

Historic Landmark Commission Agenda

Council Chambers
1311 Chestnut Street
Bastrop, TX 78602



January 20, 2021 at 6:00 P.M.

Historic Landmark Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Commission Secretary at (512) 332-8840, or write to 1311 Chestnut Street, Bastrop, TX 78602, or call Relay Texas through a T.D.D. (Telecommunication Device for the Deaf) at 1-800-735-2989 at least 48 hours in advance of the meeting.

1. CALL TO ORDER

2. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. To address the Commission, please submit a fully completed request card to the Commission Secretary prior to the meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Commission cannot discuss issues raised or make any decision at this time. Issues may be referred to City Staff for research and possible future action.

To address the Commission concerning any item on the agenda, please submit a fully completed request card to the Board Secretary prior to the meeting.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the December 16, 2020 Historic Landmark Commission Regular Meeting.

3B. Public Hearing and consider action to approve a Certificate of Appropriateness for Demolition or Relocation to remove two residential structures at the First United Methodist Church, located on First United Methodist Church of Bastrop Subdivision, Lot 1, at 1204 and 1206 Water Street, for properties within the Iredell Historic District.

3C. Consider action on a Certificate of Appropriateness for 0.48 acres of Building Block 2 West of Water Street, also known as the Richard Starke House, located at 703 Main Street to allow six-foot tall posts on a 52-inch-tall open panel fence along Main Street, designated on the National Register of Historic Places.

3D. Consider action on a Certificate of Appropriateness for 0.48 acres of Building Block 2 West of Water Street, also known as the Richard Starke House, located at 703 Main Street to replace 12 windows with a prairie style window, designated on the National Register of Historic Places.

- 3E. Consider action on a Certificate of Appropriateness for 0.184 acres of Building Block 5, West of Water Street, located at 710 Chestnut for a 42-inch-tall horizontal style metal fence along the front property line, for a site in the Iredell Historic District.
- 3F. Discussion on the Commission's history and past work towards implementation of Historic Landmark Preservation's Purpose and Intent.
- 3G. Discussion and possible action on recommendations to Planning & Zoning Commission on appropriate fence styles and sizes for the Bastrop Commercial National Register District and the Iredell Historic District.

4. UPDATES

- 4A. Individual Requests from Historic Landmark Commissioners that particular items to be listed on future agendas (no group discussion allowed).

5. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting is posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenience that is readily accessible to the public, as well as to the City's website, www.cityofbastrop.org. Said Notice was posted on the following date and time: January 15, 2021 4:45 p.m. and will remain posted for at least two hours after said meeting has convened.



Jennifer C. Bills, Assistant Planning Director



STAFF REPORT

MEETING DATE: November 18, 2020

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the October 21, 2020 Historic Landmark Commission Regular Meeting.

STAFF REPRESENTATIVE:

Debra Adams, Commission Secretary/Permit Technician

ATTACHMENTS:

- October 21, 2020 Meeting Minutes



HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, December 16, 2020 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

The Chair called the meeting to order at 6:07 pm.

Commissioners:

Blake Kaiser, Chair	Present
Christine Cartwright	Absent
Pablo Serna, Vice-Chair	Present
Susan Long	Present; 6:07 pm
Matt Lassen	Absent
Janean Whitten	Present
Cheryl Long	Absent

City Council Liaison:

Bill Ennis	Absent
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Staff:

Jennifer Bills	Present
Debra Adams	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the November 18, 2020 Historic Landmark Commission Regular Meeting.

- Pablo Serna made a motion to approve and Janean Whitten seconded, and the motion carried unanimously.

3B. Consider action to approve a Certificate of Appropriateness for 0.516 acres of Farm Lot 2 West of Main Street, located at 1401 Church Street, to install a new pergola over the front walkway, for a Bastrop designated Historic Landmark.

- Ms. Bills presented the item.
- Material sample was not available. Photos were provided.
- The Applicants were available for questions.
- Discussion commenced on arch style, color, and size.
- No citizen comments were made.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

Pablo Serna made a motion to deny the pergola as constructed and to allow the Ms. Bills, as the Historic Preservation Officer review and approve a metal arbor to match the fence. Janean Whitten seconded, and the motion passed unanimously.

- 3C. Consider action to approve a Certificate of Appropriateness for 0.068 acres of Building Block 5, West of Water Street, located at 1011 Main Street, to replace the existing storefront window and awning with a new storefront and a flat roof awning, for a Structure located in the Bastrop Commercial National Register Historic District.

- Ms. Bills presented the item.
- A material sample was not available. Photos were provided.
- The Applicants were available for questions.
- Discussion commenced on storefront style.
- No citizen comments were made.

Pablo Serna made a motion to approve the proposed scope with the addition of a bottom mullion or panel be added 18-24" tall below the windows. The applicant can resubmit per these requirements which will be approved by the Historic Preservation Officer. Susan Long seconded, and the motion passed unanimously.

- 3D. Discussion on the Commission's history and past work towards implementation of Historic Landmark Preservation's Purpose and Intent.

- Postponed till next meeting.

- 3E. Discussion on appropriate fence styles and sizes for the Bastrop Commercial National Register District and the Iredell Historic District.

- Postponed till next meeting.

4. UPDATES

- 4A. Individual Requests from Historic Landmark Commissioners that items to be listed on future agendas (no group discussion allowed).

- No requests were made, and no action taken.

5. ADJOURNMENT

- Susan Long made a motion to adjourn, Pablo Serna seconded.
- Meeting adjourned by Chair at 8:05 pm.

Commission Chair

Commission Vice-Chair



STAFF REPORT

MEETING DATE: January 20, 2021

AGENDA ITEM: 3B

TITLE:

Public Hearing and consider action to approve a Certificate of Appropriateness for Demolition or Relocation to remove two residential structures at the First United Methodist Church, located on First United Methodist Church of Bastrop Subdivision, Lot 1, at 1204 and 1206 Water Street, for properties within the Iredell Historic District.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

ITEM DETAILS:

Site Address: 1204 & 1206 Water Street (Attachment 1)
Property Owners: First United Methodist Church
Applicant: Gene Moulden
Existing Zoning: P-CS, Civic Space
Designations: Structure in the Iredell Historic District

BACKGROUND/HISTORY:

The applicant is requesting to remove two structures from the First United Methodist Church site, which occupies an entire Building Block, bordered by Main, Spring, Water and Beech Streets.



The church is proposing to give the properties to contractor that will remove the structures to the site as they do not fit in with the future vision for the site. The removal will allow space for future improvements to create a cohesive church campus. For the relocation, one structure will be moved outside of the city limits, and contractor is proposing to move the other structure within the city limits. If it is relocated within the Iredell Historic District, a Certificate of Appropriateness will have to be obtained for the new site.

The two houses are not designated as local, state or National Register structures. 1204 Water Street was built in 1942 and 1206 Water Street was built in 1941. Both houses appear to be structurally sound but do need significant maintenance work on the exteriors. Both sides of Water Street have been converting to civic sites over the last several decades. The east side of Water Street is the location of the First Baptist Church, which is comprised of the main church building, a residential style office/multi-use building and a parking lot.

To be eligible for Historic Landmark designation, the structures would have to meet two of the following criteria:

1. Possesses significance in history, architecture, archeology, or culture;
2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
3. Is associated with the lives of persons significant in our past;
4. Embodies the distinctive characteristics of a type, period, or method of Construction;
5. Represents the work of a master designer, builder, or craftsman; or
6. Represents an established and familiar visual feature of the City.

Staff does not believe that these structures meet at least two of these criteria.

When First United Methodist decides to build new structures on the lot, they will have to submit a drainage plan, site development plan, and building plan to the City for review against the requirements of the B³ Code.

PUBLIC NOTICE:

Mailed notice was sent to 26 surrounding property owners within 200 feet of the property on January 7, 2021. At the time of this report, we have received one response with No Objection to the request (Attachment 5)

POLICY EXPLANATION:

With the adoption of the Bastrop Building Block (B³) Code and the Iredell Historic District, any structure within the Iredell Historic District, regardless of age or designation, is subject to Historic Landmark Commission review. If the Building Official deems a structure unsafe, the demolition is not reviewed by the HLC.

Prior to the B³ Code, only structures with the Bastrop Commercial National Register District or local Historic Landmarks, State Landmarks and National Register Designated properties were subject to HLC review.

SEC. 9.4.001 COA FOR DEMOLITION OR RELOCATION REQUIRED

- (a) A permit for Demolition, Removal, or Relocation for any local, state, or national Historic Landmark or any structure or Site within a Historic District shall not be granted by the City without the review and approval of a Certificate of Appropriateness by the Historic Landmark Commission in accordance with the provisions of this article.

- (d) When considering the Certificate of Appropriateness for Relocation, the Historic Landmark Commission shall consider the following:
- (1) The style of Construction and compatibility with the local Historic District;
 - (2) The historic value and structural state of the Structure;
 - (3) The historic value of the Site;
 - (4) The reasons for preserving the Structure on an alternate Site;
 - (5) The character of the neighborhood;
 - (6) Any other factors the Historic Landmark Commission deems appropriate when considering the proposed Demolition.
- (e) If the Historic Landmark Commission determines, that the evidence supports the Demolition, Removal or Relocation of the Structure or if the Historic Landmark Commission determines that the interest of preserving historic values will not be adversely affected by such Demolition, Removal or Relocation that the interest of preserving historical values can best be served by the Removal of the Structures, buildings or objects, it shall issue a Certificate of Appropriateness for Demolition of the Structures or Site.
- (f) If no action has been taken by the Historic Landmark Commission within 60 days of original receipt by the Historic Landmark Commission of the Application, the Certificate of Appropriateness for Demolition shall be deemed approved by the Historic Landmark Commission.
- (g) Any Applicant who is dissatisfied with the action of the Historic Landmark Commission relating to the issuance or denial of a Certificate of Appropriateness shall have the right to Appeal the determination to the City Council. The Applicant has 15 calendar days from date of the Historic Landmark Commission action to file for the Appeal. The Appeal request will be placed on the next available City Council agenda. To be considered, the Appeal shall set forth the grounds for such Appeal and shall provide the City with any pertinent evidence and all related documentation related to the Appeal. The City Council shall use the adopted approval criteria for the Appeal review.

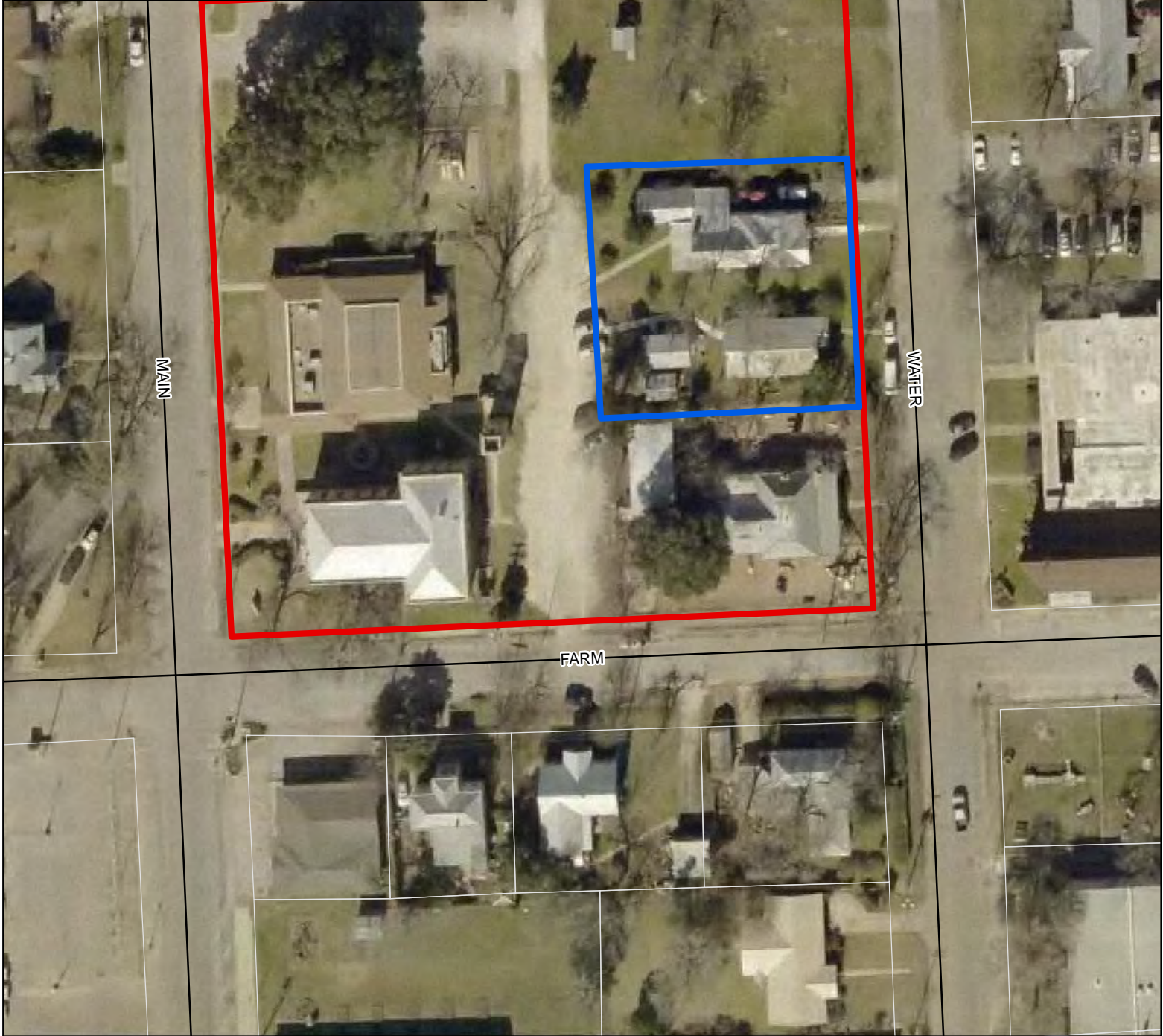
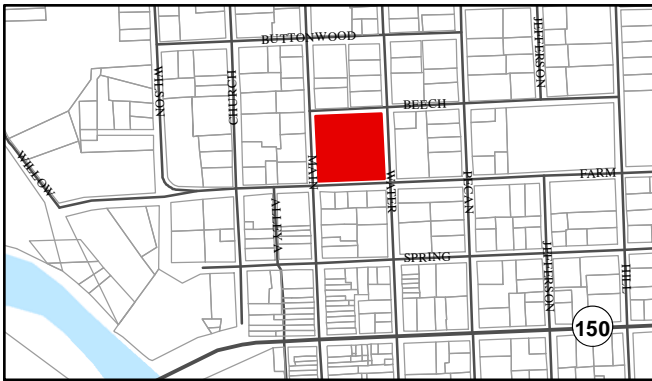
Staff recommends the approval of the removal of the two structures. While the structures meet the National Parks Service threshold of being at least 50 years old, the removal of these houses would not greatly impact the historic value of the community.

RECOMMENDATION:

Hold public hearing and consider action to approve a Certificate of Appropriateness for Demolition or Relocation to remove two residential structures at the First United Methodist Church, located on First United Methodist Church of Bastrop Subdivision, Lot 1, at 1204 and 1206 Water Street, for properties within the Iredell Historic District.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Letter from Applicant
- Attachment 3: Pictures of Structures
- Attachment 4: Location of Structures on Site
- Attachment 5: Surrounding Property Owner Response



Location Map
COA Demolition Request
for highlighted structure at 1204 & 1206 Water Street

1 inch = 75 feet

Date: 1/7/2021



The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.



First United Methodist Church
1201 Main Street
Bastrop, TX 78602

Office 512-321-2201
Email: admin@fumcbastrop.org
Website: fumcbastrop.org

December 21, 2020

Jennifer C. Bills, AICP
Assistant Planning Director
City of Bastrop, TX
Office 572-332-8845

Subject: COA for Relocation of 1204 & 1206 Water Street

The following is the First United Methodist Church of Bastrop's request per a certificate of appropriateness and reason for relocation and some demolition of the two properties located at 1204 and 1206 Water St.

These two homes were built in 1941 and 1942 and have never been listed or applied to be historical properties. Both structures have been maintained to the extent that they are considered structurally sound to move following an initial inspection by the possible new owner's house relocating company.

These buildings are no longer used by FUMC but will maintain a value when relocated, refurbished, and introduced into the new owner's housing or commercial market. They are no longer of value to the church.

The neighborhood where the FUMC campus and the buildings are located is residential and commercial.

Our primary motivation to remove these structures is to make way for future development on the church campus, which could include a newly constructed school and daycare center. A second motivation is the continued expense of repairs, insurance, maintenance, and utilities for properties no longer used.

Once vacated, the physical sight will be cleaned of any debris and groomed to a standard where it is to be kept clean and mowed until such time a plan will be submitted to the city of Bastrop to develop any new structures.

A detailed description of methods, procedures, and protection for removing these two structures will be provided in detail through the new owner's house relocation company. Re-

removal of houses and debris is covered in the attached contract, which will be signed by the new owner.

