

**HISTORIC LANDMARK COMMISSION
STAFF REPORT**

Quince Street Fence Replacement
PLNHLC2009-01416, PLNHLC2009-01417 &
PLNHLC2009-01418
245, 251 and 257 North Quince Street
February 3, 2010



Planning Division
Department of Community and
Economic Development

Applicants

Larry Hancock, Pearl Simmons
and Melvin Kuhne

Staff

Ray Milliner
ray.milliner@slcgov.com

Current Zone

SR-1A (Special Development
Pattern Residential District)

Master Plan Designation:

Capitol Hill Master Plan

Council District

District 3, Stan Penfold

Community Council

Capitol Hill

Lot Size:

Approximately 0.7 acres, each
lot

Current Use

- Residential

**Applicable Land Use
Regulations**

- 21A.34.020 (G)

Notification

- Notice mailed January 20,
2010
- Sign posted January 20, 2010
- Posted to Planning Dept and
Utah State Public Meeting
websites January 20, 2010

Attachments

- A. Site plans
- B. Photos

Request

The applicants, Larry Hancock at 245 North Quince Street, Pearl Simmons at 251 North Quince Street and Melvin Kuhne at 257 North Quince Street are requesting approval of a new Trex fence along the rear yard and side yards of their properties.

Staff Recommendation

Staff recommends that the Historic Landmark Commission review the proposed fence, and consider approving it pursuant to the analysis and findings in this staff report.

Options

- Approval: If the Commission finds that the proposed project meets the standards of the ordinance, the application should be approved provided the structure conforms to the requirements of the Uniform Building Code and all other applicable City ordinances. This option would require the Commission to state alternative findings to support the motion to approve the fence.
- Denial: If the Commission finds that the proposed project does not meet the standards of the ordinance the application should be denied.
- Continuation: If the Commission finds that additional information is needed to make a decision, then a final decision may be postponed with specific direction to the applicant or Planning Staff regarding the additional information required for the Commission to take future action.

VICINITY MAP



Properties

Background

Project Description

This is a request to allow a fence along the rear and side property lines at 245, 251 and 257 Quince Street. Each of the homes is separately owned, but the owners are building the fence as a joint project. The design, type and size of the fence will be the same for each property. The homes are contributing to the historic district (due to age and structural integrity). Any exterior modifications to these buildings are subject to Historic Landmark Commission review.

The fence in question is a “Trex” brand fence, which according to the manufacturer, is made of 50% reclaimed wood fiber and 50% polyethylene, and has “The Look of Wood, the Ease of Plastic.” Trex brand material is traditionally approved in the City’s historic districts as decking or flooring. On January 6, 2010, the Historic Landmark Commission approved a similar style fence at 715 East 4th Avenue. At the time of said approval, the HLC expressed concern about that project setting a precedent, and made it clear that they would like to consider Quince Street Fence Replacement

each application for a Trex fence on an individual basis. As a result, staff is bringing this fence to the Commission for review and a determination of compliance or noncompliance with the design guidelines.

The new fence would replace a chain link fence and wood privacy fences that are in relatively poor repair. Attached is a site plan showing the location of the new fence (Exhibit A). Photographs of current conditions are also attached (Exhibit B).

Comments

Public Comments

No public comment regarding this application was received as of the date of the preparation and distribution of this staff report.

Analysis and Findings

Findings

21A.34.020 H Historic Preservation Overlay District

G. Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure: In considering an application for a Certificate of Appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Of the standards outlined in this section of the Zoning Ordinance, it is standard number twelve (12) that pertains specifically to the subject request for the fence. Standard twelve (12) refers to additional design standards adopted by the Historic Landmark Commission and City Council. Planning Staff, therefore, has reviewed this request based on pertinent materials in two documents adopted by the Historic Landmark Commission and the City Council; the *Design Guidelines for Residential Historic Districts in Salt Lake City*, and the *Policy Document – Salt Lake City Historic Landmark Commission*.

Design Guidelines for Residential Historic Districts in Salt Lake City

Chapter 1.0 of the Design Guidelines addresses design standards for site features and specifically addresses fences. The following guidelines are of particular note in light of the subject fence:

1.1 Preserve historically significant site features.

These may include historic retaining walls, irrigation ditches, gardens, driveways and walkways. Fences and street trees are also examples of original site features that should be preserved. Sidewalks, parkways, planting strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.

