

# Historic Landmark Commission Agenda

Council Chambers  
1311 Chestnut Street  
Bastrop, TX 78602



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**December 16, 2020 at 6:00 P.M.**

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*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.*

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**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 November 18, 2020 Historic Landmark Commission Regular Meeting.

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.

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.

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

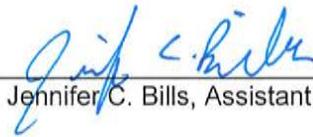
3E. Discussion on appropriate fence styles and sizes for the Bastrop Commercial National Register District and the Iredell Historic District.

**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](http://www.cityofbastrop.org). Said Notice was posted on the following date and time: December 11, 2020 7:50 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, November 18, 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 6:00 pm.

#### Commissioners:

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

#### City Council Liaison:

Bill Ennis	Absent
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#### Staff:

Jennifer Bills	Present
Allison Land	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 October 21, 2020 Historic Landmark Commission Regular Meeting.

- Pablo Serna made a motion to approve and Matt Lassen seconded, and the motion carried unanimously.

3B. Consider action to approve a Certificate of Appropriateness for 921 Main Street Subdivision, Lot 1, located at 921 Chestnut Street, also known as the Art Institute, to install a new band sign on the front facade, for a Structure within the Bastrop Commercial National Register of Historic Places District.

- Ms. Bills presented the item.
- A material sample was not available.
- The Applicants were not available for questions.

# HISTORIC LANDMARK COMMISSION MEETING

## Meeting Minutes

- Discussion commenced on sign style.
  - No citizen comments were made.
  - Matt Lassen made a motion to approve the request. Janean Whitten seconded, and the motion passed unanimously.
- 3C. Update on the bench tour and consider action to recommend boundaries for the future placement of historic type street benches.
- Ms. Bills presented the item.
  - Blake Kaiser suggested that more benches be considered for Chestnut Street.
  - Keep the same color and material of benches for future requests.
  - Pablo Serna made a motion to approve and Matt Lassen seconded, and the motion carried 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 recruiting additional properties to become local Historic Landmarks.
- Postponed till next meeting.
- 3F. Follow up discussion on any questions on the Bastrop Building Block (B<sup>3</sup>) Codes, Authentic Bastrop Pattern Book or The Secretary of the Interior's Standards for Historic Properties.
- Ms. Bills presented the item.
  - Discussion on getting more information on Bastrop Building Block (B<sup>3</sup>) Codes for types of fences:
    - Members to get pictures and send to Jennifer by December 7<sup>th</sup> to review at December meeting.

## 4. UPDATES

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

## 5. ADJOURNMENT

- Pablo Serna made a motion to adjourn, Janean Whitten seconded.
- Meeting adjourned by Chair at 6:30 pm.

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Commission Chair

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Commission Vice-Chair



# STAFF REPORT

**MEETING DATE:** December 16, 2020

**AGENDA ITEM:** 3B

**TITLE:**

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.

**STAFF REPRESENTATIVE:**

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

**ITEM DETAILS:**

Site Address:	1401 Church Street (Attachment 1)
Property Owner:	Lise Grande
Applicant	Tetra Properties, Inc/Beatsy Nolen
Current Use:	Residential
Existing Zoning:	P-3 Neighborhood
Designations:	Designated Bastrop Historic Landmark

**BACKGROUND/HISTORY:**

The applicant at 1401 Church Street installed a new cedar wood pergola at the front gate.



The applicant states a metal/iron pergola had been at this location previously but was stolen. The new pergola was constructed to support heirloom climbing rose bushes on either side of the front gate.



The pergola is built over an existing wrought iron gate and fence. The residential house was built in 1889, and was designated as a Bastrop Historic Landmark in 2003.

**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.

Applicable criteria

- (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.
- (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.
- (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.
- (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.

*The cedar wood pergola does not match the existing wrought iron metal fence and does not complement the architectural style of the main structure.*

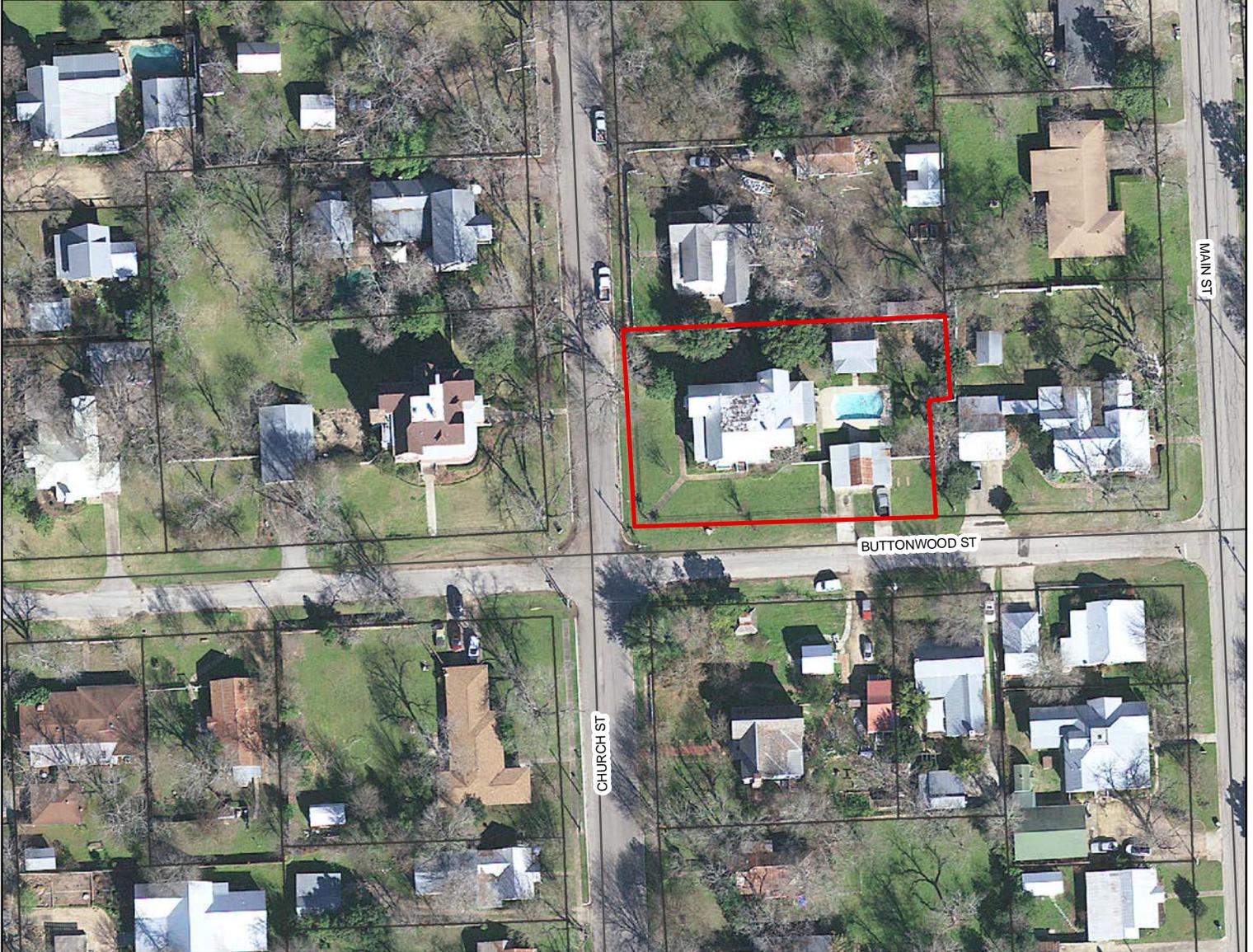
**RECOMMENDATION:**

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.

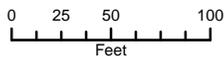
**ATTACHMENTS:**

- Attachment 1 – Location Map
- Attachment 2 – Project Description
- Attachment 3 – Pictures of Pergola

# Attachment 1 Location Map



## 1401 Church St. Certificate of Appropriateness



1 inch = 96 feet



Date: 12/11/2020

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.

Nov. 18, 2020

City of Bastrop

Certificate of Appropriateness Requirement

RE: 1401 Church Street

To Whom it May Concern,

This is a request to the Historical Committee for a certificate of appropriateness to approve replacement pergola at front gate located at 1401 Church Street.

Original metal/iron pergola was stolen and replacement cedar pergola was constructed to support heirloom climbing rose bushes that flank the front gate.

Materials used are cedar post & cedar lattice.

Respectfully,

Beatsy Nolen, Broker/Property Manager

Tetra Properties, Inc.

For: Lisa Grande/1401 Church Street



SPEED  
LIMIT  
30





# STAFF REPORT

**MEETING DATE:** December 16, 2020

**AGENDA ITEM:** 3C

**TITLE:**

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.

**STAFF REPRESENTATIVE:**

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

**ITEM DETAILS:**

Site Address: 1011 Main Street (Attachment 1)  
Property Owner: Luana Murphy  
Applicant: Dick Clark & Associates/Mark Vornberg, Architect  
Current Use: Commercial/Retail  
Existing Zoning: P-5 Core  
Designations: Bastrop Commercial National Register of Historic Places District

**BACKGROUND/HISTORY:**

The property owner at 1011 Main Street is proposing to remove the existing non-original storefront and awning, currently the Liberty Glenn building (Attachment 2).



The current storefront and awning are obviously a more recent addition to the building that is not compatible with the overall downtown appearance. The storefront has changed over time, as the photo from 1942 seems to show a store front with a front door that is recessed three to five feet with angled display windows (Attachment 3).



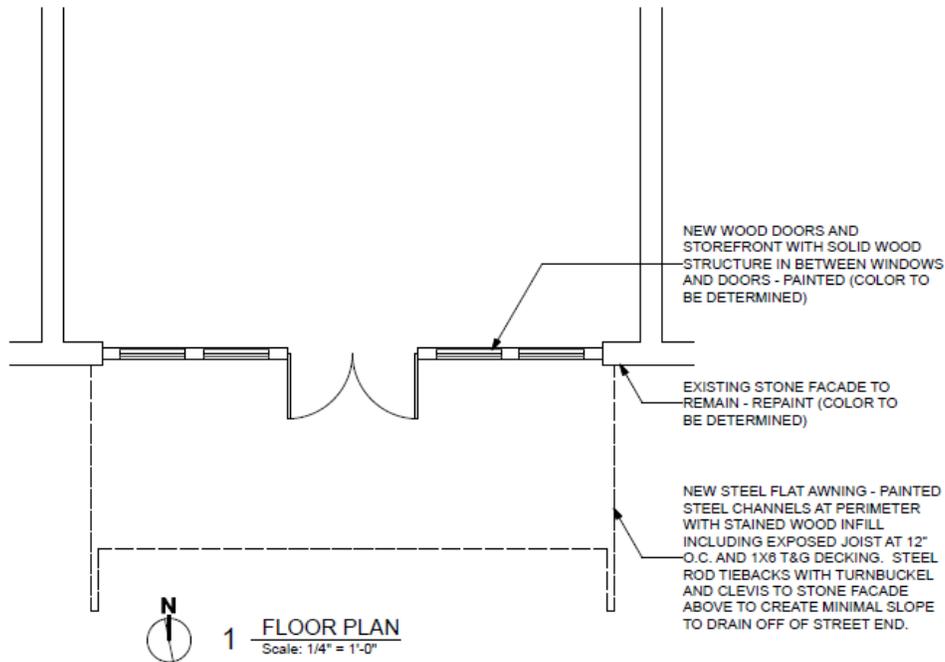
The main stone façade of the building is original but has been painted over. Stucco was added around the existing storefront that filled in some of the area of the old transom windows (Attachment 4).



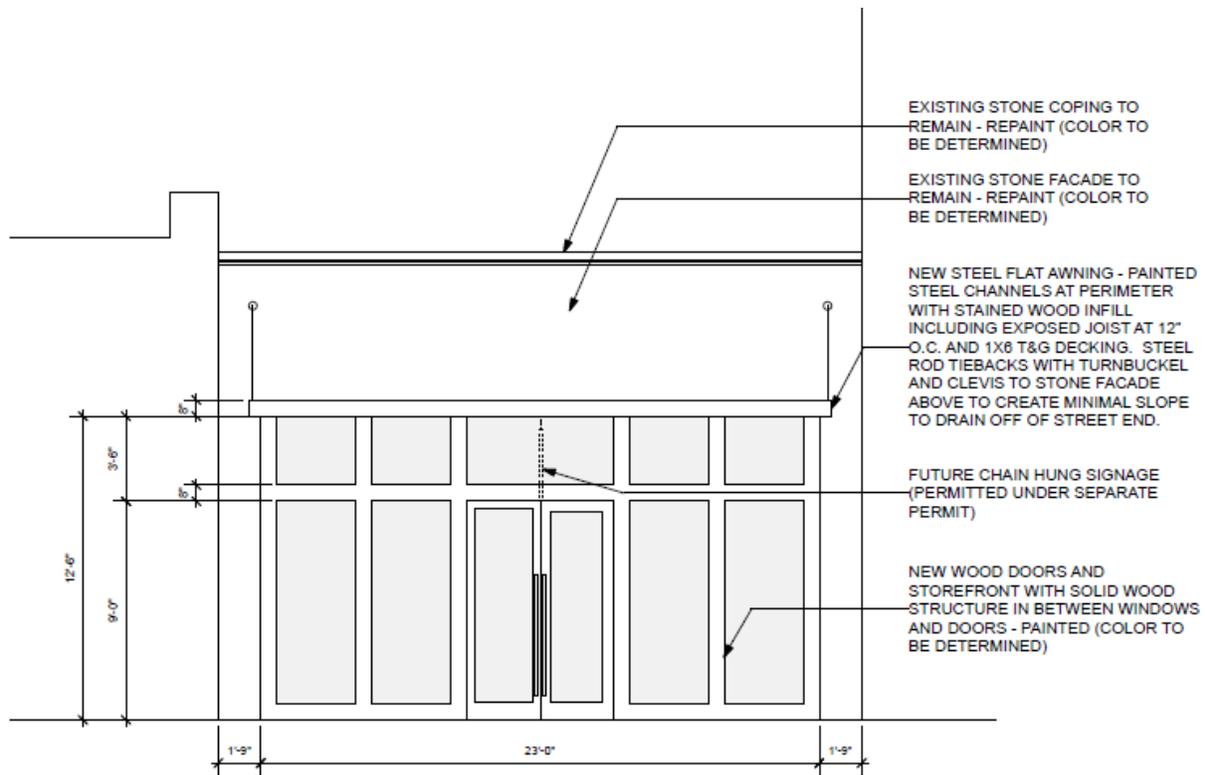
The applicant is proposing to remove the existing awning, storefront, and stucco infill. Artistic renderings of the street view are provided (Attachment 5).



