



City of Black Hawk Wall and Fence Guidelines

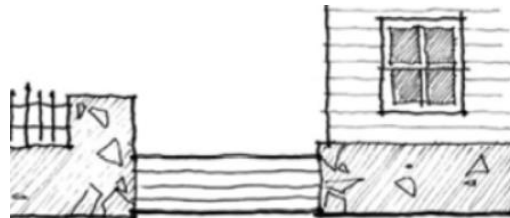
This handout is intended to be inclusive of all proposed wall types in the City, which includes but is not limited to:

- Retaining Walls
- Sculpted shotcrete/concrete walls
- Site Walls
- Fences
- City Owned/Private Owned Walls
- River Walls

GENERAL

Regulations and Design Concepts for Walls and Fences:

- All walls shall:
 - Use a dry stack look and Ashlar stone pattern.
 - Complement existing development in scale and location.
 - Use muted earth tones as opposed to bright colors. Significant color staining is expected.
 - Follow the existing terrain and avoid trees, rock outcroppings and natural drainage patterns where possible.
 - Use materials that are compatible and complimentary with the primary building on the site, or with the streetscape and landscape of the site.
- Long and/or tall walls shall incorporate design details which prevent a long or tall flat consistent/uniform appearance. Examples of details which may be used to visually break up long stretches include cap treatments, accentuated columns, set-backs, the incorporation of planters, artwork, and significant irregular patterns in texture, etc.
- Site walls shall have very similar treatment on all exposed sides.
- Fences and screening walls shall be constructed from durable materials suited to the City's climate and which will require low maintenance. Metal and rock are the usual and preferred materials that stand the test of time and weather conditions in Black Hawk.
- Use fences and walls to screen trash storage and solid waste handling areas.
- Artwork, historical markers, and other similar elements may be incorporated into a wall design.
- All fences and walls shall be maintained in good condition with a regular maintenance program to keep the high quality and structural integrity needed to be safe and dependable. The owner of such wall or fence may be subject to yearly nuisance code violation inspections and penalties if not well maintained.



Wall materials should be architecturally compatible with adjacent buildings,



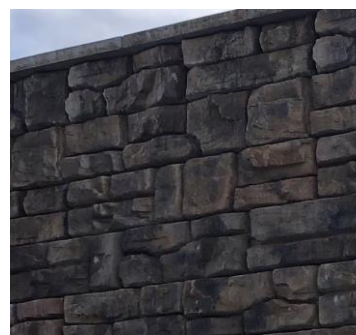
Wall design and construction should be a dry-stack look and Ashlar pattern

TYPES OF WALLS AND FENCING

Site Walls



Retaining Walls



- Dry-stack stone or stone masonry.
- Stone used in masonry walls shall reflect the scale and height of the wall. Tall and expansive walls should be constructed of larger stone, while short and low walls should be constructed of smaller stone. Face stone or dry-stack stone is appropriate with low walls.
- Stone cap elements shall be used on top of stone or masonry walls. The cap should be sloped and extend 1"-2" beyond the edge of the wall to allow water to drip off the cap rather than run down the face of the wall.

Sculpted Concrete/Shotcrete Wall

- Sculpted gunite, concrete or shotcrete surfaces are acceptable for retaining large, newly-exposed hillsides, subject to Planning Department and City Council review and approval processes. Large walls will need a 8'x8' mockup wall of the proposed finish and color.



Fencing



Fencing shall be similar to those seen historically in Black Hawk, having a modest, low-key appearance to support the sense of a natural setting. Fencing shall transition smoothly with the grade or wall on which they are located.

- Wrought iron/metal fencing in styles similar to those seen historically is acceptable.
- Wrought iron/metal fencing shall usually be black. Rust or dark green may be allowed.
- Fencing shall not exceed 42 inches in height and shall not be less than 34 inches in height except variations which may occur at grade changes
- The gap at the bottom of the fence shall be minimized, with no more than four (4) inch gap recommended.

OTHER COSIDERATIONS

Topography and Grade:

- Alterations to site topography should be visually minimized by using earth berms, rock forms, or stone retaining walls.
- On sloped sites, terracing land by backfilling a series of retaining walls is preferred.
- Appropriate reclamation methods are to include plantings, high quality sculpted concrete, and retaining walls faced with native stone, and natural rock in a stable condition.
- Where retaining walls are not possible, step foundation walls to follow the existing grade.

Parking Area Design:

- Parking areas shall be finished on the street side by a combination of a fence and wall no lower than forty-two (42) inches in height.
- Minimize the visual impact of surface parking lots as seen from the street. Screen parking lots from the street and pedestrian walkways with visually interesting landscaping including planting beds, stone walls and fences.
- Six-foot-high screens of solid brick or other natural materials shall be used to create a buffer between commercial parking lots and service areas and adjacent residential uses.
- Fencing and wall materials shall be consistent with the provisions contained with the general design standards for the City and must be approved by the Council.





Landscaping:

- Landscaping shall be incorporated with site and retaining walls where feasible to soften walls and provide a colorful and attractive appearance.



Prohibited Styles/Materials:

- Chain link, metal mesh, plastic
- Fiberglass, plywood, stockade-style fence
- Artificial/smooth brick, block, stone, concrete
- Slump block, stucco, rustic brick finishes
- Cementitious or plastic coverings (such as gunite) unless it resembles surrounding rock
- Concrete finishes on barriers or walls visible from a public way
- Un-faced concrete/concrete blocks
- Adhesive materials with photographs of natural materials on their surface
- Jersey barriers