



DEPARTMENT OF PLANNING AND DEVELOPMENT

723 West Markham Street
Little Rock, Arkansas 72201-1334
Phone: (501) 371-4790 Fax: (501) 399-3435

STAFF REPORT
ITEM NO. One.

DATE: *October 10, 2016*

APPLICANT: *Deanna Jones*

ADDRESS: *320 E 15th Street*

COA REQUEST: *Fence*

PROJECT BACKGROUND AND DESCRIPTION:

The subject property is located at 320 E 15th Street. The property's legal description is "Lot 7A, Block 49, Original City of Little Rock, Pulaski County, Arkansas."

This single family house was built in 2010. The house is considered a "Non-Contributing Structure" to the MacArthur Park Historic District.

This application is for a fence in the front yard and to extend the fence in the side yard.

PREVIOUS ACTIONS ON THIS SITE:

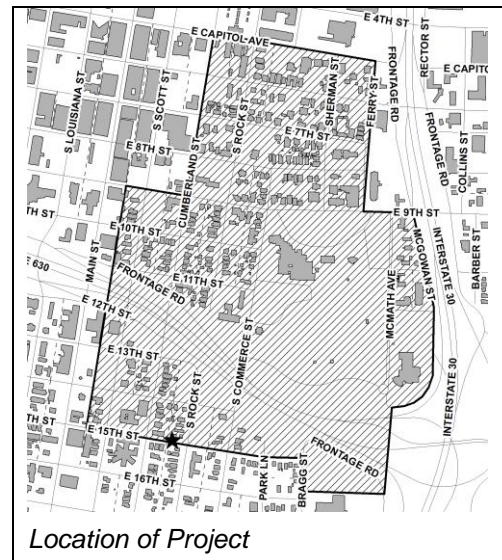
On October 12, 2009, a COA was approved and issued to Page Wilson for the construction of a single Family house.

On May 11, 2009, the Commission denied a COA for a single-story and a two-story house on Lot 7.

On November 13, 2006, a COA was approved a issued to Page Wilson for the construction of a five-plex residential building.

On January 7, 2000, a COA was approved and issued to Raymond Rogers for demolition of a four-plex structure that was severely damaged by the 1999 tornado. Several other structures in the 1300-1500 blocks of Rock Street were demolished around that time because of severe damage by the 1999 tornado.

On August 5, 1999, a COA was denied to Raymond Rogers to enclose the front of the building.



Location of Project



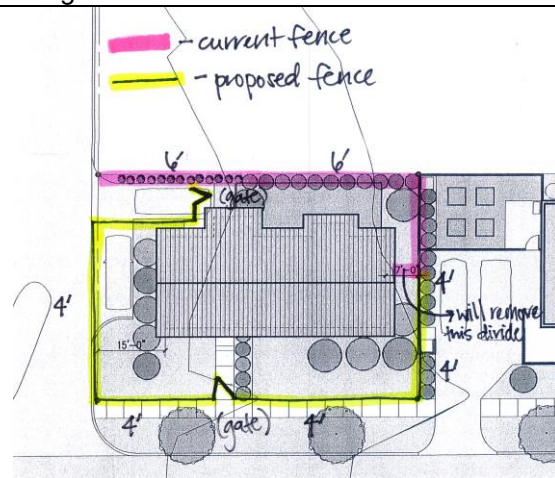
Existing south elevation of house



Existing southeast view of house with fence



Existing southwest view of house with fence



Proposed fence location

PROPOSAL AND WRITTEN ANALYSIS OF THE APPLICATION BASED OFF OF INTENT AND GUIDELINES:

The city code states the following on residential fences: *Sec. 36-516(e)(1)a Residential fence and wall standards of the Little Rock Municipal Code states: Between a required building setback line and a street right-of-way, the maximum height shall be four (4) feet. Other fences may be erected to a maximum height of six (6) feet. Subsection (7) states: Support columns or support posts shall be permitted to exceed the allowable fence or wall height by no more than two (2) feet, including any ornamental features. Support columns or support posts shall be a maximum width of two (2) feet. There shall be a minimum distance of seven-feet – six inches (7'-6") between opposing faces of support columns or support posts which exceed the allowable fence or wall height, other than at gates or corners.*

The guidelines on page 58 state the following: *3. Fences and Retaining Walls:
Fencing on street frontage & front yard—36"
Rear yard fencing—72"*

Fencing material should be appropriate to the style and period of the building. Cast iron fences were common through the Victorian period and should be retained and

maintained. Wrought iron and bent wire fences are also historic.

