

Bastrop Historic Landmark Commission Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



September 18, 2024

Agenda - Historic Landmark Commission at 6:00 PM

Bastrop Historic Landmark Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas 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. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Manager for research and possible future action.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Board/Commission to allow a member of the public to slur the performance, honesty and/or integrity of the Board/Commission, as a body, or any member or members of the Board/Commission individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Board/Commission and/or any person in the Board/Commission's presence will not be tolerated.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the August 21, 2024, Historic Landmark Commission Regular Meeting.

Alondra Macias, Development Services Planner I

- 3B. Consider action on a Certificate of Appropriateness for a blade sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 904 Main Street, being .3440 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department

4. UPDATES

4A. Updates

4B. Items or topics requested by Historic Landmark Commission for future agendas.

4C. Reminder for the up coming Boards and Commissions banquet on October 24th at 6:30 PM and group photo

5. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as 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 convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: September 11th at 4:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Kennedy Higgins
Kennedy Higgins, Senior Planner



Historic Landmark Commission STAFF REPORT

MEETING DATE: September 18, 2024

TITLE:

Consider action to approve meeting minutes from the August 21, 2024, Historic Landmark Commission Regular Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Development Services Planner I

ATTACHMENTS:

- August 21, 2024, Meeting Minutes

HISTORIC LANDMARK COMMISSION MEETING

MEETING MINUTES

August 21, 2024

The City of Bastrop Historic Landmark Commission met Wednesday, August 21, 2024, at 6:03 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 6:03 PM.

Commissioners:

Blake Kaiser, Chair	Present
Susan Long	Absent
Janean Whitten	Present
Cheryl Long	Present
Lisa Laky	Present
Gary Moss	Absent

City Council Liaison:

John Kirkland	Absent
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Staff:

Kennedy Higgins	Present
Alondra Macias	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to elect the Historic Landmark Commission Vice Chair

Commissioner Janean Whitten made a motion to elect Lisa Laky as the new Historic Landmark Commission Vice Chair. Commissioner Cheryl Long seconded the motion. The motion passed unanimously.

3B. Consider action to approve meeting minutes from the March 20, 2024, Historic Landmark Commission Regular Meeting. Alondra Macias, Development Services Technician

Vice-chairwoman Lisa Laky made a motion to approve meeting minutes from the March 20, 2024, Historic Landmark Commission Regular Meeting. Commissioner Janean Whitten seconded the motion. The motion passed unanimously.

HISTORIC LANDMARK COMMISSION MEETING

MEETING MINUTES

August 21, 2024

- 3C. Public hearing and consider action to make a recommendation on a Historic Landmark Designation for the property located on 0.564 acres out of Farm lot 3 East of Main Street within the City Limits of the City of Bastrop, Texas, commonly known as the J.T. Crysop House, and forward to the September 10, 2024, City Council meeting. Presented by Kennedy Higgins, Senior Planner, Development Services Department

Commissioner Cheryl Long made a motion to make a recommendation on a Historic Landmark Designation for the property located on 0.564 acres out of Farm lot 3 East of Main Street within the City Limits of the City of Bastrop, Texas, commonly known as the J.T. Crysop House, and forward to the September 10, 2024, City Council meeting. Commissioner Janean Whitten seconded the motion. The motion passed unanimously.

- 3D. Consider action on a Certificate of Appropriateness for a blade sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 928 Main Street, being .0629 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop. Presented by Kennedy Higgins, Senior Planner, Development Services Department.

Commissioner Janean Whitten made a motion to approve a Certificate of Appropriateness for a blade sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 928 Main Street, being .0629 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop. Vice-chairwoman seconded the motion. The motion passed unanimously.

4. UPDATES

- 4A. Items or topics requested by Historic Landmark Commission for future agendas.

5. ADJOURNMENT

Commissioner Janean Whitten made a motion to adjourn the meeting at 6:22 pm. Vice-chairwoman Lisa Laky seconded the motion. The motion passed unanimously and the meeting adjourned.

Blake Kaiser
Commission Chair

Lisa Laky
Commission Vice-Chair



STAFF REPORT

MEETING DATE: September 18, 2024

TITLE:

Consider and act on a Certificate of Appropriateness for a band sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 904 Main Street, being .3440 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

STAFF REPRESENTATIVE:

Kennedy Higgins, Senior Planner, Development Services Department

ITEM DETAILS:

Site Address: 904 Main Street
Property Owner: City of Bastrop
Agent: Doug Haggerty
Current Use: Commercial
Existing Zoning: P5 Core
Designations: Structure in the Bastrop Commercial National Register Historic District

BACKGROUND/HISTORY:

The business occupying 904 Main Street, Bastrop Visitor Center & Museum, is interested in putting up a band sign. The band sign measures 17.5 inches by 10 feet, with 7.5-inch lettering.

