



STAFF REPORT

MEETING DATE: January 25, 2023

TITLE:

Consider action on a Certificate of Appropriateness for 0.41 acres of Farm Lot 7 East of Main Street, located at 2110 Pecan Street to allow a six-foot privacy fence in the First Layer along Pecan and Locust Streets, within the Iredell Historic District.

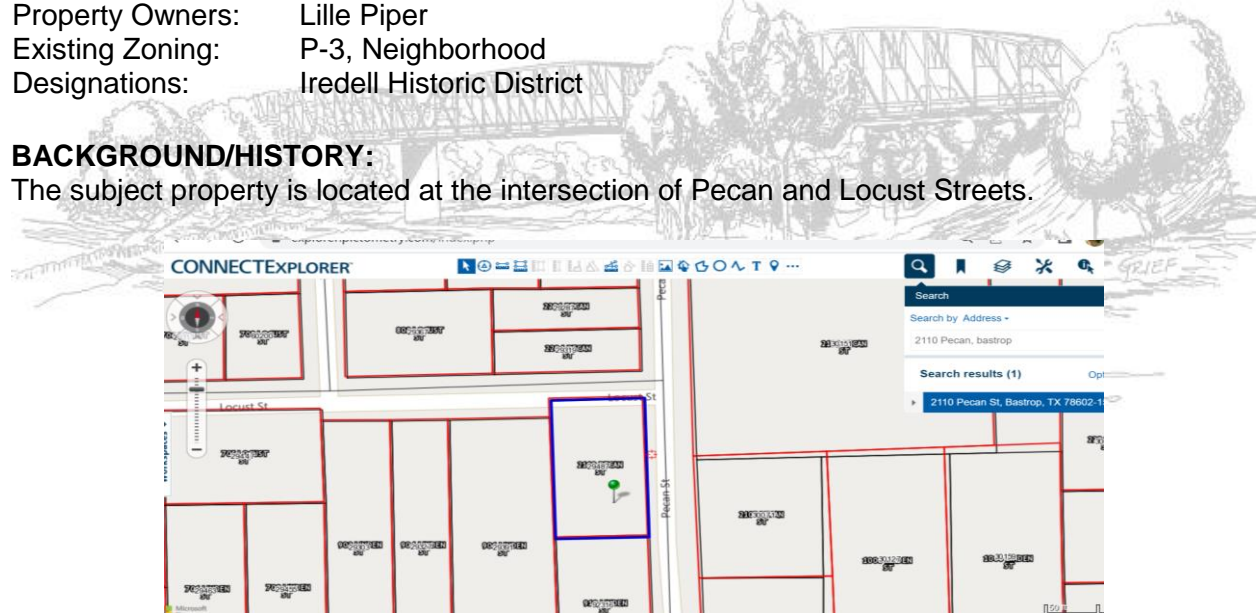
STAFF REPRESENTATIVE: Sylvia Carrillo, City Manager

ITEM DETAILS:

Site Address: 2110 Pecan Street (Attachment 1)
Property Owners: Lille Piper
Existing Zoning: P-3, Neighborhood
Designations: Iredell Historic District

BACKGROUND/HISTORY:

The subject property is located at the intersection of Pecan and Locust Streets.