The new awning would be a steel flat awning with painted steel channels at the perimeter and stained wood infill including exposed joists. The awning will be connected with steel rod tiebacks to the stone façade (Attachment 6).



The new storefront would be made with a solid wood structure and double wood doors in the middle (Attachment 6). The doors will be even with the windows and do not provide any inset from the front façade.



## 2 STREET ELEVATION

Scale: 1/4" = 1'-0"

From the initial submittal, staff made the following recommendations for the applicant to consider for the design:

- 18-24 inch bulkhead (kickplate) at the bottom of the windows. This could be either a solid piece or individual panels to match the windows.
- Add framing around the outside edge of the windows.
- Inset the double-door the width of the door (probably around 3 feet).

In the response the applicant has provided additional framing and provided the following historic preservation analysis:

“Our philosophy is based on the Secretary of the Interiors Standards for historic buildings, where they generally say to save the historic part of the building but not to do faux historic if it isn’t original to the building. We feel that this design implements the philosophy of compatibility to the character, material and scale of the building and neighborhood, but still a slight update or departure so that it is not trying to mimic historical construction. Additionally, we think the design and these materials lend themselves to fitting into the historic setting and showing off the craftsmanship and quality of the materials themselves.”

## **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.

#### Applicable criteria

- (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.**

*This site has already been significantly altered.*

- (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.**

*As the original storefront does not exist and has undergone significant changes over time, the goal for this project is the removal of non-historical element and the restoration of the façade to an earlier historic appearance or a style compatible with the historic style of the Bastrop Commercial District.*

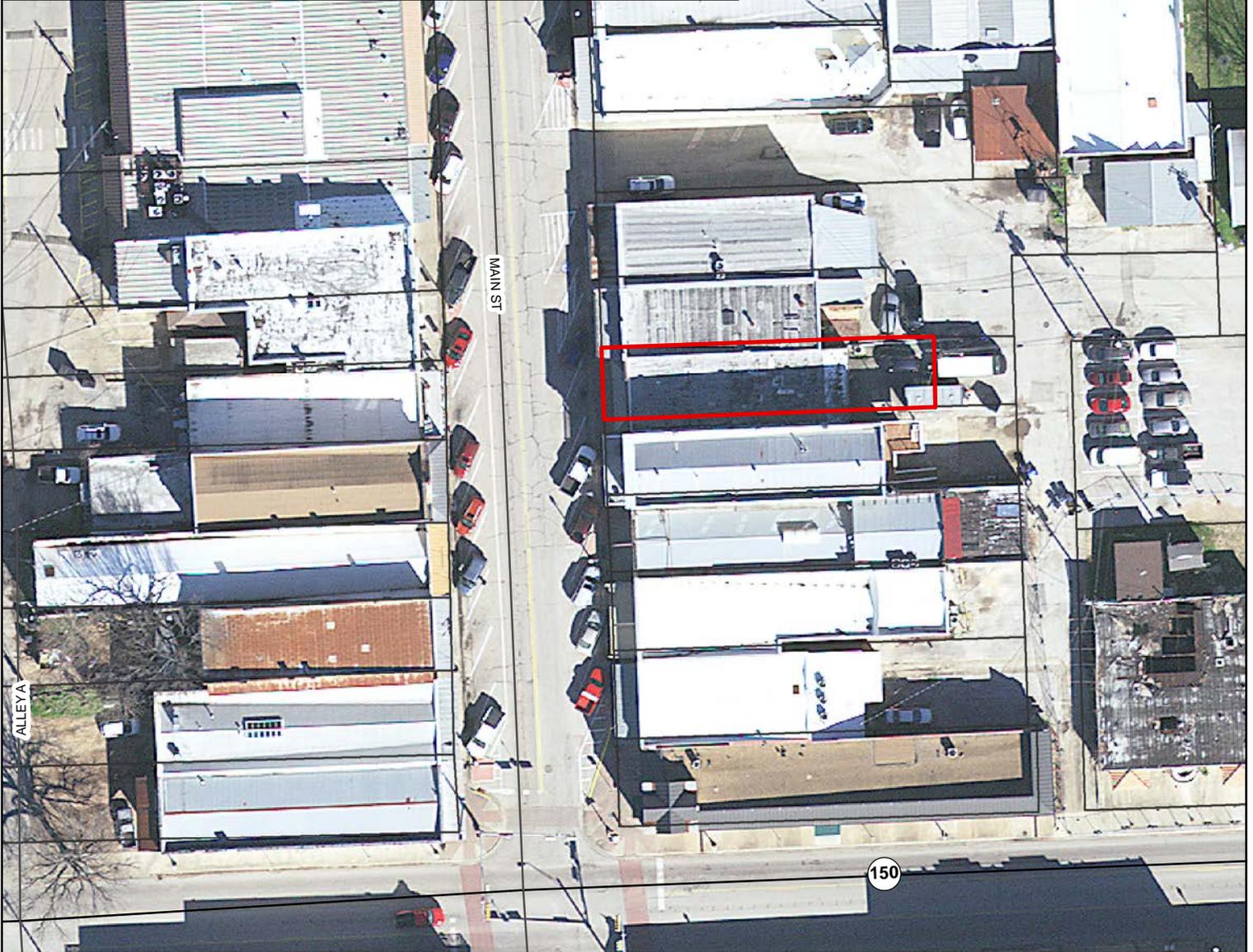
## **RECOMMENDATION:**

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.

## **ATTACHMENTS:**

- Attachment 1 – Location Map
- Attachment 2 – Project Description
- Attachment 3 – Historic Photographs
- Attachment 4 – Existing Façade
- Attachment 5 – Proposed Artistic Façade Renderings
- Attachment 6 – Proposed Façade Elevation Plans

# Attachment 1 Location Map



## 1011 Main St. Certificate of Appropriateness



1 inch = 56 feet



Date: 12/11/2020

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.

## Project Description

### 1011 MAIN STREET

The original historic façade at 1011 Main Street in Bastrop has already gone through significant previous modifications prior to the current owner. Our intent is to remove the existing non-original awning, windows and doors, and stucco infill that was created to look like stone infill around the current awning. We intend to restore the window opening in the stone to the window's original overall size, then use more traditional wood windows and doors, and a flat modern awning.

#### Stone

We propose to remove the added stucco to expose the original stone framed window opening. We propose to clean up and repaint the existing stone façade and coping. These are both currently painted.

#### Windows

We propose to replace the existing windows and doors with a new painted wood window system including a heftier profile at the top of the doors, and at the uprights position between windows. The new wood and glass doors will swing out per typical commercial code. The windows and doors are proposed to be painted.

#### Awning

We propose to do a new flat steel framed awning with stained wood infill joist. The awning will be supported from tie backs to the building with slightly tilting toward the street for drainage. The new awning will have painted steel channels at the perimeter and stained wood infill joist at 12" O.C. and 1x6 T&G stained wood decking above the exposed joist.



