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**LOCAL HISTORIC DISTRICT:** Plaza Midwood

**PROPERTY ADDRESS:** 1315 + 1319 Thomas Avenue

**SUMMARY OF REQUEST:** Fence (above 6')

**APPLICANT:** Diane Hopper

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**Details of Proposed Request**

*Existing Conditions*

The existing house at 1319 Thomas Avenue was constructed in 1920. The site is at the edge of the Plaza Midwood Local Historic District and located adjacent to a commercial parking lot, 1315 Thomas Avenue. An alley exists at the rear of both properties for access to multiple properties. A dilapidated stockade-style wood fence approximately six-feet in height currently separates the two properties. The project is an active case with Code Enforcement requiring the dilapidated fence to come into compliance.

*Proposal*

The project is the construction of a replacement fence along the property line between 1315 and 1319 Thomas Avenue. The location of the fence is not changing. The proposed fence will be eight-feet in height along the entire property line until it reaches the front porch of 1319 Thomas Avenue, at which point the fence will step-down to five-feet in height. The fence design will be horizontal pickets butt-joined to 6x6 uprights. The fence will be the same on both sides with a sound barrier placed in the middle. Additional landscaping such as knock-out rose bushes will be planted in front of the five-foot sections of fence. A flowering vine will be planted along the eight-foot portions of the fence. The applicant is requesting an exception to the six-foot fence height maximum due to the adjacent commercial use.

**Policy & Design Guidelines – Fences and Walls, page 8.6**

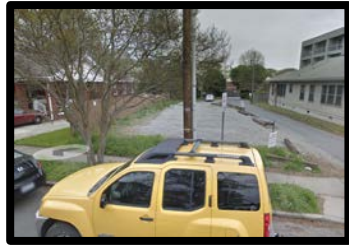
1. Retain any existing historic fences and walls. Maintain historic grading and elevations within public view.
2. Repair existing historic fences and walls by salvaging original parts or materials for a prominent location from a less prominent location, when possible.
3. Replace existing historic fences by matching the material, height, and detail. If this is not possible, use a simplified design of similar materials and height.
4. New fencing, if appropriate, should not exceed the average height of other fences and walls of surrounding properties with the height of the new fence or wall. In general, for fences facing the street, the height of the support posts should not exceed thirty-six inches above grade, and the height of the pickets should not exceed thirty inches. Front fencing must be a balance of solid and void and cannot be solid fencing. Front yard fencing must enclose three sides of the front yard. Front yard privacy fences, solid privacy fences substantially visible from the street and unpainted wood fences are not allowed.

5. The style, scale and detail of a new fence should reflect the style and period of the house and/or the street on which the house is located. In general, fence materials should relate to the original materials used on similar fences of the period. Chain link, vinyl, split rail fences or concrete block walls where visible from public rights-of-way are not allowed. Solid masonry walls that visually enclose the property from neighboring sites are not allowed.
6. The structural members of any fence must face inward to the property being fenced. Fences where the structural members are an integral part of an overall design, and where both sides of the proposed fence are identical are allowed.
7. Wooden fences must be painted or stained to complement the historic character of the street and house.
8. For rear privacy fencing, fencing may be a maximum of six feet in height, as measured from the outside grade. Fencing must avoid any style that presents a long unbroken expanse to adjacent properties or to public thoroughways. On corner lots on residential streets, privacy fences in rear yards must be screened with appropriate landscaping materials on the public side of the fence.

#### **Staff Recommendation**

1. The Commission approved an 8' fence at the corner of Ideal Way and Park Road as a buffer between the single-family residence at 2144 Park Road and Ed's Tavern, on October 17, 2017 (HDC 2017-00545).
2. The Commission shall determine if an exception should be granted for an 8' fence.





