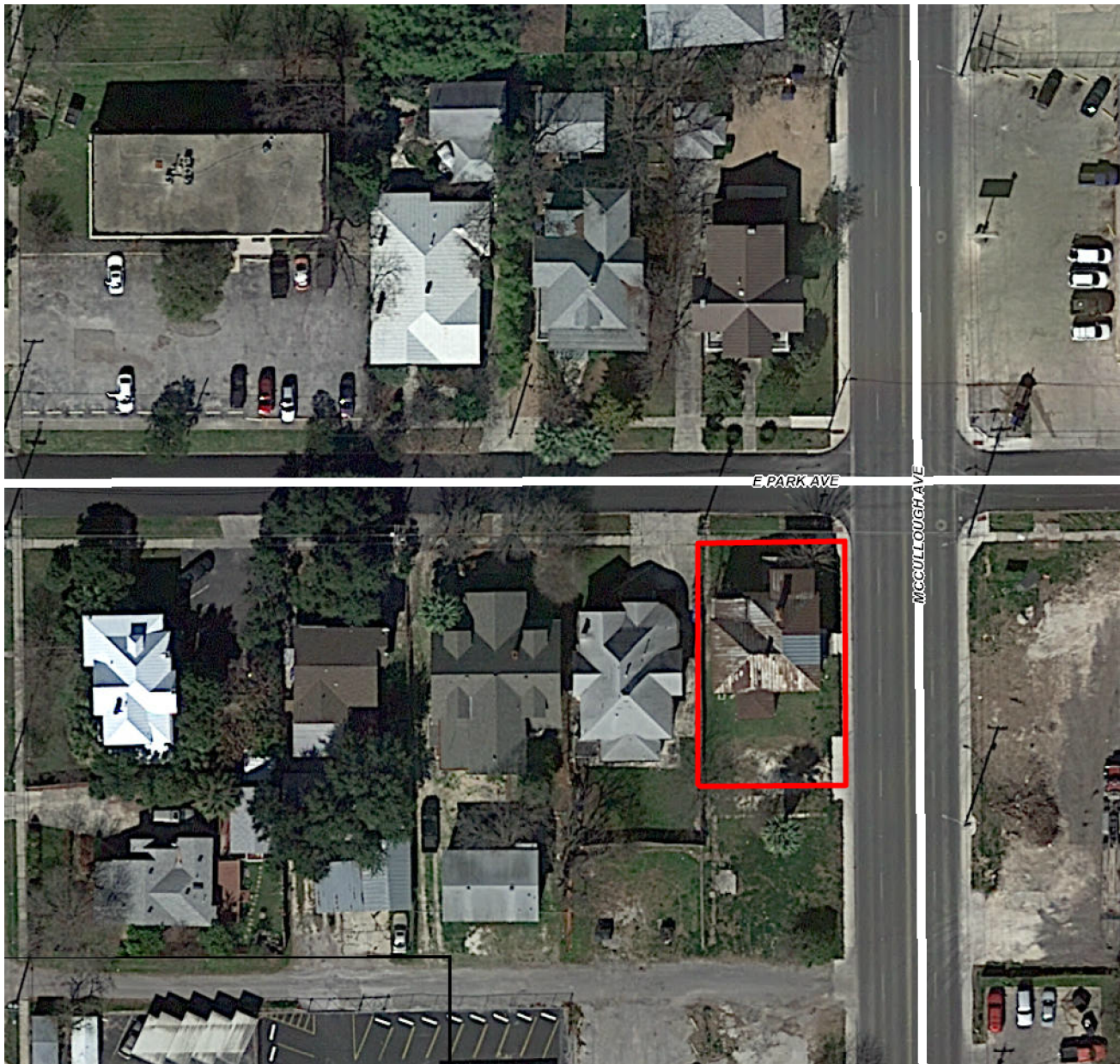
FINDINGS:

- a. The primary historic structure located at 1525 McCullough is a 2-story residential structure constructed circa 1920 in the Craftsman style. The structure is located at the intersection of McCullough and E Park Ave. The home has been modified over the years, including front and side porch enclosures and additions. The structure is contributing to the Tobin Hill Historic District.
- b. FENCING – The applicant has proposed to install front yard fencing to measure 3 feet in height. The fencing will be constructed of wrought iron with a simple post and finial design. The wrought iron fencing will increase in height to 6 feet after the front plane of the historic structure to function as privacy fencing, which is eligible for administrative approval. According to the Historic Design Guidelines, front yard fencing should not be introduced where fencing did not historically exist, or in locations where fencing is not common. Staff generally finds fencing appropriate for this property due its location, proposed style, and examples of similar fencing in the vicinity.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the following stipulations:

