

HISTORIC PRESERVATION COMMISSION MEETING

AGENDA

Thursday, January 21, 2016 at 7:00 p.m.
Municipal Building, 35 Cabarrus Avenue, West

CALL TO ORDER

ORDER OF BUSINESS

APPROVAL OF MINUTES

New Business:

H-01-16

Pam Novasad has submitted a Certificate of Appropriateness application in order to remove a below ground basement entry stairway and doorway on the home located at 442 Union Street, South. PIN 5630-13-9882

H-02-16

Kristy Celetti has submitted a Certificate of Appropriateness application for modification of an existing front walkway and the addition of a new front yard walkway at the property located at 27 Yorktown Street, NW. PIN 5620-77-8612

STAFF UPDATES/DISCUSSIONS

- 1) Shadowbox Fence Discussion
- 2) Update: Real Estate Agents

ADJOURNMENT

In accordance with ADA Regulations, please note that anyone who needs an accommodation to participate in the meeting should notify Development Services Department at 704/920-5152 at least twenty-four (24) hours prior to the meeting.

DATE: January 21, 2016

SUBJECT:

Certificate of Appropriateness Request : H-01-16

Applicant: Pam Novasad

Location of Subject Property: 442 Union Street, South

Staff Report prepared by: Starla A. Rogers, Sr. Planner

BACKGROUND:

- Property located in the South Union Street Historic District
- Date of Construction: 1925
- Classification: "Contributing"
- One-and-a-half story frame bungalow with a side gable roof and two-bay, gabled front porch.
- Applicant has requested to close below ground access to the basement (remove basement doorway, exterior stairway, fill in, and grass over new ground).

DISCUSSION:

The applicant has submitted a request (Exhibit B) to close a rear yard basement entry and remove the below ground stairway. According to the applicant, the home suffers from major stormwater issues that cause basement flooding. The entire foundation, minus the subject doorway, has been professionally waterproofed but the basement has continued to flood. A previous home owner constructed, without HPC approval, a shingled shed style roof over the stairway and basement entry in order to mitigate the stormwater issues. A video (Exhibit D) and photographs (Exhibit C) have been submitted demonstrating the extent of the stormwater issues and continuing damage.

The applicant has proposed to remove the shed roof, brick over the doorway entry, waterproof the foundation, remove the stairway, and fill in the ground to make it level with the rest of the rear yard. Brick used for the foundation would match that of the existing as closely as possible.

Attachments include:

- Application
- Location map
- Photograph from the 2006 survey
- Photos submitted by applicants

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Approval Requirement Needs: "Stairs or Steps: Removal, addition or alteration of external stairs or steps.

Chapter 4 "Local Standards and General Policies": Contemporary design for alterations and additions to existing properties shall be encouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

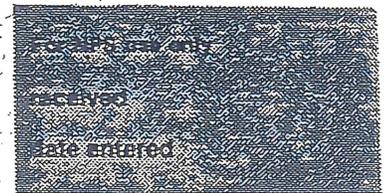
Chapter 5 – Section 5 "Fenestrations": Alteration in door and window openings, especially on the principal facade, should be avoided whenever possible, except as a restorative measure to return an opening to its original size. New openings should be located in areas where they are not visible from the street or in areas where they are compatible with the original design.

RECOMMENDATION:

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

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Inventory List - South Union Street
Historic District, Concord

#7

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I - Intrusive

Those properties which have a definite negative impact on the historical, architectural and/or cultural characteristics for which the district is significant.

VL - Vacant Lot

Grass or dirt-covered area, not used as parking lot; but also not intended as a planned green space or park.

PL - Parking Lot

Inventory Number, Name, Address, Date, Assessment, and Description

1. House
452 S. Union St.
ca. 1945-1950

Two-story brick Colonial style house with side gable roof and central portico.

2. House
448 S. Union St.
ca. 1925
C

Two-story, frame, double-pile house with hip roof and bungalow style details. Symmetrical, three-bay facade on both stories; centrally placed attic dormer. Bungalow style features include full-facade porch upheld by tapered columns on brick bases; 3/1 sash; and exposed rafters under broad eaves.