1942

013,021,0







*Liberty Glenn*  
*Home Décor*



lasera v care



BLACK & WHITE Interiors



Liberty Glenn  
Home Decor



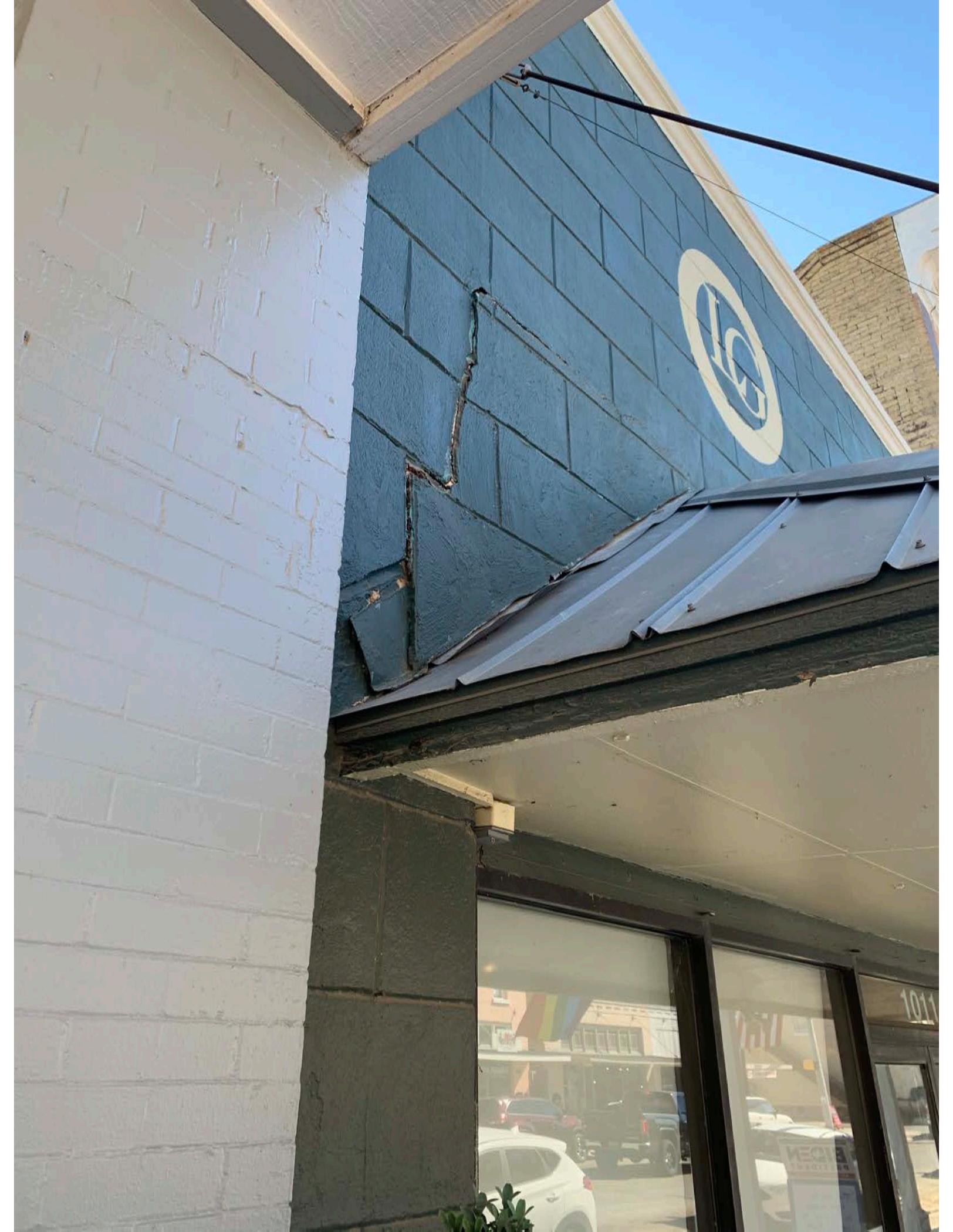


IG Decor

1011

ROP HOBBIES

BIDEN HARRIS

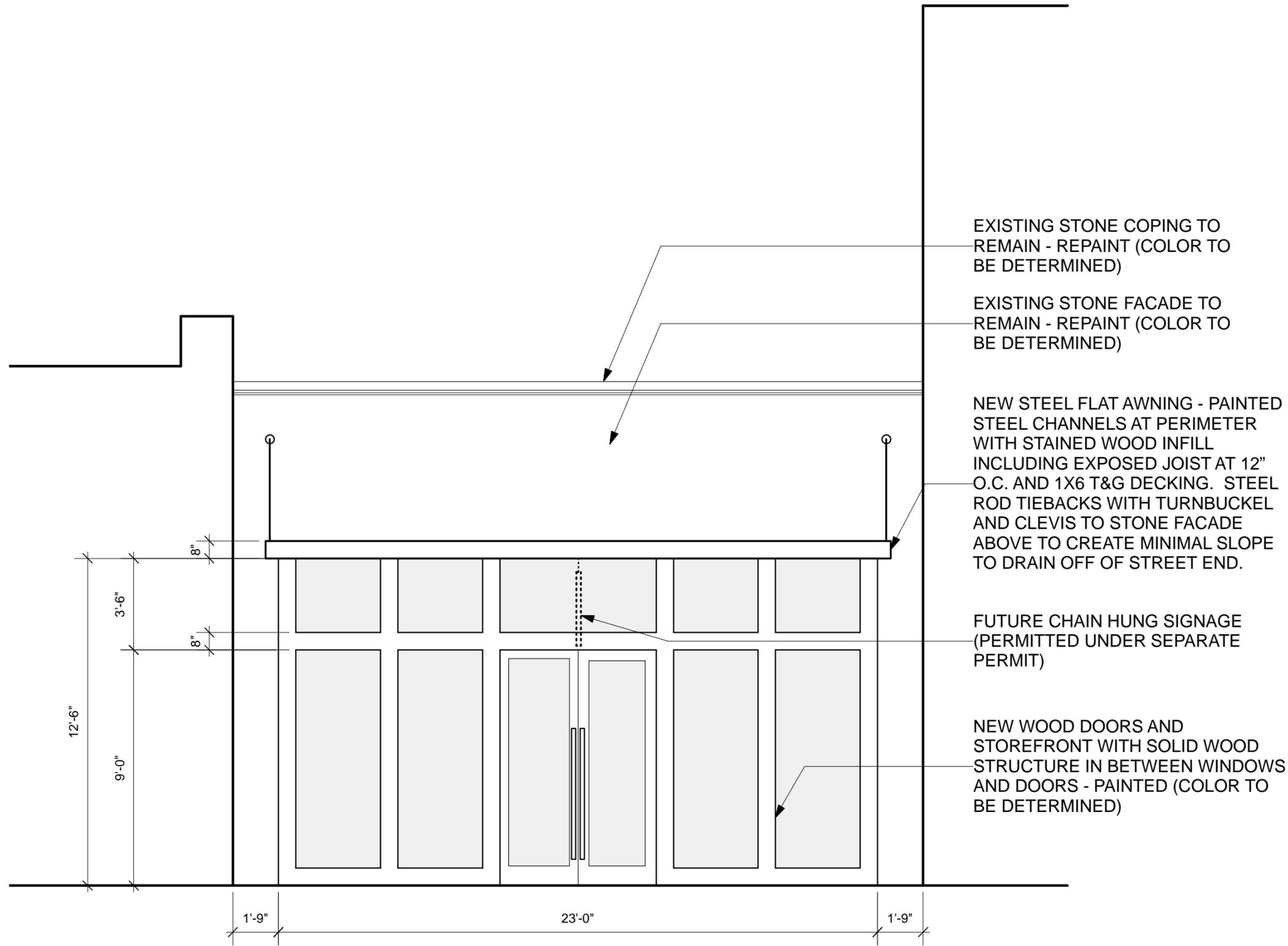


1011



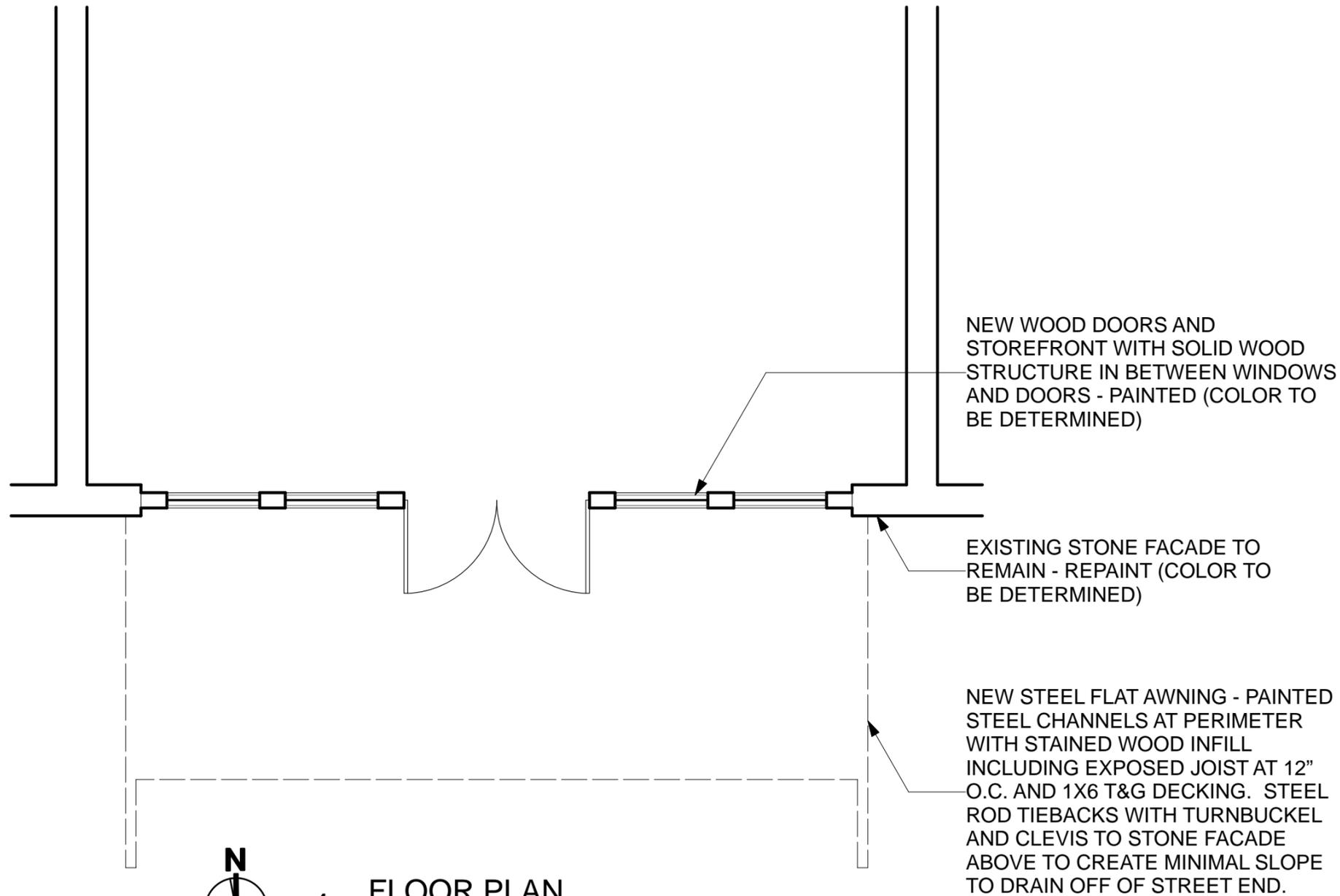






NOTE:  
 THE ORIGINAL HISTORIC FACADE HAS ALREADY HAD SIGNIFICANT MODIFICATIONS.  
 -THE CURRENT DOORS AND WINDOWS ARE ALUMINUM STOREFRONT TO A HEIGHT OF ONLY 8'-0". THIS IS PROPOSED TO BE REMOVED.  
 - THE CURRENT AWNING IS A METAL AWNING IN A HIP ROOF STYLE MOUNTED BELOW THE ORIGINAL WINDOW OPENINGS. THIS IS PROPOSED TO BE REMOVED.  
 - THE EXISTING WINDOW OPENINGS WERE PARTIALLY FILLED WITH A STUCCO MATERIAL TO IMITATE THE ORIGINAL STONE FACADE. THIS IS PROPOSED TO BE REMOVED.  
 - THE ORIGINAL STONE HAS BEEN PAINTED OVER NUMEROUS TIMES. WE PROPOSE TO REPAINT.

**2** STREET ELEVATION  
 Scale: 1/4" = 1'-0"



1

**FLOOR PLAN**

Scale: 1/4" = 1'-0"



# STAFF REPORT

**MEETING DATE:** December 16, 2020

**AGENDA ITEM:** 3D

**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 B<sup>3</sup> 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:** December 16, 2020

**AGENDA ITEM:** 3E

**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 B<sup>3</sup> Codes.

**POLICY EXPLANATION:**

*B<sup>3</sup> 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 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.

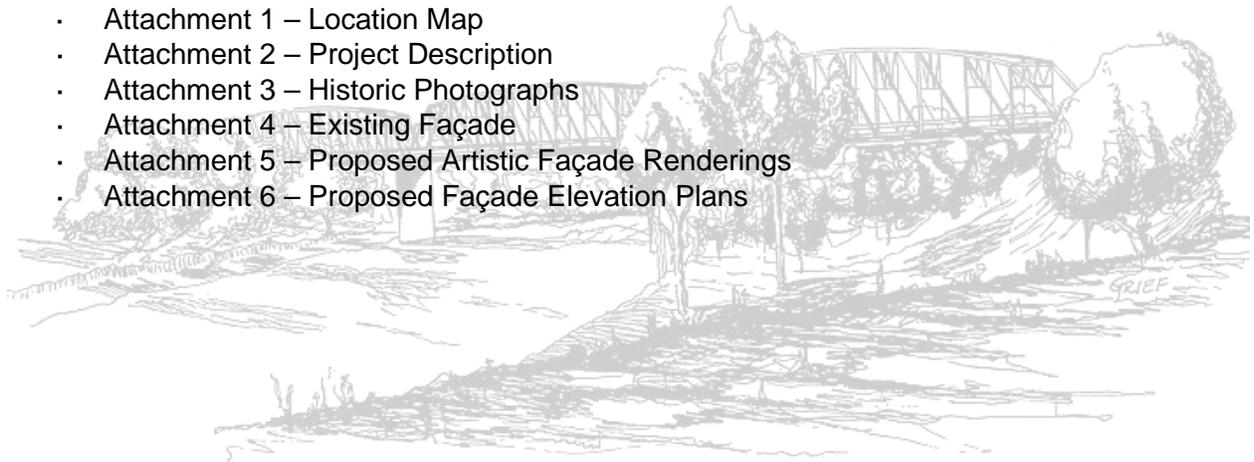


*Setting the privacy fence a minimum distance from the front building wall allows for a better landscape area between homes.*

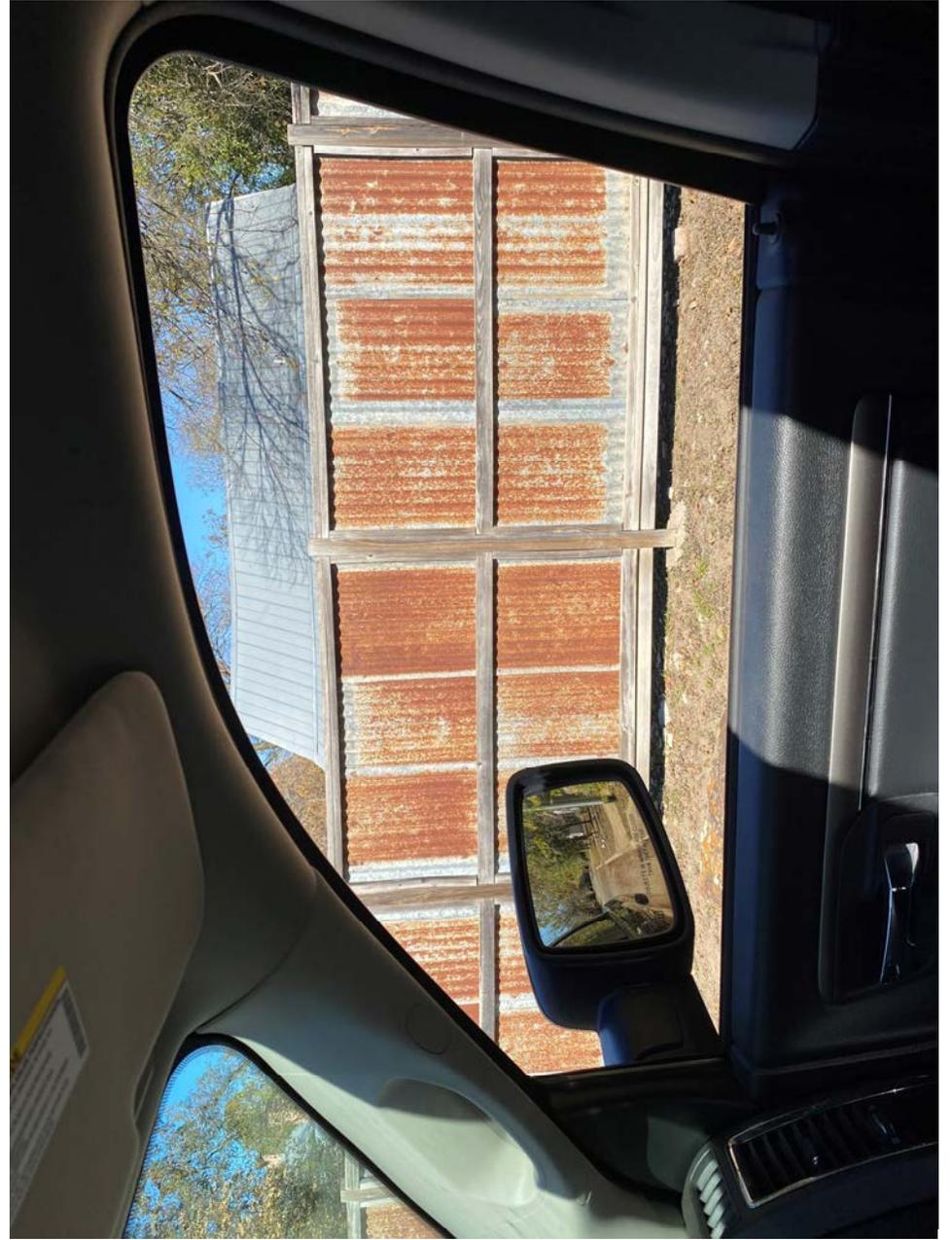
**RECOMMENDATION:**

**ATTACHMENTS:**

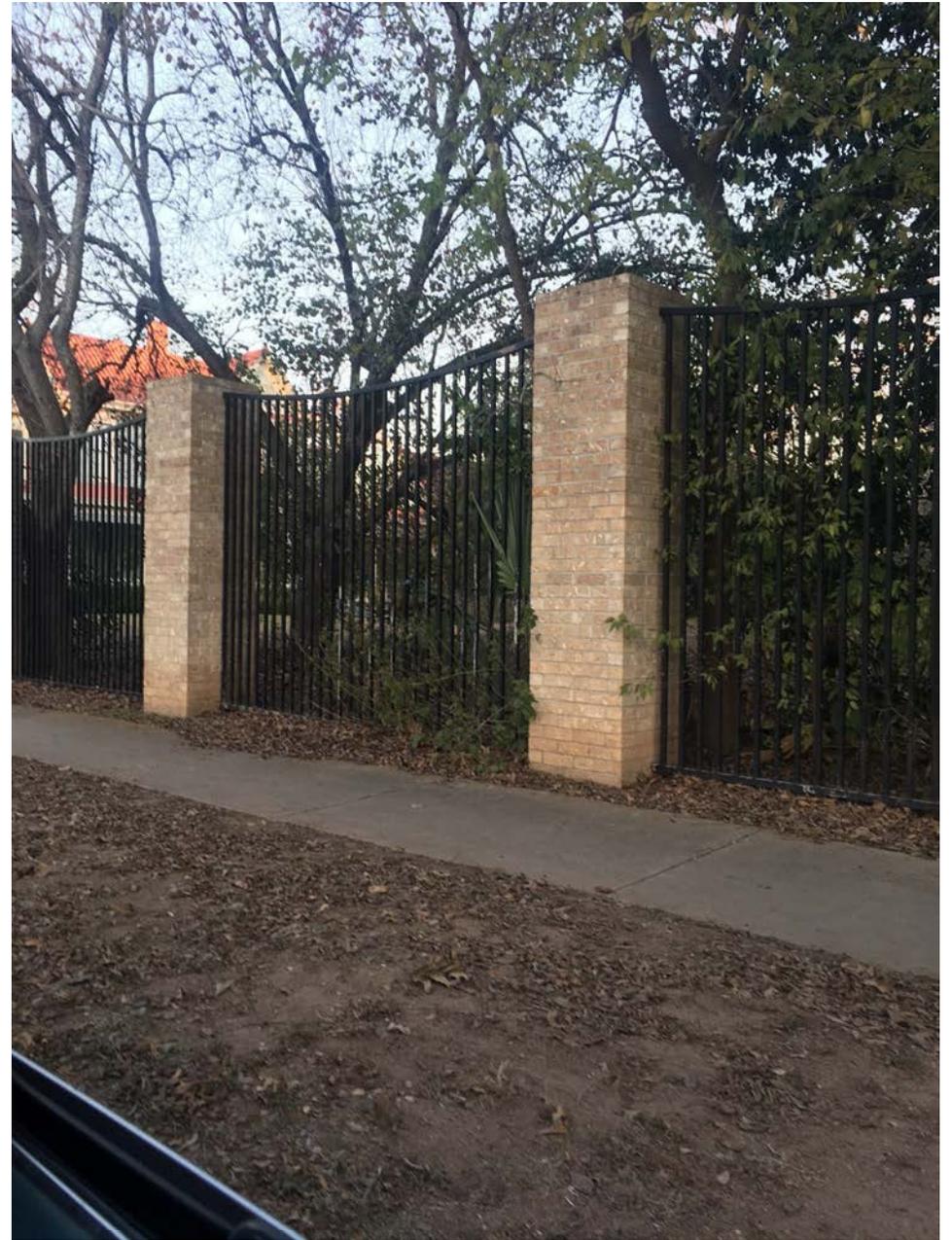
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- Attachment 2 – Project Description
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Corrugated Metal