- i. 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. Front yard fences shall not exceed four (4) feet in height at any point. Privacy fencing must be located behind the front plane of the primary structure. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

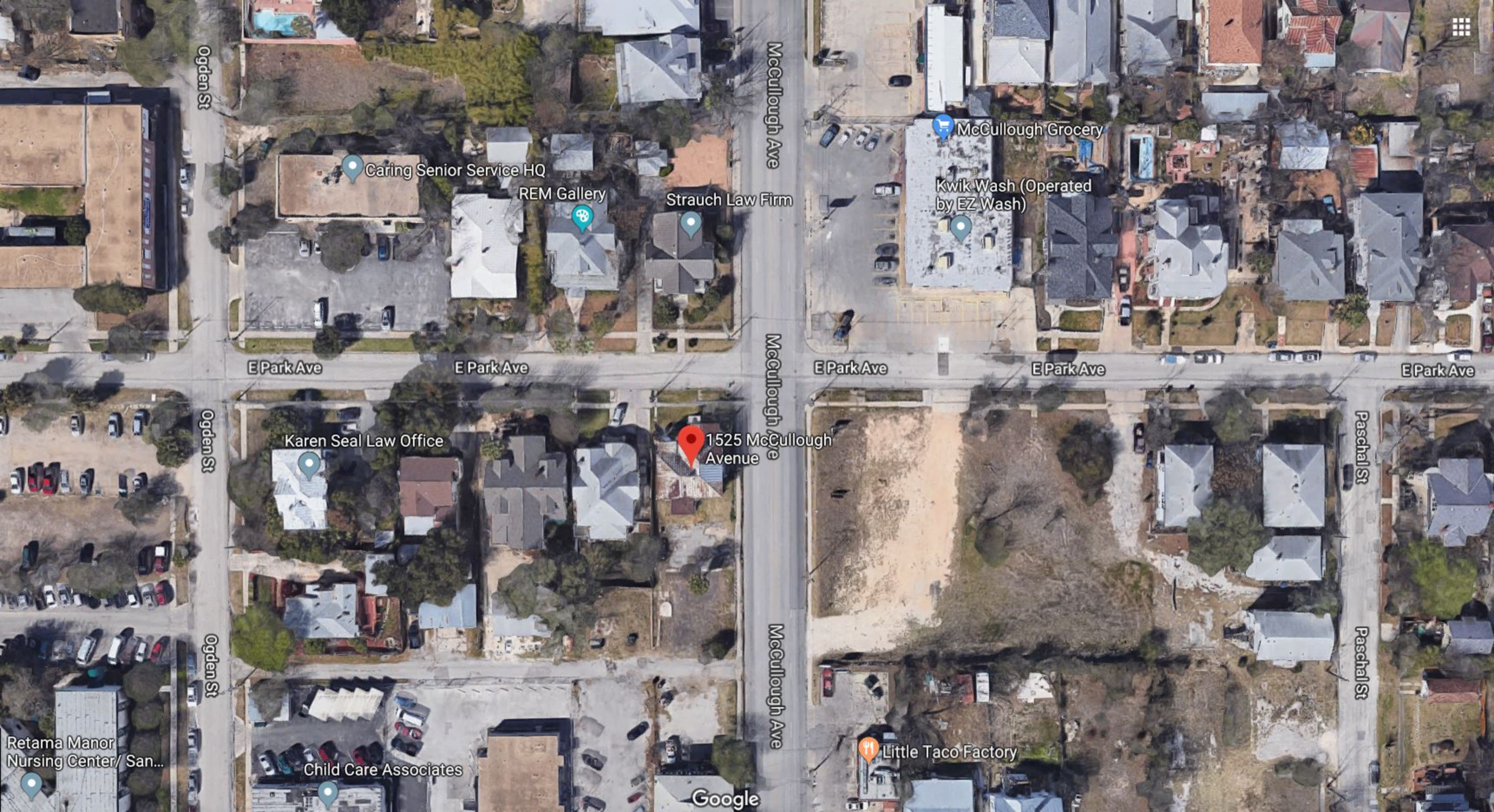


1525 MCCULLOUGH

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Ogden St

McCullough Ave

Caring Senior Service HQ

REM Gallery

Strauch Law Firm

McCullough Grocery

Kwik Wash (Operated by EZ Wash)

E Park Ave

E Park Ave

E Park Ave

E Park Ave

E Park Ave

Ogden St

Karen Seal Law Office

1525 McCullough Avenue

McCullough Ave

McCullough Ave

Paschal St

Paschal St

Retama Manor Nursing Center/ San...