1316 Thomas Ave



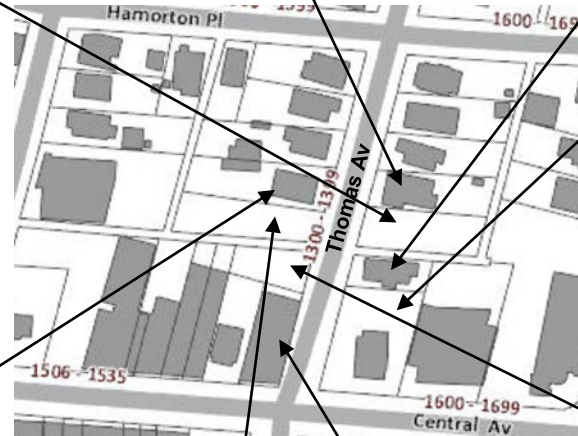
1320 Thomas Ave



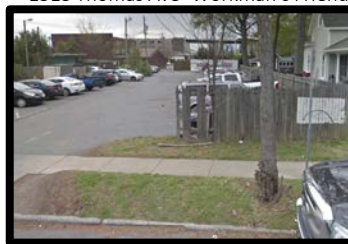
1312 Thomas Ave-ACE Tattoo



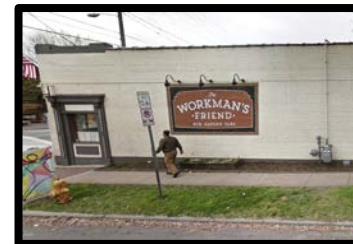
1601 Central Ave – Zada Janes



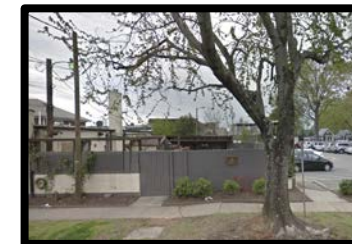
1319 Thomas Ave



1315 Thomas Ave- Workman's Friend



1531 Central Ave – Workman's Friend



1311 Thomas Ave-Workman's Friend

## Context/Adjacent Structures

1315 & 1319 Thomas Ave – Plaza Midwood  
Case No. HDC-2018-00677







- 1. Match current Workman’s Friend fence on Thomas Ave (5’H X 16’L). Landscape area in front of fence (5’ X 26’).
- 2. Replace long expanse of fence between 1315 and 1319 Thomas Ave with 8’ wood fence (165’). Height of 5’ in front setback (16’L).



Fence idea photo.  
Landscape with star jasmine and other climbing vines.

Will have identical facades on both sides. To be painted or stained.

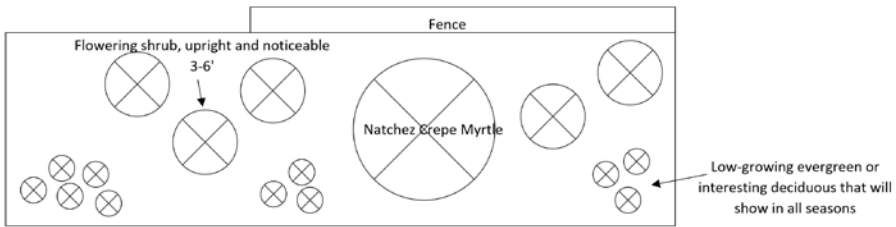
Landscape with star jasmine and other climbing vines. To be landscaped from 1319 Thomas side. Fence and landscaping to be maintained by 1319 Thomas.

In fence interior, add ¼” **Mass Loaded Vinyl (MLV)** for sound barrier and absorption. Rating of STC 31 (similar to 5/8” drywall). Will also serve to block headlights.

MLV is 2lb/ft² solid vinyl that is outdoor rated, UV resistant and has a temperature range from -40 to 180 F. Fence elevation details on following page.