At this time, there is only a proposed location where one house would be relocated. That address is 176 Trails End Ranch road in Cedar Creek. The second location will likely be in the city limits of Bastrop. The new owner will be responsible for providing sites to the city of Bastrop for both houses with their application for relocation.

Thank you for your assistance in the preparation of the COA. If you need any additional information, please contact Gene Moulden at 512-718-8129.

Sincerely,

Gene Moulden

SALE OF PERSONAL PROPERTY AGREEMENT

WHEREAS, First United Methodist Church, Bastrop, Texas, here forward known as “Seller” is the owner of certain personal property: two buildings that are now located on the real property of Seller, situated respectively at 1204 and 1206 Water Street, Bastrop, Texas;

WHEREAS, Seller desires to have its real property cleared of the buildings and is willing to sell them according to the covenants expressed herein;

WHEREAS, _____,
here forward known as “Buyer” desires to possess the two buildings and is willing to remove them from the real property of Seller according to the covenants expressed herein;

NOW THEREFORE, IN CONSIDERATION OF THE FOREGOING, Seller hereby agrees to sell, and Buyer hereby agrees to buy the said buildings located at the above address of Seller. Consideration for this transaction is the removal of the buildings, together with the faithful discharge of the Buyer’s other obligations under this agreement.

Buyer agrees to obey all state and local laws, ordinances, and regulations, including those of all utility companies that provide services at the real property of Seller.

Buyer agrees to secure and maintain in effect all permits required by law for the removal and the transportation of the buildings.

Buyer agrees to purchase and maintain an insurance policy insuring the Seller, its trustees, officers, employees, agents, and volunteers and any and all of Buyer’s employees, contractors, or agents involved in the work associated with fulfilling this agreement. Said coverage shall not terminate prior to the attachment of the buildings to other real property. Buyer’s right of possession to the buildings does not attach to Buyer until Seller approves the insurance Policy in writing. The approval and acceptance of said policy is in Seller’s sole discretion.

Buyer agrees to fully perform all obligations of this agreement within sixty days of its execution. After physical work commences, Buyer shall work diligently to remove the buildings and fulfill the other terms of this agreement. Should Buyer not prosecute the work diligently, then Seller, in its sole discretion, shall have the right to terminate the contract and dispose of the personal property as it sees fit.

Buyer and Seller agree that Buyer is the sole owner of the buildings and Seller is divested of all right and title to the buildings at the time that physical work commences to remove the buildings from the real property of Seller. This is notwithstanding the fact the Buyer will, at that time, still have other obligations of this agreement to fulfill. Seller’s damages for breach of this agreement will consist only of monetary damages and will not include a return of the buildings to

Seller.

Buyer agrees to fulfill this agreement by adhering to highest standard of workmanship and safety, exhibiting particular care for the utility lines, flatwork, and trees and shrubbery of Seller's real property.

Buyer agrees to clear Seller's real property, the area underneath and around the buildings to be removed, so that said property is ready for new construction and in a manner that is to be approved by Seller, in its sole discretion.

Waiver: Buyer, for himself, his heirs, personal representatives and assigns, does hereby release, waive, discharge, and covenant not to sue the Seller or any of its trustees, officers, employees, agents, and volunteers from any and all claims or liabilities including but not limited to personal injury, accidents or illnesses (including death,) and property loss due to the negligence of the Seller, resulting in personal injury, accidents or illnesses (including death,) and property loss arising from, but not limited to, the fulfillment of this agreement.

Indemnification and Hold Harmless: Buyer agrees to indemnify and hold harmless the Seller or any of its trustees, officers, employees, agents, and volunteers from any and all claims, actions, suits, procedures, costs, expenses, damages and liabilities, including attorney's fees brought as a result of the fulfillment of this agreement and to reimburse them for any such expenses incurred by them as a result of the fulfillment of this agreement.

Severability: The Buyer further expressly agrees that the foregoing waiver of liability and indemnity agreement is intended to be as broad and inclusive as is permitted by the law of the State of Texas and that if any portion thereof is held invalid, it is agreed that the balance shall, notwithstanding, continue in full legal force and effect.

Entire Agreement: This agreement contains the entire agreement of the Seller and the Buyer concerning the subject matter described herein and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter described herein. This Agreement supersedes any prior written or oral agreements between the parties hereto concerning the subject matter described herein. This agreement cannot be altered unless by a subsequent writing, signed by the parties.

Choice of Law and Venue: This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Texas, without giving effect to the principles of conflict of law thereof. The parties hereby designate Bastrop County, Texas to be the proper jurisdiction and venue for any suit or action arising out of this Agreement.

Attorneys' Fees: In the event that any suit or action is instituted to enforce any provision in this Agreement, the prevailing party in such dispute shall be entitled to recover from the losing party all fees, costs and expenses of enforcing any right of such prevailing party under or with respect to this Agreement, including without limitation, such reasonable fees and expenses of attorneys and accountants, which shall include, without limitation, all fees, costs and expenses of appeals.

Signed on _____,

Seller:

Signature

First United Methodist Church, Bastrop, Texas

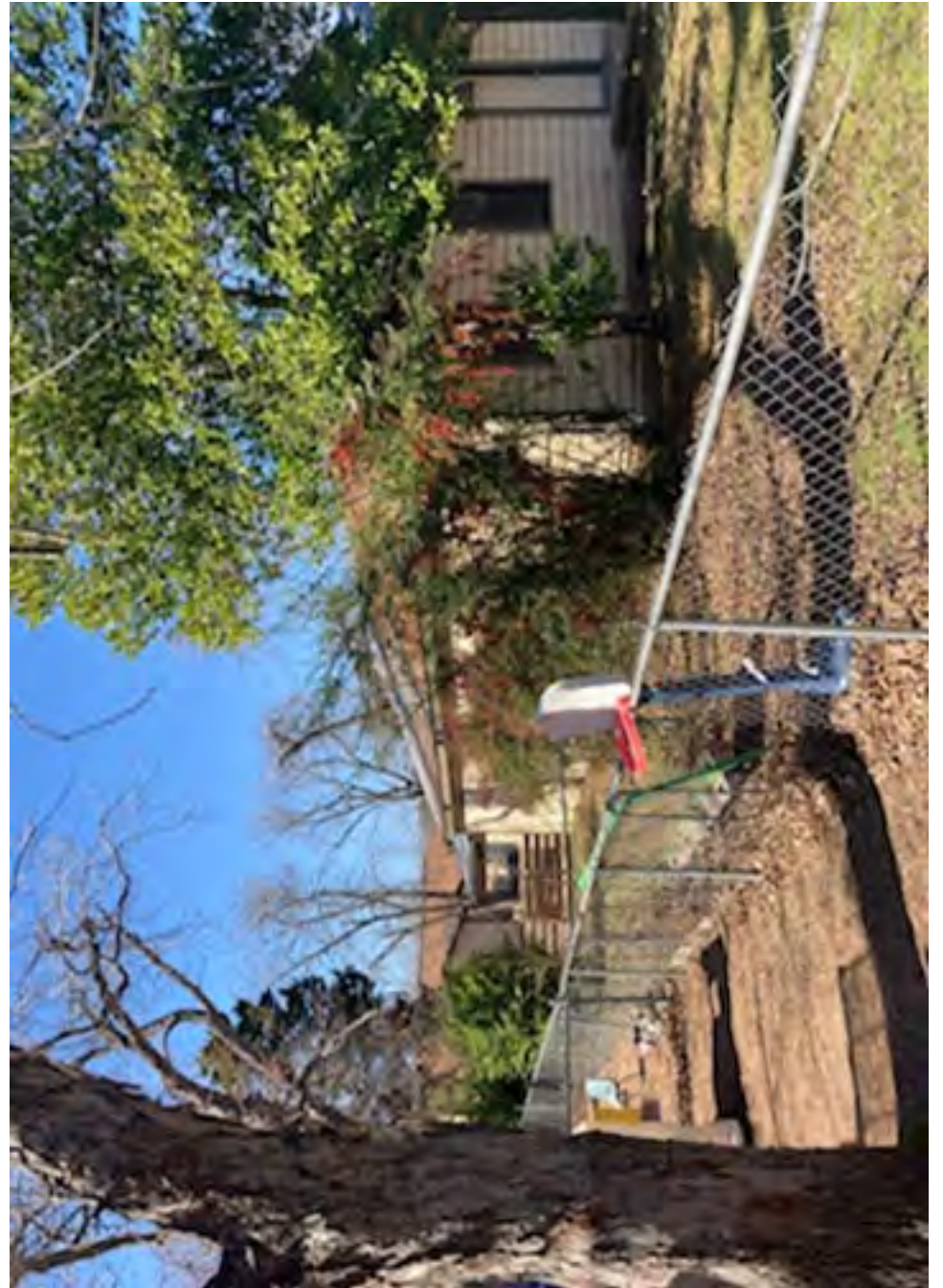
Print Name and Title above

Buyer:

Signature

Print Name (and Organization and Title, if any)

1204 Water Street







1206 Water Street









MAIN STREET (55.55' ROW)

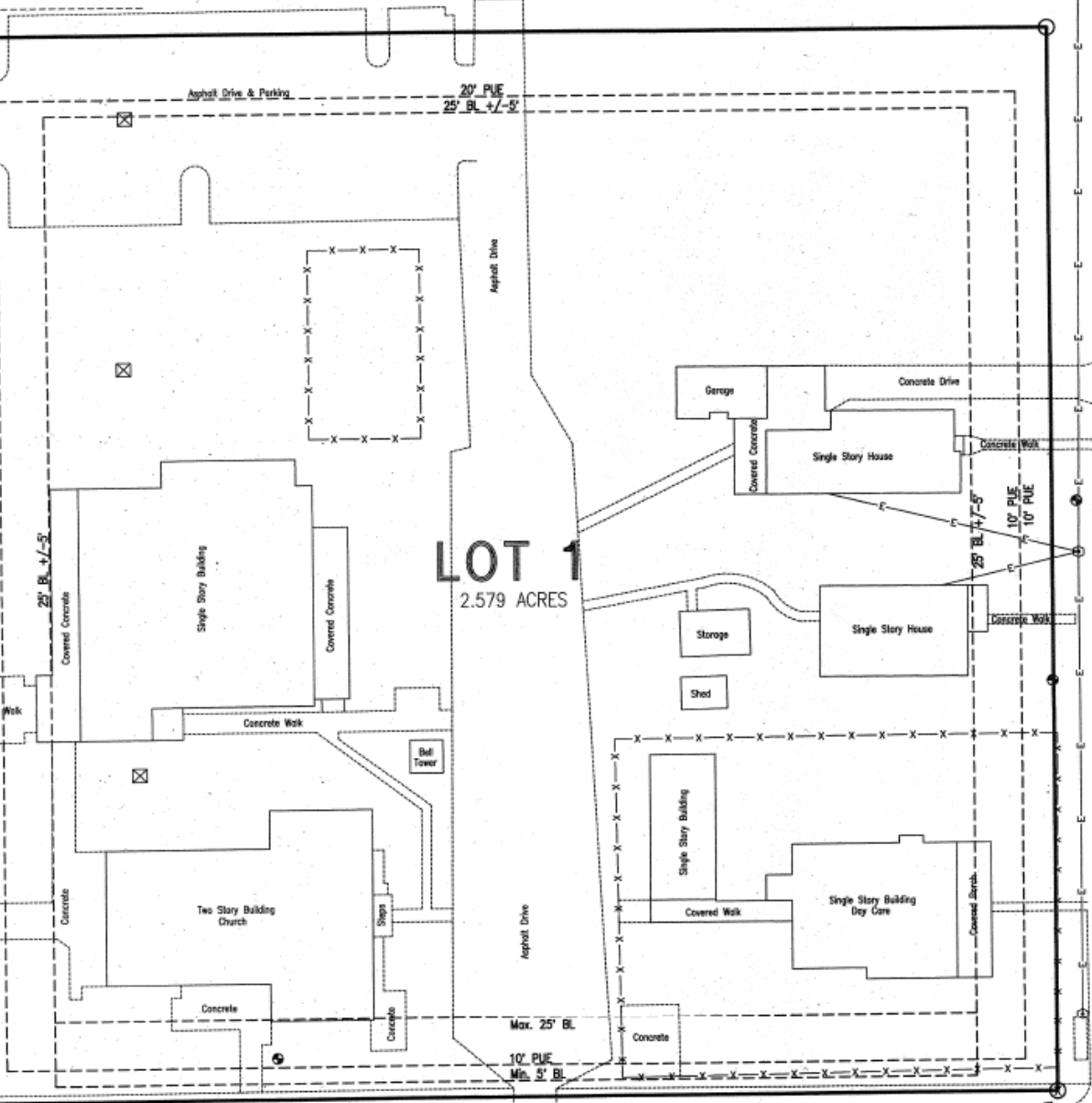
30.37'

BEECH STREET (Unknown ROW)
N 90°00'00" E 337.41'

N 00°14'11" W 333.33'

10' PUE

25' BL +/- 5'



LOT 1
2.579 ACRES

Brick Walk

Concrete

Covered Concrete

Concrete

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Max. 25' BL
10' PUE
Min. 5' BL

S 90°00'00" W 336.69'
Basis of Bearing

FARM STREET (55.55' ROW)

S 00°06'45" E 333.33'

WATER STREET (55.55' ROW)

54.97'

P.O.B.

Notice of Pending Certificate of Appropriateness for Demolition or Relocation
City of Bastrop
Historic Landmark Commission



Dear Property Owner:

The **Historic Landmark Commission** will conduct a public hearing **Wednesday, January 20, 2021 at 6:00 pm** at City Hall, 1311 Chestnut Street. Meeting details will available on the posted agenda found on our website 72 hours before the meeting at: https://www.cityofbastrop.org/page/cs.board_agendas on the following request:

Public Hearing and consider action to approve a Certificate of Appropriateness for Demolition or Relocation to remove two residential structures at the First United Methodist Church, located on First United Methodist Church of Bastrop Subdivision, Lot 1, at 1204 and 1206 Water Street, within the City Limits of the City of Bastrop, Texas.

Applicant(s)/Owner(s): Gene Moulden/First United Methodist Church

Address(es): 1204 and 1206 Water Street, Bastrop TX, 78602

Legal Description: First United Methodist Church of Bastrop Subdivision, Lot 1

The site location map and a letter from the property owner are attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, plan@cityofbastrop.org, or mail the response card below to PO Box 427, Bastrop, Texas 78602.

✂ -----

PROPERTY OWNER'S RESPONSE

As a property owner within 200 feet: (please check one)

- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request.

Property Owner Name: First National Bank

Property Address: _____

Mailing Address (if different than property address): P.O. Drawer F, Bastrop 78602

Phone (optional): 512-581-4400 Email (optional): vsharp@fnbbastrop.com

Property Owner's Signature: Reem Paul/CEO

Additional Comments (Optional):

Re: 1204 & 1206 Water Street, COA for Relocation

PLANNING & DEVELOPMENT

1311 Chestnut Street • PO Box 427 • Bastrop, Texas 78602 • 512.332.8840 • www.cityofbastrop.org



STAFF REPORT

MEETING DATE: January 20, 2021

AGENDA ITEM: 3C

TITLE:

Consider action on a Certificate of Appropriateness for 0.48 acres of Building Block 2 West of Water Street, also known as the Richard Starke House, located at 703 Main Street to allow six-foot tall posts on a 52-inch-tall open panel fence along Main Street, designated on the National Register of Historic Places.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

ITEM DETAILS:

Site Address: 703 Main Street (Attachment 1)
Property Owners: Mike Kinslow
Existing Zoning: P-4, Mix
Designations: National Register of Historic Places

BACKGROUND/HISTORY:

The applicant at 703 Main Street was approved at the August 19, 2020 meeting for a 52-inch tall Framed Hog-Pin Fence (Attachment 3) at the front and side property lines in front of the primary structure. The image below was provided at the meeting.



At the meeting there was discussion about providing some additional detail at the top of the posts, but no recommendations were adopted in the motion.

The applicant is requesting the posts remain 12-18 inches (depending on the slope of the yard) taller than the fence panels. The additional height will allow for the installation of lights and planters.



POLICY EXPLANATION:

When a Certificate of Appropriateness is required, no work can begin before the Historic Preservation Officer or the Commission has first issued a Certificate of Appropriateness. The Certificate of Appropriateness shall be in addition to and not in lieu of any permits required (i.e. building, sign, alcohol, etc.). The Building Official cannot approve any application for a sign or building permit to a structure and/or site that requires but does not have a Certificate of Appropriateness.

Section 9.3.002 Certificate of Appropriateness Exemptions:

(a) *Certificate of Appropriateness shall not be required for the following:*

(5) *New fence, railing or wall that is consistent with the Historic District's characteristics and applicable guidelines.*

Section 9.3.006 Criteria of Approval of a Certificate of Appropriateness (COA)

(1) In considering an application for a Certificate of Appropriateness, the commission shall be guided by any locally adopted design standards, and where applicable, the following from the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*. Any adopted design standards and *Secretary of the Interior's Standards* shall be made to the property owners of historic landmarks.

