



Legislation Text

File #: 201188., **Version:** 2

Certificate of Appropriateness to install fencing for a single-family dwelling (B)

Petition HP-21-35. Jordan Burchell & Sam Moss, owners. Certificate of Appropriateness to install fencing on the property of an existing single-family dwelling. Located at 538 NE 11th Avenue. This building is a contributing structure to the Northeast Residential Historic District.

Project Description

The applicant appeared before the Historic Preservation Board in May with a concept review of several layouts for fencing for the property. Their request was for feedback concerning the installation of a fence as part of an overall landscape redesign. They are now seeking final approval of a fence layout. Per the board comments from the May meeting, the applicants worked with their landscape architect to specify a 6 foot tall fence for the rear of the property and on the eastern side of the property, with the 6 foot tall portion of the fence ending parallel to the face of the house. The applicant preference for the section of fence on the eastern side in front of the face of the house (south of the face of the house) would be designed with an open section on the top side of the fence for growing vining plants and a 36 inch bottom side in compliance with the design guidelines. They want this section to run to NE 11th Avenue to a spot that is indicated by a red "X" on Exhibit 4, taking in the corner of the property at the intersection of NE 11th Avenue and NE 6th Street. A secondary choice would be for this 6 foot section to run only up to a point just before the corner, indicated by the blue "X" along NE 6th Street as shown in Exhibit 4. The final choice would be for a variable height section of fence to run from the front of the face of the house and then around into the front yard, with a 36 inch to 48 inch height.

In the past the HPB has heard discussion about fencing on corner lots in the neighborhood. Design considerations at these times included consideration of a six foot fence that was solid for four feet in height and then more of an open design for the remaining two feet in height, and location of the fence relative to the sidewalk. The applicants would like to utilize proposal A for as much of the eastern and southeastern side of the property as possible. This is the 6 foot fence proposal that would be designed with an open section on the top side of the fence for growing vining plants and a 36 inch bottom side. The site plan indicates that the fence location would be setback 5 feet off of the back of the existing sidewalks along NE 11th Avenue and NE 6th Street, providing space for pedestrians. In addition the sidewalk is approximately 10 feet off of the back of the curb along NE 11th Avenue and approximately 3 feet off of the back of the curb along NE 6th Street. The property is unusual because it has large, highly visible frontages on 3 sides, including NE 11th Avenue, NE 6th Street, and NE 5th Terrace. The preferred proposal of the applicants does provide 3 feet of a solid horizontal panel fence, while the top 3 feet would be more open with the proposed hogwire, providing screening and a measure of openness. The board should deliberate on the design of the fence and its compatibility with the structure and the surrounding neighborhood.

Staff recommends approval of the variable height fencing in the front yard and the 6 foot tall privacy fencing in the back yard, and that the board review the fence proposal options and the ideas in general to determine compatibility with the structure and the surrounding neighborhood.