LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 831 East Worthington Avenue (1826 Park Road)

SUMMARY OF REQUEST: Fencing

APPLICANT/OWNER: Allen Brooks

Details of Proposed Request

Existing Conditions
The existing structure is a one story Bungalow designed by William H. Peeps and listed as a contributing structure in the Dilworth National Register of Historic Places. Architectural features include a “blend of styles including Four Square massing, and clipped gable end toward street. Full width façade porch, side shed dormers. House was reoriented from Worthington to Park. ca 1915.” Vehicular access is along Park Road, adjacent to an alley easement. The front entrance was restored back to its original location facing Park Road in January 2018 (COA# 2017-00759).

Project
The project is a request for a picket-style fence in the side yard and to stain or whitewash the existing brick retaining wall. The rear yard fence and screening is approvable at the Administrative level.

Design Guidelines – Masonry, page 5.5-5.6
Refer to Guideline book.

Design Guidelines – Paint, page 5.8
Painting brick or masonry is not considered a change of color but a fundamental change in the character of a building and is typically not allowed. Painting may be considered if documentation shows it will unify disparate parts of the building, provided the disparate work is not of one’s own doing.

Design Guidelines – Fences and Walls, page 8.6

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 in the front yard, 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, and unpainted or unstained 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 bare concrete block walls 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. Rear fencing may be a maximum of six feet in height, as measured from the outside at grade. 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.
9. Fencing must avoid any style that presents a long unbroken expanse. This includes stockade style fencing that does not have a minimum two-inch spacing between the pickets. Fences with horizontally-oriented rails should be of a design that incorporates vertical trim or structural members to break up long expanses.

Staff Analysis
Staff has the following concerns with the proposal:

1. The Commission will determine if the brick retaining wall can be stained or whitewashed.
2. Minor revisions may be reviewed by staff.
"SIDE" SToop FACING PARK ROAD

GABLE ROOF BEFORE EXTENDED W/ CLIPPED HIP (JERKIN HEAD)

DUAL ENTRIES TO SToop.
OPEN BUT ROOF COVERED

OBSCURED VIEW *
CONC. PENCH REMAINS *
BRICK STEPS REMOVED *

SHOWS ATTIC & REAR
SHOWS IN-FILLED REAR PORCH
SHOWS PORCH ADDITION
SHOWS "BREAKFAST" RM ADD

GABLE ROOF OVER PARK RD
ENTRY DOOR

"FRONT" PORCH FACING WORTHINGTON
SHOWS SYMMETRICALLY PLACED COLUMNS
FULL FRONT BALLustrade
INSET SIDE STEPS (> LEFT-WPS)

CIRCA 1936 PHOTOS (EXTERIOR) ~ 831 E. WORTHINGTON
DIL WORTH NATIONAL REGISTER NOMINATION
PLAN OF FIRST FLOOR

PLAN OF SECOND FLOOR & ROOF

Title block not in photo

FENCE SECTIONS @ SIDE STREET

1"=1'
25 SEP 2019
FENCE SECTION @ REAR YARD

REAR YARD

1/4" CAP WITH REINFORCED STUDS, 4" X 6" VERTICALS, 10" APART.

TRIM FINISH AFTER INSTALLATION.

SADDLE POST 6'6" O.C. X 6' O.C. BASE BOARD, 1 X 6" HICKORY PRESSURE TREATED RAIL 2 1/2" CHEST HERTIES.

ALUMINUM SEALED SADDLE POSTS.

"STAIN WITH 2/4" NON-CARBONIZED ACRYLIC.

INSULATION 6" MINIMUM INSULATION.

PROVIDE WEATHER PROTECTIVE COATING.

45° ANGLE CUT FINAL EDGE.

EXISTING BRICK GARDEN RAIL.

VARYING HEIGHTS.

5' 9"}

5' 5" 6'"