

Historical Architectural Review Board
COA Final Review Sheet

HDC-2023-00042

Address: 44 N. West Street

District: West Park Historic District

Applicant: Thomas Yuracka, owner

Proposal: Construct masonry wall in side yard

Building Description:

This 3-story Colonial Revival twin brick house with tan accents and stucco, a 2-story ell and is in good condition. The gambrel roof has dormers and a combination of asphalt and wood shingles with 2 single chimneys. The windows are 1/1 sash (4), 8/1 sash (13), a bay window. The enclosed stoop has a single door.

Project Description:

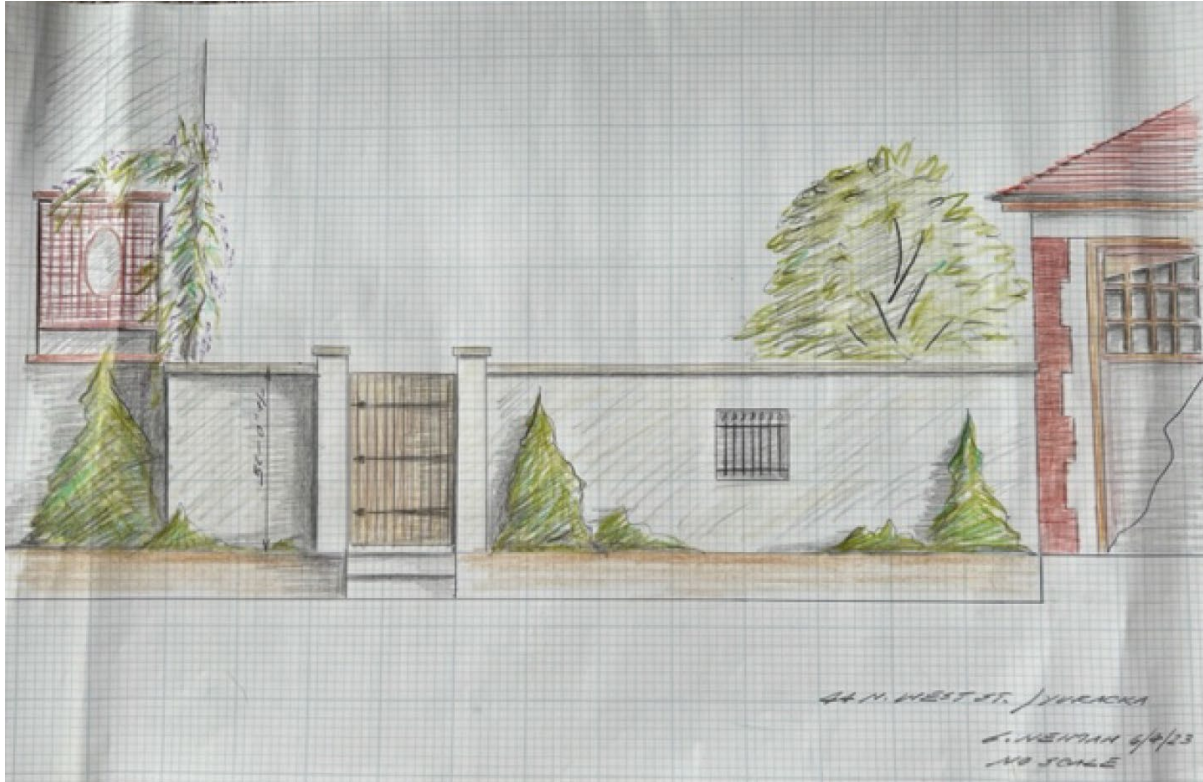
This application proposes to construct a masonry wall clad in stucco along Linden Street where a non-historic wood fence currently exists. The wall would be between 5-feet 4-inches and 6-feet in height and would be located at the rear of the house, terminating at the garage.



Front façade of 44 N. West Street, 2019.
(Google StreetView)



Side façade of 44 N. West Street, 2014.
(Google StreetView)



Rendering of proposed site wall.
(Applicant)

Applicable Guidelines:

Chapter 3.12 – Fences & Streetscape Features

3.12.7 Match the height of new fences to the height of nearby fences. Primary façade 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.

3.12.12 Construct new retaining walls that are visible from a public right-of-way with masonry materials that are compatible in size, color, and appearance to the historic building and the surrounding streetscape. Simple constructions are the most appropriate.

Secretary of the Interior's Standards for Rehabilitation:

Standard 9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Observations & Comments:

The design guidelines provide regulations for fences and retaining walls, but do not explicitly provide regulations for masonry site walls. Staff's review of the application references guidelines from Chapter 3, Section 3.12 Fences & Streetscapes, but provides additional reference to the Secretary of the Interior's Standards for Rehabilitation, which may be more appropriate in reviewing the proposed work.

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Staff finds the proposed work satisfies the intent of the design guidelines since the masonry wall would match the height of the existing fence and other nearby fences along West Street, complying with Guideline 3.12.7. The wall would be low enough, at a maximum height of 6-feet, so as not to obscure views of the building and would have no impact on the primary façade. The site wall would also comply with Guideline 3.12.12, since it would be constructed of masonry materials and finished to match the historic structure.

The work also complies with Standard 9 of the Secretary of the Interior's Standards, which requires exterior alterations and related new construction not to destroy historic materials that characterize a property. The wall would not cause the loss of any historic fabric. The work also complies with Standard 10, since it would not impact the form or integrity of the historic property and would not impair the environment if it were to be removed in the future.

The proposed gate is illustrated as being wood with metal strap hinges and is appropriate in material and design.

For final approval, staff recommends that the applicant submit specs and/or cut sheets on the stucco/finish of the wall, cap, and gate.

Staff Recommendation:

Approval, with the staff to review details, pursuant to Chapter 3, Section 3.12 Fences & Streetscape Features and the Secretary of the Interior's Standards for Rehabilitation.

HARB Discussion:

The HARB agreed that the proposed masonry wall meets the intent of Section 3.12 of the historic district guidelines and supported the project.

Action:

Mr. Encelewski moved to approve the application presented on 7/10/2023 for the construction of a masonry wall in the side yard of the property at 44 N. West Street, with the staff to review details, pursuant to Chapter 3, Section 3.12 Fences & Streetscape Features and the Secretary of the Interior's Standards for Rehabilitation. Mr. Huber seconded the motion, which carried by a vote of 4-0. Mr. Hart recused.