

HISTORIC AND DESIGN REVIEW COMMISSION

April 1, 2015

Agenda Item No: 8

HDRC CASE NO: 2015-090
ADDRESS: 216 W MARIPOSA
LEGAL DESCRIPTION: NCB 9013 BLK 7 LOT 38 AND 39
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Diana Webb
OWNER: Diana Webb
TYPE OF WORK: Install metal bars over privacy fence
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to add metal bars over an existing privacy fence on the front and over an existing wall on the east side of the property. Overall height will be approximately 8ft.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

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.

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

Unified Development Code, Sec. 35-514 Fences

(c) Fence Design.

(1) No fence or wall, other than the wall of a permitted structure, shall be erected or altered in any front yard (that area which lies between the front lot line and that of the nearest principal structure) to exceed a height of four (4) feet with the fence or wall to be so constructed that vision will not be obscured above a height of three (3) feet. Except as otherwise permitted in this chapter no fence or wall, other than the wall of a permitted structure, shall be erected or altered in any side or rear yard to exceed a height of six (6) feet. This subsection shall not apply to fences erected as required by chapter 16, article VII of this Code (Salvage Yards and Auto Dismantlers), or in section 35-510 of this chapter.

(d) Height Limitation.

(1) Except for the provisions in section (b) above no fence constructed shall exceed the following table of heights. In addition, the maximum permitted fence height shall not exceed that of the maximum permitted fence height for the abutting property except as provided in section (d)(2). The height shall be the vertical distance measured from the lowest adjacent ground level (either inside or outside the fence) to the top of the tallest element of the fence material, excluding decorative features affixed to the top of any column, pillar or post. The height of any existing retaining walls, either an integral part of a fence or upon which a fence may be erected, shall be calculated in the height of the fence, except in the following instances:

- A. The retaining wall is necessary for structural soundness/integrity of building construction on the lot; or
- B. The retaining wall is abutting a drainage easement or drainage infrastructure.

Table of Heights

Maximum Permitted Fence Heights

Permitted Use	Front Yard	Side Yard	Rear Yard
Single-Family Use	3'0" solid fence 4'0" combined or predominantly open fence Except as provided by (b)(2)	6'0"	6'0"

FINDINGS:

- a. Consistent with the Guidelines for Site Elements, new fences should appear similar to those used historically within the district in terms of scale, transparency and character. The proposed fence is consistent with other fences in the Olmos Park Terrace Historic District.
- b. New fences should incorporate 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 according to the Guidelines for Site Elements. The proposed wrought iron fence is consistent with the guidelines.
- c. According to Sec. 35-514 of the UDC, the maximum height for rear yard fences is 6 ft. The proposed fence will exceed the maximum height allowed and its construction will require a variance.

RECOMMENDATION:

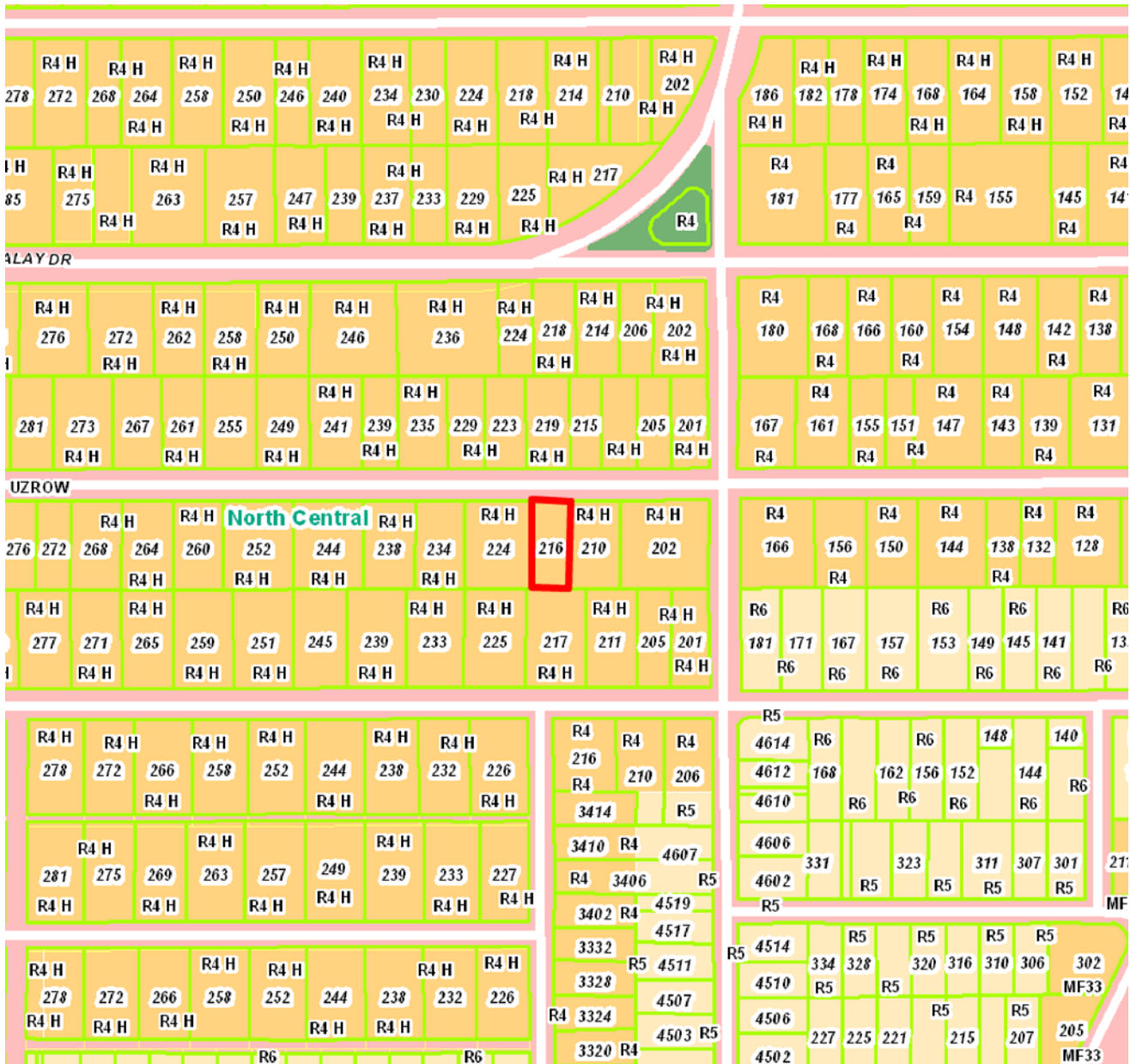
Staff recommends approval based on findings a-c with the stipulation that the overall fence height is reduced to no more than 6 ft.

CASE COMMENTS:

The proposed metal extensions over the existing privacy fence and side wall were installed without approvals or permits. A notice of violation was issued on January 7, 2015. Applicable fees have not been paid.

CASE MANAGER:

Adriana Ziga



216 W Mariposa

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