- (A) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (E) Distinctive stylistic features or examples of skilled craftsmanship which characterize, a building, structure, object, or site shall be kept to the greatest extent practical.

- (H) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (I) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.
- (J) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

The primary structure is a prairie style house built in 1915. The front of the fence should remain an open style that does not prohibit the view from the street.

Authentic Bastrop Pattern Book Requirements

The image shows a graphic with two columns of text. The left column is titled "FENCE DESIGN" and the right column is titled "FENCE TYPES".

FENCE DESIGN	FENCE TYPES
Fences and walls further define private areas around a residential structure. Coordinate the design and materials of these elements with the design and materials of the house in terms of color, materials, scale, and quality and detail.	There are three parts of the perimeter fence – front yard fence, transition fence, and privacy fence.
The design and installation of front yard, side yard, and rear yard fencing, as well as low walls and hedges, should not interfere with street visibility and distance requirements.	Front yard fence is located at the front of the lot and on the sides back 10 feet from the building facade.
Fence design needs to be approved by the DRC or the Town Architect.	On corner lots the fence should run 20 feet from the front of the building facade and perpendicular to it.
	Rear fence can be on the property line, or within 4 feet of it.

FENCE HEIGHT

Front yard fence should be no more than 36 inches high.

Transition fence is 12" to 18" higher than the front yard fence.

Privacy fence is usually 72" high.

A variety of fence design is encouraged and extended runs of similar fence design is discouraged.

MATERIALS

Picket fence shall be made of painted wood. A 20% transparency rate is required for front yard picket fences.

Transition fence is typically stone or masonry or material appropriate to the principal building materials.



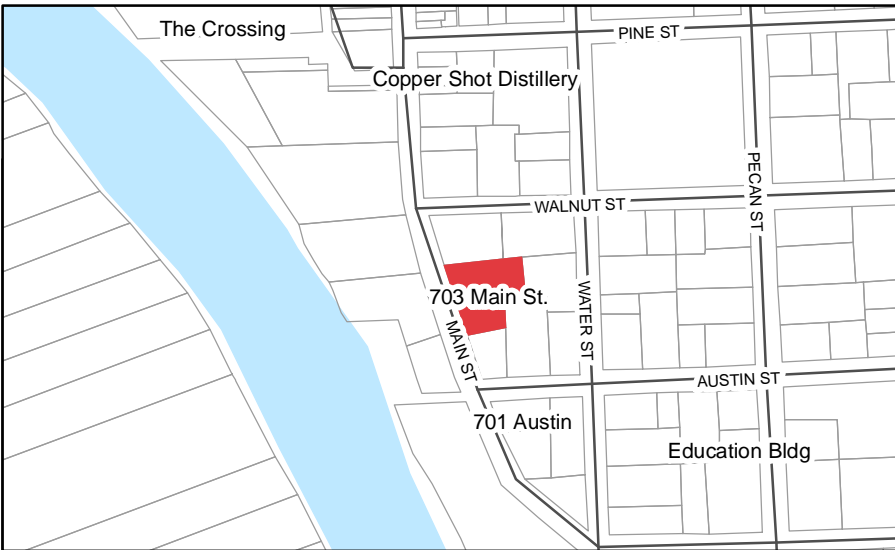
RECOMMENDATION:

Consider action on a Certificate of Appropriateness for 0.48 acres of Building Block 2 West of Water Street, also known as the Richard Starke House, located at 703 Main Street to allow six-foot tall posts on a 52-inch-tall open panel fence along Main Street, designated on the National Register of Historic Places.

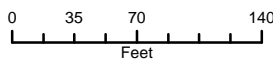
ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Letter from Applicant
- Attachment 3: Approved COA from August 19, 2020
- Attachment 4: Pictures of the fence

Attachment 1 Location Map



703 Main Street Certificate of Appropriateness Front Yard Fence



1 inch = 108 feet



Date: 8/13/2020

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

December 29, 2020

Historic Landmark Commission

Bastrop, TX

Dear Commission,

I would like to request a CoA to allow my front fence post to exceed 52 inches. I originally requested a CoA for my 52 inch fence in front yard and the HLC approved this back in the August timeframe. I have now installed my fence and left the post higher - 12 to 18 inches higher depending on the slope of the yard. This will allow me to hang lights and planters on the fence.

Sincerely,

Michael O. Kinslow



HISTORIC DISTRICT CERTIFICATE OF APPROPRIATENESS

Project: Front Yard Fence
Address: 703 Main Street
Bastrop, TX 78602
Status: Approved*

Requested Scope:

1. Add a new 52" tall Framed Hog-Pin Fence at the front property lines in front of the primary structure and on the side property lines from the front property line to 10 feet past the front façade of the house (see attached).

Date: August 19, 2020

Blake Kaiser, Chair
Historic Landmark Preservation Commission

**This does not constitute as site development plan or permit approval. Permits must be submitted and approved after Historic Landmark Commission approval is received.*









STAFF REPORT

MEETING DATE: January 20, 2021

AGENDA ITEM: 3D

TITLE:

Consider action on a Certificate of Appropriateness for 0.48 acres of Building Block 2 West of Water Street, also known as the Richard Starke House, located at 703 Main Street to replace 12 windows with a prairie style window, designated on the National Register of Historic Places.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

ITEM DETAILS:

Site Address: 703 Main Street (Attachment 1)
Property Owners: Mike Kinslow
Existing Zoning: P-4, Mix
Designations: National Register of Historic Places

BACKGROUND/HISTORY:

The applicant at 703 Main Street is requesting to replace 12 windows. Six are visible from Main Street on the south façade of the property. The existing windows are not original to the house and are one over one single hung window. The applicant is proposing to replace the windows with modern energy efficient windows that match original prairie style windows on the north and west facades of the house (Attachment 3).



POLICY EXPLANATION:

When a Certificate of Appropriateness is required, no work can begin before the Historic Preservation Officer or the Commission has first issued a Certificate of Appropriateness. The Certificate of Appropriateness shall be in addition to and not in lieu of any permits required (i.e. building, sign, alcohol, etc.). The Building Official cannot approve any application for a sign or building permit to a structure and/or site that requires but does not have a Certificate of Appropriateness.

Section 9.3.006 Criteria of Approval of a Certificate of Appropriateness (COA)

- (1) In considering an application for a Certificate of Appropriateness, the commission shall be guided by any locally adopted design standards, and where applicable, the following from the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*. Any adopted design standards and *Secretary of the Interior's Standards* shall be made to the property owners of historic landmarks.
 - (A) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
 - (B) The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
 - (C) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.
 - (D) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
 - (E) Distinctive stylistic features or examples of skilled craftsmanship which characterize, a building, structure, object, or site shall be kept to the greatest extent practical.
 - (F) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other building or structures.
 - (G) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
 - (H) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
 - (I) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant

historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.

- (J) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

The windows to be replaced are not original to the house. The proposed window type and prairie style with the light grill pattern on the top matches the other existing windows and is appropriate to this style of construction.

RECOMMENDATION:

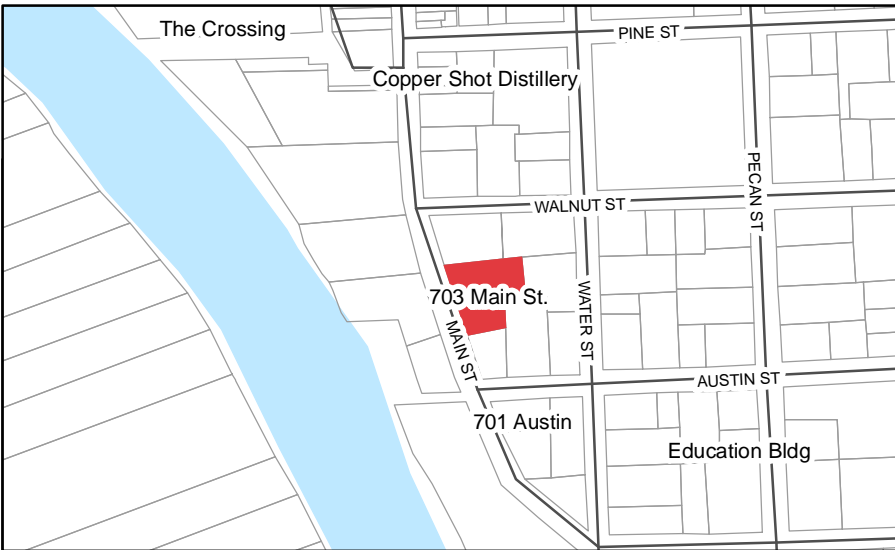
Consider action to approve a Certificate of Appropriateness for 0.48 acres of Building Block 2 West of Water Street, also known as the Richard Starke House, located at 703 Main Street to replace 12 windows with a prairie style window, designated on the National Register of Historic Places.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Letter from Applicant
- Attachment 3: Window example



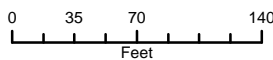
Attachment 1 Location Map



Date: 8/13/2020

703 Main Street Certificate of Appropriateness Front Yard Fence

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.



1 inch = 108 feet



December 29, 2020

Historic Landmark Commission

Bastrop, TX

Dear Commission,

Request to change out 6 windows located on the South side of my house and 6 windows located on the north and east side of the house. The windows are not original to the house that was built in the 1913-1915 timeframe. They have become very drafty and allow a considerable amount of noise into the house. I will be replacing them with Prairie style windows that are more energy efficient.

Sincerely,

Michael O. Kinslow





STAFF REPORT

MEETING DATE: January 20, 2021

AGENDA ITEM: 3E

TITLE:

Consider action on a Certificate of Appropriateness for 0.184 acres of Building Block 5, West of Water Street, located at 710 Chestnut for a 42-inch-tall horizontal style metal fence along the front property line, for a site in the Iredell Historic District.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

ITEM DETAILS:

Site Address: 710 Chestnut Street (Attachment 1)
Property Owners: Chestnut Grove, LLC
Applicant: Wayne Arnold, Arnold Custom Builders
Existing Zoning: P-5, Core
Designations: Site in the Iredell Historic District

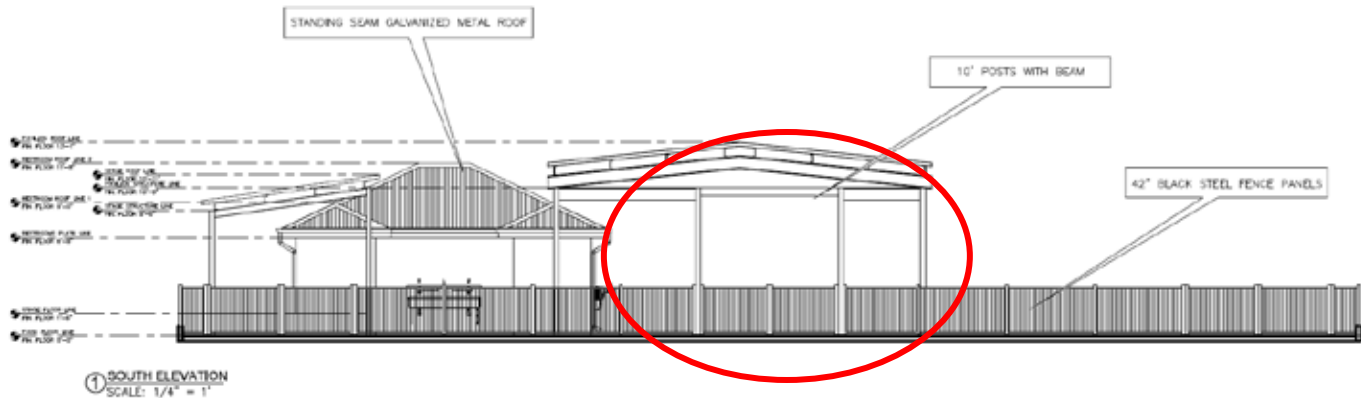
BACKGROUND/HISTORY:

The applicant at 710 Chestnut Street is planning to construct a mobile food court to allow for food trucks and temporary vendors to set up on the lot. The site will include covered seating areas and permanent restroom facilities (Attachment 2).

For the site, they are requesting to install a 42-inch-tall horizontal metal fence around the entire site, with several gate pedestrian and truck access. (Attachment 3).



The Elevations for the site show the fence around the entire perimeter, with 10 foot tall posts on either side of a main entrance with a cross beam (Attachment 4).



This exhibit shows the rails as vertical, but the applicant has stated that the rails will be horizontal, as in the previous picture.

POLICY EXPLANATION:

When a Certificate of Appropriateness is required, no work can begin before the Historic Preservation Officer or the Commission has first issued a Certificate of Appropriateness. The Certificate of Appropriateness shall be in addition to and not in lieu of any permits required (i.e. building, sign, alcohol, etc.). The Building Official cannot approve any application for a sign or building permit to a structure and/or site that requires but does not have a Certificate of Appropriateness.

Section 9.3.002 Certificate of Appropriateness Exemptions:

(a) *Certificate of Appropriateness shall not be required for the following:*

(5) *New fence, railing or wall that is consistent with the Historic District's characteristics and applicable guidelines.*

For fences in the first layer, the maximum height is 36 inches, the applicant is requesting 42 inches.

Section 9.3.006 Criteria of Approval of a Certificate of Appropriateness (COA)

(1) In considering an application for a Certificate of Appropriateness, the commission shall be guided by any locally adopted design standards, and where applicable, the following from the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*. Any adopted design standards and *Secretary of the Interior's Standards* shall be made to the property owners of historic landmarks.

(A) **Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.**

(I) **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such**

design is compatible with the size, color, material, and character of the property, neighborhood, or environment.

- (J) **Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.**

This site is vacant and there are no historical or archeological features to retain. As Chestnut Street is a primary throughfare street through Bastrop and this site will have pedestrian traffic, the Commission should consider how this fence will enable a positive interaction for pedestrians.

Authentic Bastrop Pattern Book Requirements

The image shows a graphic with two columns of text. The left column is titled "FENCE DESIGN" and contains three paragraphs. The right column is titled "FENCE TYPES" and contains three paragraphs. The text is presented in a clean, sans-serif font on a light background.

FENCE DESIGN	FENCE TYPES
Fences and walls further define private areas around a residential structure. Coordinate the design and materials of these elements with the design and materials of the house in terms of color, materials, scale, and quality and detail.	There are three parts of the perimeter fence – front yard fence, transition fence, and privacy fence.
The design and installation of front yard, side yard, and rear yard fencing, as well as low walls and hedges, should not interfere with street visibility and distance requirements.	Front yard fence is located at the front of the lot and on the sides back 10 feet from the building façade.
Fence design needs to be approved by the DRC or the Town Architect.	On corner lots the fence should run 20 feet from the front of the building façade and perpendicular to it.
	Rear fence can be on the property line, or within 4 feet of it.

FENCE HEIGHT

Front yard fence should be no more than 36 inches high.

Transition fence is 12" to 18" higher than the front yard fence.

Privacy fence is usually 72" high.

A variety of fence design is encouraged and extended runs of similar fence design is discouraged.

MATERIALS

Picket fence shall be made of painted wood. A 20% transparency rate is required for front yard picket fences.

Transition fence is typically stone or masonry or material appropriate to the principal building materials.