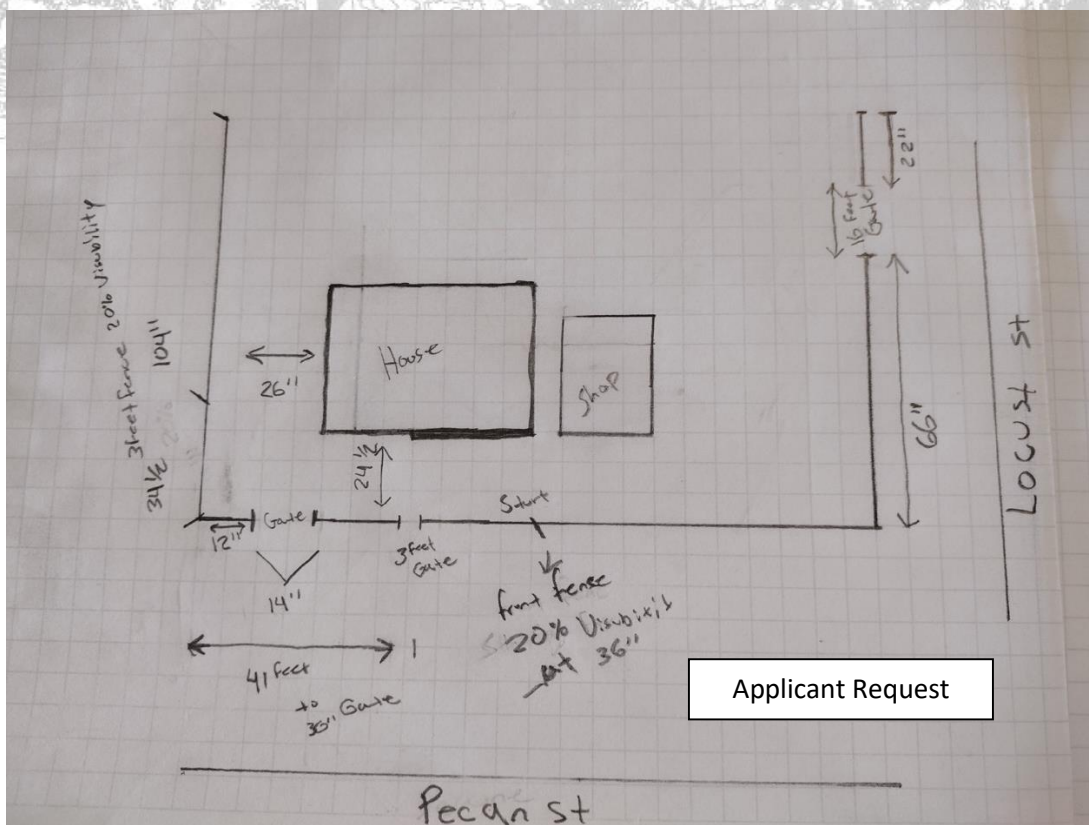


The applicant at 2110 Pecan has constructed a six-foot privacy fence in the First Layer of lot along Pecan and Locust Streets. The B³ Code and the Authentic Bastrop Pattern Book require fences in the first layer to be no more than 3 feet in height and have 20% transparency.

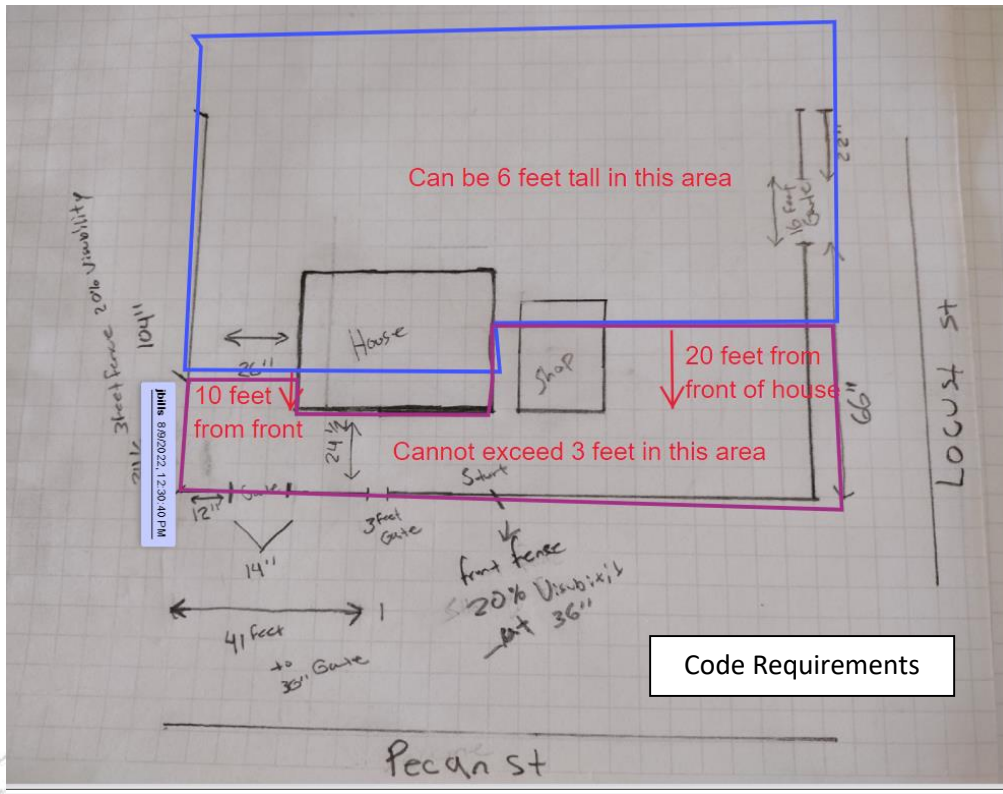
The applicant replaced a like for like fence as shown in the picture below.