The front of the building as it exists is shown below:



The proposed changes to the front facade are shown below:



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.

RECOMMENDATION:

Consider action on a Certificate of Appropriateness for a band sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 904 Main Street, being .3440 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

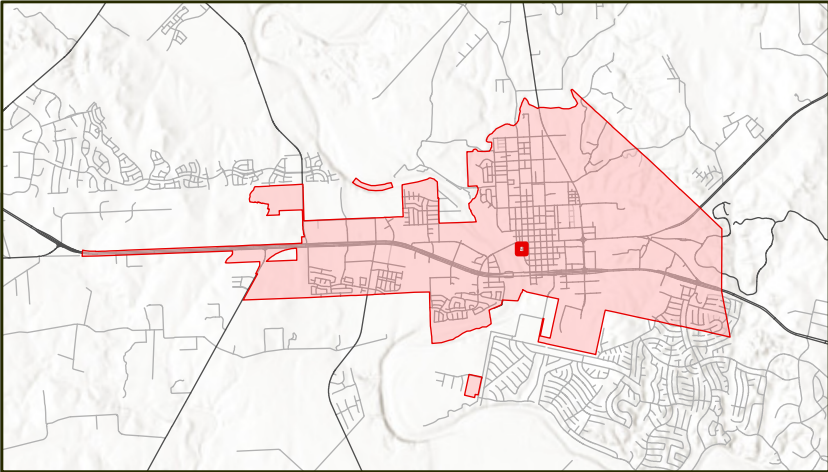
ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Sign Details

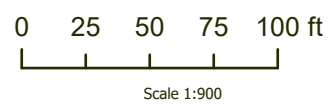




Attachment 1 Location Map 904 Main St



9/11/2024



The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.

FABRICATED CABINET WITH DIMENSIONAL LETTERS

QTY: 1

- FABRICATED ALUMINUM CABINET, PAINTED TO MATCH **MP11007 OLIVARY**.
- 3/4" THICK ACRYLIC COPY, PAINTED WHITE AND FLUSH MOUNTED TO SIGN FACE.
- MOUNTED TO STRUCTURAL BEAM WITH MOUNTING ANGLES & ANCHORS, AS NEEDED.



A | Proposed Construction
1 | Scale: 1" = 1'

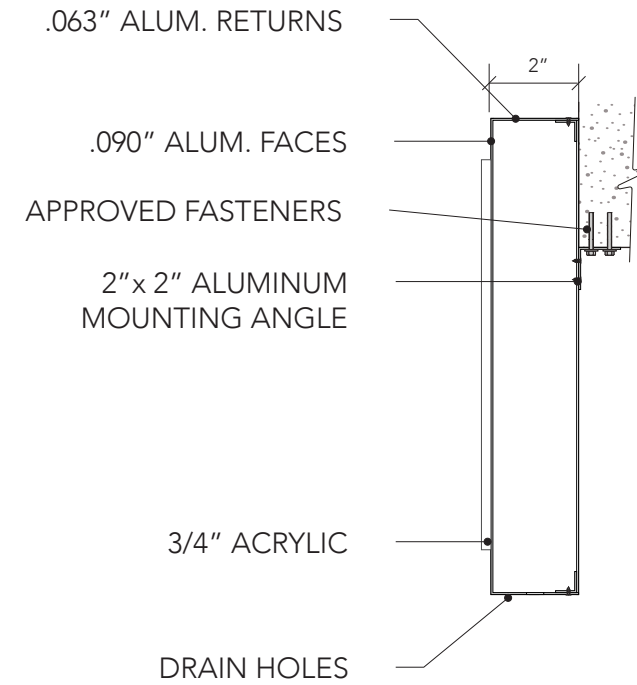
COLORS & MATERIALS



MP11007 OLIVARY



A | Proposed Elevation
2 | Scale: NTS



A | Cross Section
3 | Scale: NTS

SURVEY REQUIRED FOR OFFSET OF SIGN PLACEMENT

9/5/24: Revised to be non-lit sign with flush mounted FCO's. - WT



10212 METRIC BLVD.
AUSTIN, TEXAS 78758
877-293-6027 / 512-494-0002
fsg.com

City of Bastrop
300 Water St
Bastrop, TX 78602

Start Date: 07/10/24
Last Revision: 9/5/24 WT
Job# 3048517
Dwg. # 3048517 Av3s1

Designer: William T
Sales Rep: Michael G

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.
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⊗ FOR PRESENTATION
○ FOR PRODUCTION

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