1.2 Preserve original fences.

Replace only those portions that are deteriorated beyond repair

1.3 For a replacement fence, use materials that appear similar to that of the original

A painted wood picket fence is an appropriate replacement in most locations. A simple metal fence, similar to traditional “wrought iron” or wire, also may be considered. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.

1.4 A replacement fence should have a “transparent” quality, allowing views into the yard from the street. Using a solid fence, with no spacing between the boards, is inappropriate in a front yard. Chain link is not allowed as a fence material where it would be visible from the street. Vinyl fencing is reviewed on a case by case basis. In some instances, it is allowed if it is not seen from the street, if the style of the fence is compatible with the house and if the vinyl fence is not replacing an historic fence or landscape feature.

Chapter 12.0 of the Design Guidelines addresses general design standards and specifically addresses fences. The following guideline is of note in light of the subject fence:

12.9 The use of traditional site structures is encouraged. Constructing retaining walls and fences that are similar in scale, texture, and finish to those used historically is appropriate.

Analysis: Although the homes in question are contributory historic structures, the wood fences that are proposed to be removed are contemporary features, installed within the last 30 years (the homes were built in 1940). The existing chain link fence was quite possibly built around the same time as the homes were constructed, but that style of fence is specifically called out as inappropriate by the guidelines. As a result, the applicants are neither proposing to remove any historic features on the site, nor eliminate a contributory original fence from the property.

The applicant is proposing that the fences be installed in the side yards and along the rear property lines of each owner. As proposed, the fence will be a “privacy” fence, with no spacing between the boards. Because the fence is located in the rear and on the sides, the front yard of the homes will still be visible from the street in spite of the fence construction. The fence will cross from the side property line to the side of the home on each lot, but in each case, the fence will be set back from the front façade of the home at least 1 foot, keeping it out of the front yards.

Directly behind the homes is a multi-unit apartment complex, with driveway and parking adjacent to the rear property lines (see aerial above). To the south of the homes is a large garage for another apartment complex. Although the “Trex” fence has a wide slat with a limited element of transparency, and the scale of the fence is more substantial than a traditional wooden fence, the location and style of the proposed fence is appropriate, due to the surrounding apartment complex, and the parking garage to the south. These uses are substantial and warrant the construction of a substantial fence that may not be as appropriate in a strictly single family residential area.

Finding: Staff finds that the proposed trex fence is appropriate for the site due to the fact that the existing fences are not historically significant, and the higher intensity multi-family uses surrounding the structure create a situation where a bulky and less transparent fence is appropriate.

Policy Document – Salt Lake City Historic Landmark Commission

This policy document was originally approved by the Historic Landmark Committee, now the Historic Landmark Commission, on February 1, 1984. This document specifically addresses fences in section 14.0, and was updated and revised on February 3, 1993. This section reads as follows:

The relationship between an historic building and landscape features help to define the historic character of the site. Among the various visual aspects relating to the setting of an historic property are such site features as fences, including their design and materials. Appropriate fencing materials in historic districts or around historic properties include the following: wood, wrought iron, and masonry. As a rule, chain link fences are prohibited in historic districts or around landmark sites.

Analysis: In terms of this policy statement, although trex style fences are not specifically called out as an accepted material, the HLC has the authority to review and approve or deny such materials on a case by case basis.

Finding: The subject fence is entitled to a review for appropriateness by the HLC.

Attachment A
Site Plans

Name: <u>Simmons, Pearl</u>	Email: <u>prlsmmns@gmail.com</u>	Date: <u>12/17/2009</u>
Job Location: <u>251 N Quince St.</u>	City: <u>SLC</u> Zip: <u>84103</u>	Estimator: <u>Steve</u>
Phone #s (H) _____ (C) <u>801-864-8813</u>	(W) _____ Fax: _____	Referral source: _____
Billing Address: _____		YB-YP

Diagram	Job Site Description
	<p><u>Trex Post Caps</u></p> <input type="checkbox"/> Pyramid <input type="checkbox"/> Flat <p><u>Trex Colors</u></p> <input type="checkbox"/> Saddle <input type="checkbox"/> Grey <input type="checkbox"/> Woodland Brown <p><u>Other Details</u></p> <p>Access: <input type="checkbox"/> Tractor <input type="checkbox"/> Bobcat</p> <input type="checkbox"/> Concrete cuts _____ #xx <input checked="" type="checkbox"/> Hand-digging _____ #xx <input type="checkbox"/> Property pins in place <input type="checkbox"/> Sloping <input type="checkbox"/> Stepping <p>Yard landscaping: Landscaping _____</p> <p>Total Footage: 121'</p>

