

HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

HDRC CASE NO: 2019-044
ADDRESS: 829 N PINE ST
LEGAL DESCRIPTION: NCB 540 BLK 11 LOT A ARB A2
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: David Flores
OWNER: David Flores
TYPE OF WORK: Install rear yard fencing
APPLICATION RECEIVED: January 09, 2019
60-DAY REVIEW: March 08, 2019

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing rear and side yard chain-link fence with the new metal-framed cattle panel fence at 5 feet tall.

APPLICABLE CITATIONS:

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.
- 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.

FINDINGS:

- a. The primary structure at 829 N Pine was constructed circa 1910 in the Craftsman style and first appears on the 1912 Sanborn map. The one-story single-family structure features a hipped, standing seam metal roof, an inset porch with square columns, and wood sash windows. The rear of the property currently features a chain-link fence covered with plantings. The property contributes to the Dignowity Hill Historic District.
- b. FENCE LOCATION – The applicant has proposed to replace the existing, rear yard chain-link fence with a metal-framed cattle panel fence at 5 feet in height. Staff finds that replacement of an existing non-historic rear yard fence is generally appropriate.
- c. FENCE DESIGN – The applicant has proposed the new fence to feature metal-framed cattle panels at 5 feet in height. According to the Guidelines for Site Elements 2.B.i., the design of the fence should respond to the design and materials of the primary historic structure or structures of a similar style in the neighborhood in relation to scale, transparency, and character. Staff finds that while metal-framed cattle panel fencing for front yards is consistently recommended against in historic districts, the request to replace the chain-link only in the rear yard is an improvement upon the existing conforming condition; however, staff also finds that the existing plant growth should be reintroduced to the new fence to minimize its visual impact.

RECOMMENDATION:

Staff recommends approval to replace the rear chain-link fence with metal-framed cattle panel fencing based on findings b and c with the following stipulations:

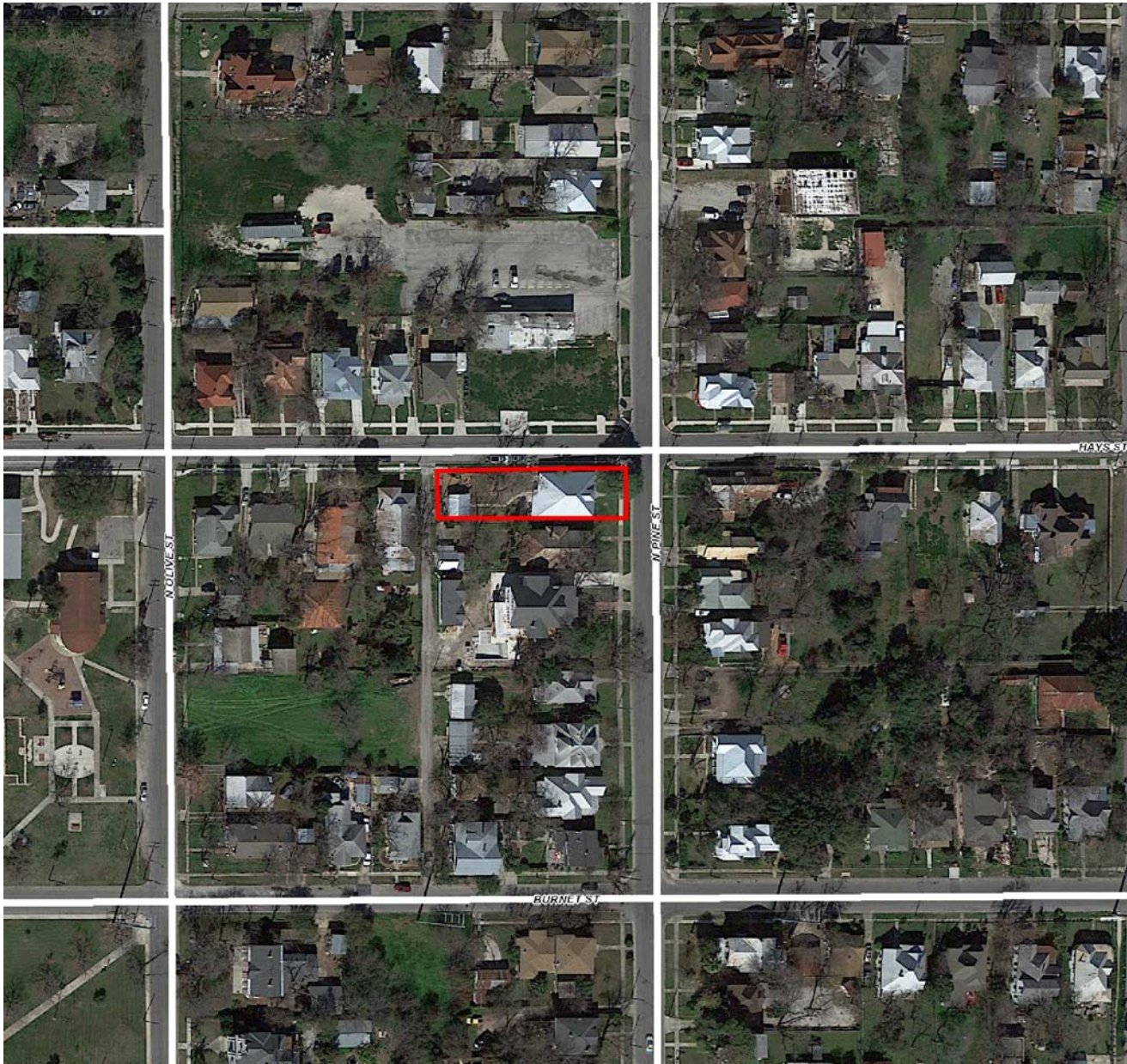
- i. That no portion of the fence exceeds 5 feet in height, nor encroach beyond the front façade plane of the primary historic structure.
- ii. That plant growth over the fence be reintroduced to the new fence to minimize its visual impact.