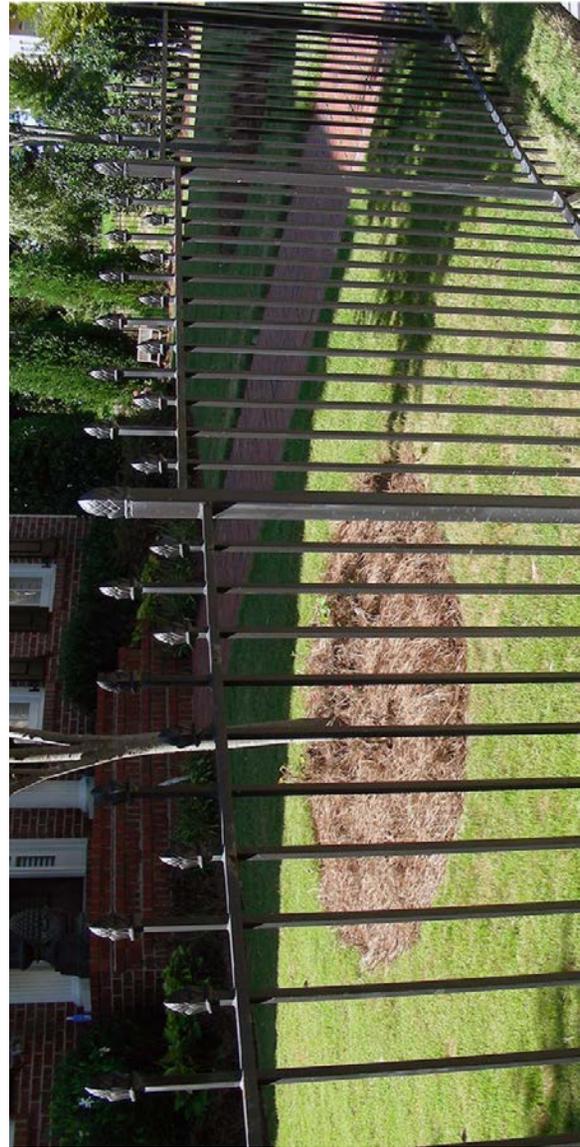
Decorative Metal & Masonry





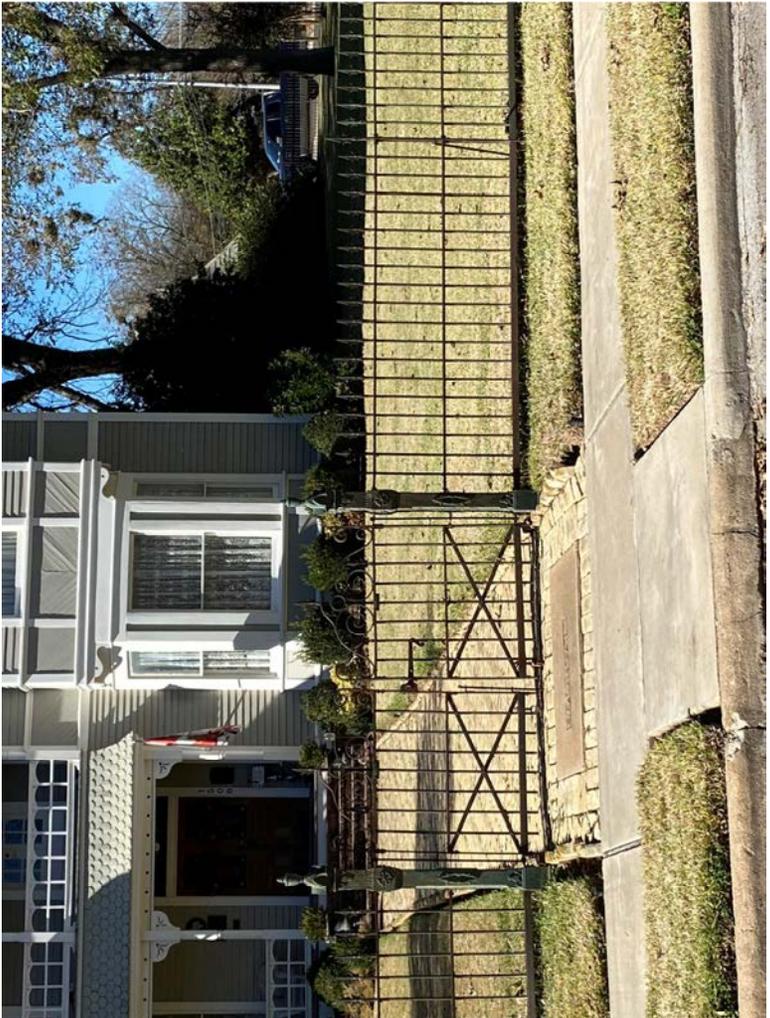


Decorative Metal

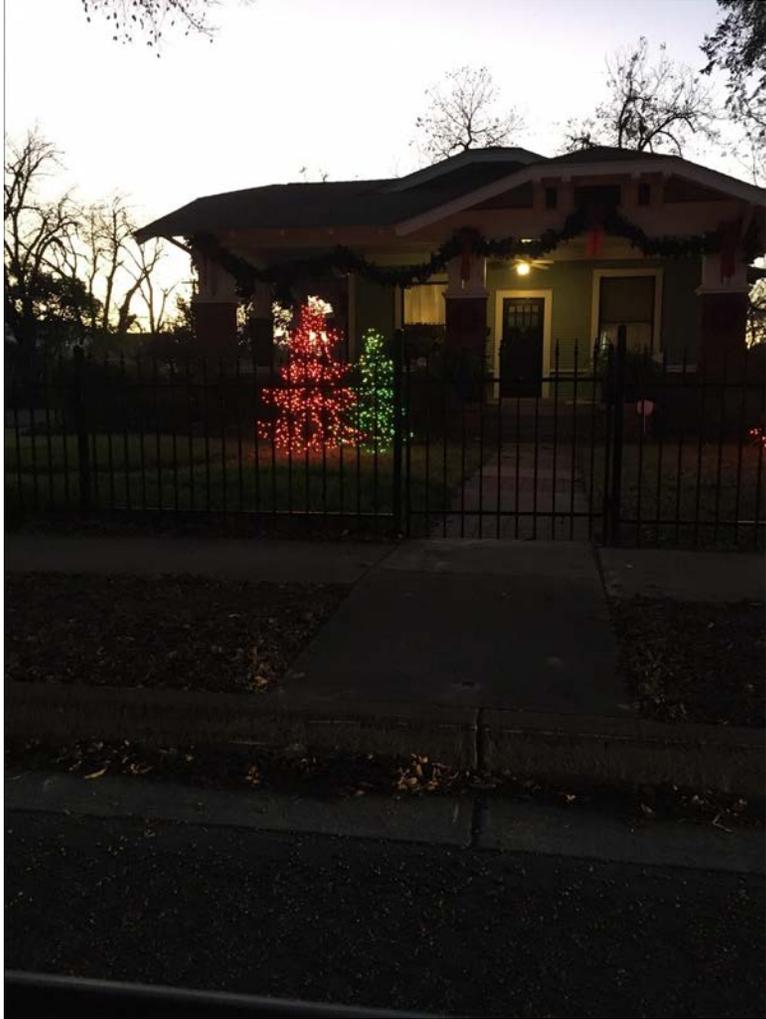


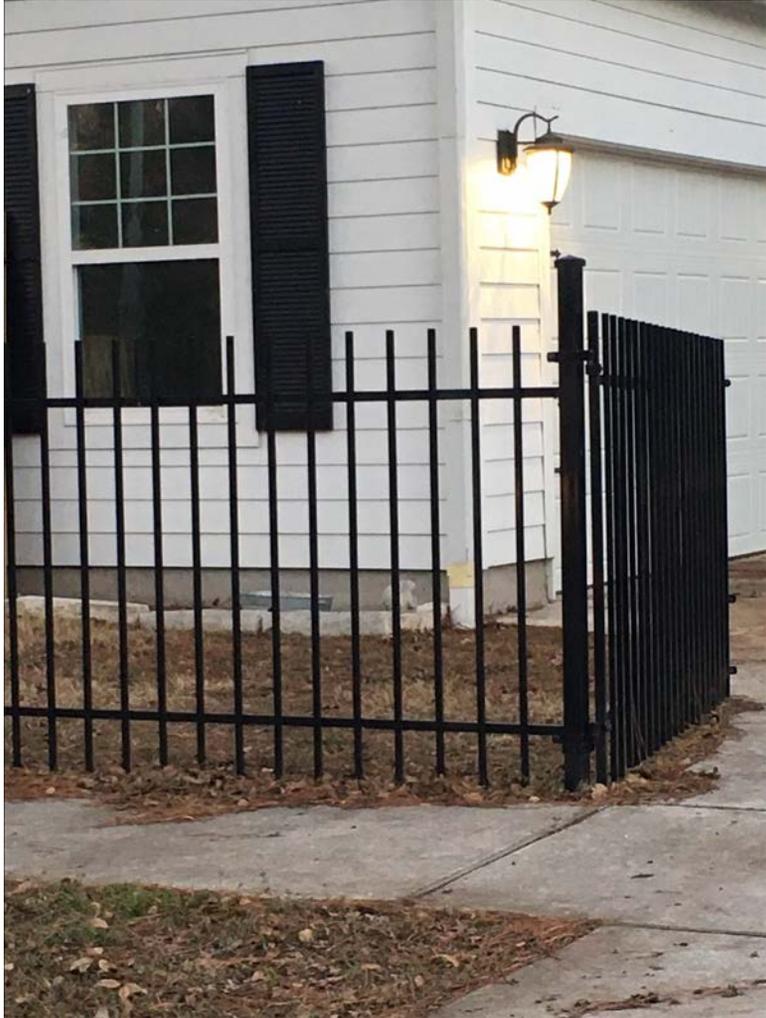




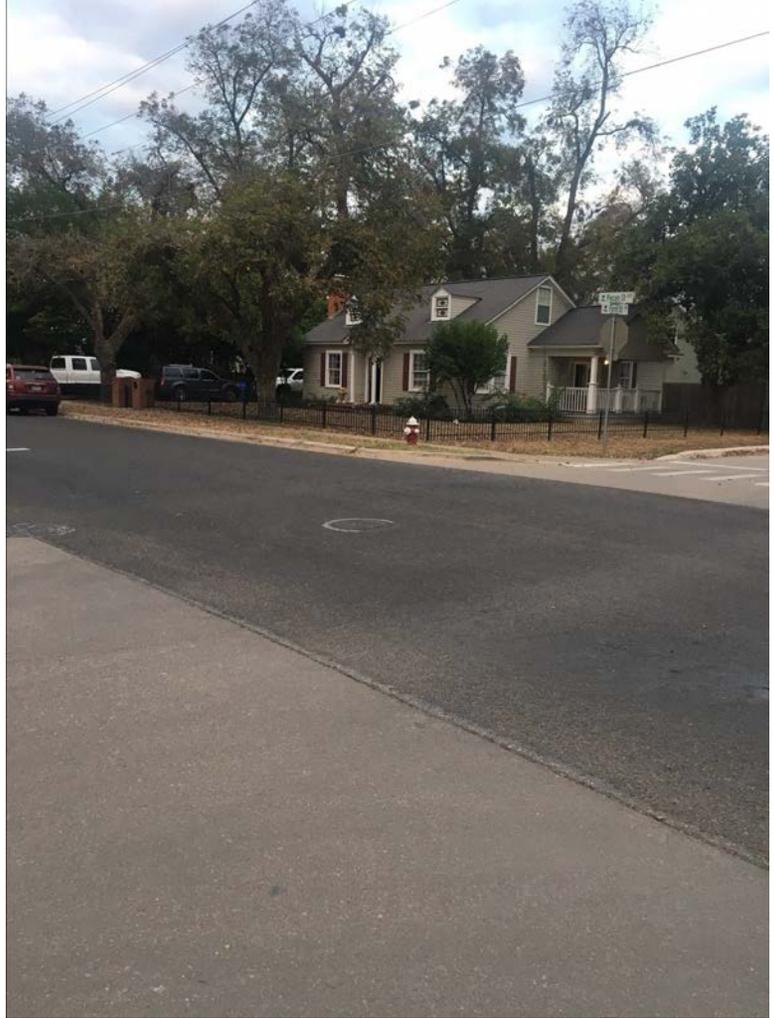