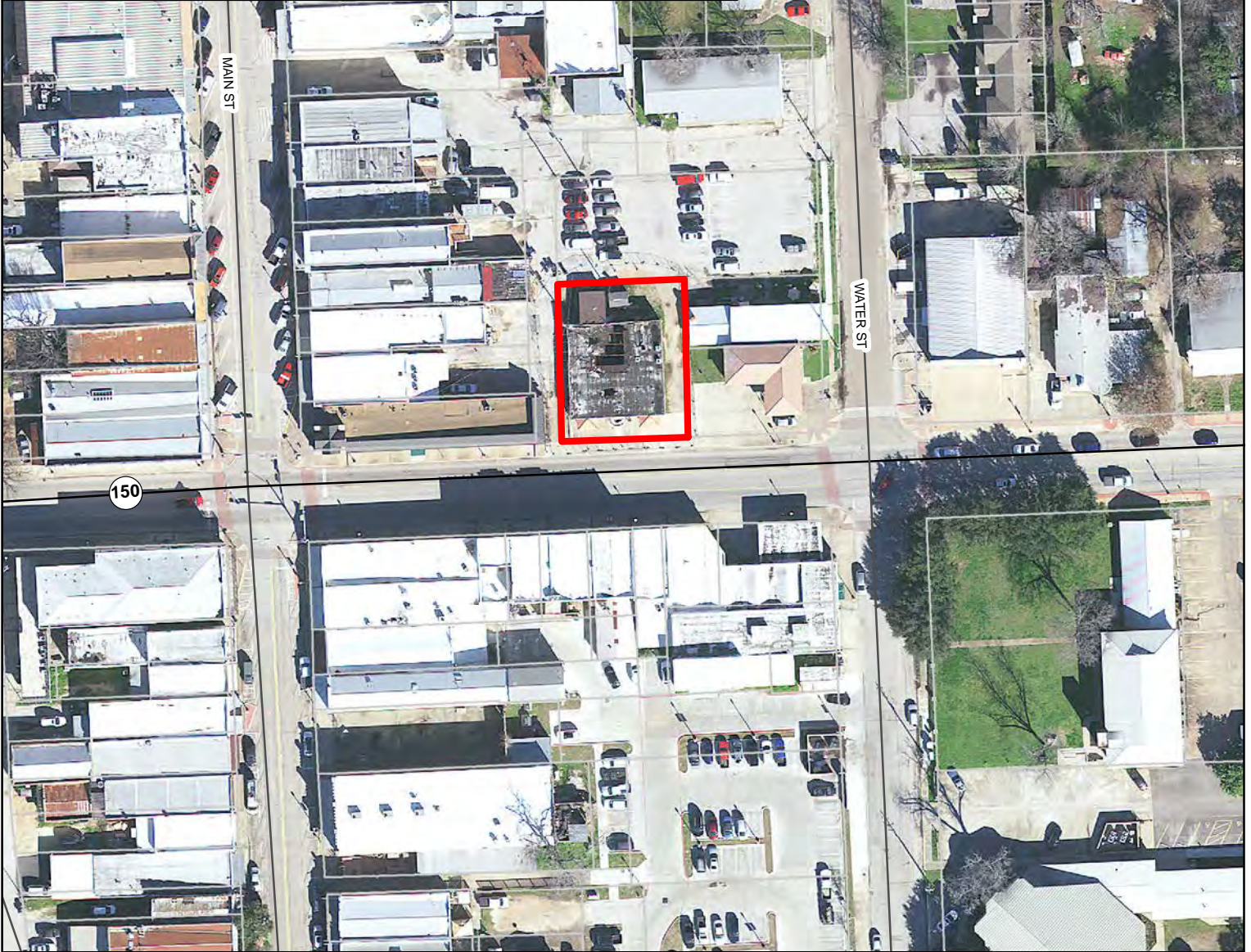
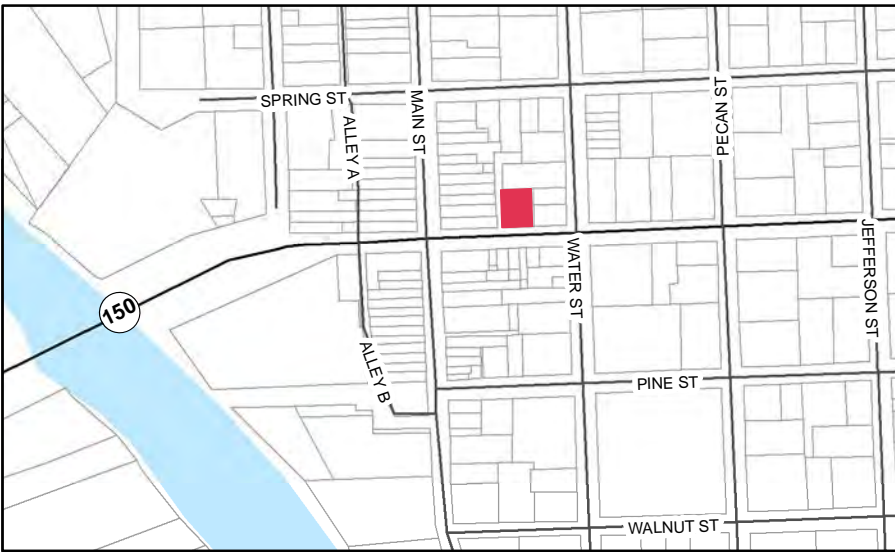
RECOMMENDATION:

Consider action to approve a Certificate of Appropriateness for 0.184 acres of Building Block 5, West of Water Street, located at 710 Chestnut for a 42-inch-tall horizontal style metal fence along the front property line, for a site in the Iredell Historic District.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Letter from Applicant – Chestnut Grove Project Description
- Attachment 3: Proposed Fence Example
- Attachment 4: Proposed Elevation view
- Attachment 5: Pictures of Site

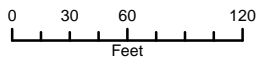
Attachment 1 Location Map



Date: 1/15/2021

710 Chestnut St. Certificate of Appropriateness

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.



1 inch = 100 feet



Project Description:

The Chestnut Grove Project is designed to convert the land of the former Ramos Mexican Restaurant at 710 Chestnut Street in downtown Bastrop to an incubator space which would meet the requirements for a “Mobil Food Vendor in a Mobil Food Court” per Bastrop City Ordinance 2020-02.

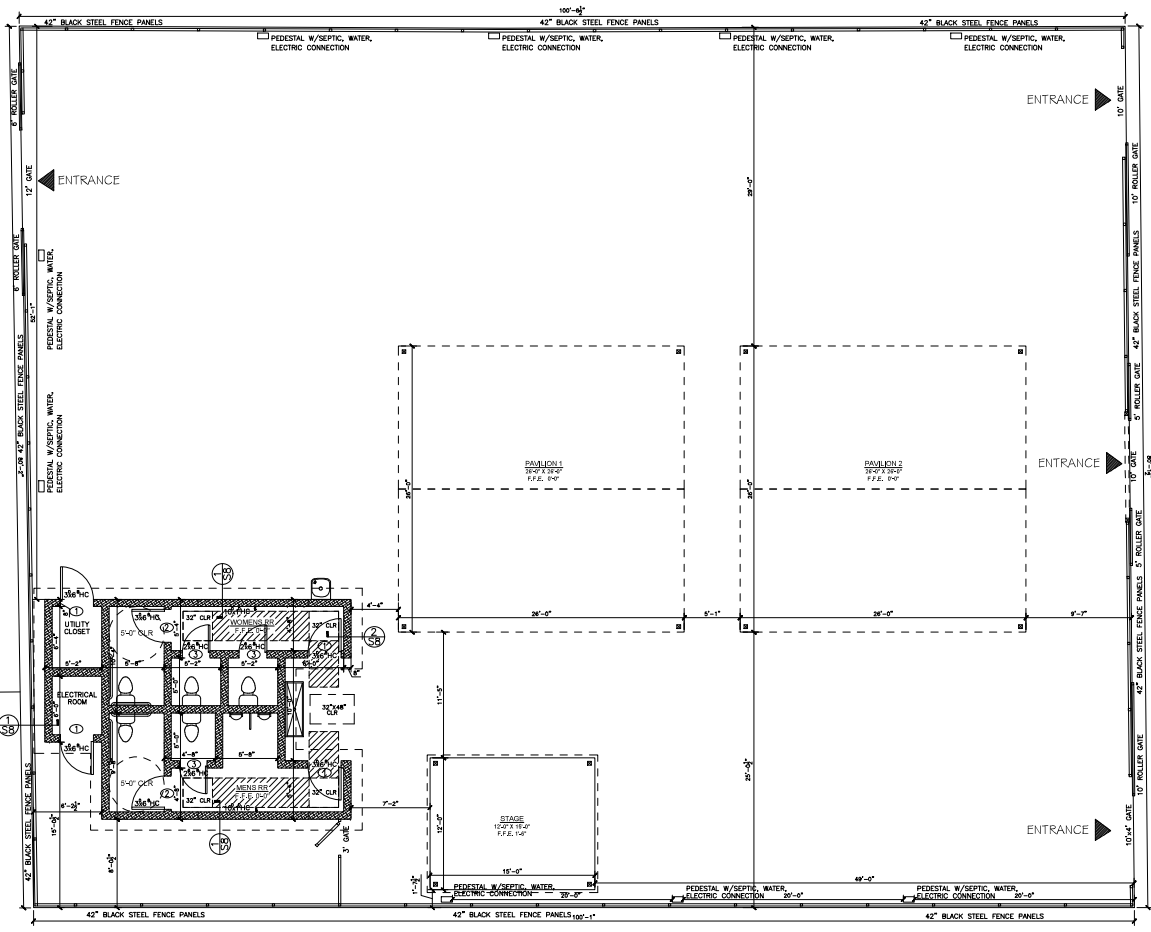
The key elements of the Chestnut Grove Project are an ADA compliant bathroom facility for men and women; code compliant electrical, fresh water, and waste water (w/grease trap) systems for Mobil Food Vendors to connect to; two covered pavilions; a covered raised platform/stage area; full perimeter 42” high fencing with gates and no outdoor lighting.

The project will be executed by Arnold Custom Builders as lead general contractor and is developed with LOC Consultants LLP as the engineering firm. This project is funded and will be operated by Chestnut Grove LLC.



PARKING SPACE

PARKING SPACE



FLOOR PLAN
SCALE: 3/16" = 1'

ALLEY

EDGE OF PAVEMENT
CHESTNUT STREET

LEGEND

	CMU WALL
	FOOD TRUCK PARKING SPACE
	32" CLEARING
	32" CLEARING PATHWAY
	32"x48" CLEARING

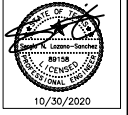
DOOR SCHEDULE

MARK	SIZE	MATERIAL	QTY.
①	3'-0" x 6'-8"	S. STEEL	4
②	3'-0" x 4'-10"	S. STEEL	2
③	2'-6" x 4'-10"	S. STEEL	3

NOTE: PLEASE REFER TO SHEET 8 FOR DETAILS ON FOUNDATION IMPROVEMENT.

UPDATE

NO.	DESCRIPTION



710 CHESTNUT ST
BASTROP TEXAS, 78602

FLOOR PLAN



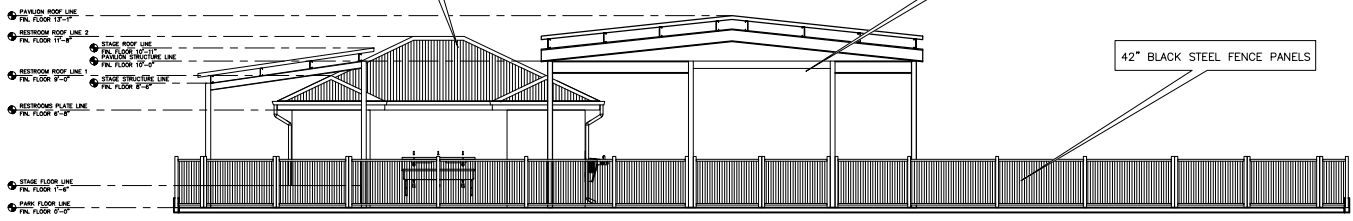
SHEET:
4 of **9**

710 CHESTNUT ST. BASTROP, TX

STANDING SEAM GALVANIZED METAL ROOF

10' POSTS WITH BEAM

42" BLACK STEEL FENCE PANELS



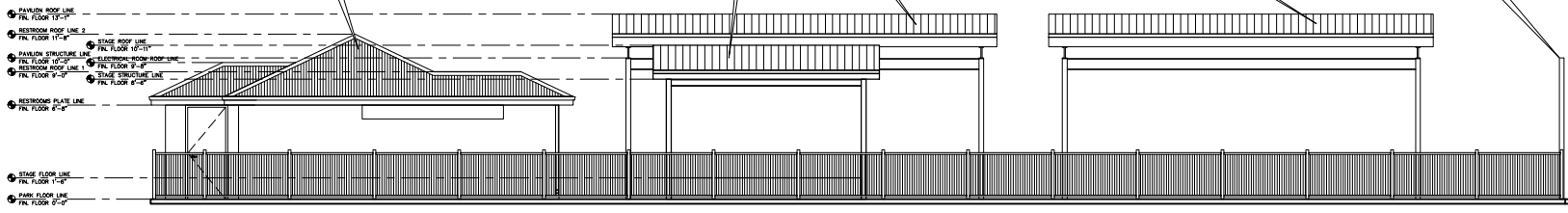
1 SOUTH ELEVATION
SCALE: 1/4" = 1'

STANDING SEAM GALVANIZED METAL ROOF

STANDING SEAM GALVANIZED METAL ROOF

STANDING SEAM GALVANIZED METAL ROOF

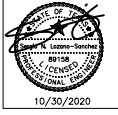
10' POSTS WITH BEAM



2 WEST ELEVATION
SCALE: 1/4" = 1'

UPDATE

NO. DESCRIPTION



710 CHESTNUT ST
BASTROP TEXAS, 78602

ELEVATIONS PLAN 1

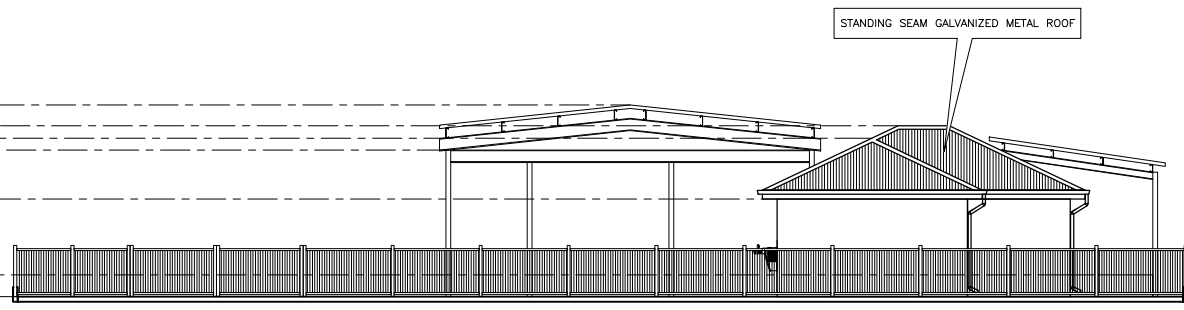
CIVIL DIVISION
LOC CONSULTANTS
PHS E 710 CHESTNUT ST
BASTROP, TEXAS 78602
F-4756
PH: (817) 854-4677
SERVICES@LOC.COM

SHEET:

6 of 9

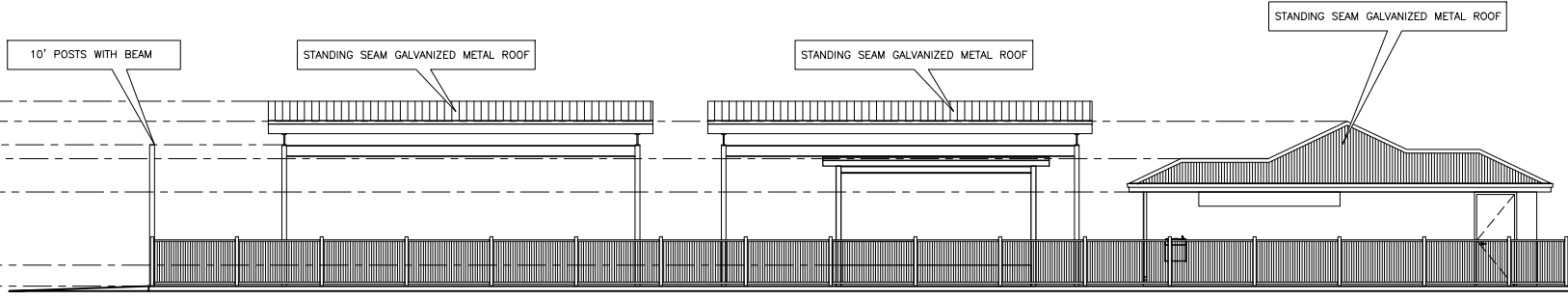
710 CHESTNUT ST. BASTROP, TX

- 1 PARKING ROOF LINE
FIN. FLOOR 13'-0"
- 2 BEDROOM ROOF LINE 2
FIN. FLOOR 11'-0"
- 3 STAIRWELL ROOF LINE
FIN. FLOOR 10'-0"
- 4 PARKING STRUCTURE LINE
FIN. FLOOR 9'-0"
- 5 BEDROOMS PLATE LINE
FIN. FLOOR 8'-0"
- 6 STAGE FLOOR LINE
FIN. FLOOR 7'-0"
- 7 PARK FLOOR LINE
FIN. FLOOR 0'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'

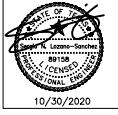
- 1 PARKING ROOF LINE
FIN. FLOOR 13'-0"
- 2 BEDROOM ROOF LINE 2
FIN. FLOOR 11'-0"
- 3 PARKING STRUCTURE LINE
FIN. FLOOR 10'-0"
- 4 BEDROOM ROOF LINE 1
FIN. FLOOR 9'-0"
- 5 BEDROOMS PLATE LINE
FIN. FLOOR 8'-0"
- 6 STAGE FLOOR LINE
FIN. FLOOR 7'-0"
- 7 PARK FLOOR LINE
FIN. FLOOR 0'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'

UPDATE

NO. DESCRIPTION



710 CHESTNUT ST
BASTROP TEXAS, 78602

ELEVATIONS PLAN 2

CIVIL DIVISION
LOC CONSULTANTS
1018 E. 7TH STREET
BASTROP, TEXAS 78602
PH: (817) 654-4677
SERVICES@LOCUS.COM
F-4756

SHEET:

7 of 9

710 CHESTNUT ST. BASTROP





STAFF REPORT

MEETING DATE: January 20, 2021

AGENDA ITEM: 3F

TITLE:

Discussion on the Commission's history and past work towards implementation of Historic Landmark Preservation's Purpose and Intent.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

BACKGROUND/HISTORY:

Council Liaison Ennis will be bringing information for this topic to the meeting.