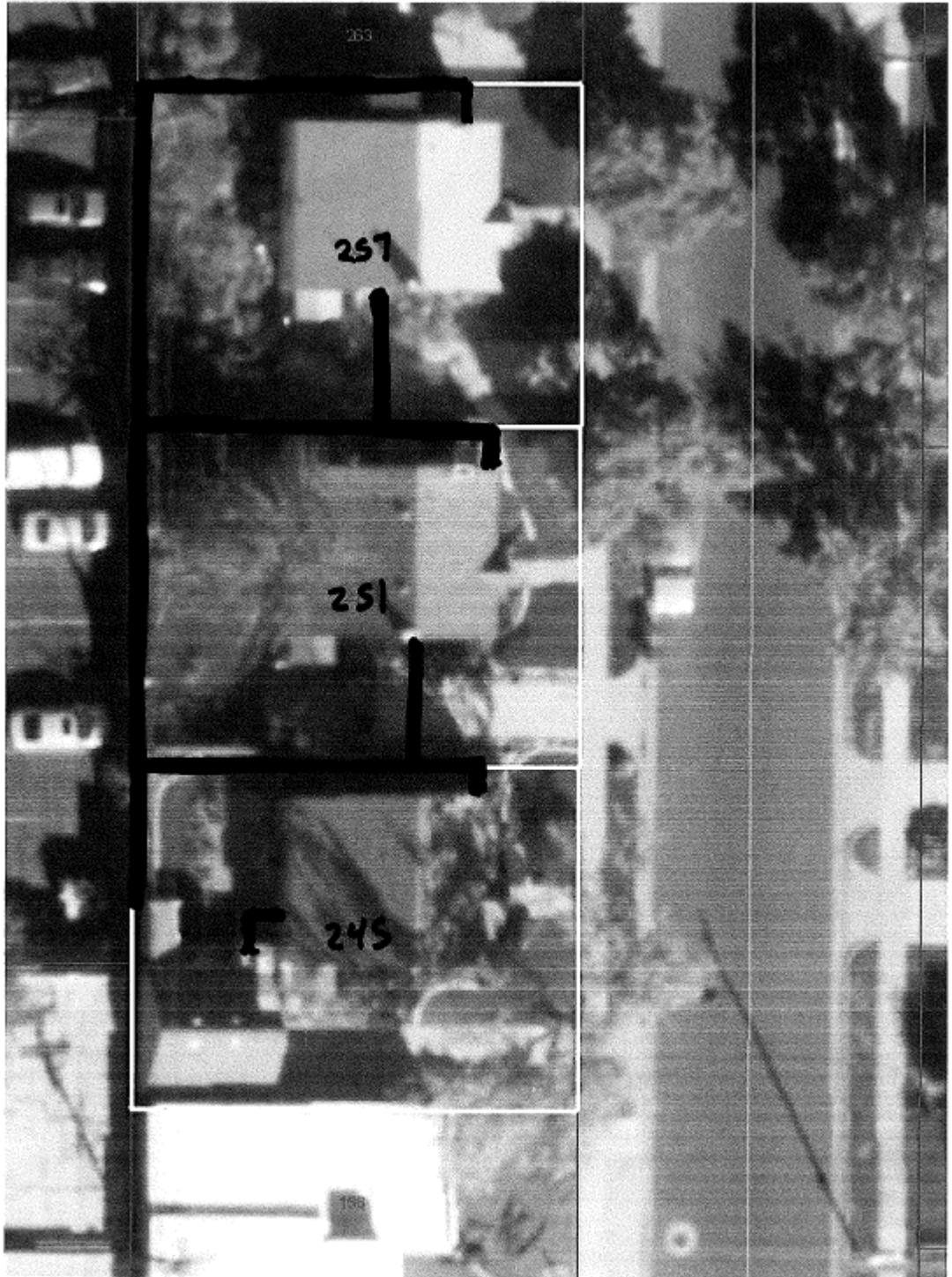
Name: <u>Hanncock, Larry</u>	Email: _____	Date: <u>11/17/2009</u>
Job Location: <u>245 N Quince St.</u>	City: <u>SLC</u> Zip: <u>84103</u>	Estimator: <u>Steve</u>
Phone #s (H) <u>801-355-1904</u> (C) _____	(W) _____ Fax: _____	Referral source: _____
Billing Address: _____		

