

HDC-2022-00015

Address: 43 N. 17th Street

Applicant: Owner, Elsa Ysabel Velez

HARB Meeting Date: May 02, 2022

Building Description:

This building is in the West Park Historic District. This 2½-story stucco single house, ca 1906 is a porch house. The gable roof has slate shingles, spires and turrets. The windows are a combination of twenty-four 1/1 sash, thirteen casements with beveled and stained-glass windows. There is a double door on a concrete stoop.

Project Description:

Revised Description from Submitted Materials and Applicant Correspondence: Install a wood perimeter fence with two different heights. The proposed fence is a wood picket fence. The proposed wood is pressure-treated pine. The front fence will be 3.5 feet high and the rear fence will be 6 feet high. The front fence will begin the side yard, run along N. 10th Street, and run along W. Linden Street and stop at the building, as shown on the submitted annotated photograph. The rear fence will enclose the rest of the property except the detached garage entrance on the rear property line.

Primary facade and view toward rear yard from N. 17th St. (Applicant)



Side facade on Linden St., view toward rear yard. (Applicant)



Rear facade, view from Linden St. (Applicant)



Applicable Guidelines:

Chapter 3.12 - Fences & Streetscape Features

3.12.4 For new fences at primary or highly visible facades, select designs that complement the architectural style of the building. Appropriate fence types include picket, capped picket, and spindle. Spindle fences may be wood or metal (wrought iron is the most historically appropriate metal; steel or painted aluminum may be considered as well). Ornate metal balusters with twists, scrollwork, or cast iron details are only appropriate if such designs are original to the building. Simple and discreet designs are preferred when the original fence appearance is unknown.

3.12.5 For new privacy fences or screening for mechanical equipment, select simple designs that respect the primacy of the historic building. Allow for transparency whenever possible and minimize the amount of opaque areas. Appropriate fence types include capped flat board, lattice, and flat board with lattice panels. Wood is the most appropriate material.

3.12.7 Match the height of new fences to the height of nearby fences. Primary facade fences should be low and should not obscure the view of the building. Avoid excessive height that negatively impacts the pedestrian experience on the sidewalk and is out of proportion with the rest of the neighborhood.

Observations & Recommendations:

This application was tabled in the April HARB meeting, for the reason that the applicant was not present to respond to the HARB's questions. The HARB requested more information on the placement of the fence on the property.

A picket-type fence is consistent with Guideline 3.12.4 for primary and highly-visible facades. All wood should be painted because untreated wood is not consistent with the Guidelines and paint will protect the wood from deterioration.

HARB Discussion:

Applicant would like to eliminate the fence from the front of the house, and instead approach the front with landscaping treatment to be more visually appealing.

HARB members were in support of this approach and AJ asked for confirmation to amend the application identifying placement of fencing on sides and rear of property be part of the formal approval in this presentation.

JS confirmed the amended placement can be approved and memorialized in the motion as a formal condition of approval.

Action:

HARB member Glen Lichtenwalner made a motion to approve with conditions the application presented on 05/02/22 for the installation of new perimeter fencing at 43 N. 17th Street with the following conditions agreed to by the applicant: placement of fencing along the sides and rear of the property only.

The application is in compliance with the following sections of the Guidelines for Historic Districts: Chapter 3.12-Fences & Streetscape Features; Sections 3.12.4, 3.12.5, 3.12.7 and there are no circumstances unique to the property; approved with the condition of excluding the fence installation along the front of the property.

Motion to approve with conditions was made by HARB member Glen Lichtenwalner, motion was seconded by HARB member Alex Encelewski. Motion carried with unanimous support.

Therefore, the Approved Alterations for the purpose of writing and issuing a Certificate of Appropriateness are:

1. Installation of new perimeter fencing. The proposed fencing shall be wood and picket-style, as submitted.
2. The proposed fence location shall retain the option not to build the front section of the fence, shown in submitted materials. Placement of fencing along the sides and rear of the property only is acceptable.