Chapter 9 of the B³ Code contains purpose and the powers that have been established by the City Council.

SEC. 9.1.002 HISTORIC LANDMARK COMMISSION

(e) The commission shall be empowered to:

- (1) Approve or disapprove Certificates of Appropriateness, Demolition or Removal of historic Structures, and economic hardship applications.
- (2) Conduct surveys and maintain an Inventory of significant historic, architectural, and cultural landmarks.
- (3) Make recommendations to the City Council on the designation of historic landmarks, Historic Districts, Contributing and non-Contributing Structures.
- (4) Make recommendations for properties to the National Register of Historic Places.
- (5) Increase public awareness of the value of historic, cultural, and architectural Preservation by developing and participating in public education programs.
- (6) To assist the City Council in the adoption of Design Guidelines for the exteriors of historic landmarks, properties located inside of Historic Districts, and Contributing and non-Contributing Structures, to address architectural and general design elements of Structures, including acceptable materials for Construction; appropriate architectural character, scale, and detail; acceptable appurtenances or Additions to new or existing Structures; and acceptable textures and ornamentation.
- (7) Prepare and submit annually to the City Council a report summarizing the work completed during the previous year.
- (8) To perform any other functions requested by City Council.

ATTACHMENTS:

- Bastrop Building Block Code
<https://www.cityofbastrop.org/page/plan.home>



STAFF REPORT

MEETING DATE: January 20, 2021

AGENDA ITEM: 3G

TITLE:

Discussion on appropriate fence styles and sizes for the Bastrop Commercial National Register District and the Iredell Historic District.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

BACKGROUND/HISTORY:

The HLC regularly reviews and approves fences in the City's historic districts. In order to provide guidance for code updates to streamline the fence process, the HLC can consider implementing basic fence style requirements with size and placement requirements.

To start this discussion, I requested Commissioners send in examples of Bastrop area fences. I have compiled the types of fences into several categories.

- Corrugated Metal
- Decorative Metal & Masonry
- Decorative Metal
- Horizontal Open Wood
- Looped Wire
- Masonry
- Open Picket
- Timber
- Welded Wire
- Wire
- Wood Privacy

The examples collected are attached for discussion at the meeting.

Also, I've attached the City of San Antonio's Draft Fences in Historic District guide. This is a good starting point for the information the Commission can recommend for including into the B³ Codes.

For those with printed packets, please refer to the December 2020 packet for exhibits.

POLICY EXPLANATION:

B³ Code - Authentic Bastrop Pattern Book Requirements

FENCE DESIGN

Fences and walls further define private areas around a residential structure. Coordinate the design and materials of these elements with the design and materials of the house in terms of color, materials, scale, and quality and detail.

The design and installation of front yard, side yard, and rear yard fencing, as well as low walls and hedges, should not interfere with street visibility and distance requirements.

Fence design needs to be approved by the DRC or the Town Architect.

FENCE TYPES

There are three parts of the perimeter fence – front yard fence, transition fence, and privacy fence.

Front yard fence is located at the front of the lot and on the sides back 10 feet from the building facade.

On corner lots the fence should run 20 feet from the front of the building facade and perpendicular to it.

Rear fence can be on the property line, or within 4 feet of it.

FENCE HEIGHT

Front yard fence should be no more than 36 inches high.

Transition fence is 12" to 18" higher than the front yard fence.

Privacy fence is usually 72" high.

A variety of fence design is encouraged and extended runs of similar fence design is discouraged.

MATERIALS

Picket fence shall be made of painted wood. A 20% transparency rate is required for front yard picket fences.

Transition fence is typically stone or masonry or material appropriate to the principal building materials.

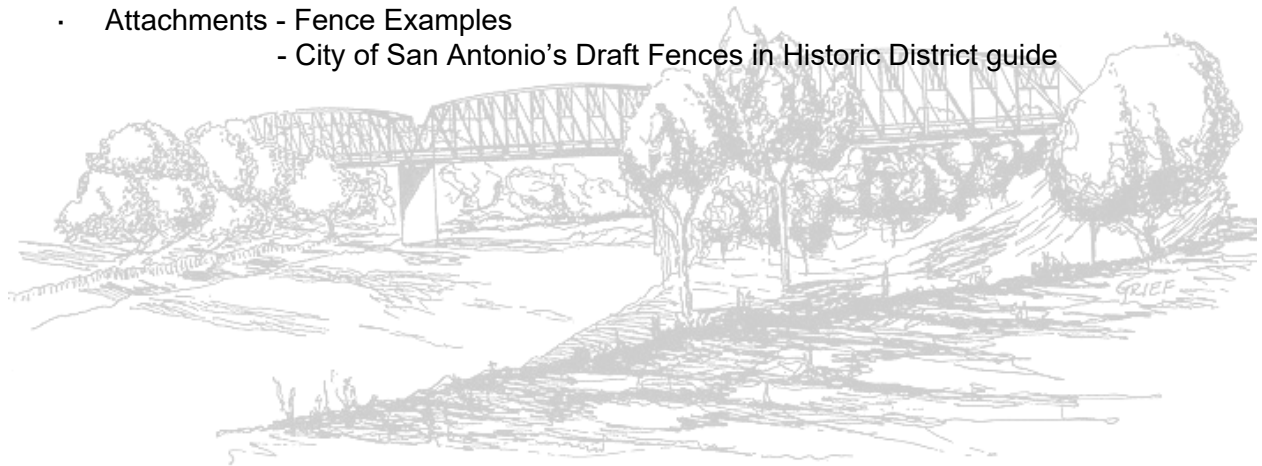


Setting the privacy fence a minimum distance from the front building wall allows for a better landscape area between homes.

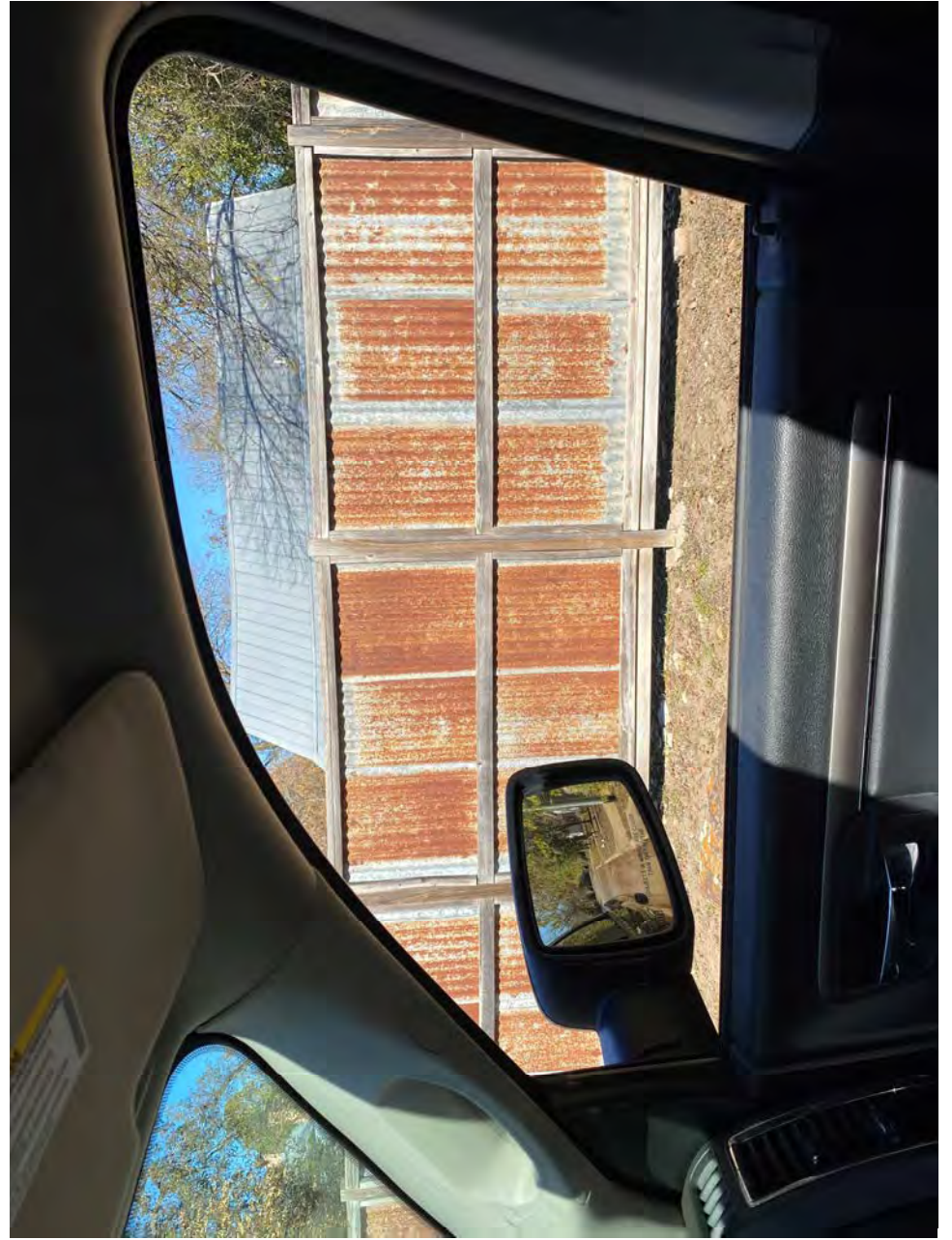
RECOMMENDATION:

ATTACHMENTS:

- Attachments - Fence Examples
- City of San Antonio's Draft Fences in Historic District guide