The applicant is an elderly woman who lives alone and is often heavily medicated due to cancer treatments. The family sought assistance from and received funding from a local non-profit partner to pay for the fence. The height of the fence was installed to address security concerns for the elderly resident with dual street frontage.



Applicant Request



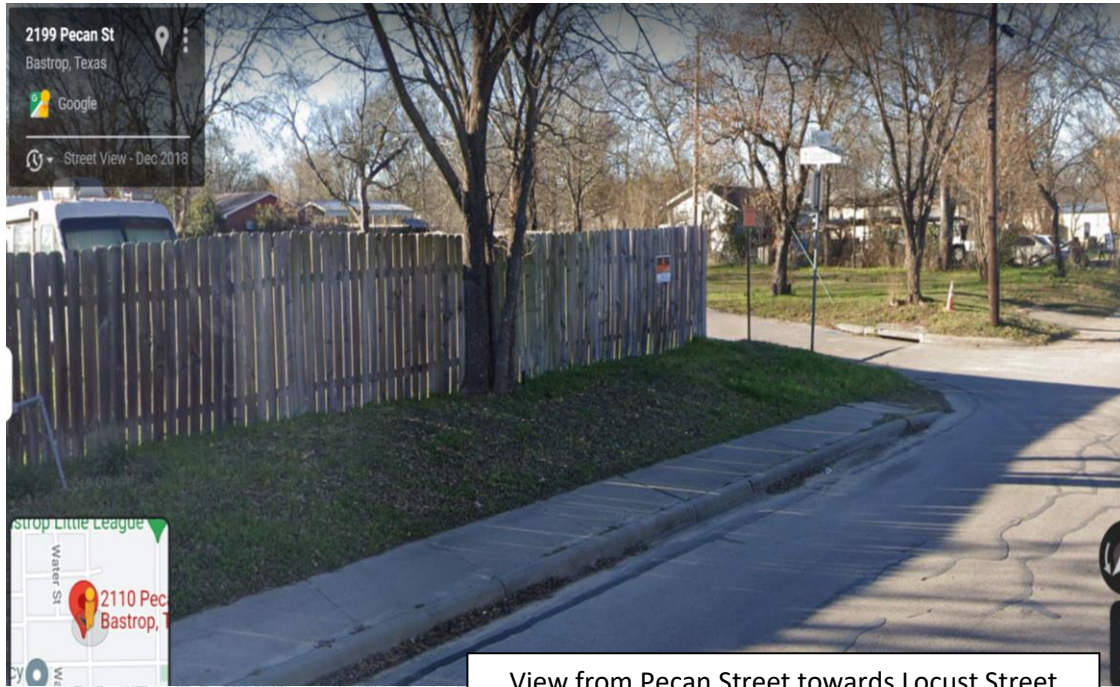
Code Requirements



View from Pecan Street

12/06/2022 11:02 AM

Additionally, sight or safety concerns were addressed by code staff. A view of the fence from Pecan Street shows a wide ROW and city installed STOP sign beyond what was stated to be a visual obstruction of the fence.



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.*

Note: Fences under 7ft tall are exempted from permit requirements, and therefore would not have come before the Board for review or approval. An amendment to the aggregated and adopted building codes for the City of Bastrop MUST be reviewed and amended for consistency to avoid issues such as this.

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.
- (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.

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:

The City Manager is requested an action to consider approval of a Certificate of Appropriateness for 0.41 acres of Farm Lot 7 East of Main Street, located at 2110 Pecan Street to allow a six-foot privacy fence in the First Layer along Pecan and Locust Streets, within the Iredell Historic District.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Submitted Permit
- Attachment 3: Pictures of the fence