Fences may be located in front, side, or rear yards, generally following property lines. Fences with street frontage should be no taller than three feet (36") tall. On wood fences, pickets should be no wider than four inches (4") and set no farther apart than three inches (3"). The design shall be compatible with and proportionate to the building. For larger scale properties, fence heights should be appropriate to the scale of the building and grounds.

Fences in the rear yards and those on side property lines without street frontage may be 72" tall. The privacy fence should be set back from the front façade of the structure at least halfway between the front and back walls of the main structure. Wood board privacy fences should be made of flat boards in a single row (not stockade or shadowbox), and of a design compatible with the structure. Chain-link fences may be located only in rear yards, where not readily visible from the street, and should be coated dark green or black. Screening with plant material is recommended.

Fences should not have brick, stone, or concrete piers or posts unless based on pictorial or physical evidence. Free-standing walls of brick, stone, or concrete are not appropriate.

The proposal is to continue the fencing that is already on the site to enclose the front yard and the rest of the side yards at the house. This fencing style, built with pine boards and posts, is appropriate to the style and period of the building. There will be a gate at the front walk and one at the parking pad at the rear. No details of the gate design was provided.

This would be the first house in the area of influence to have a front yard fence. The East Side Auditorium apartments have a fence along Cumberland on their side yard property line to screen the air conditioner units. It is 36" tall. There is also a fence between 1421 Cumberland and 1415/1417 Cumberland that is perpendicular to the sidewalk and it appears to be less than 36" tall.



Existing fence in rear yard.



Detail of existing fence.

The guidelines speak of taller fence heights for larger scale properties. This is not a larger scale property. The guidelines also speak of privacy fences, up to six foot tall, being in the rear yards and starting halfway back on the house. This additional height is one foot over the recommended height for front yard fences. Staff cannot support a fence 48" tall.

Photos of other fences in the area of influence.



NEIGHBORHOOD COMMENTS AND REACTION: At the time of distribution, there was one phone call of a neutral nature regarding this application.

STAFF RECOMMENDATION: Approval with the following conditions:

1. Obtaining a building permit.
2. All fencing between 15th street and a line parallel to 15th Street at the front façade of the house shall be 36” tall maximum. Fences in other areas of the property may be up to 72” in height.



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HDC16-034

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

- 1. Application Date: 9/9/16
2. Date of Public Hearing: 10/10/16 at 5:00 p.m.
3. Address of Property: 320 E. 15th St., Little Rock, AR 72202
4. Legal Description of Property: City of LR Lot 7A BK49
5. Property Owner (Printed Name, Address, Phone, Email): Deanna Jones
320 E. 15th St., Little Rock, AR 72202
(501) 352-0214 deannajones05@gmail.com
6. Owner's Agent: (Printed Name, Address, Phone, Email):
7. Brief Project Description: Continue fencing to the front of the house, fully enclosing the property. 4.5' wooden fence, keeping the same style as already installed in the back.
8. Estimated Cost of Improvements: \$1,200.00
9. Zoning Classification: Is the proposed change a permitted use? Yes No
10. Signature of Owner or Agent: [Signature]

(The owner will need to authorize any Agent or person representing the owner at the public hearing).

NOTE: Should there be changes during construction (design, materials, size, etc.) from the approved COA, applicant shall notify Commission staff and take appropriate actions. Approval by the Commission does not excuse applicant or property from compliance with other applicable codes, ordinances or policies of the city unless stated by the Commission or staff. Responsibility for identifying such codes, ordinances, or policies rests with the applicant, owner, or agent.

(This section to be completed by staff):

Little Rock Historic District Commission Action

___ Denied ___ Withdrawn ___ Approved ___ Approved with Conditions ___ See Attached Conditions

Staff Signature: _____ Date: _____

Revised 8/2012

September 9, 2016

Little Rock Historic District Commission
723 West Markham St.
Little Rock, AR 72201

Dear Historic District Commission,

Good evening! Please have this letter serve as my request for an addition to my home located at 320 E. 15th St. (near the corner of 15th and Rock streets). I would like to continue the fencing around the perimeter of my property to completely fence in my home. The proposed continuation of fencing will match the already approved fencing that is in my backyard, with the same wood materials and design of horizontal slats. The fence would be a maximum of 4.0' (48 inches), and would run the property line around my home.

