



HISTORIC PRESERVATION

BOA-25-10300067

133 W Craig Place – Monte Vista Historic District

June 2, 2025

Applicant: Law Office of David E. Dilley, PLLC
Legal Description: NCB 1860 BLK 1 LOT 21
Address: 133 W Craig Place
Zoned: MF-33, H

Request:

An appeal of the Historic Preservation Officer’s decision to approve a front yard fence to not exceed a total height of four (4) feet.

Case History:

- March 1, 2025: Office of Historic Preservation staff received a report of the installation of front yard fencing. Staff proceeded to issue a stop work order via email to the property owner on March 1, 2025.
- March 3, 2025: A second stop work order was issued by Development Services Department Code Enforcement staff.
- March 4, 2025: A Certificate of Appropriateness Application was submitted to Office of Historic Preservation staff for the installation of a front yard fence.
- March 7, 2025: Office of Historic Preservation staff received a report that work was continuing on the front yard fence. At that time, staff reminded the property owner of the previously issued stop work orders and the current violation.
- March 21, 2025: The Historic and Design Review Compliance and Technical Advisory Board (HDR-CTAB) approved the front yard fence installation with the stipulation that the fence be lowered to four (4) feet in height to be consistent with the Historic Design Guidelines, Chapter 5, Guidelines for Site Elements.

Applicable Citations:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

A. HISTORIC FENCES AND WALLS

i. Preserve—Retain historic fences and walls.

ii. Repair and replacement—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. Application of paint and cementitious coatings—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence

or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure.

vi. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

Findings:

- a. At the March 21, 2025, Historic and Design Review Compliance and Technical Advisory Board (HDR-CTAB) hearing, the applicant requested a Certificate of Appropriateness for approval to install a front yard fence featuring an overall height of approximately seven (7) to eight (8) feet at 133 W Craig Place, located within the Monte Vista Historic District. The Historic Design Guidelines state that new front yard fences should be limited to 4 feet in height when appropriate.
- b. Based on this Guideline, the HDR-CTAB approved the fence with the stipulation that the height not exceed four (4) feet, consistent with staff's recommendation. Following the public hearing, OHP staff issued a commission action letter consistent with the decision.
- c. The applicant is seeking an appeal of this decision to potentially allow for a fence over 4 feet in height.

Recommendation:

Office of Historic Preservation staff recommends that the Historic and Design Review Compliance and Technical Advisory Board's action be upheld to allow for a front yard fence to not exceed four (4) feet in height.