Diagram	Job Site Description
	<p><u>Trex Post Caps</u></p> <input type="checkbox"/> Pyramid <input type="checkbox"/> Flat <p><u>Trex Colors</u></p> <input type="checkbox"/> Saddle <input type="checkbox"/> Grey <input type="checkbox"/> Woodland Brown <p><u>Other Details</u></p> <p>Access: <input type="checkbox"/> Tractor <input type="checkbox"/> Bobcat</p> <input type="checkbox"/> Concrete cuts _____ #xx <input checked="" type="checkbox"/> Hand-digging _____ #xx <input type="checkbox"/> Property pins in place <input type="checkbox"/> Sloping <input type="checkbox"/> Stepping <p>Yard landscaping: Landscaping _____</p> <p>Total Footage: 63'</p>

Name: <u>Kuhni, Melvin</u>	Email: _____	Date: <u>11/17/2009</u>
Job Location: <u>257 N Quince St.</u>	City: <u>SLC</u> Zip: <u>84103</u>	Estimator: <u>Steve</u>
Phone #s (H) <u>801-374-6308</u> (C) _____ (W) _____	Fax: _____	Referral source: _____
Billing Address: <u>754 S Utah Ave. Provo, Utah 84606</u>		

Diagram	Job Site Description
<p>The diagram shows a rectangular property layout. At the top left, it is labeled '48' (6 sect) Split w/ Simmons'. To the right of this is '48' (5 sect)'. Below the top left is '19' (2 sect)' with a 'Double Gate' indicated by a triangle. In the center is a rectangle labeled 'HOME'. To the right of the 'HOME' is '6' (1 sect)'. Below the 'HOME' is the word 'Front' and a handwritten note 'distance to sidewalk' with a dashed line pointing to the bottom boundary. A north arrow points to the right.</p>	<p><u>Trex Post Caps</u></p> <p><input type="checkbox"/> Pyramid <input type="checkbox"/> Flat</p> <p><u>Trex Colors</u></p> <p><input type="checkbox"/> Saddle <input type="checkbox"/> Grey</p> <p><input type="checkbox"/> Woodland Brown</p> <p><u>Other Details</u></p> <p>Access: <input type="checkbox"/> Tractor <input type="checkbox"/> Bobcat</p> <p><input type="checkbox"/> Concrete cuts _____ #x</p> <p><input checked="" type="checkbox"/> Hand-digging _____ #x</p> <p><input type="checkbox"/> Property pins in place</p> <p><input type="checkbox"/> Sloping <input type="checkbox"/> Stepping</p> <p>Yard landscaping:</p> <p>Grass _____</p> <p>_____</p> <p>_____</p> <p>Total Footage: <u>89'</u></p>

