



Agenda Report

Agenda of: January 20, 2026
Department: Community Development Director
Subject: Certificate of Appropriateness for 1315 Fiorella St.

Property Address: 1315 Fiorella St.
Applicant/Owner: David & Tammie Kopecki
Zoning / Overlay: Historic Overlay (HE)

RECOMMENDED MOTION

I move to approve the Certificate of Appropriateness for exterior alterations at 1315 Fiorella Street, subject to staff's recommendations and the conditions outlined in the agenda report.

REQUEST

Approval of a Certificate of Appropriateness (COA) to allow exterior alterations consisting of additional perimeter fencing at the rear of the property and interior fencing on both sides of the residential lot.

PROPERTY & PROJECT SUMMARY

The subject property is a single-family residence constructed circa 1985, located within the City's Historic Overlay District. The structure is not a designated historic landmark, but alterations are subject to Historic Landmark Commission review due to the overlay zoning.

The applicant proposes:

- Extension of existing cedar wood fencing along the rear and side property lines;
- Installation of interior fencing with matching materials; and
- Gates and fence components designed to match existing conditions on the property, as shown on the submitted site plan and photographs.

HISTORIC PRESERVATION OFFICER REVIEW

The Historic Preservation Officer reviewed the application and determined:

- **COA Application:** Complete and meets all submittal requirements.
- **Alterations:** The proposed fencing constitutes an exterior alteration subject to HLC review.

- **Fence Height & Design:**
 - A 42-inch (3'-6") fence in the front/interior yard area, while slightly taller than the typical three-foot guideline, is consistent with existing conditions and considered acceptable.
 - Proposed 5-foot and 6-foot cedar fences with gates along side and rear yard areas align with the Historic Design Guidelines.
- **Recommendation:** Approval of the proposed fencing is recommended.

STAFF ANALYSIS

The proposed fencing improvements are compatible with the existing residential character and surrounding historic district. The materials, heights, and placement are consistent with adopted design guidelines and existing site conditions, and the request does not adversely impact the historic character of the area.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness, subject to conditions.