



Community Development
Department

STAFF REPORT

Meeting Date:	February 23, 2023
Agenda Title:	COA 23-9- 159 High Street
Requested Action:	Review proposal for new fence
Department / Agency Lead:	Community Development
Staff Lead:	Denise Harris

EXECUTIVE SUMMARY

The Applicant is proposing the replacement of an existing fence and gate as follows:

1. Installation of 294 feet of 1-board wire fencing
 - a. 4 foot high 2"x4" woven wire
 - b. 1"x6" pressure treated top board
 - c. 4"x4" wooden fence posts
2. Two wood picket gates mounted on 6"x6" wooden posts
3. One dual-swing 8-foot wide wooden gate mounted on 6"x6" wooden posts

BACKGROUND

159 High Street was constructed in c. 1966 in the Cape Cod style, and is a non-contributing structure in the Warrenton Historic District. The home represents a typical mid twentieth-century building within the residential area of the Historic District, and contributes to the residential character of the district. Although the dwelling does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C for architecture.

The property is lined with a low stone wall along the streetside, and an existing fence constructed of wire, wood and chain link runs along the side property line. The application under review proposes to remove and dispose of the existing gate and fence, and in its place to construct a 4-foot tall woven wire fence with a top board and three wooden gates.

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
B. Fences and Walls		
1. Retain, protect, and repair existing iron, steel, brick, stone, cast stone, concrete block, and wood fences or walls.	3.8	Not applicable; existing fence to be replaced consists of welded wire mesh and a tubular steel chain link gate.
2. New fences and walls should not exceed six feet in height, or the maximum allowed by the zoning district regulations.	3.8	New fence is proposed at 4 feet in height, less than the 6 foot maximum allowed.
3. Design fencing and gates for visual interest in addition to function; choose appropriate materials such as stone, brick, cast stone, rusticated concrete block, cast cement, wood, iron, steel, and metal wire.	3.8	Proposed fence consists of woven wire mesh mounted on wooden posts, topped with a 1"x6" wooden board. The proposed materials of metal wire and wood is similar to the existing fence materials.
4. For wooden stockade fences, avoid simplicity. Design with architectural details such as capped posts, pointed or shaped boards, varied board heights, or scalloped sections, for example. The rails should face the interior lot. Pressure treated lumber is acceptable but stained or painted is recommended.	3.8	Wooden portions of the proposed fence and gates to be constructed of pressure treated lumber. A recommended condition of approval has been added to require staining or painting of the wooden elements of the fence and gates.
5. Existing or new brick or stone masonry walls should remain unpainted.	3.8	Not applicable.
Not historically appropriate:		
a. Solid walls or fences higher than 4 feet near the front property line. High walls or solid privacy fences should not be used except to screen incompatible adjacent land uses, and even then, never near the front of a building or property. Where privacy screening is desired in other situations, consider evergreen plant materials first.	3.8	Not applicable; proposed fence and gates are 4 feet in height and is not intended to provide screening.

Historic District Guideline	Page No.	Analysis
b. Never use synthetics, vinyl, tensile, polymer encased, polymer, fiberon, fiberglass, aluminum, composite, composite wood, plywood, wood-based, fiber wood, Masonite, EIFS, or other imitation products for wall or fencing materials.	3.8	Not applicable; proposed materials comply with the Guidelines.
c. Chain link fences are strongly discouraged but may be approved for rear yards; the finish should be dull and green or black in color.	3.8	No chain link proposed; the proposed wooden gate will replace an existing chain link gate.

STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

1. All necessary permits are acquired.
2. The wooden portions of the fence and gates are to be stained or painted.
3. The ends of the fence board shall be trimmed flush with the fence posts.

ATTACHMENTS

1. Attachment A – Images
2. Attachment B – Draft Motion Sheet