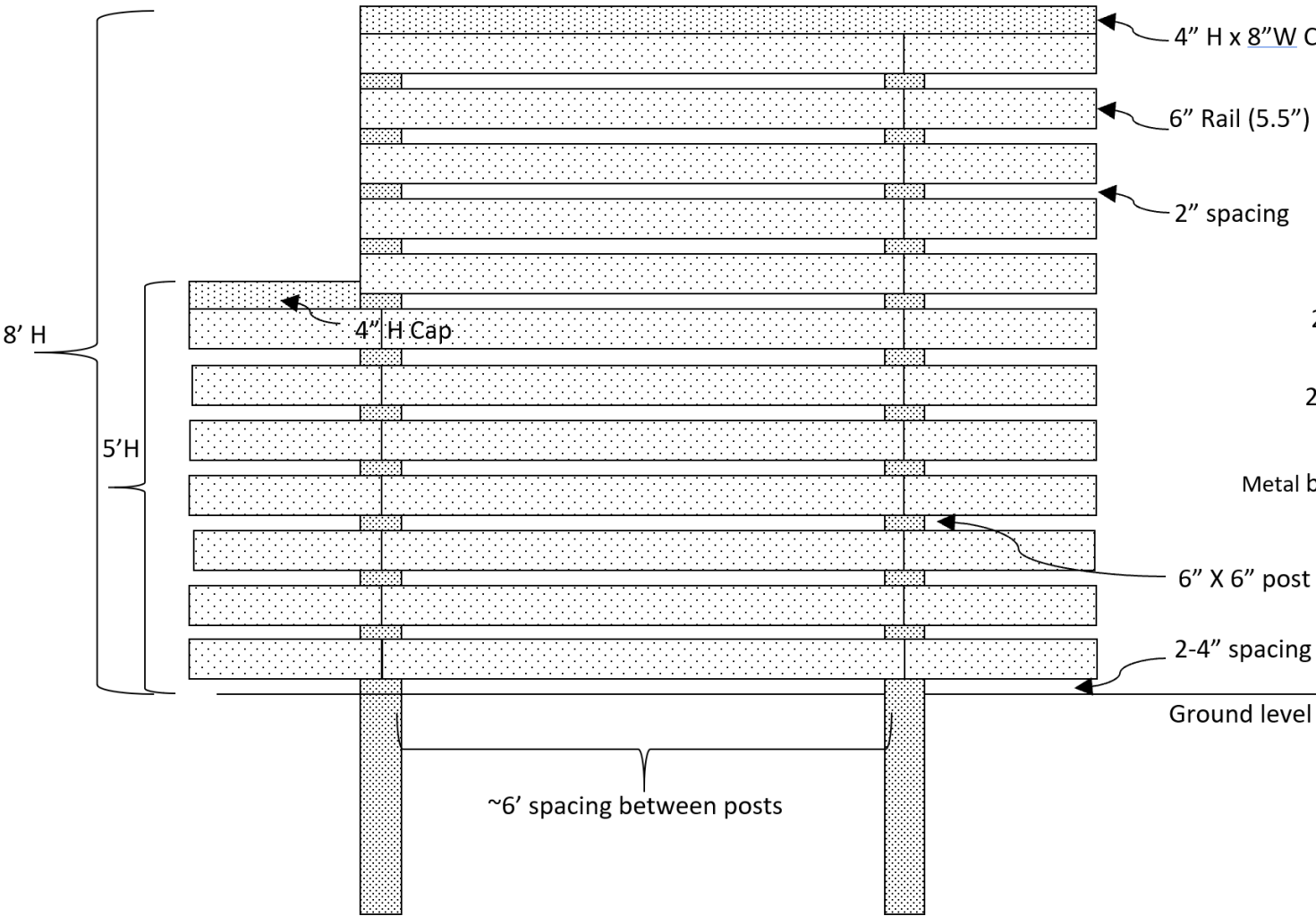
- 1. Replace fence section on Thomas Avenue to match existing fence for Workman’s Friend(match fence on right). To be replaced in same location and at 5’ height. Landscape in front of fence.



- 2. Replace long expanse of current fence with new 8’ fence. Height of 5’ in front setback.



Outside View of Fence



Interior View of Fence