3. House
442 S. Union St.
ca. 1925
C

One-and-a-half story, frame bungalow with side gable roof and two-bay, gable front porch. Three-bay facade with bays of two and three 9/1 sash windows flanking a central entrance with sidelights. Porch

United States Department of the Interior
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upheld by square-in-section brick piers with brick balustrade and concrete trim. Small gable-roofed dormer over north (right) facade bay. Porch and house have broad eaves trimmed with curved brackets.

4. House
438 S. Union St.
ca. 1930
C

One-and-a-half story, brick bungalow with clipped gable-front roofs on main block and on projecting one-story north (right) facade bay. One-story porch with side gable roof carries across two southern facade bays and shelters one bay of south elevation. Porch has tapered posts on brick bases and a brick balustrade.

5. House
430 S. Union St.
by 1921 (SM)
C

One-and-a-half story, frame house with triple-A roofline that may date from the early 1900s but which took on its present form during the 1920s. Bungalow style features that indicate a 1920s remodeling include broad eaves trimmed with simple brackets on the house and tapered wood columns and exposed rafters on the porch. The porch, which has a balustrade running between the columns, carries across the full facade and shelters one bay of south (left) elevation. The house stands on a raised foundation, as do several other houses on this block.

6. House
422 S. Union St.
by 1921 (SM)
C

Well-preserved, two-story, frame, Colonial Revival style residence with high hip roof. Symmetrical, three-bay facade with centrally placed hip-roofed dormer over the second story. Wrap-around porch upheld by chamfered and molded columns; a balustrade runs between these supports and there is a decorative gable over the entrance. Large, single-pane windows with transoms of leaded glass flank the entrance; the sidelights and transoms of the entrance have similar leaded glass. Two-story slanted bay on north (right) elevation. An unusual feature of this house is its complement of 4/4 sash windows, which are rarely seen on Colonial Revival style residences. Shallow raised foundation.



NORTH CAROLINA
High Performance Living



Application for
Certificate of Appropriateness

AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON PAGE 2 ARE SUBMITTED.

Pnovasad@gmail.com

APPLICANT INFORMATION

Name: Pamela Novasad
Address: 442 Union St. South
City: Concord State: NC Zip Code: 28025 Telephone: (704) 425-16326

OWNER INFORMATION

Name: Mark & Pamela Novasad
Address: -Same as above-
City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 442 Union St. South P.I.N. # 5630-13-9882
Area (acres or square feet): .31 Current Zoning: Rm-2 Land Use: Single family res

Staff Use Only:
Application Received by: _____ Date: _____, 20____
Fee: \$20.00 Received by: _____ Date: _____, 20____
The application fee is nonrefundable.

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: remove basement stairway & entrance
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
remove stairway, remove & seal door entrance below ground, waterproof section of foundation, fill in level with dirt & grass to match the rear yard.

Required Attachments/Submittals

1. Typed metes and bounds description of subject property. A property deed is sufficient, provided the deed describes only the subject property.
2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent property owners, including any directly across a street.
3. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if 16 **folded** copies are submitted for distribution.
4. A photograph of the front of the house.
5. Photographs of site, project, or existing structures from a "before" perspective
6. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
7. Samples of windows, doors, brick, siding, etc. must be submitted with application.
8. Detailed list of materials that will be used to complete the project.

Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

12/31/15

Date



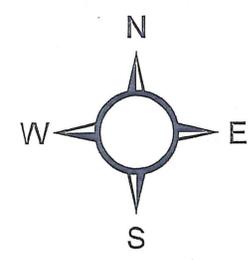
Signature of Owner/Agent

H-01-16

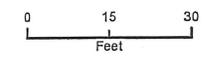
Pam Novasad

442 Union St S

Close Exterior
Basement Entry



Coordinate System - NC State Plane NAD83



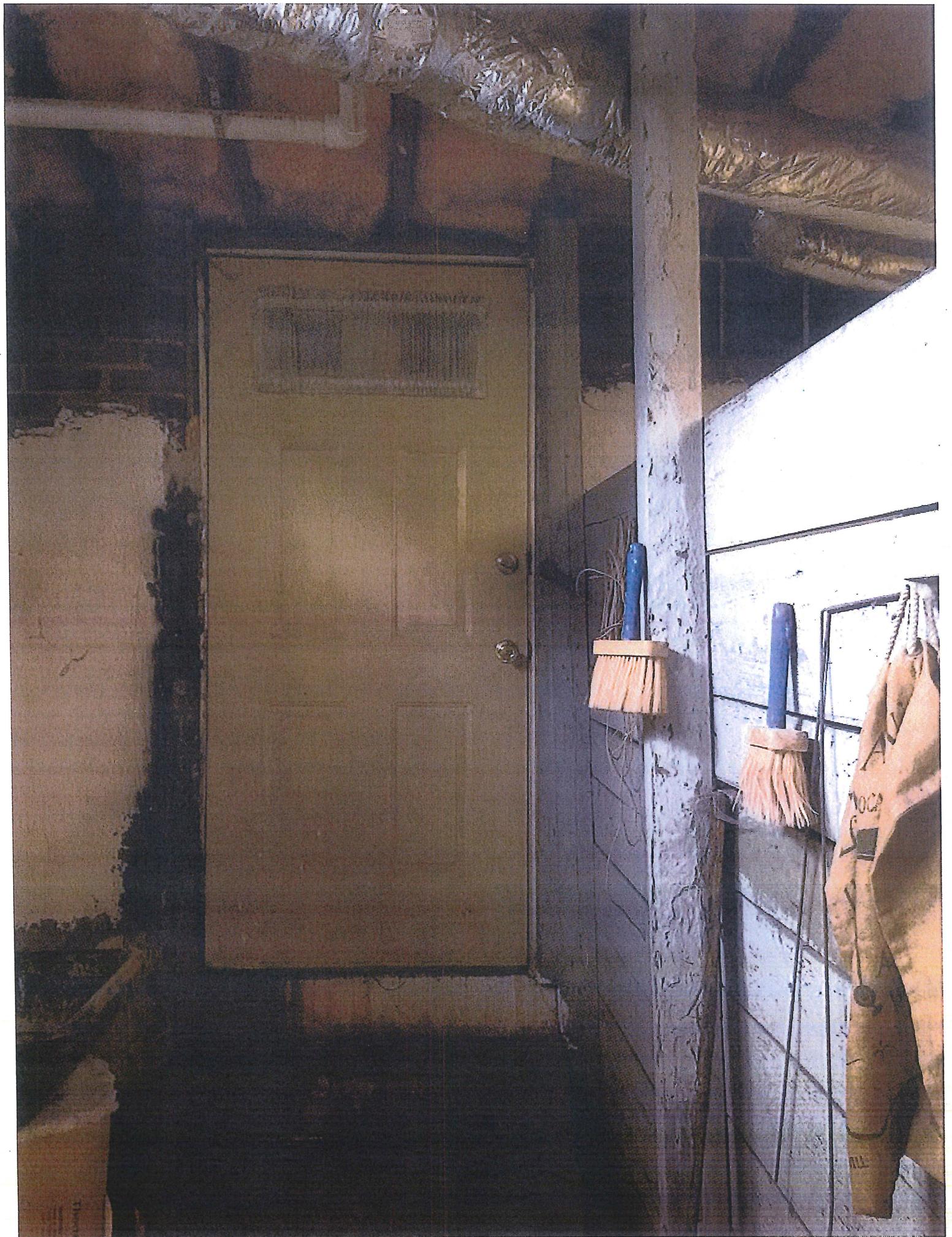
Map Disclaimer
These maps and products are designed for general reference only, and data contained herein is subject to change. The City of Concord makes no warranty of merchantability or fitness for any purpose, express or implied, and assumes no legal responsibility for the information contained therein. Data used is from multiple sources - with various scales and accuracies. Additional research, such as field surveys, may be needed to determine actual conditions.

