

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-574
ADDRESS: 211 N PECOS LA TRINIDAD
LEGAL DESCRIPTION: NCB 286 BLK 27 LOT N 154.49 FT OF E 598.69 FT OF 18
ZONING: D H
CITY COUNCIL DIST.: 5
DISTRICT: Cattleman Square Historic District
APPLICANT: Chris Castillo
OWNER: G6 Hospitality
TYPE OF WORK: Fencing
APPLICATION RECEIVED: October 19, 2017
60-DAY REVIEW: December 18, 2017

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an eight foot tall wrought iron fence to enclose an existing parking lot.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

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

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

UDC Sec. 35-514. - Fences.

(3) Freestanding walls, not an integral load bearing portion of a structure, whether constructed of masonry or wood framing, shall be considered fencing. Walls connected to a building and designed as a visual and noise barrier between a loading dock or similar use and a residential use, shall not be considered fencing and may extend to a height of sixteen (16) feet and a distance of fifty-five (55) feet from the building. Walls to be constructed in excess of eight (8) feet in height shall require certification by a licensed engineer that the foundation and support structure are designed to sustain wind loads in accordance with the International Building Code.

(4) All solid screen fences allowed to be constructed in excess of eight (8) feet in height shall require certification by a licensed engineer that the foundation and support structure are designed to sustain wind loads in accordance with the International Building Code.

(5) If the subject property is within a historic district, corridor overlay or a neighborhood conservation district the historic preservation officer (or their designee) or the director of development services (or their designee) shall make a finding of compliance and compatibility with the provisions of the historic, corridor and/or neighborhood conservation district prior to issuance of a building permit for any fence.

(6) All fences shall be constructed of wood, chain link, stone, rock, concrete block, pre-cast concrete panels, masonry brick, brick, decorative wrought iron or other material(s) which are similar in durability. The following materials shall not be used for fencing:

- a. Cast-off, secondhand, or other items not originally intended to be used for constructing or maintaining a fence.
- b. Plywood less than five-eighths (5/8) inch thick, plywood not of a grade approved by the development services director, particle board, paper, and visqueen plastic, plastic tarp, or similar material.

(7) Variances to this section shall be in accordance with section 35-482.

(b) *Fencing Alternatives.*

(1) *Sport Court Fencing.* Fencing, screening and/or back stops for sport courts such as basketball, tennis, batters cages, etc. shall be constructed only in the side or rear yard and shall be located no closer than five (5) feet to a side or rear property line of an adjacent single-family use or residential zoning district and/or a public or private street. The maximum height for sport court fencing shall be limited to twelve (12) feet in height.

(2) *Large Lot Fencing.* Predominantly open fencing at a maximum height of six (6) feet may be permitted in the front yard of any residential lot with at least twenty thousand (20,000) square feet in area by right and on all other residential lots regardless of lot size by special exception pursuant to section 35-399.04. Where permitted by right each of the following conditions must be met to construct a six-foot predominantly open fence in the front yard:

- A. The primary building meets the minimum required building setback for the district in which it is located; and
- B. The lot has at least one hundred (100) feet of street frontage.

(3) *Fencing of Vacant Lots or Parking Lots.* A predominantly open fence not exceeding a height of six (6) feet may be constructed on a vacant lot or parking lot. However, at such time that a house or structure is constructed on the lot, that portion of the fence constructed in the front yard shall be removed or reduced in height to a maximum of three (3) feet in height for a solid fence and four (4) feet in height for a predominantly open fence unless said lot and fence meet the criteria to allow a higher fence as outlined in this chapter.

(4) *Combined Fence.* As defined in section 35-A101 "Fence (combined)" may be permitted in the front yard up to the height allowed for a predominantly open fence provided that the solid portion shall not exceed three (3) feet in height. (5)

Planned Development. A planned unit development (PUD) district may designate side and rear yard fence heights up to eight feet in height through a PUD plan adopted by the planning commission pursuant to section 35-413 (c) Height Limitation. (1) Except for the provisions in section (b) above no fence 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 subsection (c)(2). The board of adjustment may allow fences of greater height by special exception, subject to section 35-399.04 of this chapter or by variance subject to Section 35-482 if the height of the fence exceeds that height allowances for a special exception. 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.

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- 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. The primary structure located at 211 N Pecos La Trinidad is a 2-story motel constructed in 1983. The structure is non-contributing to the Cattleman Square Historic District.
- b. LOCATION - The applicant has proposed to install a fence along the property line surrounding an existing parking lot. According to the Historic Design Guidelines, the appropriateness of new fencing is dependent on conditions of the specific historic district. Fences are common in the Cattleman Square Historic District, which is commercial in nature. There are several fences enclosing parking lots in the district. Staff finds the location of the proposed fence consistent with the Guidelines.
- c. MATERIAL – The proposed fence is to be constructed of wrought iron per the submitted drawings. According to the Historic Design Guidelines, fencing materials similar to those historically used in the district should be selected. Wrought iron fencing is evident in the Cattleman Square Historic District and is appropriate for its location. Staff finds the material consistent.
- d. HEIGHT – The applicant has requested the fence height to be eight feet. According to the Historic Design Guidelines, the appropriateness of a front yard fence is dependent on conditions within a specific historic district. Staff finds that a six foot predominantly open fence is appropriate for this primarily commercial historic district, but finds eight feet to be excessive in height. Staff does not find the height consistent as proposed.