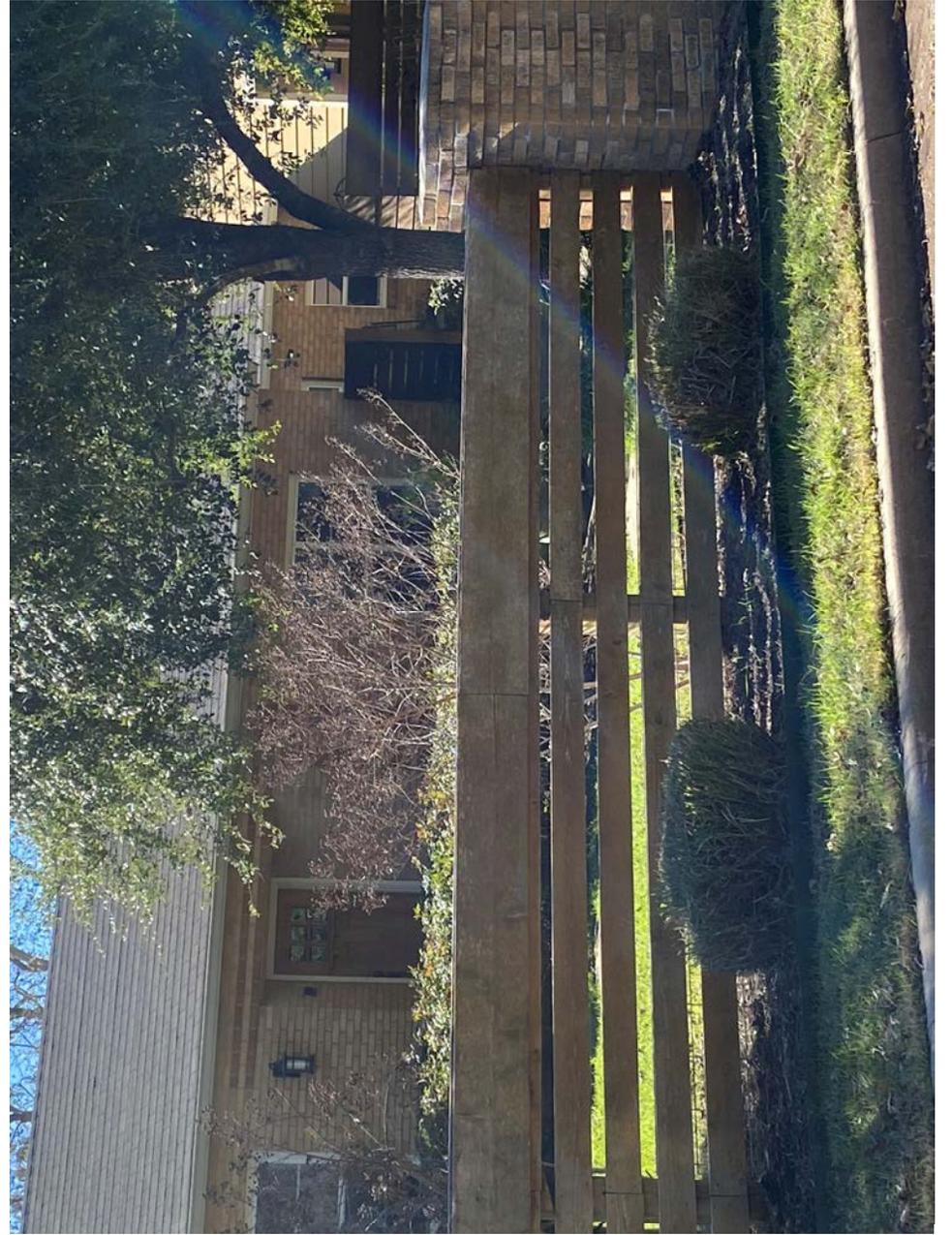








## Horizontal Open Wood



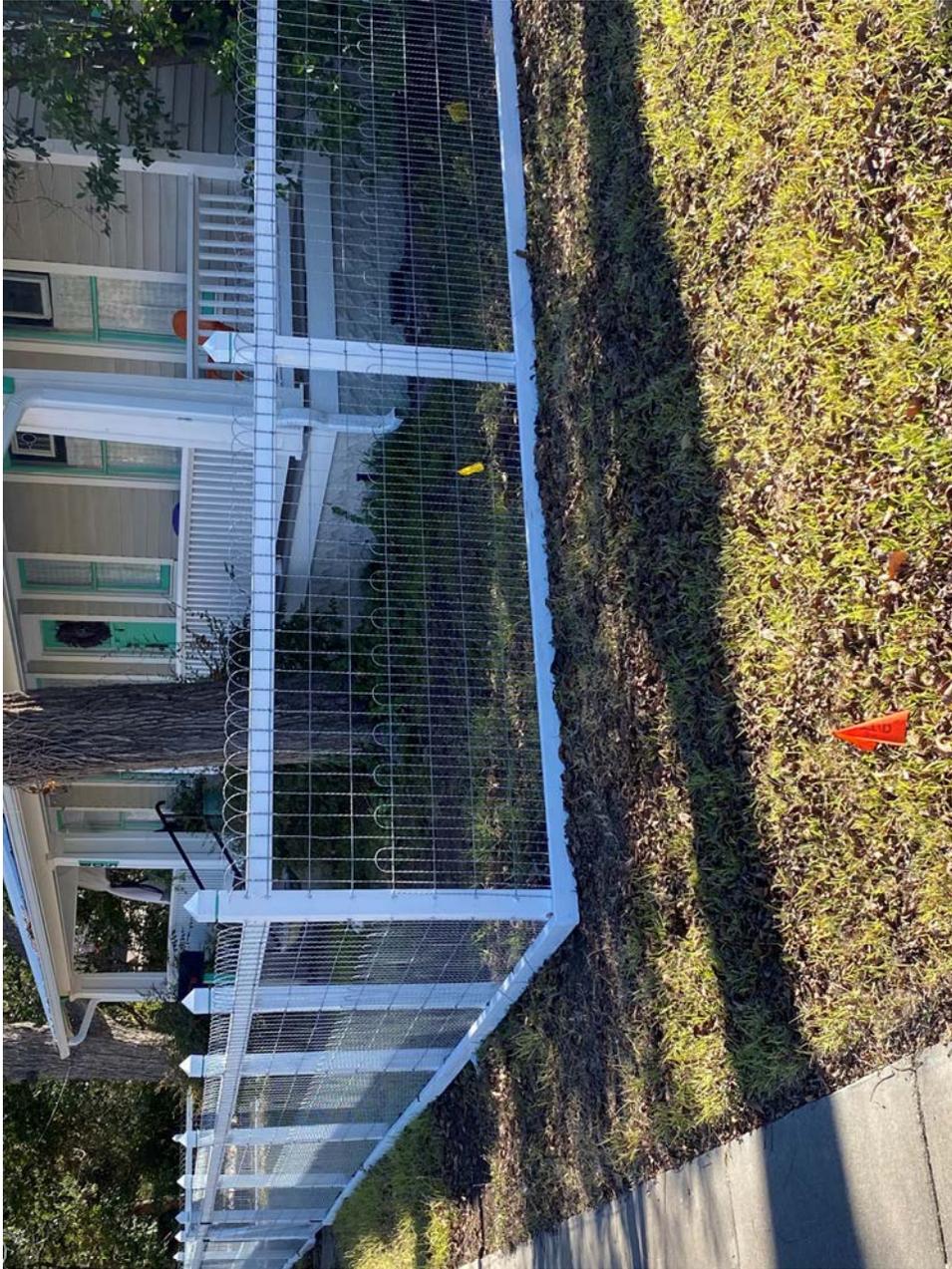


Looped Wire

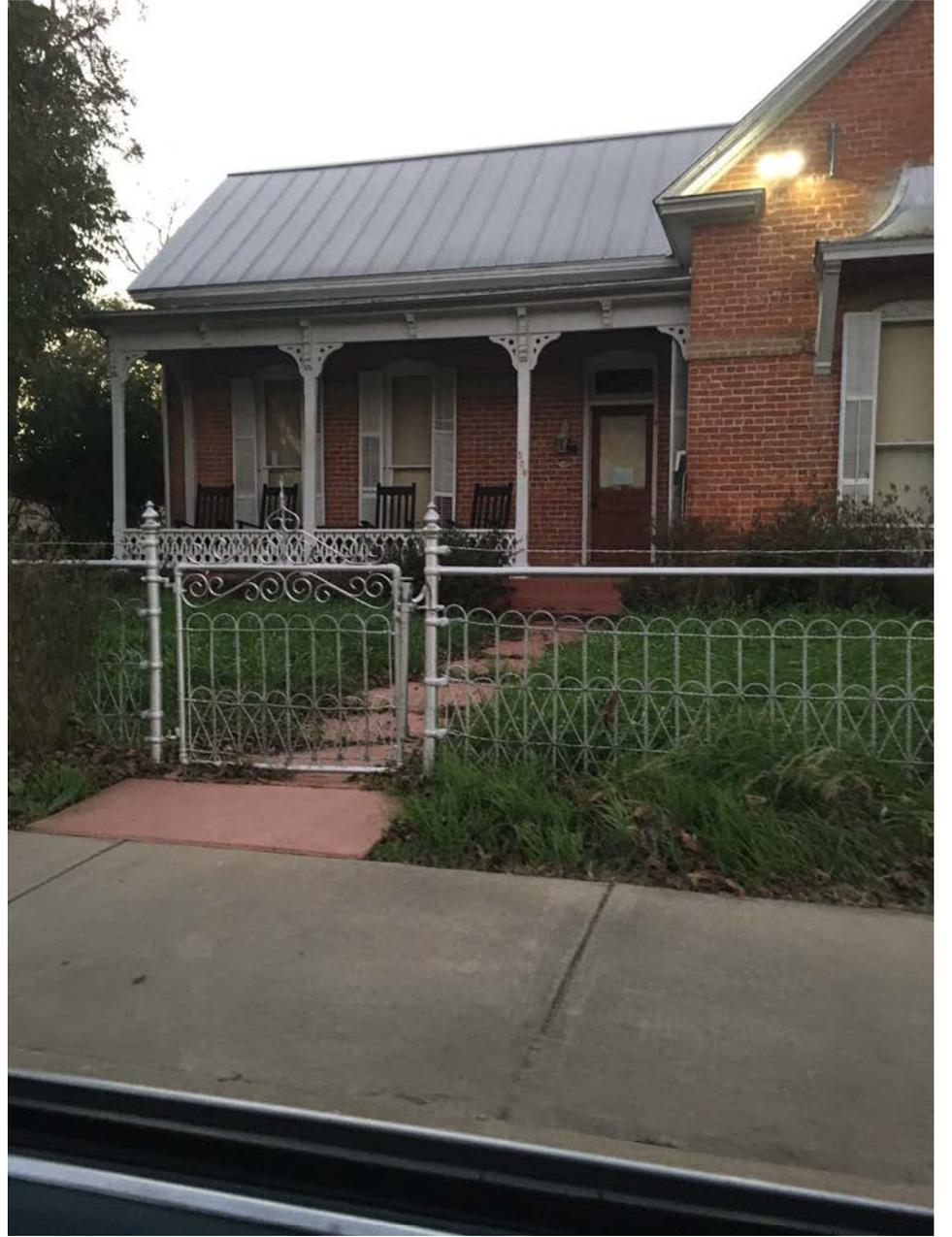


















Masonry



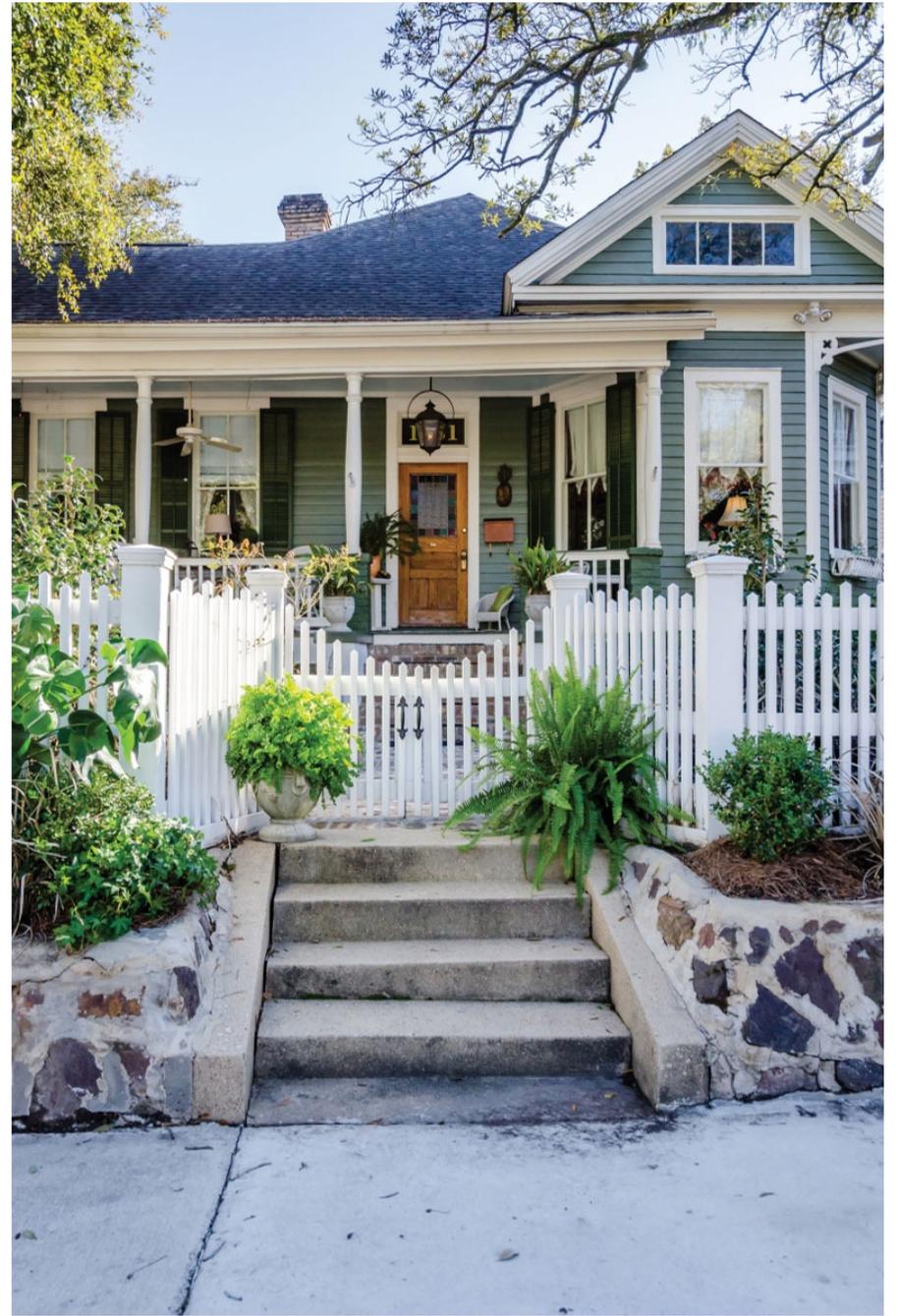
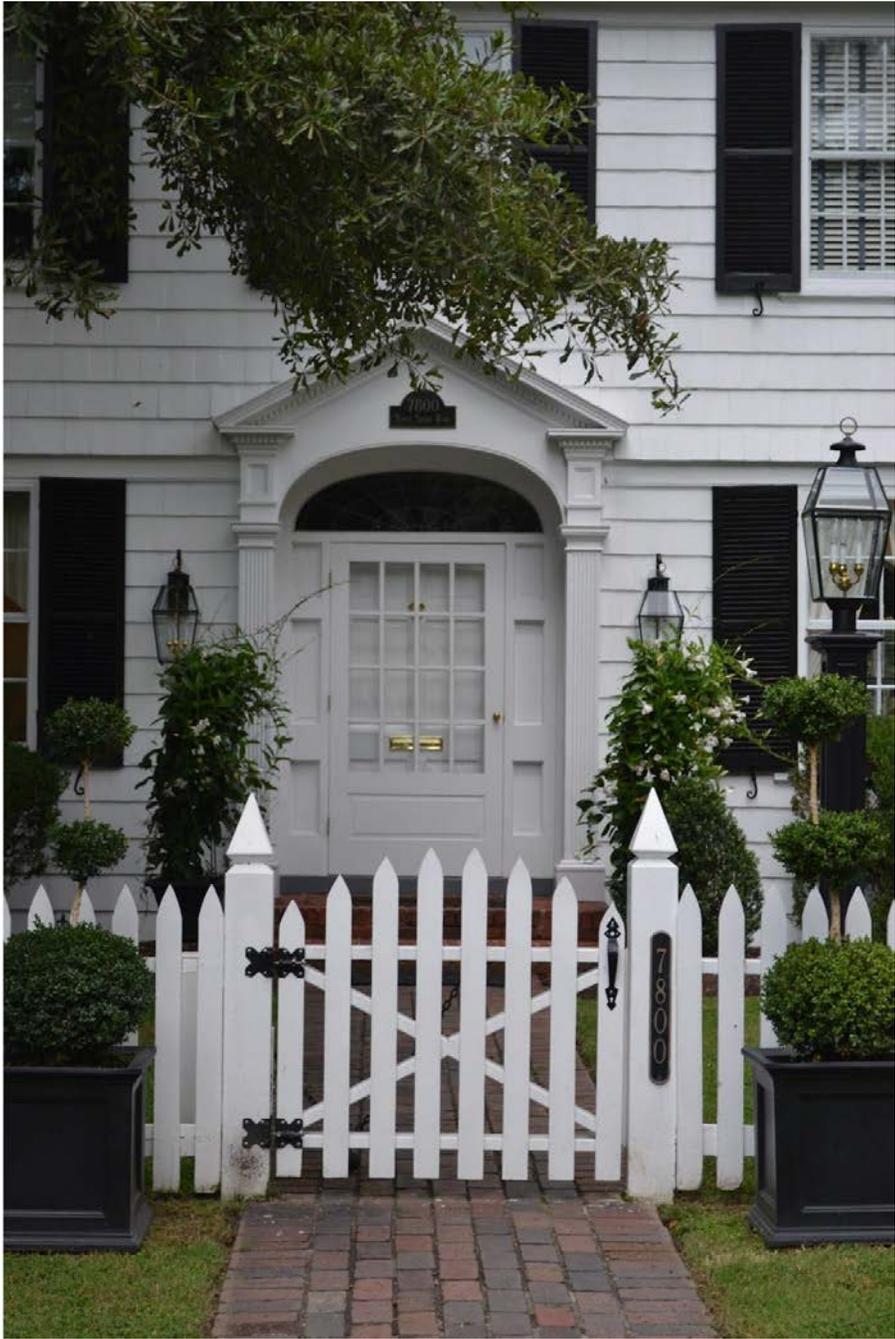