Corrugated Metal



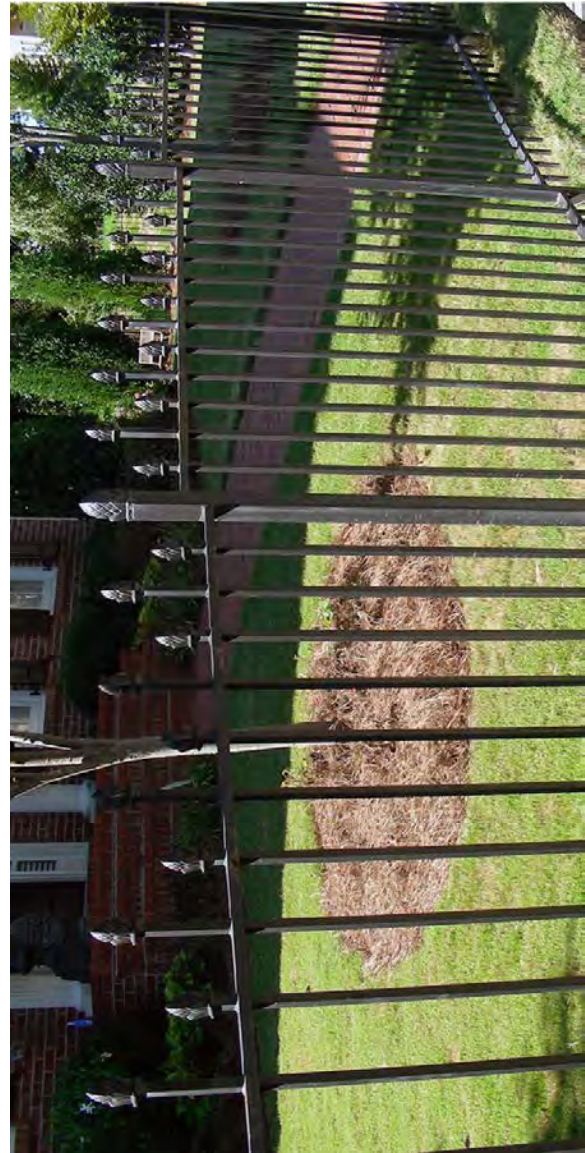
Decorative Metal & Masonry





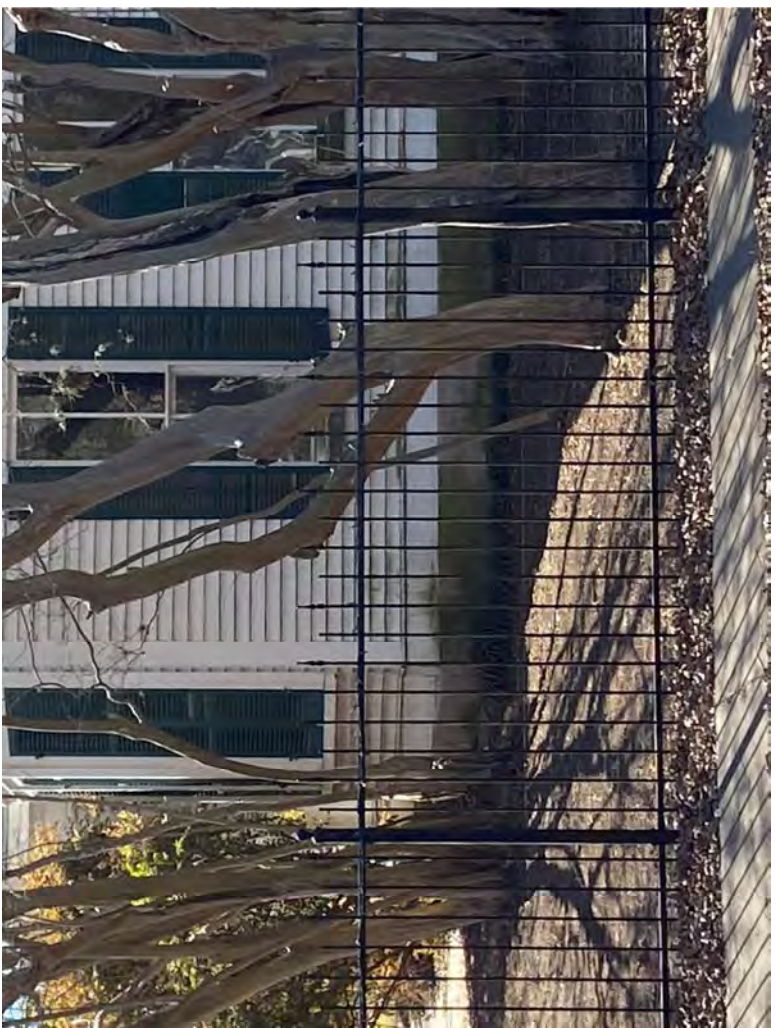


Decorative Metal

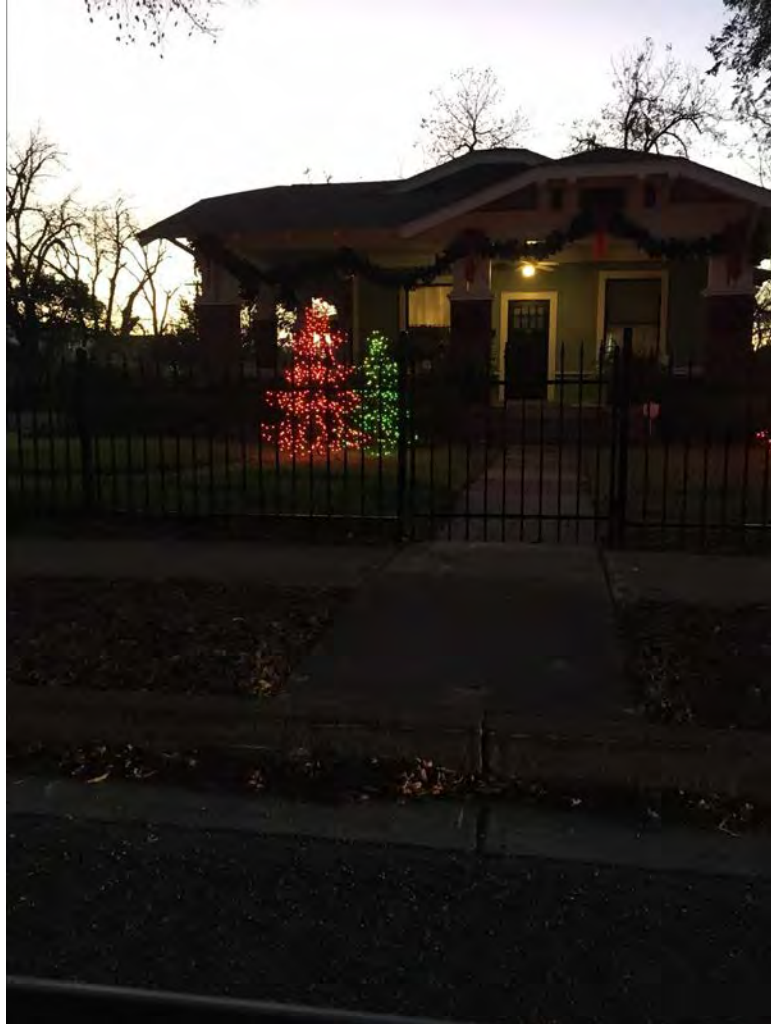






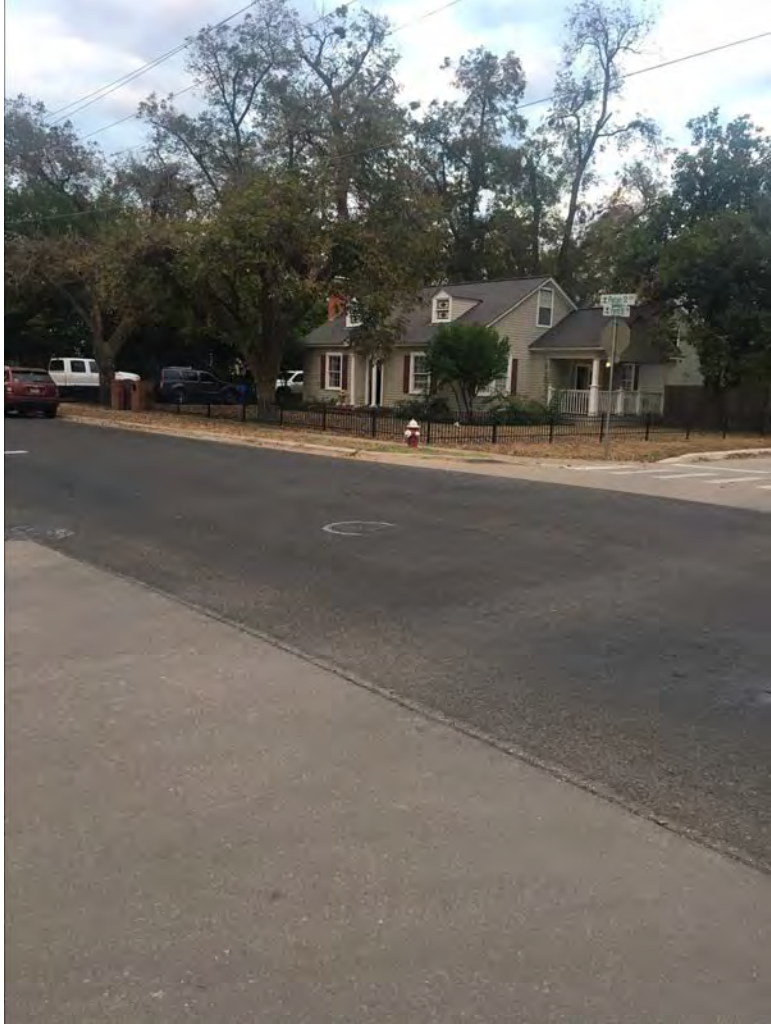






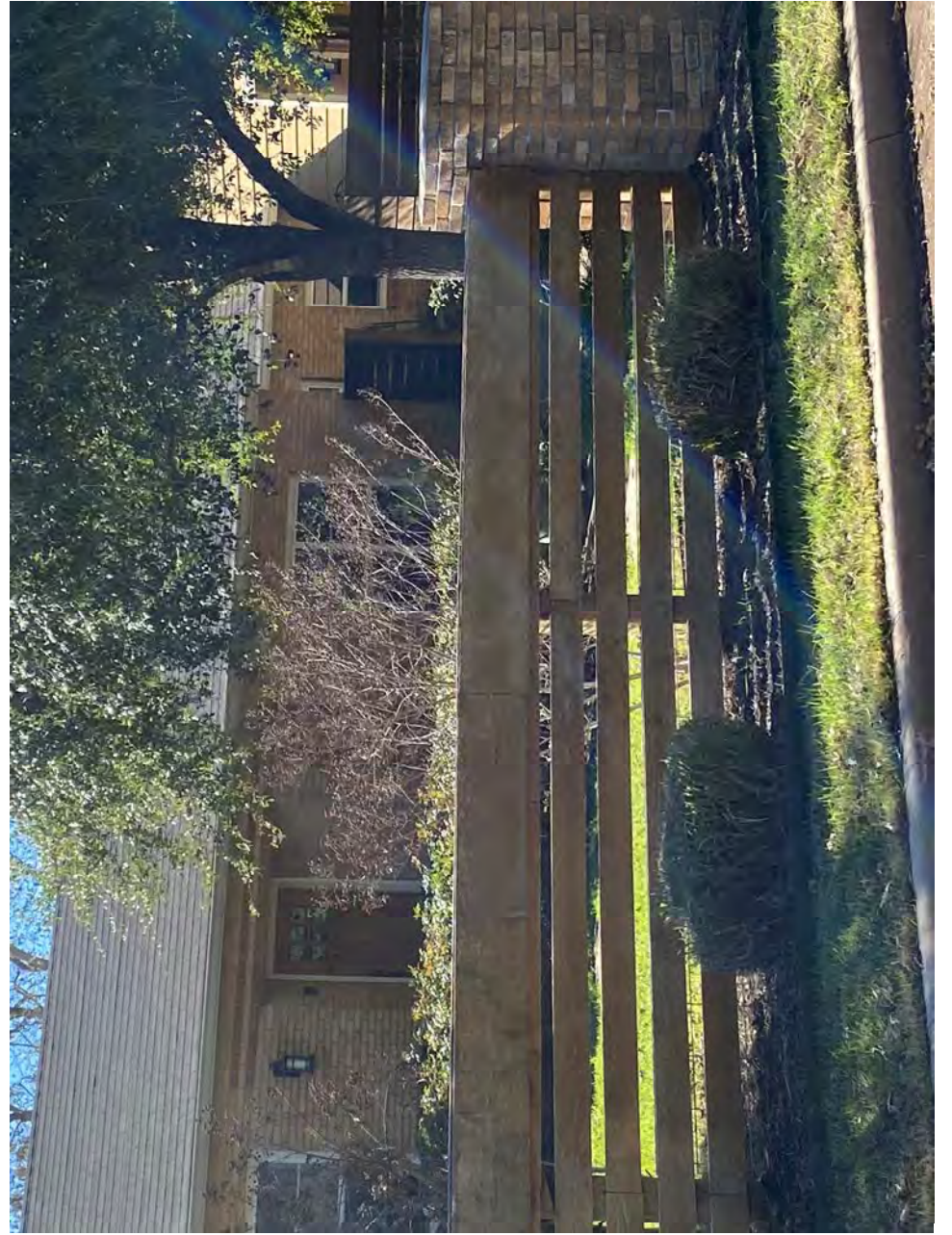








Horizontal Open Wood



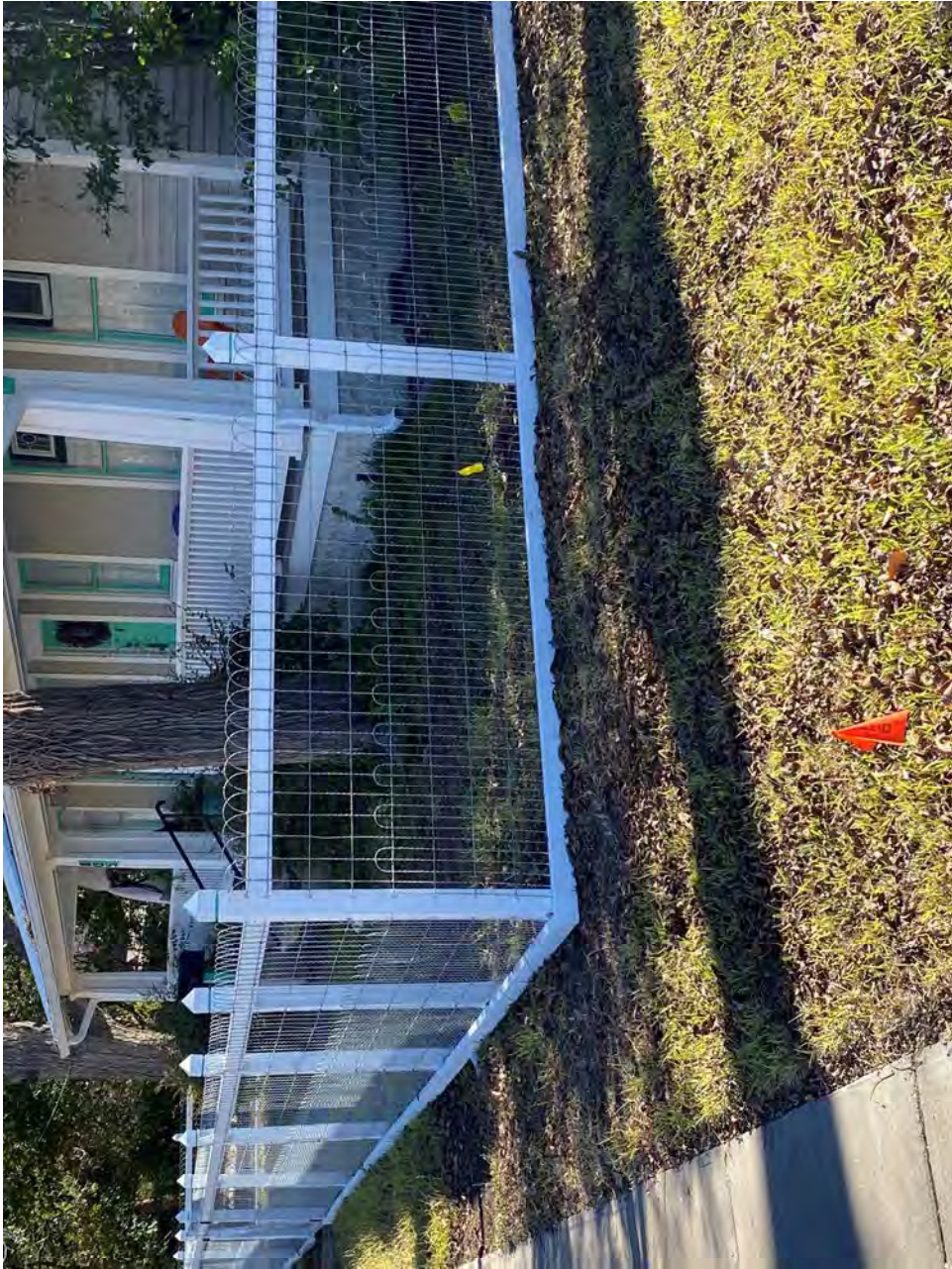


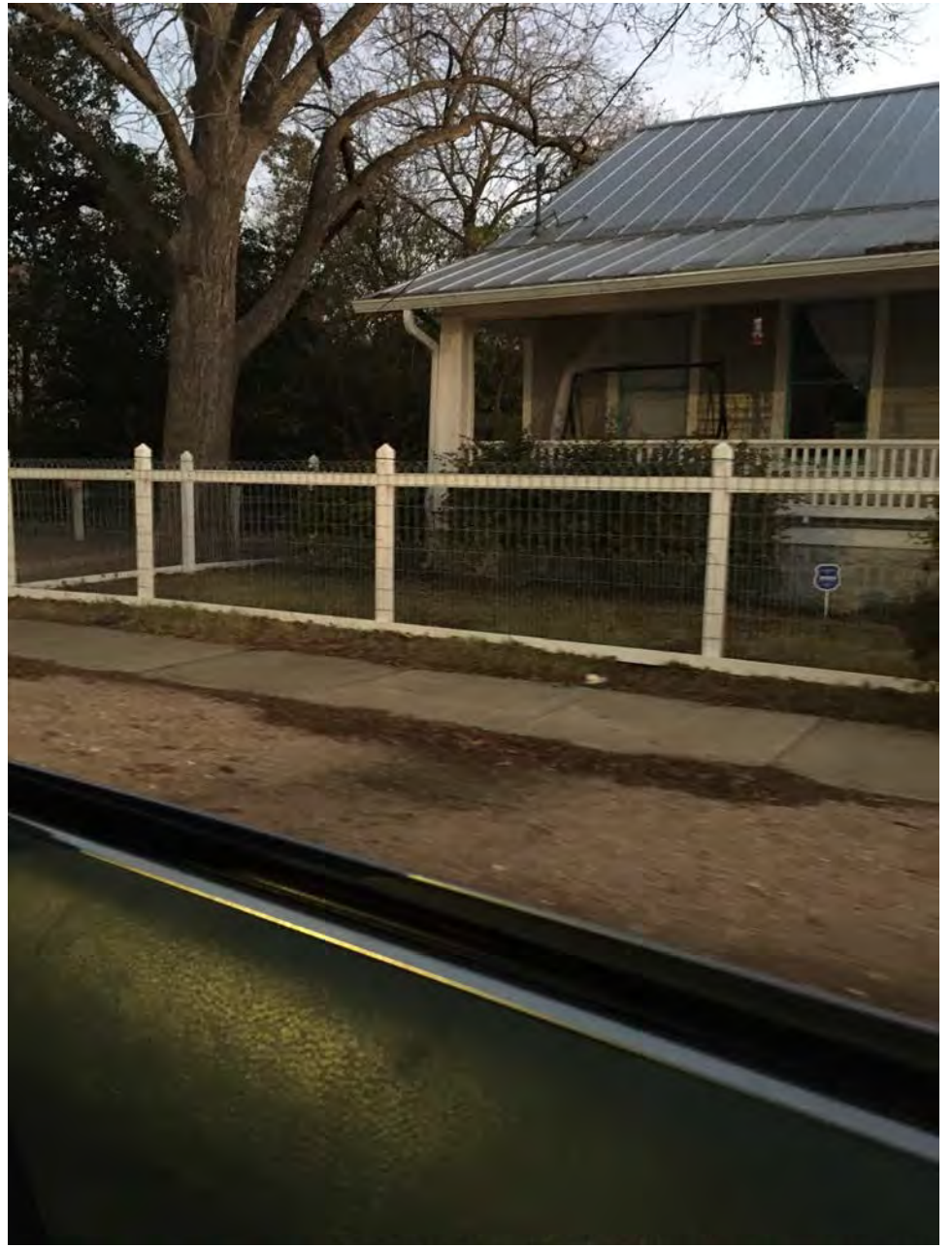
Looped Wire



















Masonry



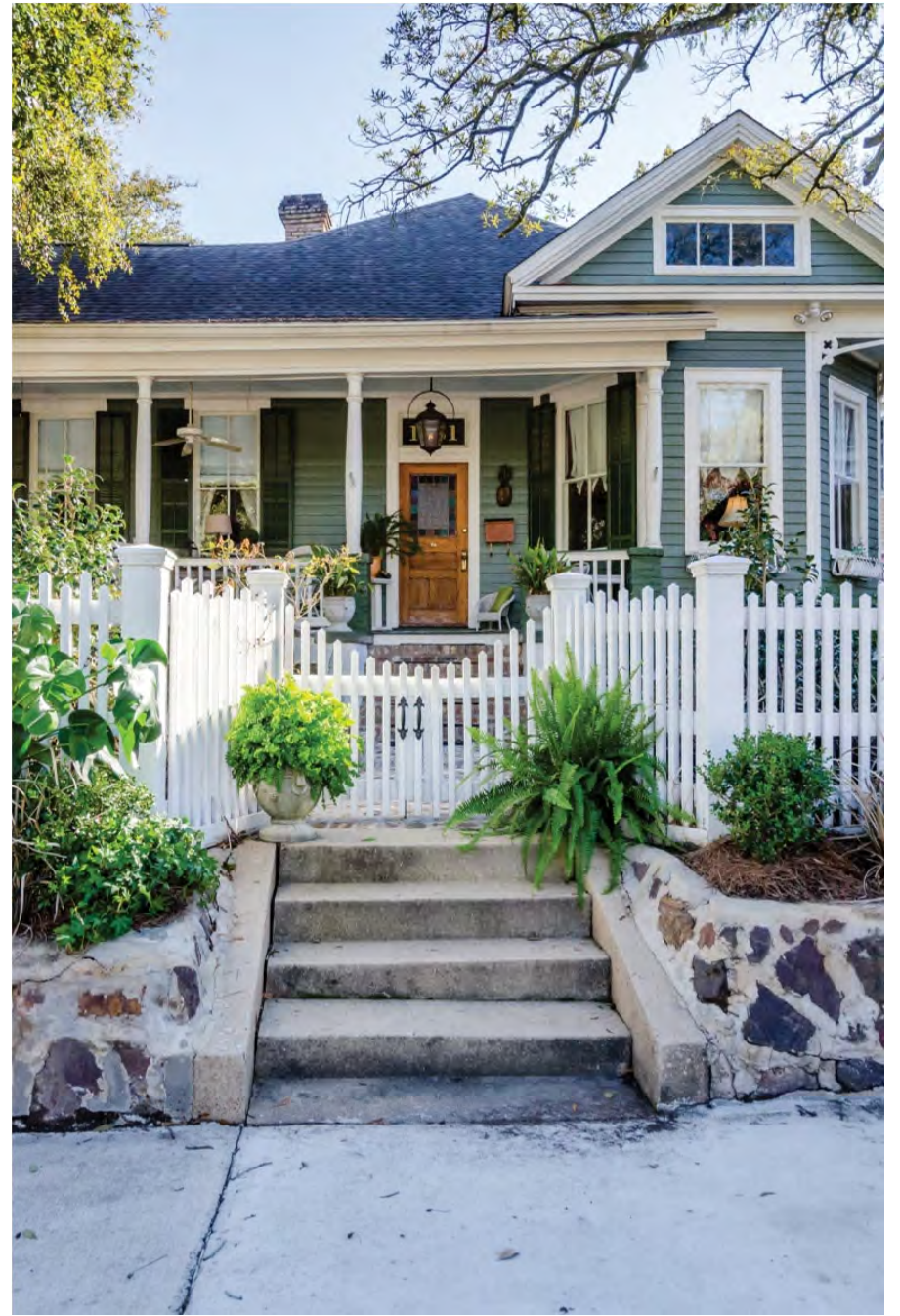




Open Picket



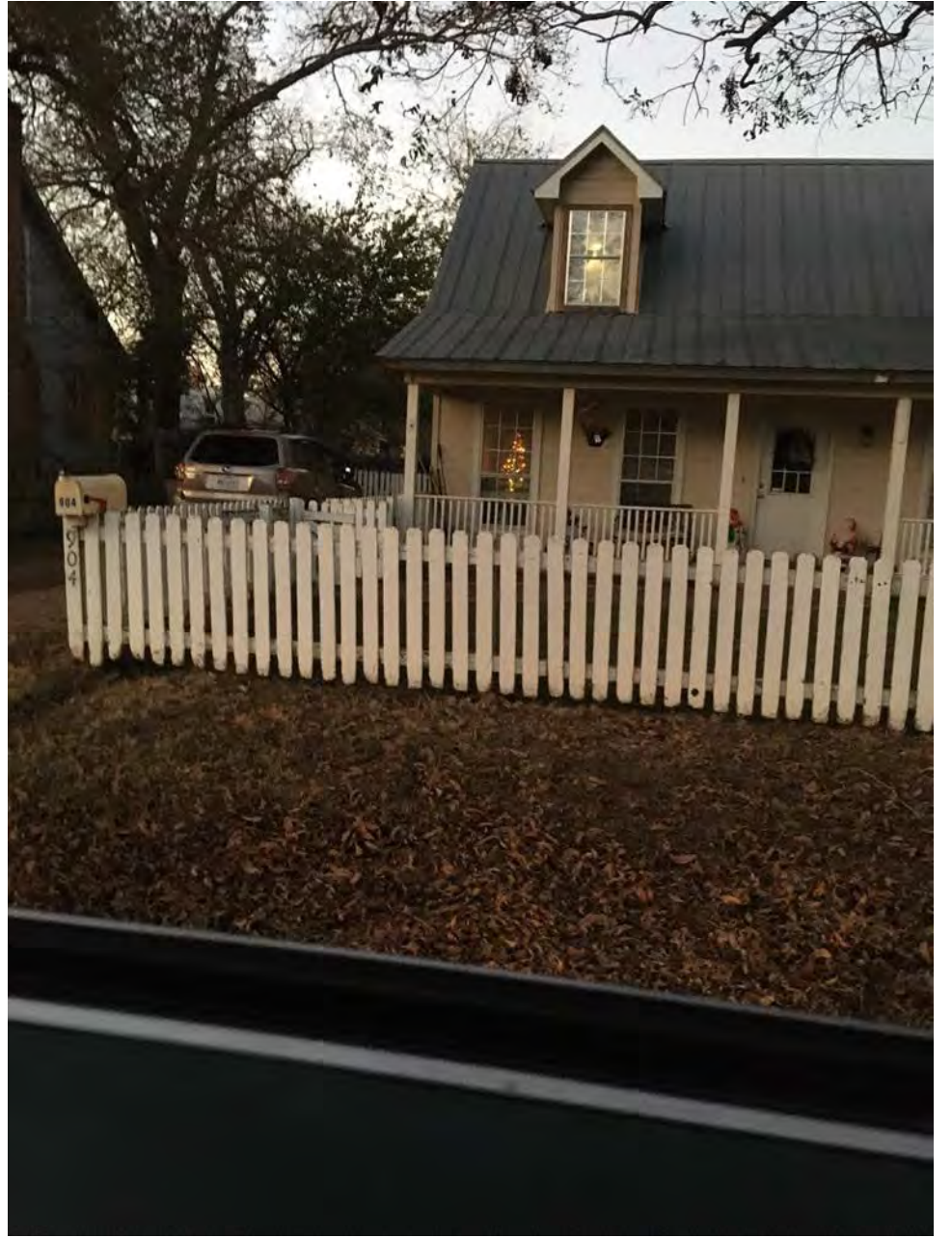


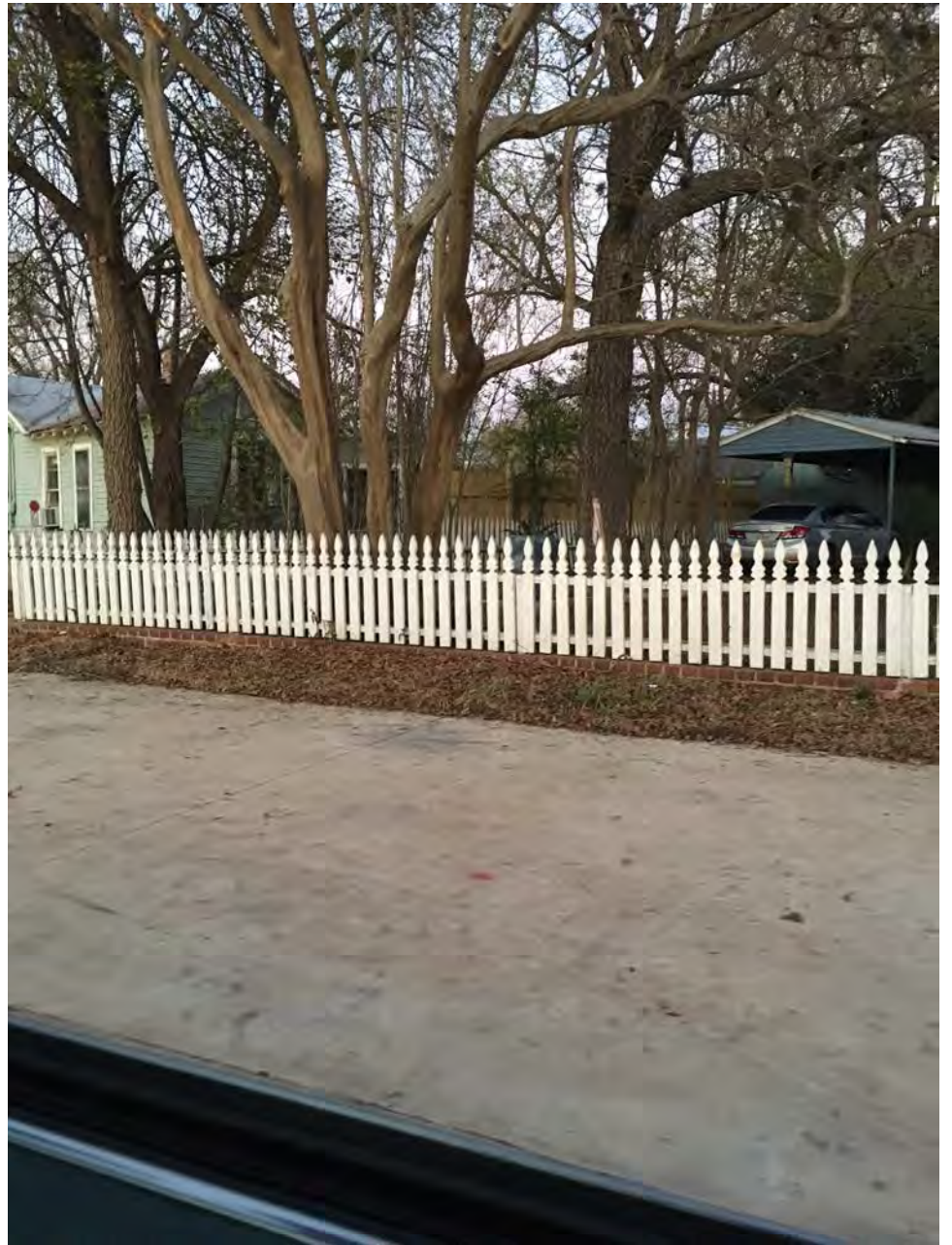


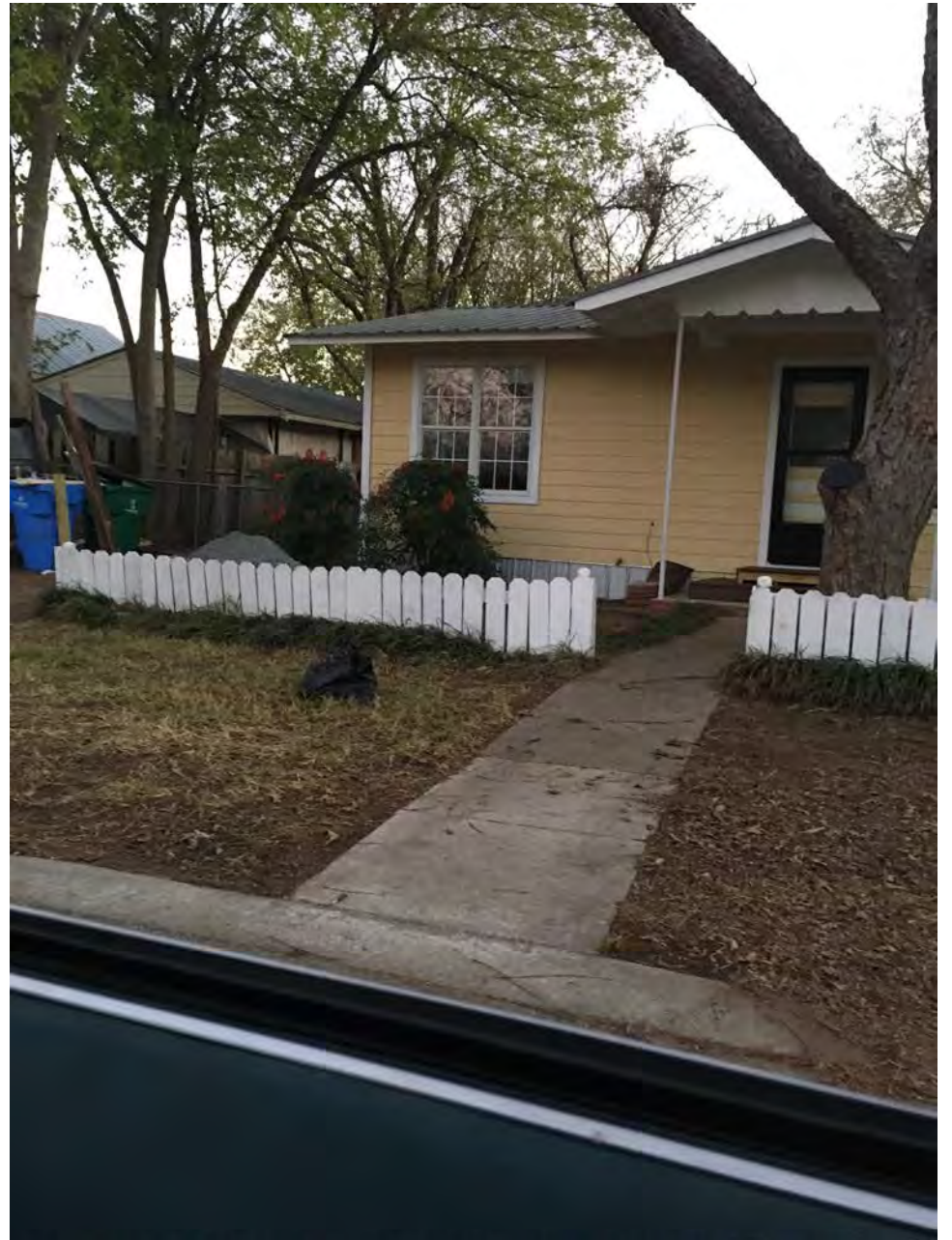






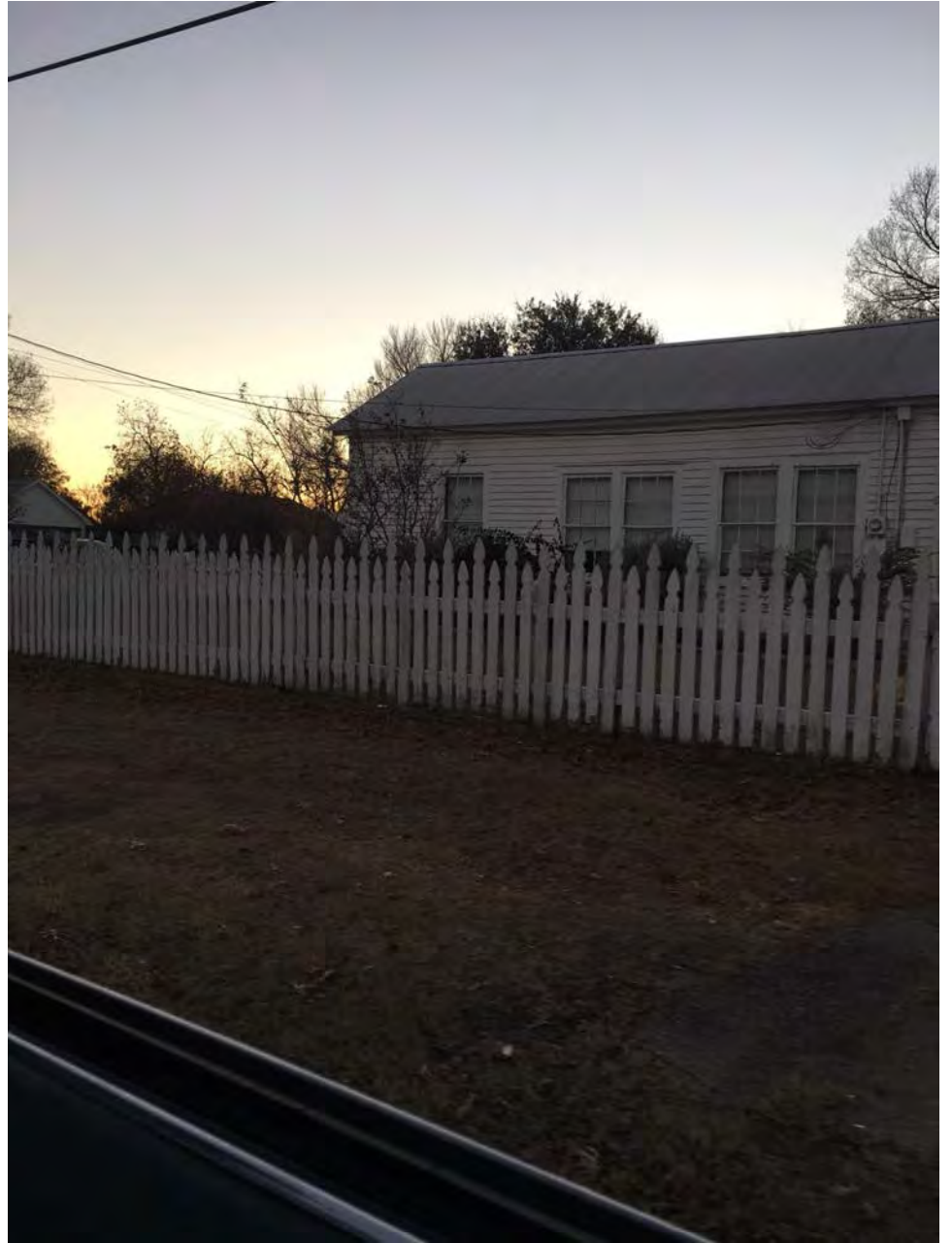










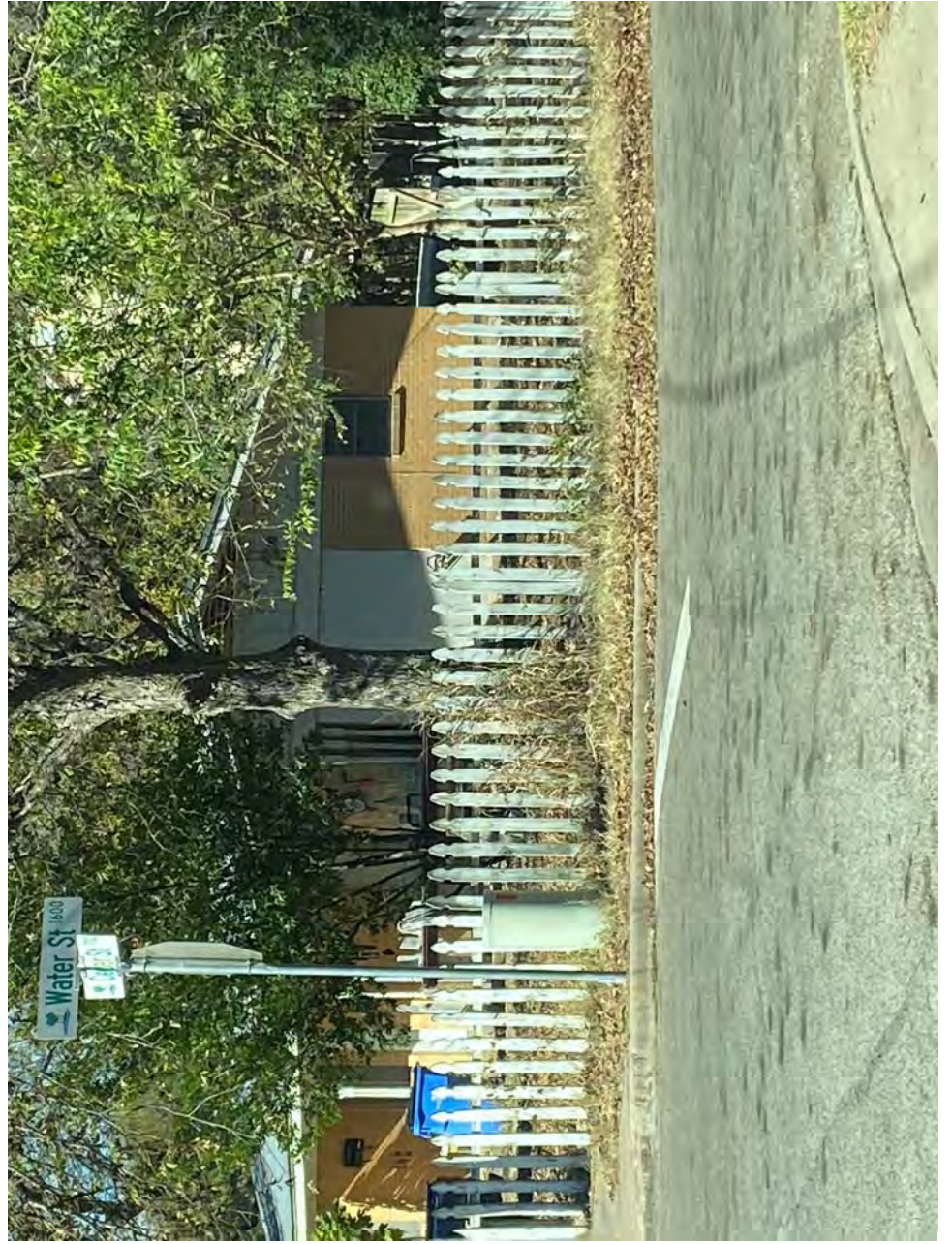






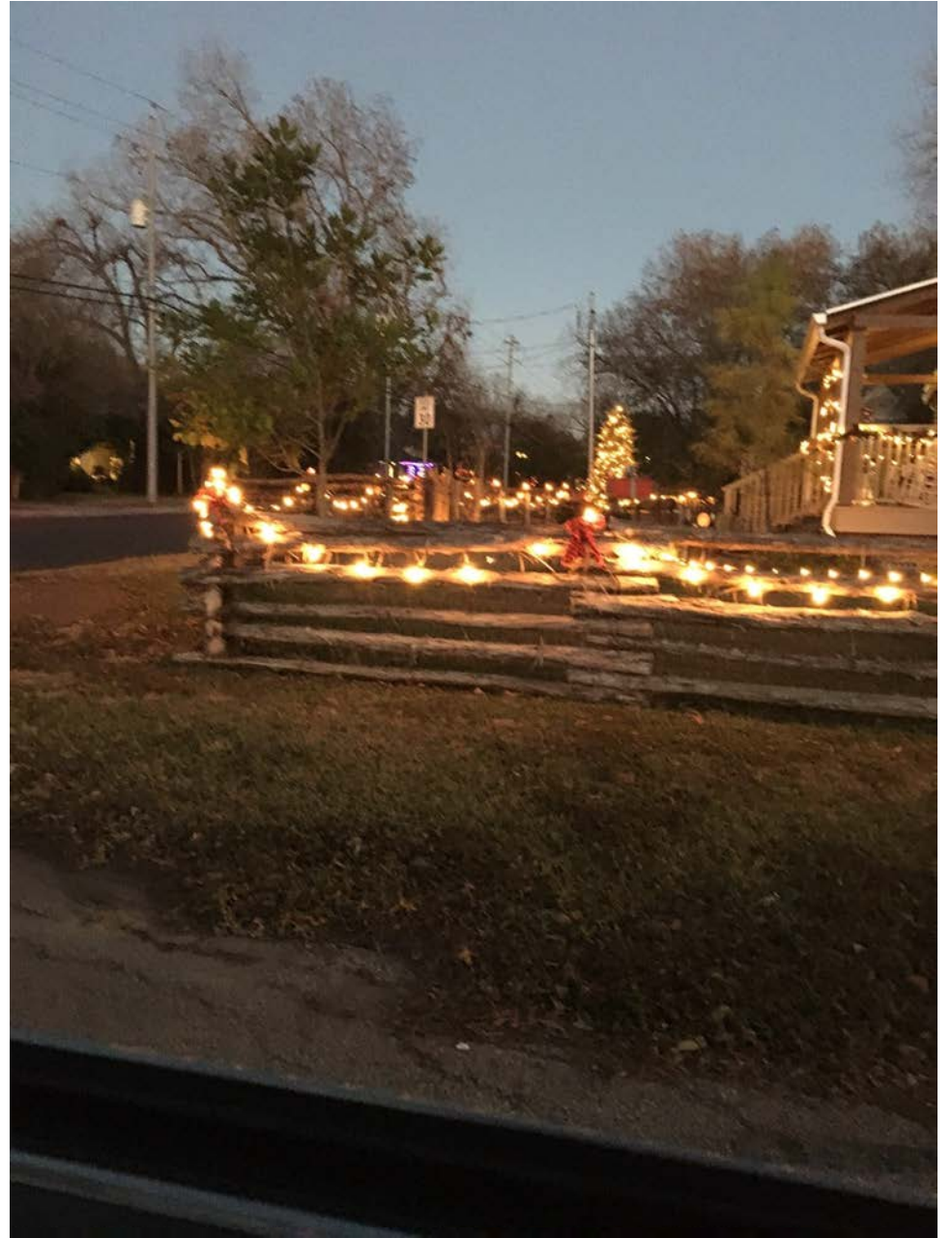






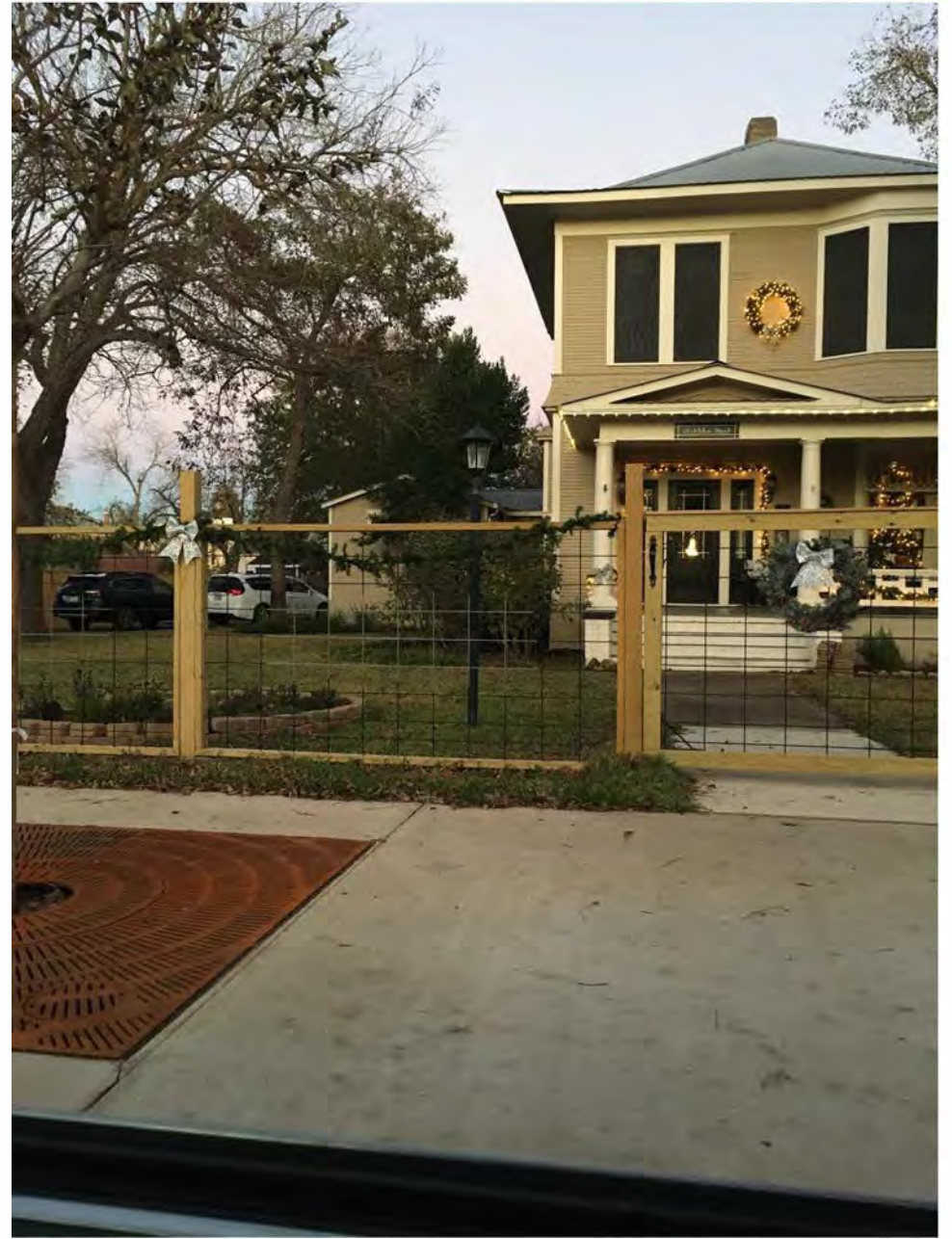


Timber





Welded Wire







Wire



Wood Privacy





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

FENCES IN HISTORIC DISTRICTS

CITY OF SAN ANTONIO
HISTORIC DESIGN GUIDELINES
FENCES POLICY GUIDE

DRAFT
JANUARY 2020



WHY ARE FENCES & WALLS IMPORTANT?

The historic use of fences and low retaining walls to identify front yard boundaries and provide privacy and security varies dramatically from district to district and from block to block within San Antonio's historic districts.

The types of fences and walls that are used are similarly eclectic. Where historic fences and walls do exist, they are important character-defining features that help reinforce the age and style of the principal building and often times the block. Front yard fences and walls play a large role in defining rhythm and pattern along the street edge. In some districts, non-historic fence materials, such as chain link, have been introduced over time.

This policy document provides owners guidance on when a replacing or installing a new fence and walls may be appropriate and what types of designs and configurations are found to be consistent with the Historic Design Guidelines.

(Images to be inserted)

NEW FENCES