CASE COMMENT:

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.

CASE MANAGER:

Huy Pham

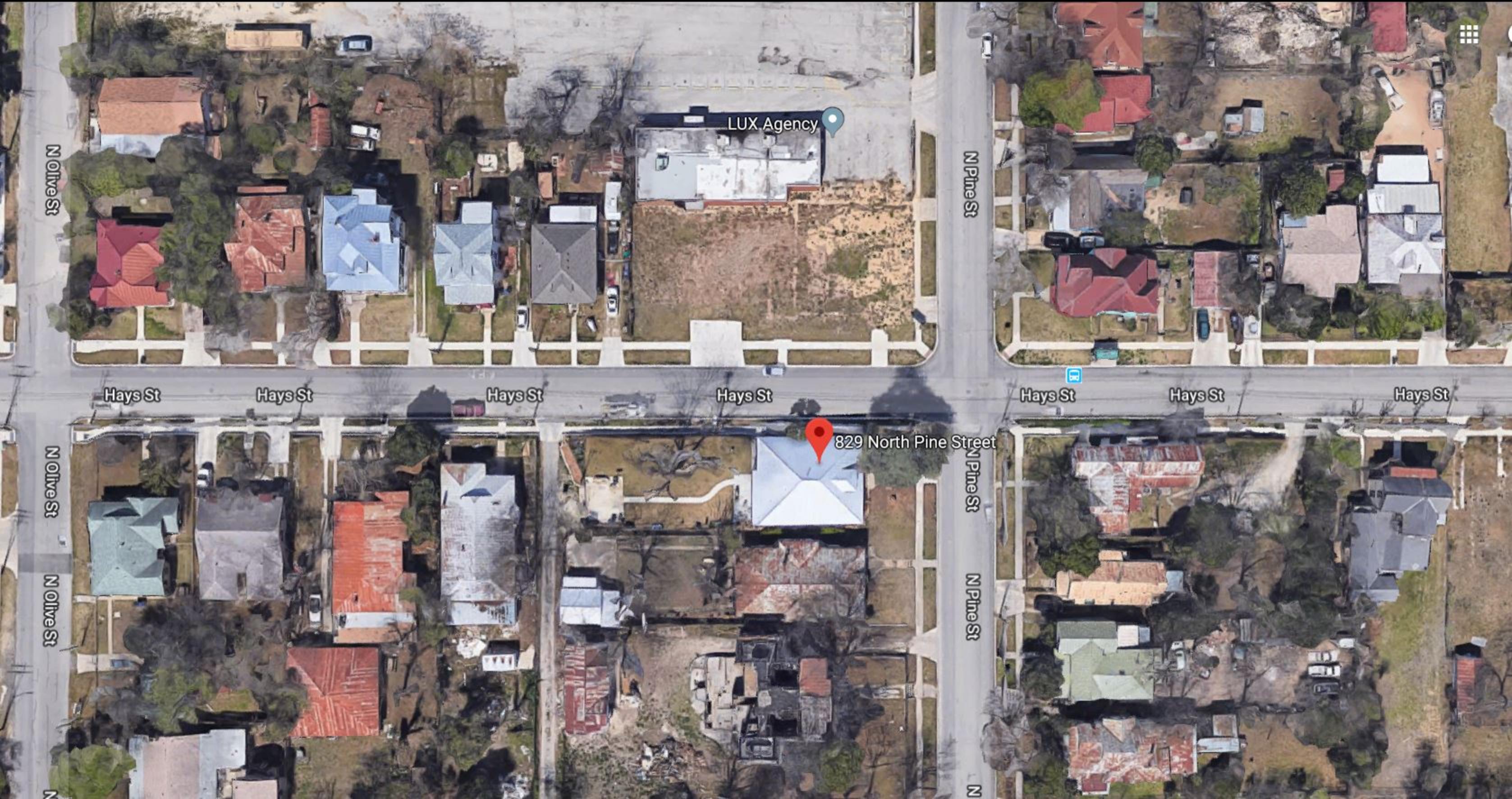


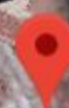
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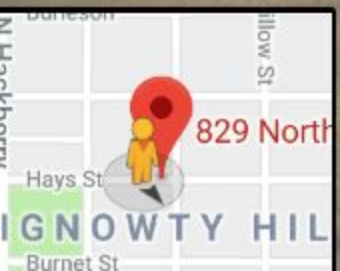