Open Picket

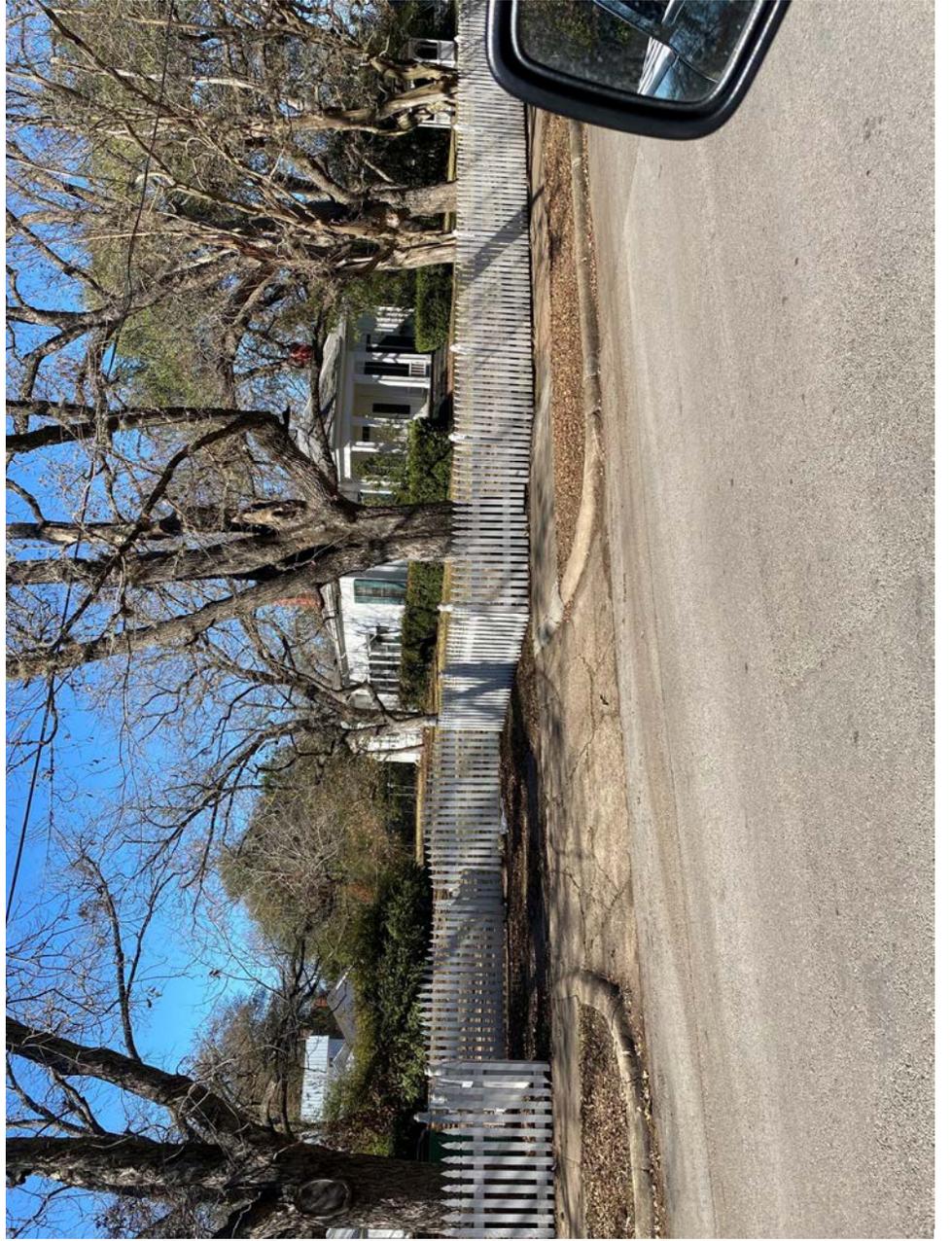


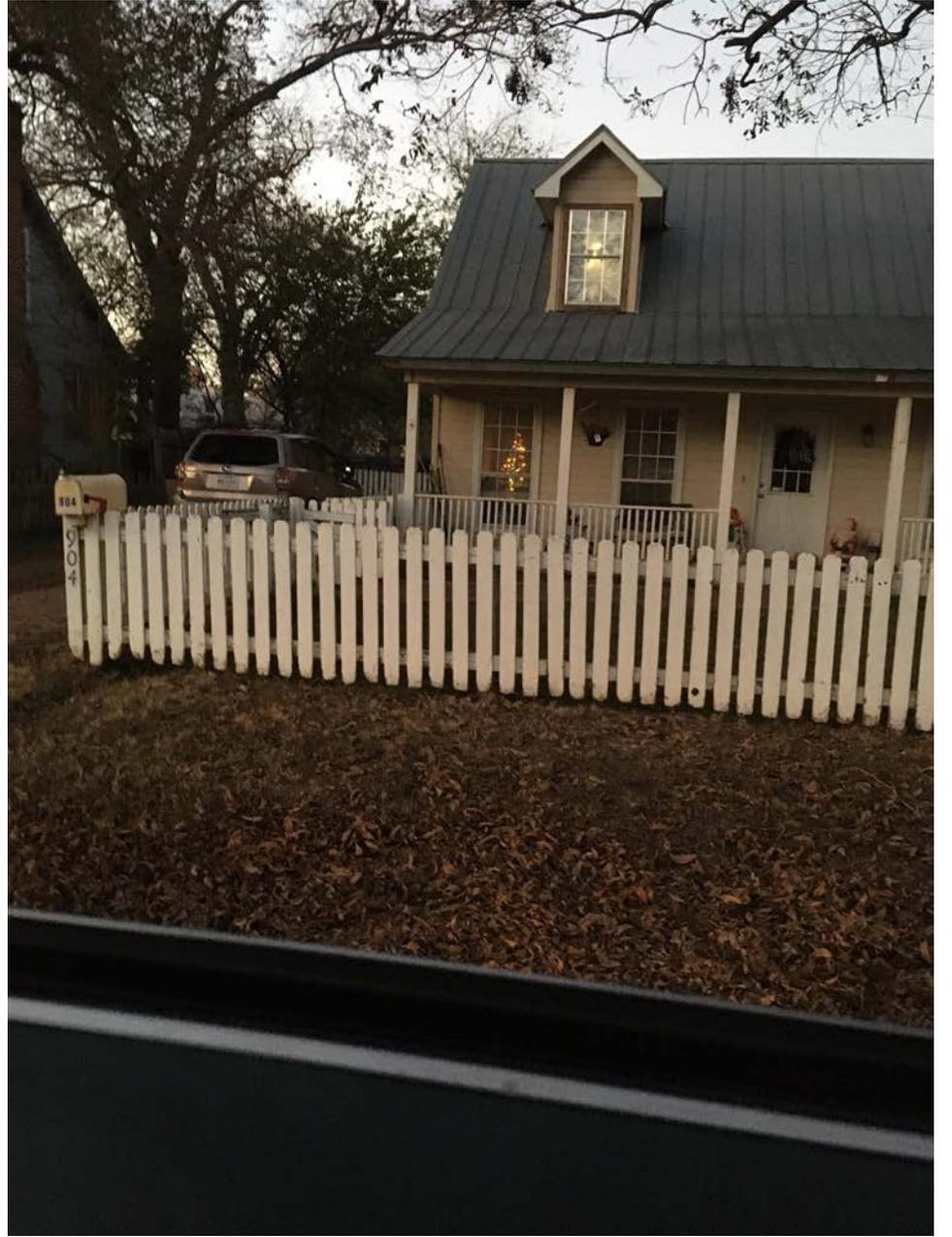








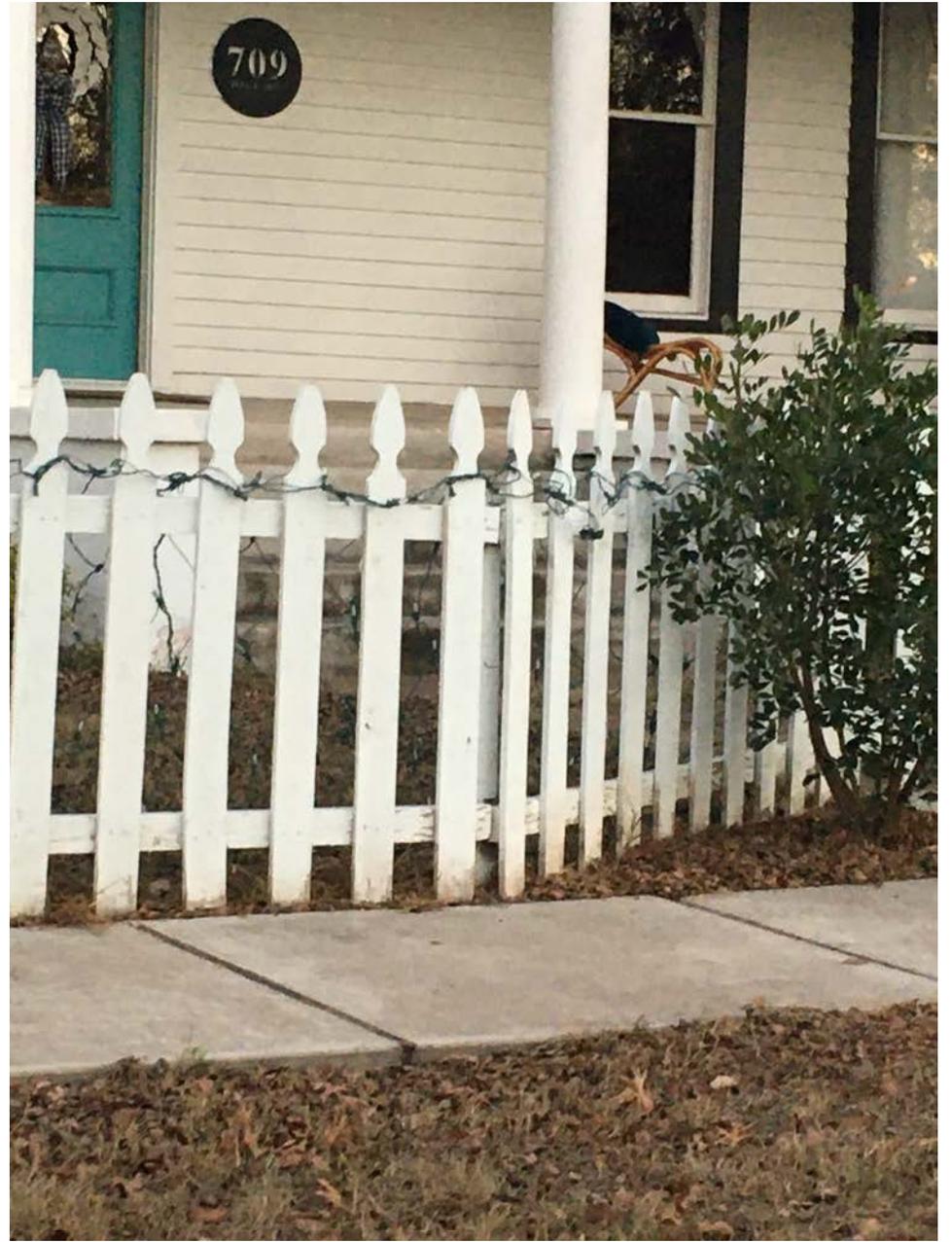
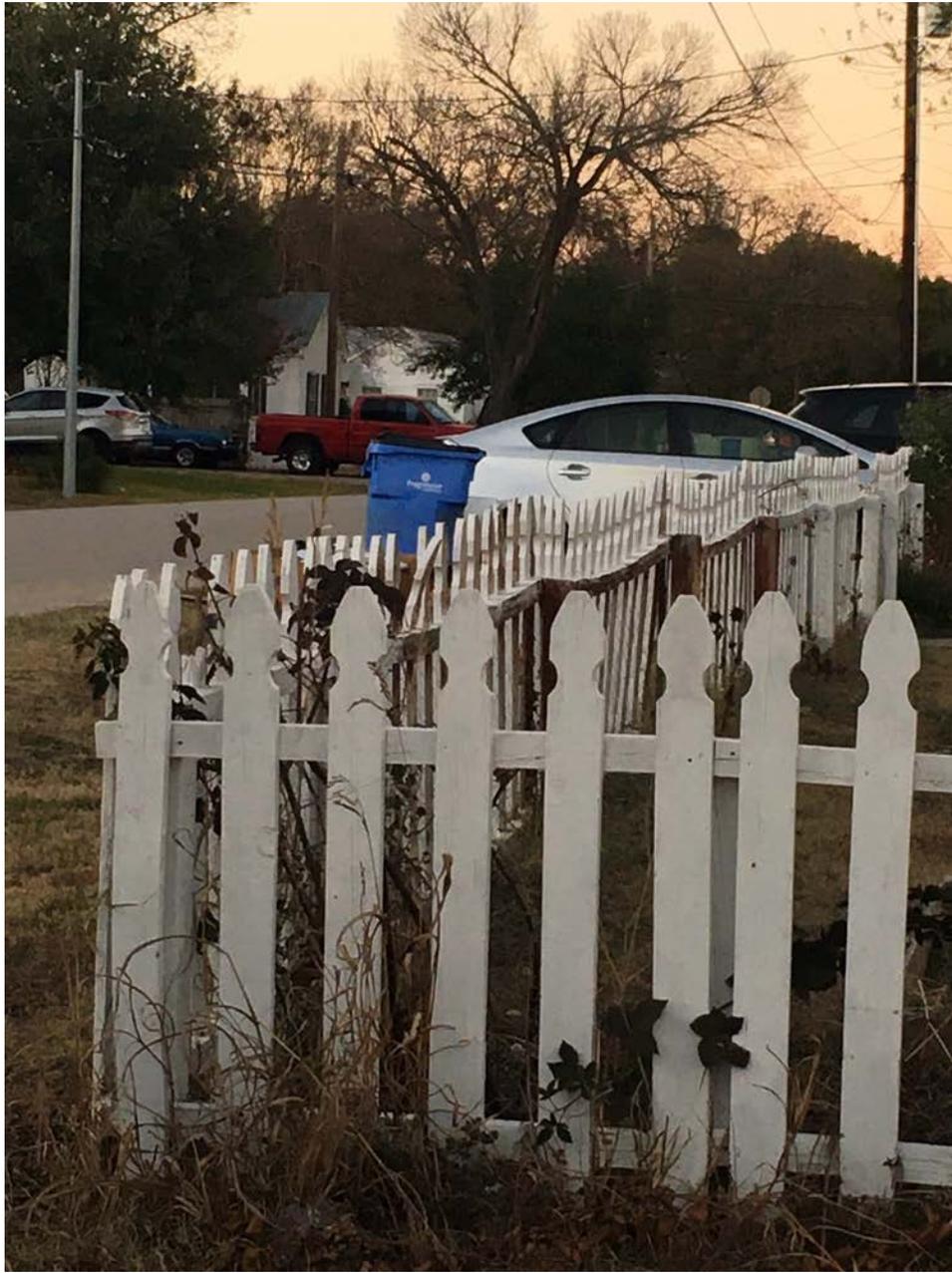