Attachment B
Photographs



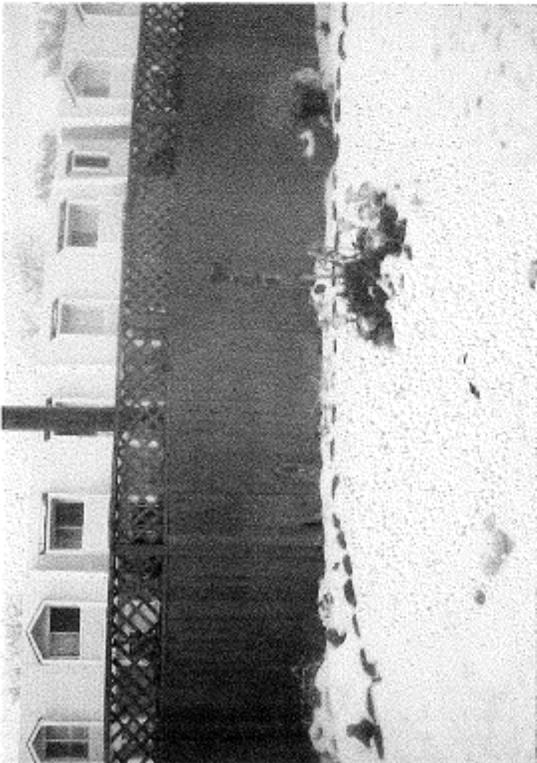
■ = Locations of proposed fencing



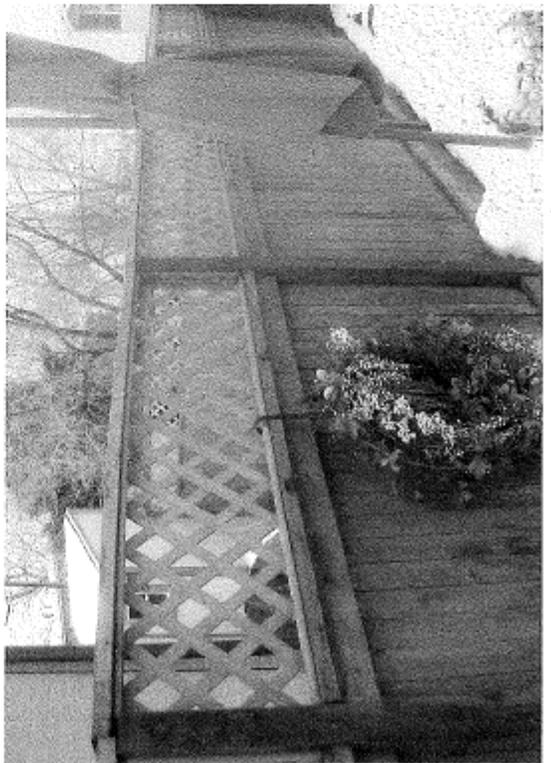
245 N Quince



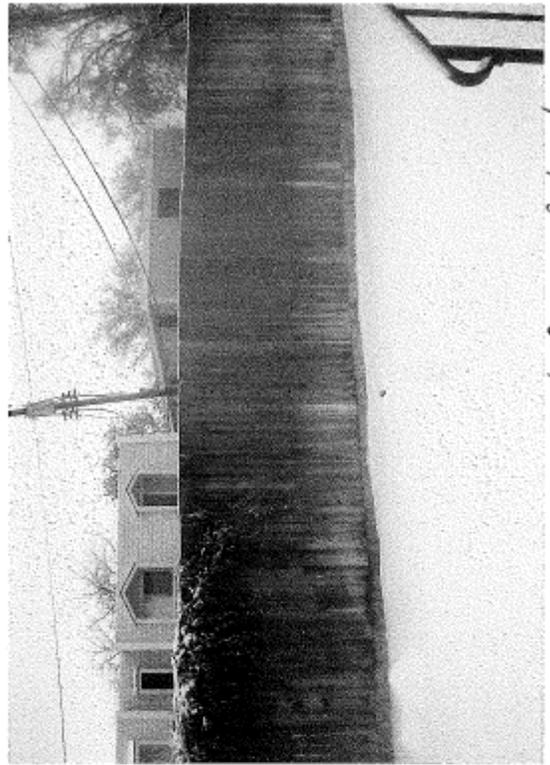
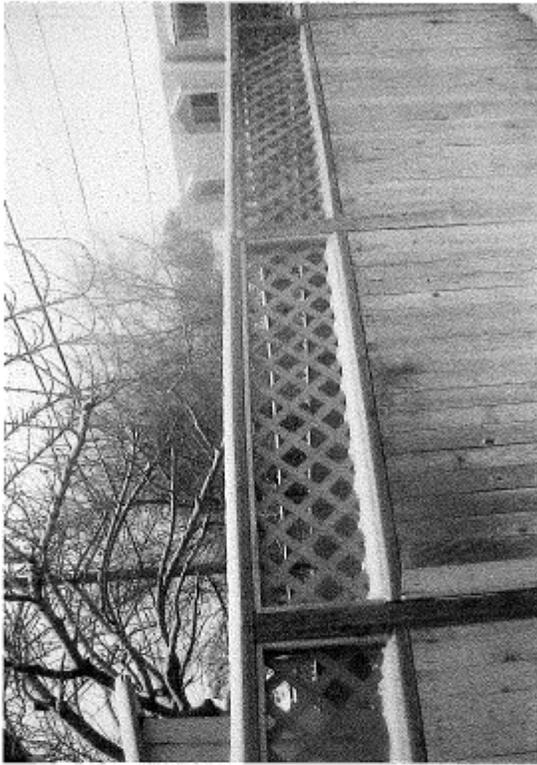
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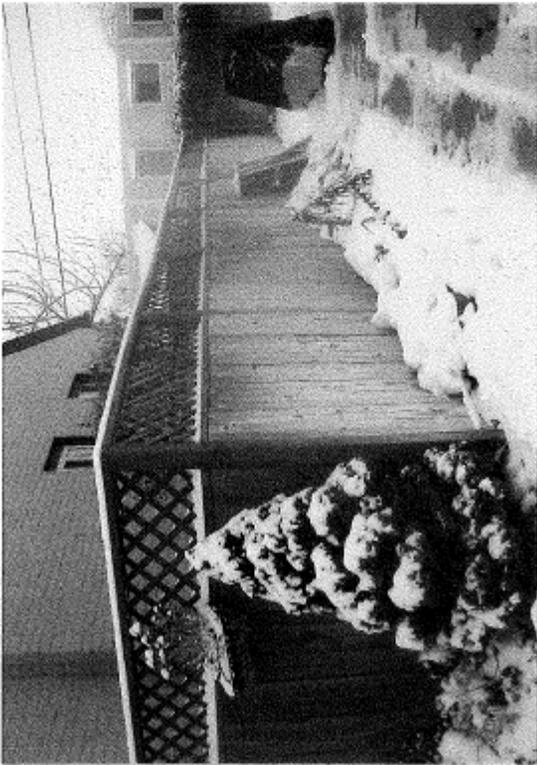
251