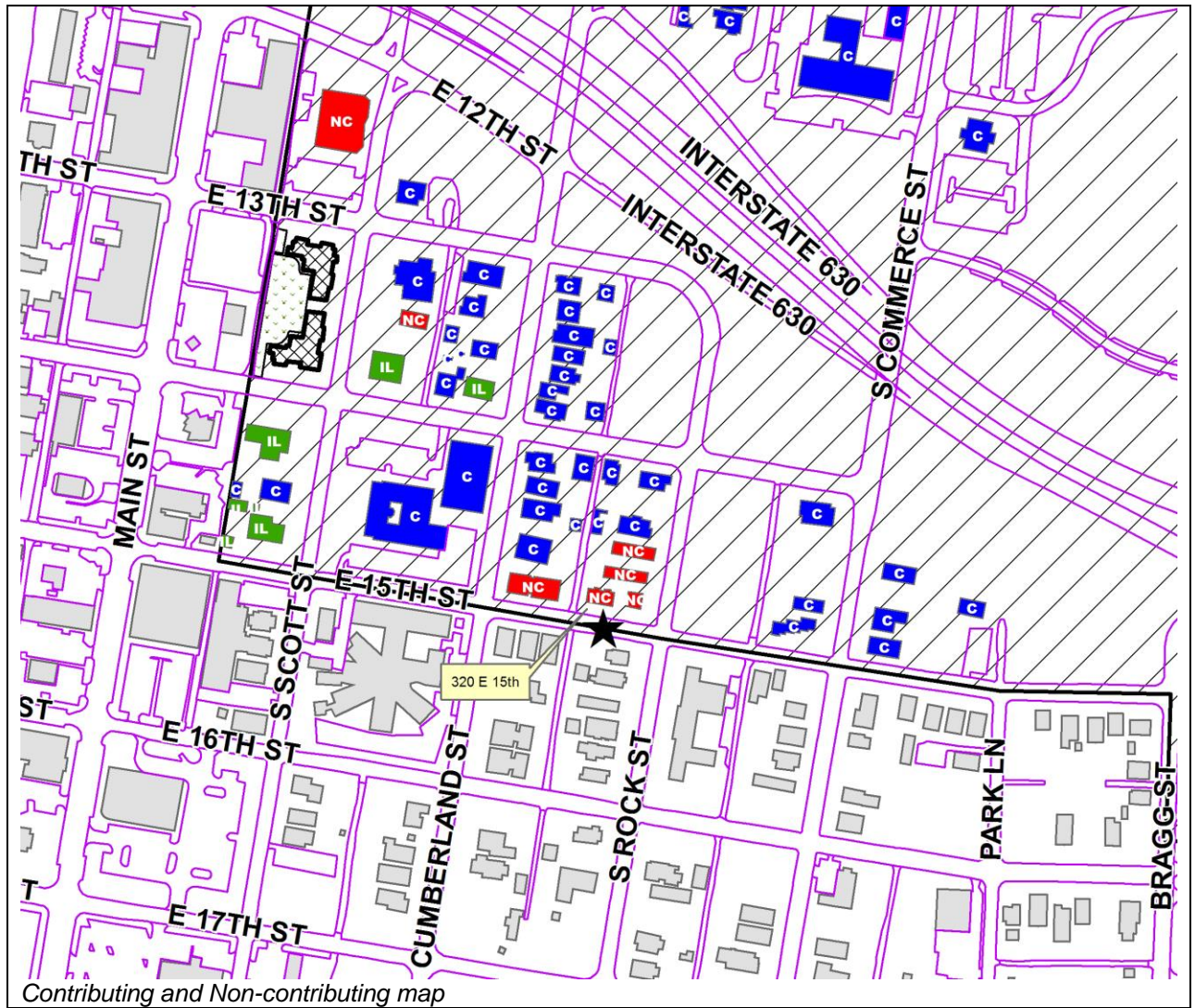
The reason for this addition is twofold: I recently adopted a dog and need a fenced in yard for him, and I also like the character that the fence would add to my home. Many of the homes surrounding mine are of the more contemporary nature and also have the same fencing that is already located on my home's north (backyard) side. By continuing the fencing to the front, I will have adequate space for my dog and keep the integrity of the surrounding neighborhood.

Thank you for your consideration!

Sincerely,

Deanna Jones

Cover Letter



Contributing and Non-contributing map