While front yard fences are common throughout many historic districts, the appropriateness of installing a new fence on a property that does not currently feature one is determined by the site-specific conditions in relation to the immediate block and the individual historic district.

Typical conditions that where installing a new fence is not appropriate include:

- Properties that do not feature any historic fences within the immediate block. Chain-link and other non-conforming fences should not be cited as a supporting condition.
- Properties within an immediate block that predominantly features long natural lawns and/or a drop in slope at the public right-of-way. This development pattern is found in some areas of Monticello Park, Monte Vista, and Greenlawn Estates Historic Districts.

SPECIFICATIONS & DOCUMENTATION

When new fences are appropriate to the site-specific conditions of the property, applicants must also ensure that the style, height, and configuration of the fence line is also appropriate per the Historic Design Guidelines for Site Elements and the Unified Development Code 35-514.

- **REAR FENCE** - Rear yard privacy fences should be no taller than 6 feet in height and feature wood construction. Historic evidence may support installing stone, masonry, or stucco walls.
- **FRONT FENCE** - Front yard fences should match the height of neighboring fences or limited to 4 feet in height and be compatible with the heights of adjacent historic fences. Historic evidence may support installing stone, masonry, or stucco walls and fence bases.
- **FENCE STYLES** - While maintaining respect to individual architecture styles and historic districts, the most common appropriate fence type includes (a) black wrought iron, (b) painted wood picket, and (c) wood-framed cattle-panel/hog-wire.
- **NONCONFORMING FENCES** - Chain-link, barbed wire, corrugated metal, and make-shift fences should be avoided. Grandfathered items may be replaced with appropriate fencing but should not be reconstructed or expanded upon.
- **PEDESTRIAN GATES** - Pedestrian gates should be located at the intersection the property's walkway and the public sidewalk. Pedestrian gates should relate to the design of the fence while maintaining the 4-foot height limit.