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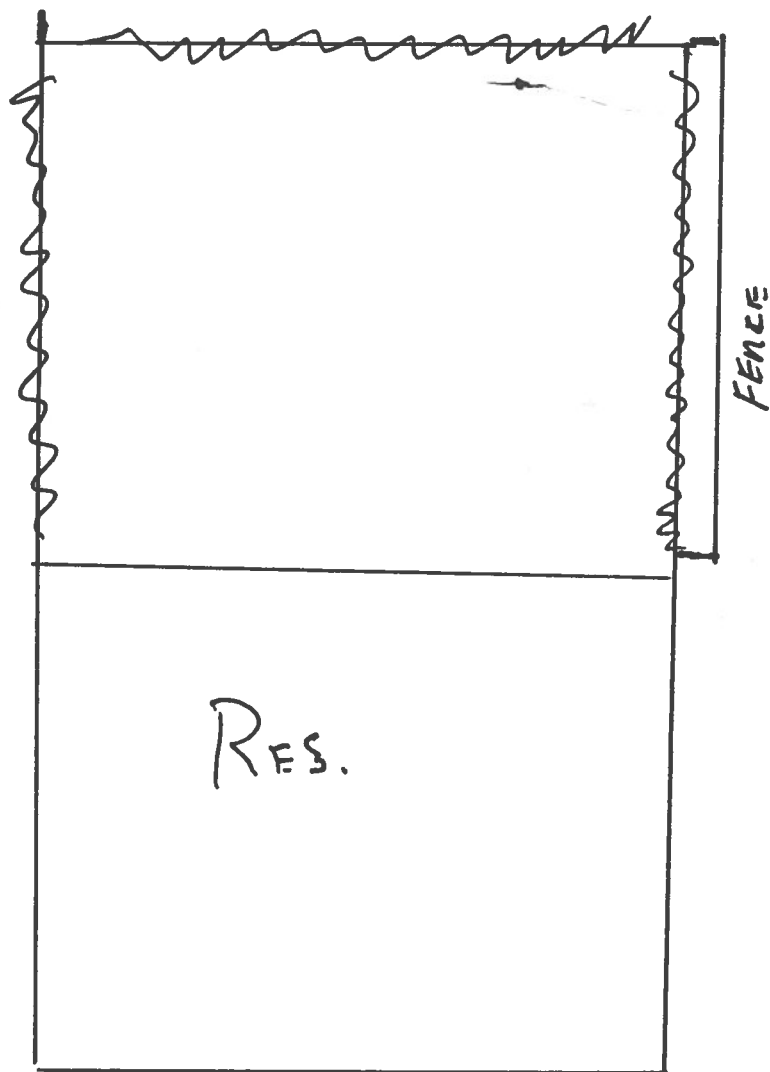




829 North Pine Street







HAYS

N. PINE







147

157

HAYS

MICROFILMED



539

540

146

BURNETT

GRAVELED

148

N. HACKBERRY

N. OLIVE

N. PINE

548

549

NOLAN

MICROFILMED

133

134

Scale of feet