Child Care Associates

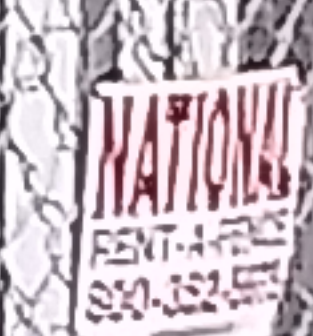
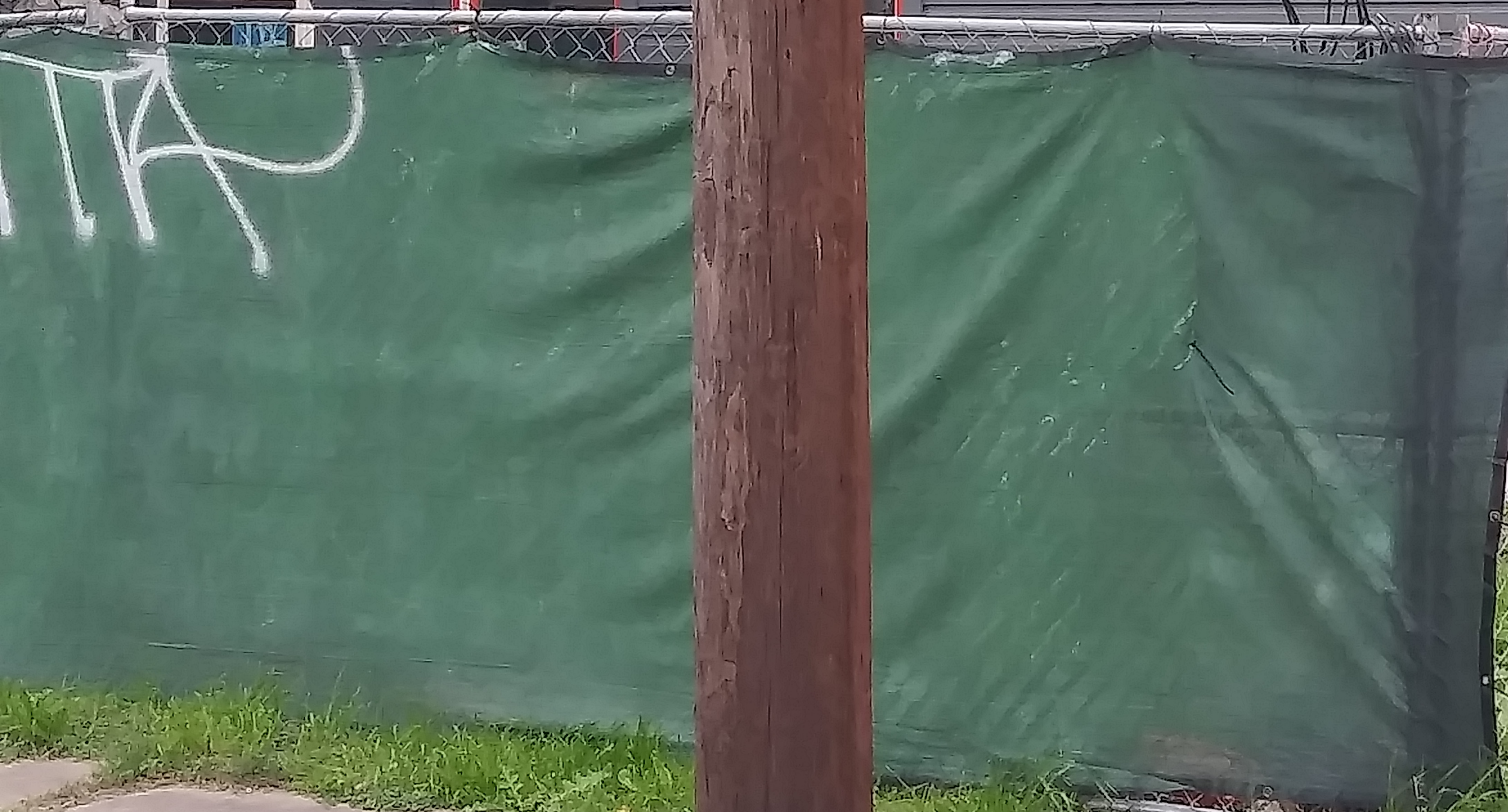
Little Taco Factory

Google



1525 McCullough
Avenue









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