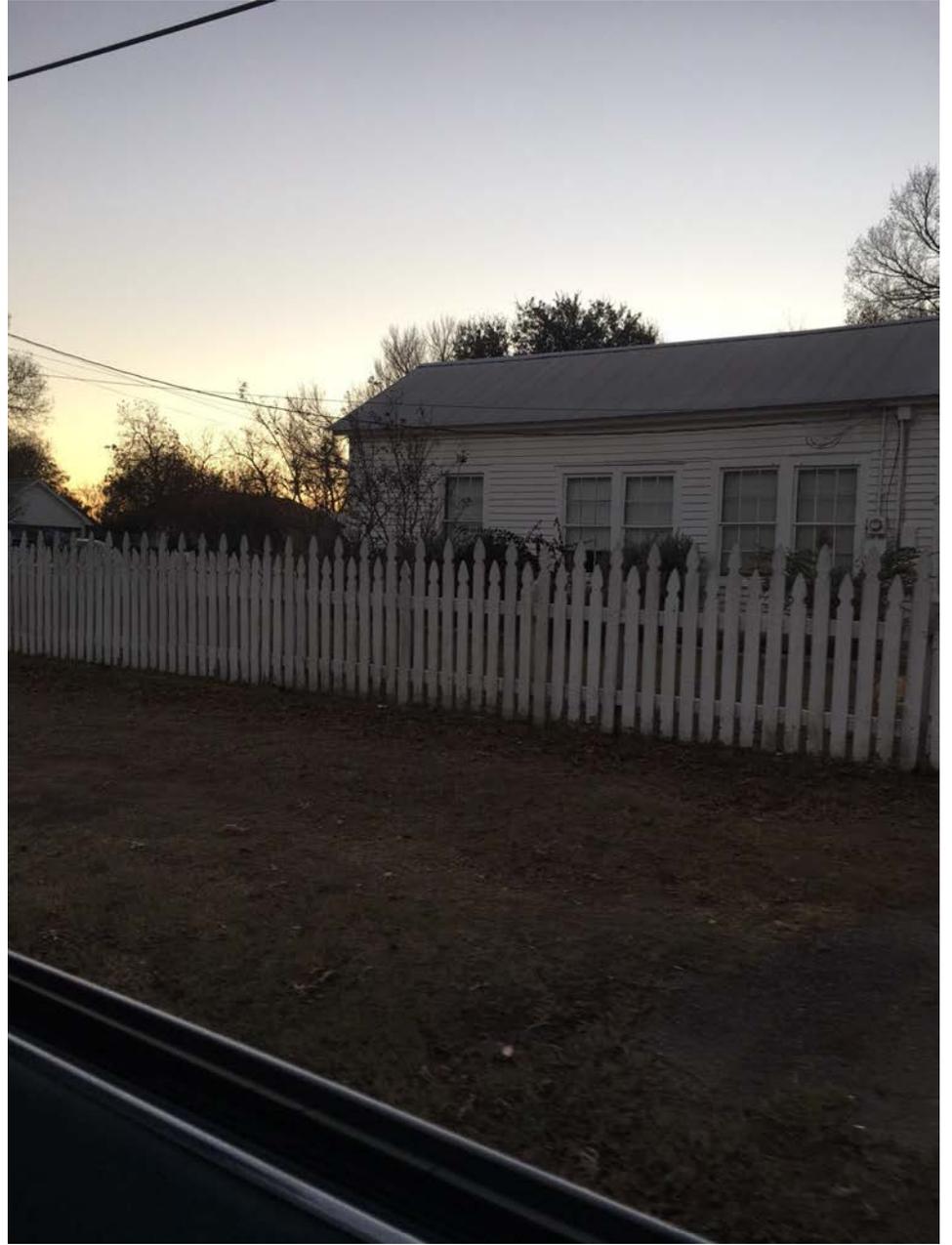








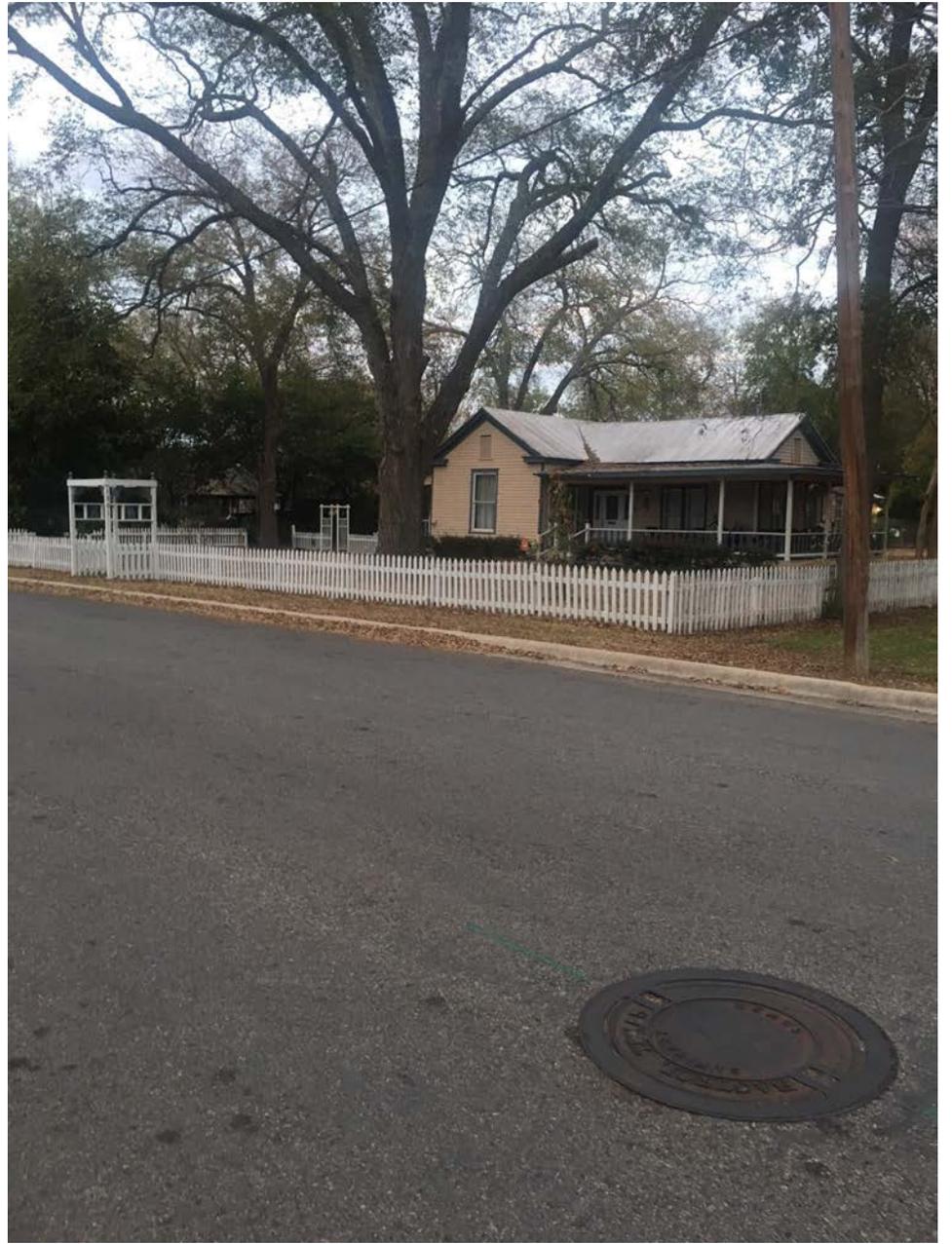


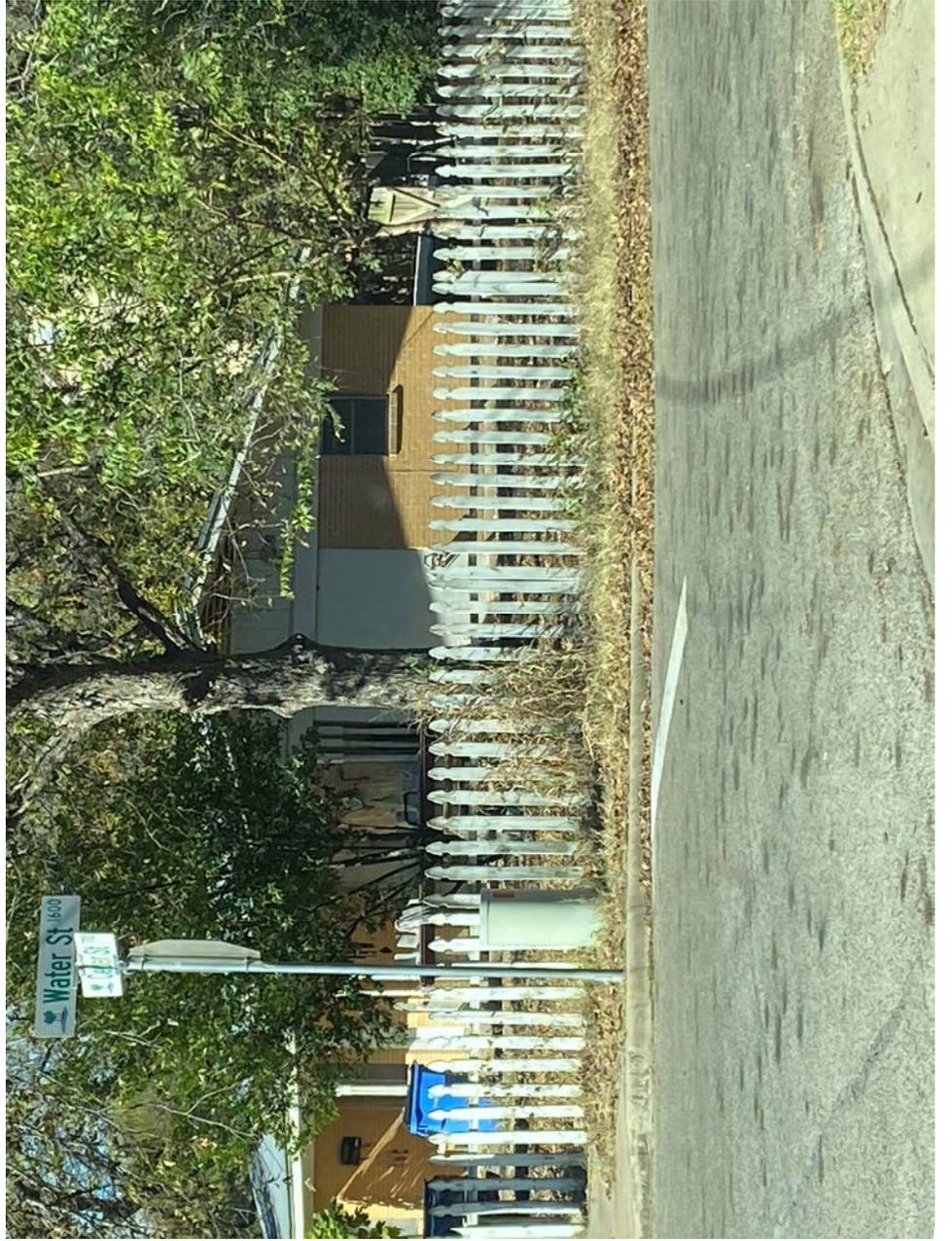






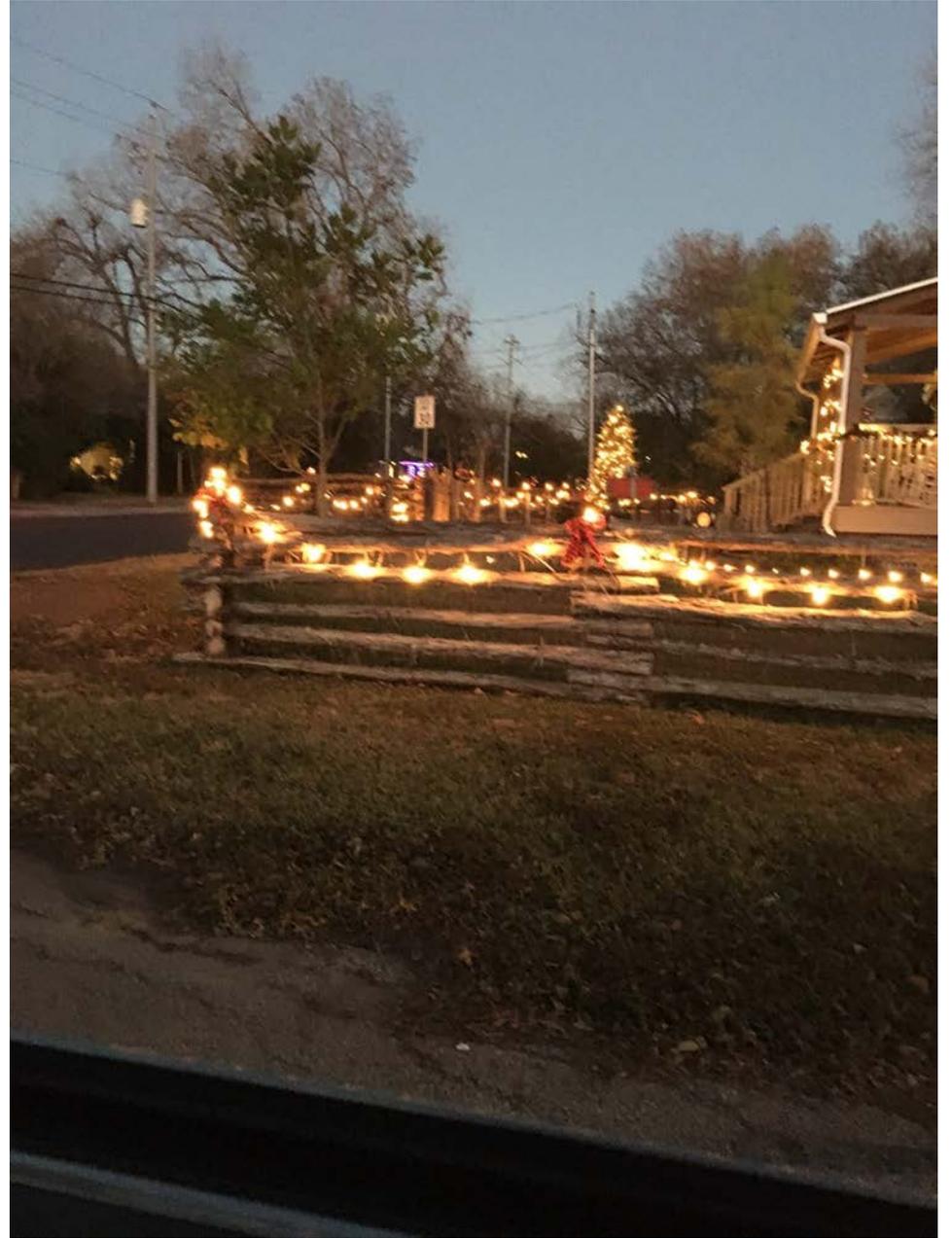






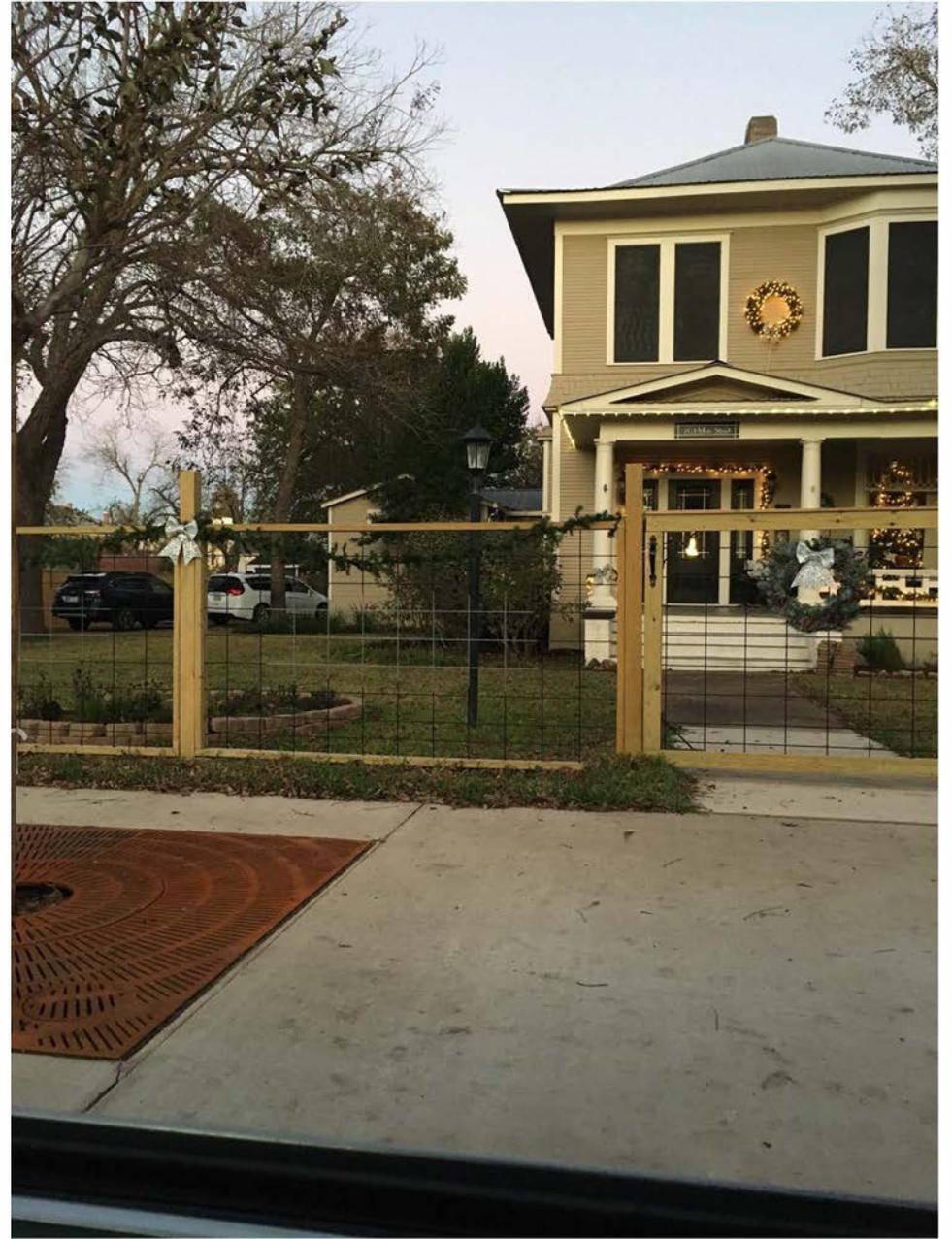


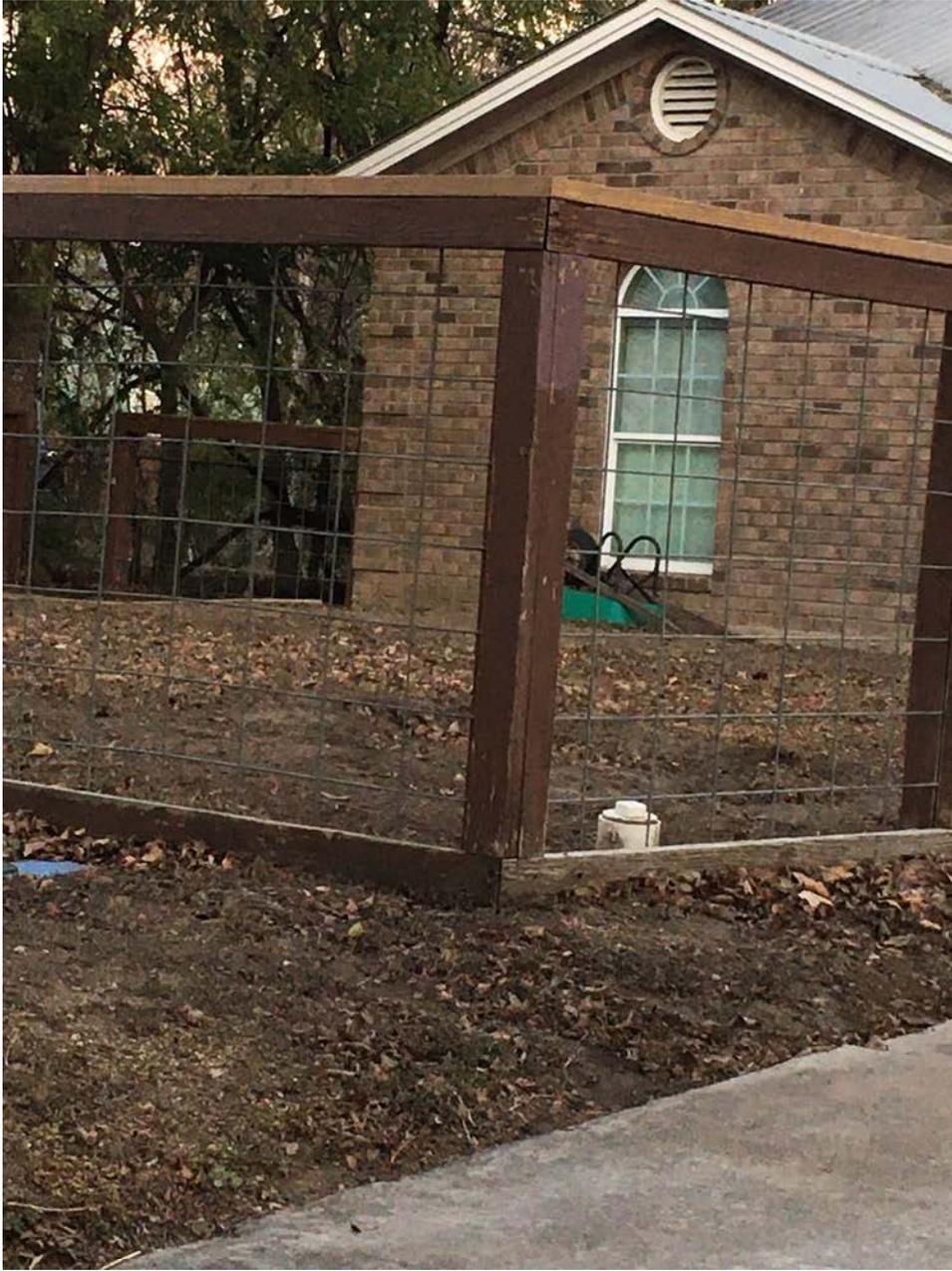
Timber





Welded Wire







Wire



Wood Privacy





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

# FENCES IN HISTORIC DISTRICTS

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CITY OF SAN ANTONIO  
HISTORIC DESIGN GUIDELINES  
FENCES POLICY GUIDE

DRAFT  
JANUARY 2020





# WHY ARE FENCES & WALLS IMPORTANT?

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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

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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