RECOMMENDATION:

Staff does not recommend the fence installation as submitted. Staff recommends that the applicant reduce the height to six feet. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

If the HDRC recommends approval of the eight foot proposal as submitted, the applicant may be required to obtain a variance from the Board of Adjustment.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 30, 2017

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N Frio St

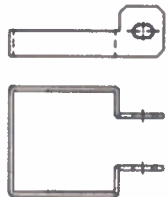
Motel 6

Alamo Colleges

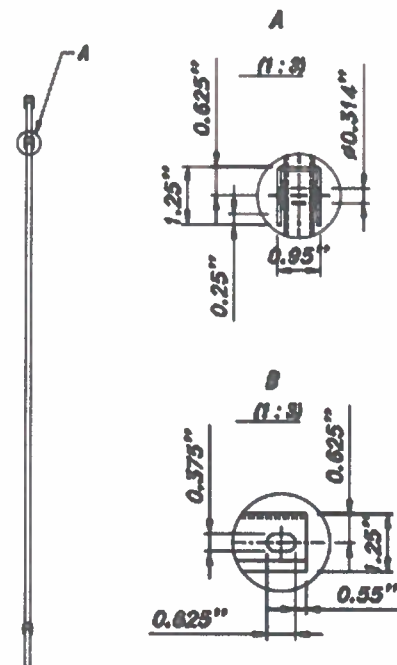
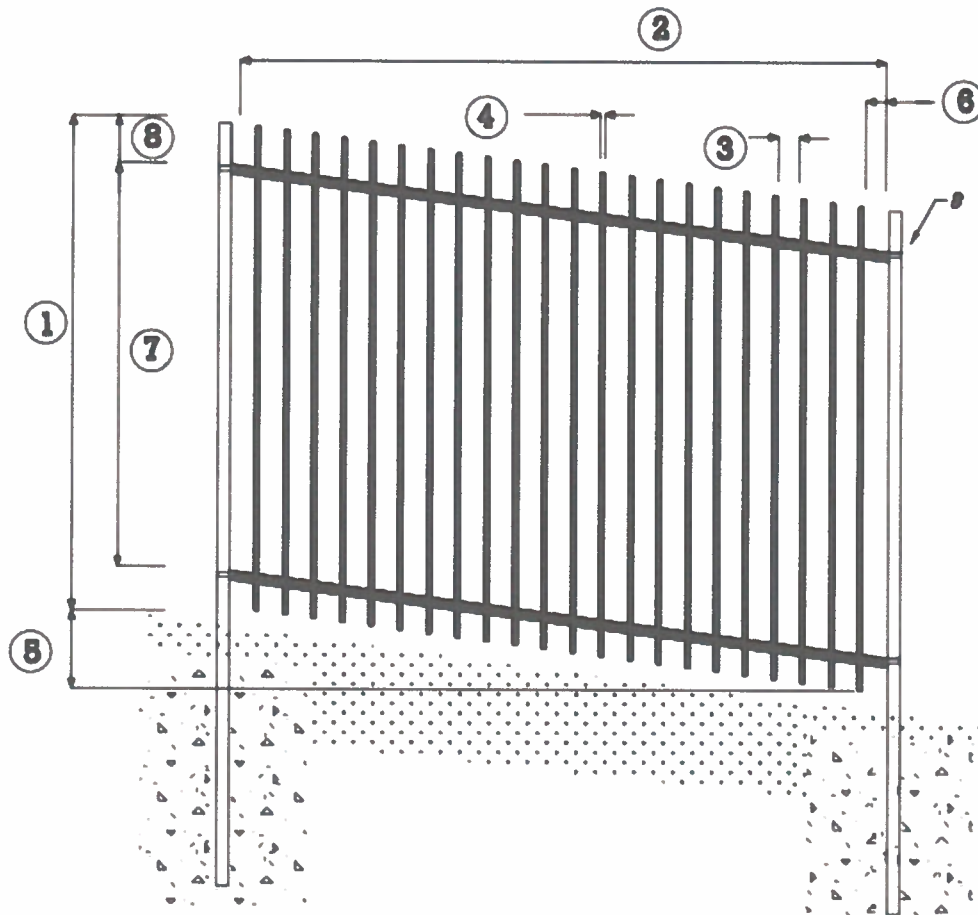
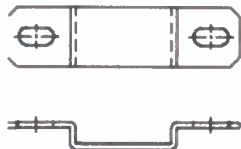
W Houston St

Available mounting brackets

Universal Bracket



Line Bracket



① 8'-10"

② 7'-10"

③ 3 11/16"

④ 5/8"

⑤ 0 to 24" Racked

⑥ 3 1/2"

⑦ 4'-11 3/4"

⑧ 5"

*"I am the way, and the truth,
and the life; no one comes to the Father
but through Me.
John 14:6*

IAM PRO
Ornamental Fencing

Product Racking Picket Style W/ 1-1/4" Rails 70" x 94"

Drawing Number

Revision

Date

Part Number



I NTERNATIONAL
A RCHITECTURAL
M ETALS