City of Concord, NC
Business & Neighborhood Services
Geographic Information Systems



Current Site Conditions

Exhibit C











2006 Inventory Photographs



2006 Inventory
Photographs



2006 Inventory
Photographs

DATE: January 21, 2016

SUBJECT:

Certificate of Appropriateness Request : H-02-16

Applicant: Chad and Kristy Celetti

Location of Subject Property: 27 Yorktown Street, NW (Formally "White Street")

Staff Report prepared by: Starla A. Rogers, Sr. Planner

BACKGROUND:

- Property located in the north Union Street Historic District
- Date of Construction: 1921
- Classification: "Contributing"
- Frame cottage with a Colonial Revival and bungalow characteristics.
- Applicant has requested approval for modifications to a front walkway and the installation of a new front walkway.

DISCUSSION:

The applicant has submitted a request (Exhibit B) for previously completed modifications to a front walkway and the installation of a new front walkway extension. Prior to the modifications, one front yard walkway existed from the sidewalk to the front porch steps (Exhibit C). The sidewalk consisted of concrete with a brick boarder. The applicant replaced the walkway in the same dimensions using a stamped concrete. The stamped concrete mimics the previous brick boarder with the interior stamped to mimic pavers. The applicants also added a walkway extension on the right side (facing the home) that connects the existing walkway to the driveway. This new section of walkway is 3ft wide by 12ft long. Photographs of the new/modified walkway have been provided (Exhibit D).

Attachments include:

- Application
- Location map
- Photograph from the 2006 survey.
- Photos submitted by applicants

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Approval Requirement Needs: Commission Hearing and Approval Required For: "All new patios, walks, and driveways.

Chapter 5 - Section 10: "Driveways, Walkways and Parking"

"New walkways should consist of appropriate natural material including gravel, concrete, stone, brick or pervious pavers."

RECOMMENDATION:

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
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Historic District, Concord

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169. House
27 White Street, N.W.
1921 (SM)
C

Frame cottage with one interior end chimney features Colonial Revival and bungalow characteristics. House has a high hip roof. The original wrap-around porch now extends the length of full facade. It is supported by short, square, vernacular Doric columns on brick pedestals. The entrance has a single section of sidelights with bungalow style windows. Hip roof has panels underneath as well as exposed rafters. The latter can also be found beneath the porch and the dormer with two vents that pierces the main roof. Facade fenestrations are one over one with bungalow glass in upper panes.

170. Cottage/House
31 White Street, N.W.
ca. 1910
C

One-story, double-pile, frame Colonial Revival House has pyramidal roof and two, tall interior chimneys. Facade windows have Queen Anne flavor and consist of blank lower pane with patterned pane above. This motif continues in sidelights that flank only one side of principal door. A pyramidal dormer with two vents over center bay pierces the main roof. Porch features Tuscan columns resting on brick bases.

171. House
35 White Street, N.W.
ca. 1910
C

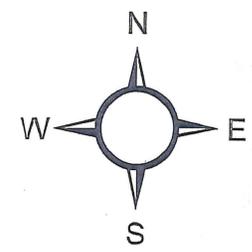
Handsome, three-bay bungalow has decorative gable over north bay and entrance. House is of frame construction. Principal door features surrounds and sidelights. Projecting eaves at the main front gable and the decorative gable are supported with triangular-knee braces. Porch only extends two bays of facade and continues on south side of house to form porte-cochere. Porch supported by typical bungalow columns that have slightly slanted sides. Columns rest on short brick bases. Balustrade on south side of porch features balusters and a simple snowflake design. House has two, thick, interior end chimneys.

H-02-16

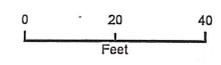
Kristy Celetti

27 Yorktown Street NW

Walkway
Modifications



Coordinate System - NC State Plane NAD83



Map Disclaimer
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City of Concord, NC
Business & Neighborhood Services
Geographic Information Systems

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APPLICANT INFORMATION

Name: Chad and Kristy Celetti
Address: 27 Yorktown Street NW
City: Concord State: NC Zip Code: 28025 Telephone: 330-714-2596

OWNER INFORMATION

Name: Same
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 27 Yorktown St NW P.I.N. # 5620-77-8612
Area (acres or square feet): .33 Current Zoning: RM2 Land Use: SF Residential

Staff Use Only:

Application Received by: _____ Date: _____, 20____
Fee: \$20.00 Received by: _____ Date: _____, 20____

The application fee is nonrefundable.