251 N Quince - South
Interior side yard



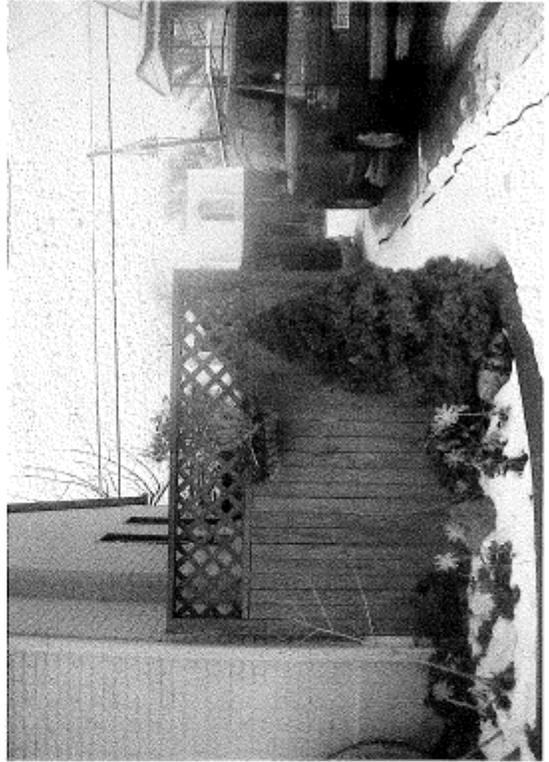
257 N Quince Backyard



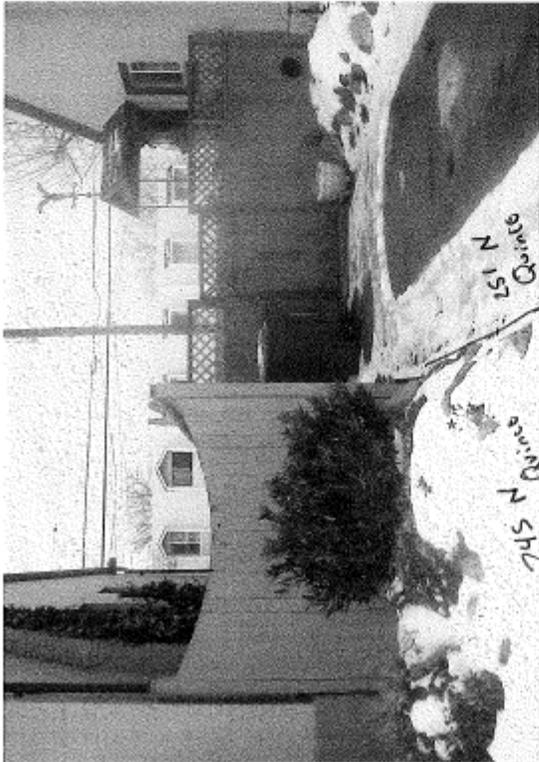


251 N Quince

257 N Quince

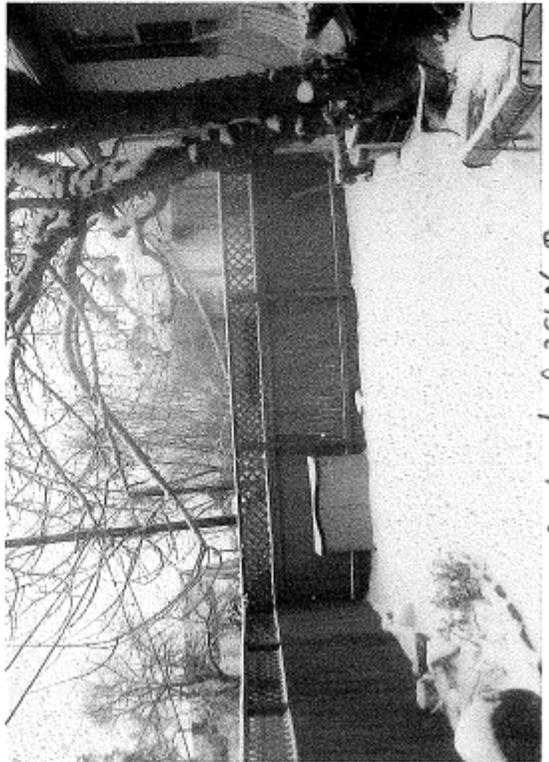