- **VEHICLE GATES** - Vehicle gates should be set behind the front facade plane of the house and not span across the front of the driveway. A front vehicle gate may be considered if the site features an atypical condition including: (a) a wraparound porch, (b) a narrow driveway less than 10 feet wide, and/or (c) front driveways abutting rear yards or commercial properties. Electrical, mechanical, or solar collector equipment should be concealed and minimally visible if used.

(To include sample drawings for application materials.)



CHOOSING A DESIGN

The fence should relate to the architectural style of the house and the context of the historic district. A measured drawing or an example photo must be submitted for the proposed fence.

WROUGHT IRON - Most appropriate for Queen Anne, Folk Victorian, & German Venacular houses.



WOOD PICKET - Most appropriate for Craftsman, Colonial, & Folk Victorian style houses.

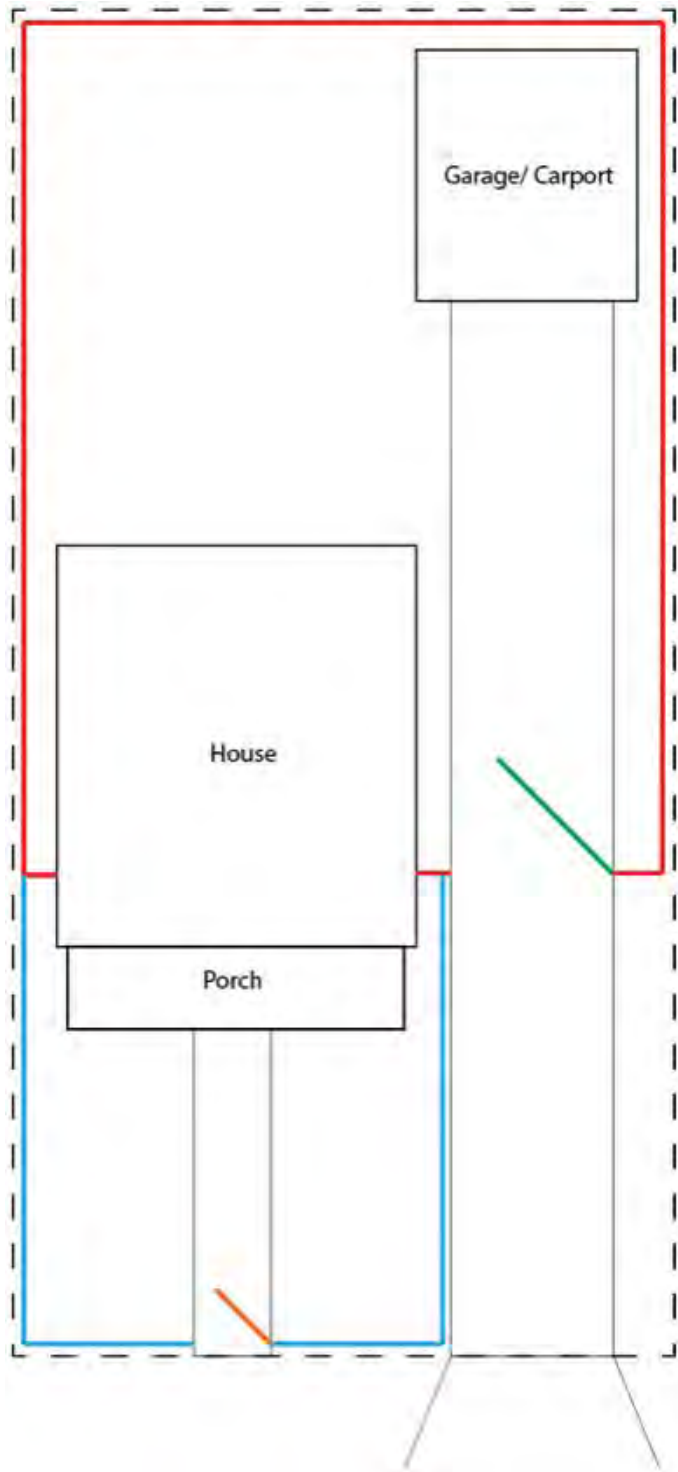


GARDEN LOOP -



DRAWING THE FENCE LINE

Applicants must also ensure that the style, height, and configuration of the fence line is also appropriate per the Historic Design Guidelines for Site Elements and the Unified Development Code 35-514. An accurate and labeled site plan depicting the proposed fence line must be submitted for each fence request.



EXAMPLE OF A SITE PLAN WITH AN APPROPRIATE FENCE LINE

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RESOURCES

Office of Historic Preservation Staff. Consult with a historic preservation specialist to receive property-specific guidance on landscaping plans and the Historic Design Guidelines.

www.sapreservation.com | (210) 207-0035 | info@sapreservation.com

Your neighborhood association. Your registered neighborhood association can provide guidance on landscape characteristics, assistance in design and contractor referrals, and more. To find your association, visit **www.sanantonio.gov/nhsd/neighborhoods** or inquire with Office of Historic Preservation staff if you live in a historic district.