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: 1) Replace/modify walkway 2) Install new walkway
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
See attached. Replace concrete and brick walkway with stamped concrete walkway in same footprint. Install new stamped concrete walkway to extend from the existing to the driveway. The length and width of the new section are: 3 ft wide by 10 ft long

Required Attachments/Submittals

- ~~1. Typed metes and bounds description of subject property. A property deed is sufficient, provided the deed describes only the subject property.~~
- ~~2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent property owners, including any directly across a street.~~
- ~~3. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if 16 folded copies are submitted for distribution.~~
- ~~4. A photograph of the front of the house.~~
5. Photographs of site, project, or existing structures from a "before" perspective
6. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
7. Samples of windows, doors, brick, siding, etc. must be submitted with application.
8. Detailed list of materials that will be used to complete the project.

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1/4/16

Date

Kristy Collett

Signature of Owner/Agent

Planning & Neighborhood Development



Exhibit C
Before







11 12 2015

After

Memo

To: Historic Preservation Commission Members
From: Starla Rogers, Senior Planner
Date: 1/14/2016
Re: Shadowbox Fence Discussion

In November 2015, two applicants appeared before the Historic Preservation Commission requesting approval for shadowbox style fences. According to the Historic Handbook, Chapter 5-Section 9: Fences and Walls, "*Chain link, shadowbox, basket weave, plastic/vinyl, and split-rail fences are prohibited within the historic districts.*" The Commission requested that staff research whether other municipalities or the State Historic Preservation Office also prohibited/discouraged shadowbox fences in entirety or allowed them based on certain criteria. Attached are email responses from several municipalities as well as emails from preservationists at the State regarding shadowbox fences. The overall consensus seems to be that although shadowbox fences are a more modern design, they may be acceptable in rear yards within historic districts.

Should the Commission decide to recommend modification of the Historic Handbook to allow this style of fence, a draft Handbook section has been included in the packet. This document should be reviewed and if acceptable, recommended to the Planning and Zoning Commission for their recommendation to City Council. City Council holds final approval of Ordinance/Handbook modifications.

STATE'S RESPONSES

From: Starla Rogers
Sent: Monday, November 23, 2015 12:03 PM
To: Mitchell, Sarah L
Subject: Fence Styles

Hey Laurie!

I hope you are doing well. I've been doing some research on shadow box fences and can't seem to find much on their historical accuracy. Our Historic Handbook specifically prohibits that style and I haven't found any other locations where they are prohibited in totality. I also spoke with one of the original authors of the Handbook who has no recollection why they were prohibited in the first place. Do you have any knowledge of their compatibility in historic districts or can you point me in a good direction for further research?

Thanks in advance!

Starla Rogers

From: Mitchell, Sarah L
Sent: Monday, November 23, 2015 2:22 PM
To:
Cc: Wilds, Mitch, Fomberg, Paul
Subject: FW: Fence Styles

Thanks for the email, Starla, and that's a great question.

I am looping our restoration branch (Mitch and Paul) into the conversation, as they likely know the backstory of shadow box fence styles and why they are discouraged in historic districts. I don't know much about shadow box fences, but would assume that they are discouraged because they're a "modern" material/style that is mass-produced and may not be made with high-quality wood. They may also be prohibited because they are visually overwhelming and block the view.

I look forward to seeing the answer.

