



Department of Planning and Development

Staff Report to the Historic Districts Commission

July 31, 2018

1812 S. Rochester Road – Fence change and new doors

REQUEST	Certificate of Appropriateness for replacement of a fence and playground equipment and installation of two new doors
APPLICANT	Stanley Finsilver
FILE NO.	HDC # 18-014
PARCEL NO.	15-22-451-035
ZONING	O-1-with a FB-3 Flexible Business 3 overlay
HISTORIC DISTRICT	1812 S. Rochester Road
STAFF	Kristine Kidorf, Kidorf Preservation Consulting

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Request

The site is located on the west side of Rochester Road, north of Hamlin. The historic resource has been preserved, with a 1987 addition, and separate new office building from the late 1990s located to the rear of the historic resource. The applicant is leasing space in the building to a licensed day care center. As a licensed day care center, the applicant is required by state law to have an outdoor play area with a tall fence, therefore the applicant is proposing to replace the existing picket fence around the south lawn with a 6' tall fence. The existing playhouse and playground equipment in the enclosed lawn area is also proposed to be replaced with new playground equipment and a variety of landscape surfaces.

Direct room emergency exits are also required from some classrooms. The applicant is proposing to install two flush metal doors in the north side of the 1987 addition portion of the building.

The present fence on the east and south sides of the building was approved by the Commission in 2012 on the condition that white picket fencing be used on both sides.

Historical Information

The subject site is a single-resource historic district. The frame house was constructed ca. 1910 and is referred to as the Burch House, the names of the original owners. The house is an excellent example of the Neoclassical style. The addition on the west side of the original house was constructed in 1987.

The separate rear office building and 1987 addition do not contribute to the property.

Review Considerations

The applicant has submitted three options for fencing. The proposed fence will be in the same location as the existing white picket fence. The east side of the fence is at the façade of the historic building and there is landscaping in front of it. The south side of the fence is on top of a tall concrete retaining wall for a shopping center parking lot to the south.

Option 1 – applicant preferred – construct a 6' tall white vinyl privacy fence on the east and south sides.

Option 2 – construct a 6' tall white vinyl picket fence on the east and a 6' tall white vinyl privacy fence on the south side.

Option 3 – construct a 6' tall white vinyl picket fence on the east and a portion of the south side, with a 6' tall white vinyl privacy fence on the western portion of the south side.

Playground equipment – the applicant is proposing to remove the existing playground equipment and playhouse and construct new rubber mulch areas with new playground equipment. Portions of the south lawn will be replaced with artificial grass. New flower beds, paths and sandboxes are proposed. A 12' by 14' by 10' high gazebo is proposed for the west end of the play area.

Doors – the applicant is proposing two standard size doors for the north side of the 1987 addition to the building. The doors will be flush metal and will match the color of the surrounding siding. The 1987 addition is not a contributing historic feature of the property.

Summary

1. The site contains both contributing and non-contributing resources.
2. The applicant is requesting a Certificate of Appropriateness for the replacement of an existing fence with a taller fence and replacement of the playground equipment and lawn surfaces in the south yard of the building and the installation of two emergency exit doors in the north elevation of the 1987 addition.
3. The white vinyl picket fence proposed in Options 2 and 3 will be similar in appearance to the existing picket fence, although taller; it is compatible with the historic portion of the building. Limiting the vinyl privacy fence to the south side will not obstruct views of the historic building.
4. The proposed playground equipment and lawn surfaces will be compatible with the historic portion of the building and will not destroy any character defining features.

5. The proposed emergency exit doors in the north elevation are in the 1987 addition and will not destroy any character defining features. The proposed doors are compatible with the historic character of the building.
6. Staff comments – as long as fence option 2 or 3 is chosen all of the proposed work will meet the Secretary of the Interior’s Standards. The new fencing, playground equipment, and doors are compatible with the existing property and will not destroy any character defining features.
7. The applicant has submitted the proposed plans to the City’s Building Department for a formal review. Any work performed in connection with this project will be required to meet all zoning and building codes, rules and regulations.

Potential Motion

(Subject to adjustment based on Commission discussion)

MOTION, in the matter of File No. HDC 18-014, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for the replacement of the fence, replacement of the playground equipment, and installation of two new doors on the north elevation as proposed for the single-resource historic district located at 1812 South Rochester Road, Parcel Identification Number 15-22-451-035, with the following Findings and Conditions:

Findings:

1. The replacement of the fence and playground equipment, including the addition of a gazebo and change of lawn surfaces, and addition of two new door openings **will not/will** impact or alter the contributing resource on the property.
2. The new fencing, playground equipment and doors **appear to be/do not appear to be** compatible in mass, height, scale and design features with the existing resource in the District.
3. The proposed design, texture and materials of the fence, playground equipment and doors **are/are not** compatible with the existing structure and within the District.
4. The proposed fence replacement, playground equipment and installation of two doors in the contributing resource **are/are not** in keeping with the Secretary of the Interior’s Standard for Rehabilitation and Guidelines Numbers 9 and 10 as follows:
 - 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - 10) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Conditions of Approval:

1. That Option 2 or 3 of the proposed fencing is chosen with the 6’ tall white vinyl picket fence on the east side of the enclosure.