251 N Quince

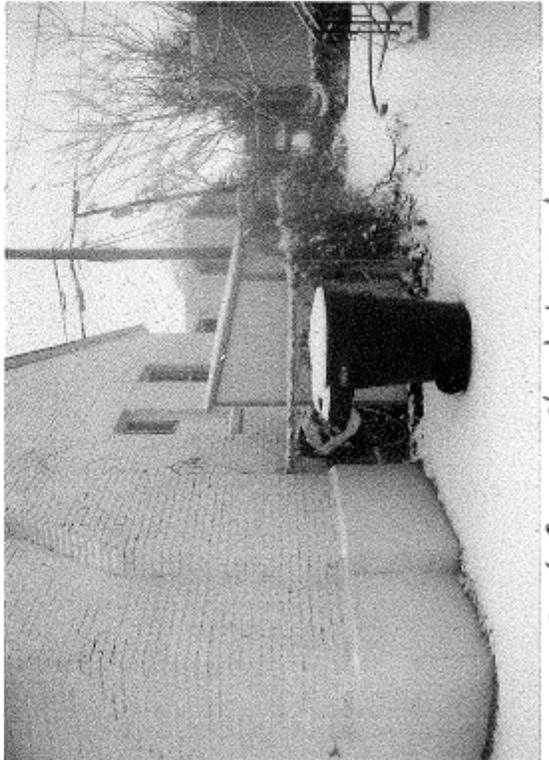
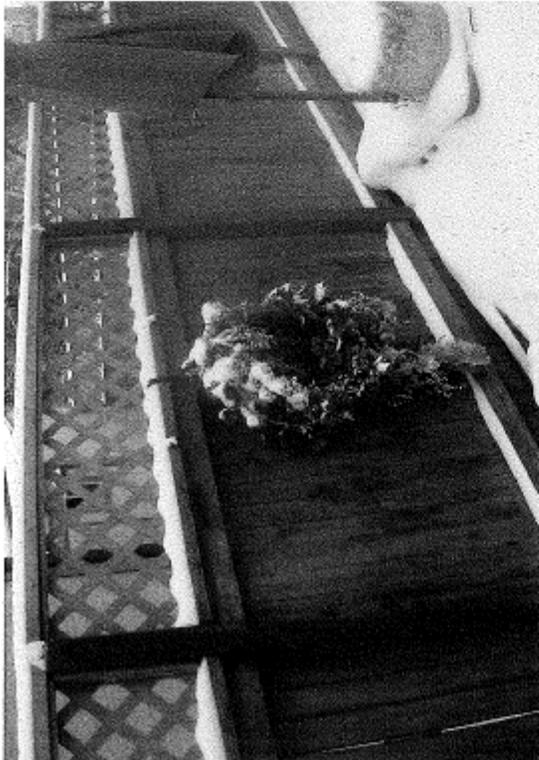


251 N Quince

257 N Quince



Backyard of 251 N Quince



257 N Quince, Chainlink to be removed and replaced with trex fencing