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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.



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



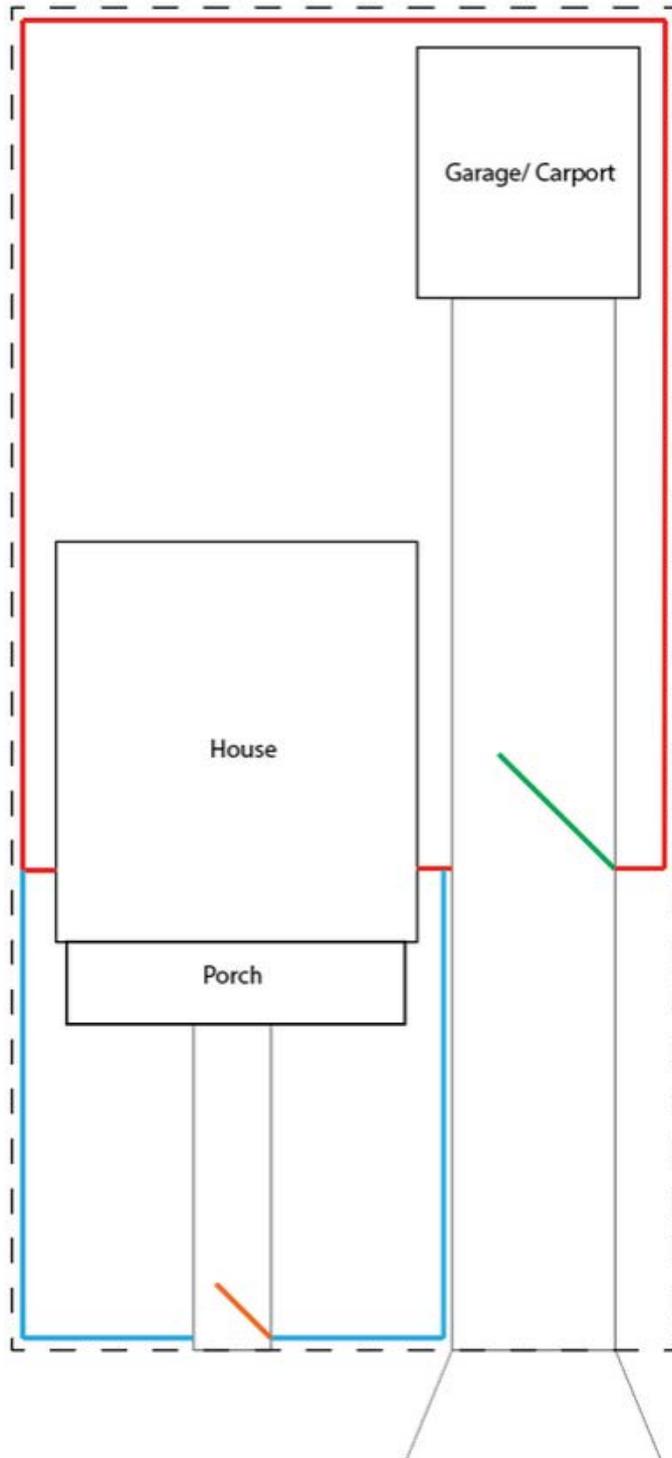
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**GARDEN LOOP** -



# 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

- **REAR FENCE** - Rear yard privacy fences should be no taller than 6 feet in height and feature wood construction.
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# RESOURCES

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**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](http://www.sapreservation.com) | (210) 207-0035 | [info@sapreservation.com](mailto: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](http://www.sanantonio.gov/nhsd/neighborhoods)** or inquire with Office of Historic Preservation staff if you live in a historic district.