Thanks,

Laurie

Laurie Mitchell
Local Preservation Commissions / CLG Coordinator
State Historic Preservation Office
919 807 6575 office

From: Fomberg, Paul [mailto:paul.fomberg@ncdcr.gov]
Sent: Monday, November 23, 2015 3:05 PM
To: Mitchell, Sarah L; Starla Rogers
Cc: Wilds, Mitch
Subject: RE: Fence Styles

I think that a shadow box fence would probably be OK for a privacy fence in a back yard in a historic district, but not in a front yard. As far as I know, it is a much more recent style of fence that was not used historically, and one of the popular features is that the posts are not exposed and the fence looks the same on both sides, so a neighbor would not be looking at the back side of a privacy fence. Hope that helps.

Paul E. Fomberg
Senior Restoration Specialist
Restoration Services Branch, State Historic Preservation Office

LOCAL JURISDICTION RESPONSES

From: Starla Rogers [mailto:rogers@concordnc.gov]
Sent: Monday, November 02, 2015 9:00 AM
To: NC Preservation Commissions and Staff
Subject: [ncpres] Historic District Fences

Good Morning!

I'm gathering some information on fences. Please let me know if your jurisdiction specifically allows or prohibits shadow-box fences within your Historic Districts? If prohibited, do your guidelines specify why? Responses are greatly appreciated!

Thanks in advance.

Starla Rogers

From: Cowhig, Mike [mailto:Mike.Cowhig@greensboro-nc.gov]
Sent: Monday, November 02, 2015 9:24 AM
To: NC Preservation Commissions and Staff
Subject: RE:[ncpres] Historic District Fences

At one time Greensboro's guidelines recommended against the use of shadow box style for back yard privacy fencing. That was later changed because there didn't seem to be a justifiable reason to exclude them.

Mike Cowhig
Planning Department
City of Greensboro
Phone: 336-373-2755
PO Box 3136, Greensboro, NC 27402
www.greensboro-nc.gov

From: Kevin Robinson [mailto:RobinsonK@newbern-nc.org]
Sent: Monday, November 02, 2015 9:26 AM
To: Starla Rogers
Subject: RE: Historic District Fences

Probably not much help, but neither our City-wide ordinance nor our historic district guidelines mention that style specifically. We don't have many that style in our historic districts, but if someone applied for one I would approve a minor CoA application for it as not taller than 6 foot, "privacy fence" in the secondary/tertiary AVC. Commission would most likely deny major CoA applications for them in the primary AVC, regardless of height, as they don't really meet the definition of a "picket fence" and aren't typically seen in front yards throughout the districts.

We've struggled with fences in the last couple of years and are currently working to define the specifics of "picket fences" in our guideline updates. Historically residential front yard fencing was used to demarcate private/public spaces and property lines and to contain small animals and/or children, not to conceal. In these areas Commission is looking for low lying shrubs and brick and stone walls that serve this purpose and are less than 3 feet tall or else true "picket" wooden and iron fences, less than 4 feet tall. We are adding that board or pickets be no more than 4 inches in width with spacing at least 1.5 inches between to prevent some of the more modern low "privacy walls" that have happened recently. 6 foot tall fences privacy fences and walls are allowed from the front façade of the house to the back and they have allowed me pretty great flexibility in approving

their designs, except for prefab temporary metal fence sections and utilitarian fencing like chain link, chicken wire, barbed wire, etc.

Kevin Robinson AICP
City Planner
City of New Bern Development Services
252-639-7583

From: Catherine Garner [mailto:cgarn@salisburync.gov]
Sent: Monday, November 02, 2015 9:56 AM
To: Starla Rogers
Subject: RE: Historic District Fences

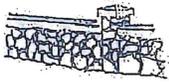
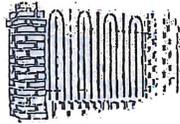
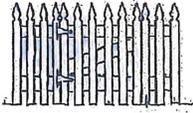
Hey Starla,

We only regulate material and height but not style with new fences in our HDs. We are not getting requests for shadow-box fences, but rather horizontal boards rather than vertical on our privacy fences. My thought is - it is in the back yard, it won't last forever anyways because it is wood, and there are bigger fish to fry!

Good luck!

Catherine

Chapter 5 – Section 9: FENCES and WALLS



Appropriate Fences and Walls

Chain link, shadow box, basket weave, plastic/vinyl, and split-rail fences are prohibited within the historic districts. However, where chain link fences already exist, they should be accompanied by landscaping materials, which will “climb” the fence and act as a screen. Fences should be compatible with most structures in the districts.

