

**MEETING DATE:** January 25, 2023

**TITLE:**

Consider action on a Certificate of Appropriateness for Resubdivision No. 2 The Compound, Lot 8, also known as the Allen-Fowler House, located at 1404 Wilson Street to allow replacement of a six-foot tall privacy fence in rear of property and a seven-foot-tall metal fence on south and west side of back yard, designated a Local Historic Landmark, Texas State Historical Marker and National Register Structure.

**STAFF REPRESENTATIVE:**

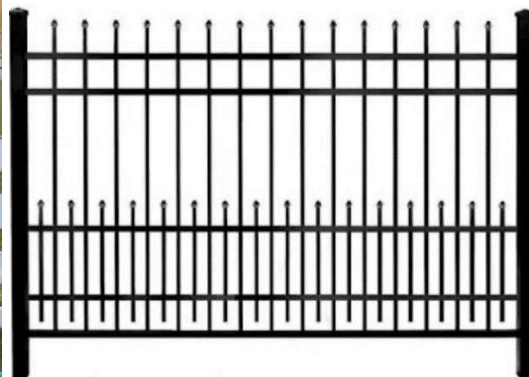
Keehren Baah, Assistant Planning Director/Historic Preservation Officer

**ITEM DETAILS:**

Site Address: 1404 Wilson Street  
Property Owner: Geoffrey Connor  
Existing Zoning: P-3, Neighborhood  
Designations: Local Historic Landmark, Texas State Marker and National Register Structure.

**BACKGROUND/HISTORY:**

The applicant at 1404 Wilson Street has requested to replace an existing, badly deteriorated, wooden ranch style fencing with a custom metal fence. The proposed fence will match the existing fence in the front of the home. This COA may be administratively approved by the Director of Planning and Development; however, the applicant is also requesting a privacy fence over the height limit of seventy-two inches per the Bastrop Authentic pattern book. The seven feet tall fence is proposed because the applicant desires to keep Whitetail deer off the property. The fence at this height will be an effective deterrent to deer. The images below show the existing and proposed fence respectively.





### **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*

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 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 Resubdivision No. 2 The Compound, Lot 8, also known as the Allen-Fowler House, located at 1404 Wilson Street to allow replacement of a six-foot tall privacy fence in rear of property and a seven-foot-tall metal fence on south and west side of back yard, designated a Local Historic Landmark, Texas State Historical Marker and National Register Structure.

### ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Letter from Applicant
- Attachment 3: Pictures of existing and proposed fence