The style of fence or wall should respond to the historic nature of the property. All wooden fences should be “stick-built” on site. The styles shown to the left are encouraged as well as custom designs with appropriate architectural detailing. Wooden fences visible from the street and/or wooden fences in front yards and side yards of corner lots are required to be painted or stained white or a color matching the body or trim of the structure, including shutters, foundation color, etc. Painting or staining is recommended, but not required, for rear yard fences unless they are visible from the street. If a fence is designed as a single-sided fence, one with detailing on only one side, the finished detail should be on the outside face of the fence (facing neighboring property).

Additionally, wood picket fences should have pickets spaced at a minimum of 1 inch or half the width of the picket. (See notes regarding “Privacy Fences” for allowable exceptions to this rule.) Additionally, it is not appropriate to introduce walls or fences in front yards and side yards at corner lots that are more than 65% solid. Cast-iron, aluminum, or wrought-iron fences should be designed to follow historic precedent.

Where fences are desired in front yards and side yards at corner lots, the design should be primarily decorative in nature. Front yard fences should not exceed four feet in height. Wooden fences should be painted or stained white or a color matching the body or trim of the structure, including shutters, foundation color, etc.

Rear yard fences are defined as fences, which do not extend forward on the applicant’s property beyond the side centerline of the house in plain view. Approval of the location may also be handled on a case-by-case basis to determine the best natural break in the rear and front yards for placement of fences. Rear yard fences may be higher than four feet. The portions of rear yard fences that face the street should be landscaped with shrubs and trees of a planting size that will fully hide the fence from the street within two years. Size, type, and growth habits of plant materials to screen rear yard fences that face the street should be submitted at time of application. If a front yard fence adjoins a rear yard fence, or an existing neighboring property fence, attention should be given to the transition between the two. Also, attention should be

given to the design of fences placed along a sloping grade. All proposed fences and walls should not negatively effect existing trees and mature landscaping.

Privacy fences are defined as fences with no spacing between pickets or fences of the shadowbox design. Privacy fences may be allowed at the discretion of the Commission in the following circumstances:

1. Privacy fences are most appropriate in rear yards.
2. Privacy fences may be allowed where the applicant's rear yard is directly adjacent to property that is either not in a historic district, or is within a historic district but is non-contributing or intrusive in that district. The applicant shall show to the satisfaction of the Commission:
 - (a) that the adjacent property is unsightly in comparison to other properties surrounding the applicant's property,
 - (b) that the adjacent property or nearby property raises reasonable security concerns for the applicant, or
 - (c) that the adjacent property could reasonably be determined to negatively impact the property value of the applicant's property.

Privacy fences shall be allowed only on the applicant's property line directly adjoining the aforesaid adjacent property unless the Commission feels that such a partial privacy fence would not be visually appropriate or would not accomplish the purpose(s) of the privacy fence set forth above.

3. Privacy fences encompassing an area of no more than 250 square feet may be allowed at the discretion of the Commission when adjacent to the applicant's house, garage, or other outbuilding in order to screen from view trash cans, mechanical equipment, cars or other unsightly items, provided such fence does not unreasonably impact any neighbor by blocking windows or the like.

Privacy fences allowed by the Commission should be landscaped where practical with appropriate shrubbery to soften the appearance of the fence.

Where walls are concerned, natural stone or brick-masonry walls are encouraged and should not be coated or painted. The type and color of stone and masonry should respond to the historic nature of the property. The transparency or openings in the walls will be considered on an individual basis. Poured-in-place concrete walls are discouraged. Concrete-masonry walls and walls constructed from railroad ties are prohibited.

DESIGN GUIDELINES AND RECOMMENDATIONS

1. Do not use high walls or fences to screen front yards.
2. Use materials like stone, brick, wood and iron.
3. Avoid chain link or plastic materials. Also avoid adding slats to chain link fences for screening purposes.
4. Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.