

# Bastrop Historic Landmark Commission Agenda

Bastrop City Hall Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



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May 16, 2025

## Agenda - Historic Landmark Commission at 5:00 PM

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*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.*

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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. 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 the City Manager for research and possible future action. Profanity, physical or other threats are not allowed and may subject the speaker to loss of the time for comment, and if disruptive to the conduct of business, could result in removal of the speaker.*

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

**3A.** Consider and act to approve the meeting minutes from March 5, 2025, Historic Landmark Commission Regular Meeting.

Nicole Peterson, Development Coordinator

**3B.** Consider and act on the request for a Certificate of Appropriateness for an exterior renovation and addition of the main structure at 1002 Pine Street, being 0.314 acres out of Building Block 28 E of Water Street, within the City Limits of the City of Bastrop, Texas.

Submitted by: Alondra Macias, Planner I, Development Services Department

- 3C. Consider and act on the request for a Certificate of Appropriateness for the exterior addition to a Structure in the Bastrop Commercial National Register Historic District, located at 711 Spring Street, being 0.173 acres out of Building Block 5, West of Water Street within the City Limits of Bastrop.

Submitted by: Alondra Macias, Planner I, Development Services Department

- 3D. Consider and act on the request for a Certificate of Appropriateness for an exterior remodel 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.

Submitted by: Alondra Macias, Planner I, Development Services Department

#### **4. 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 convenient and readily accessible to the general public, as well as to the City's website, [www.cityofbastrop.org](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: Tuesday, May 13, 2025 at 3:30 p.m. and remained posted for at least two hours after said meeting was convened.

/s/James E. Cowey  
James E. Cowey, Director of Development Services



# Historic Landmark Commission STAFF REPORT

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**MEETING DATE:** May 16, 2025

**TITLE:**

Consider and act to approve the meeting minutes from March 5, 2025, Historic Landmark Commission Regular Meeting.

**AGENDA ITEM SUBMITTED BY:**

Nicole Peterson, Development Coordinator

**ATTACHMENTS:**

- March 5, 2025, Meeting Minutes

# HISTORIC LANDMARK COMMISSION

## MEETING MINUTES

### March 05, 2025

The City of Bastrop Historic Landmark Commission met on Wednesday, March 05, 2025, at 6:00 PM 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:

Samuel Bennett	Present	
Lisa Laky, Vice-Chair	Present	Arrived at 6:18
Susan Long	Present	Arrived at 6:11
Blake Kaiser, Chair	Present	
Gary Moss	Present	
Janean Whitten	Present	
Cheryl Long	Present	

##### City Council Liaison:

Cynthia Meyer	Present
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##### Staff:

Alondra Macias	Present
Nicole Peterson	Present
James E Cowey	Present

#### 2. CITIZEN COMMENTS

There were no citizen comments.

#### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider and act on approval of meeting minutes from the February 5, 2025, Historic Landmark Commission Regular Meeting.

Alondra Macias, Development Services Planner I

Commissioner Samuel Bennett made a motion to approve the meeting minutes from the February 5, 2025, Historic Landmark Commission Regular Meeting. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

- 3B. Consider and act on a Certificate of Appropriateness for a blade sign on a structure in the Bastrop Commercial National Register Historic District, located at 715 Chestnut Street, being 0.0450 acres Building Block, Block 4, West of Water Street, within the City Limits of Bastrop.



# HISTORIC LANDMARK COMMISSION

## MEETING MINUTES

### March 05, 2025

Presented by Alondra Macias, Development Services Planner I

Commissioner Cheryl Long made a motion to approve the Certificate of Appropriateness for a blade sign on a structure in the Bastrop Commercial National Register Historic District, located at 715 Chestnut Street, being 0.0450 acres Building Block, Block 4, West of Water Street, within the City Limits of Bastrop. Gary Moss seconded the motion. The motion passed unanimously.

- 3C. Discuss and possible action on the Historic Landmark Commission Board workplan.

Discussion was had about providing printed material such as pamphlets. Along with having additional resources to assist with protecting homes. Commissioner Cheryl Long made a motion to approve the Historic Landmark Commission Board workplan with the discussion items being added. Commissioner Samuel Bennett seconded the motion. The motion passed unanimously.

#### 4. UPDATES

- 4A. Discussion on the list of homes that were previously invited to apply for designation as well as the list of homes that need maintenance.

Discussion was had regarding inspections of the homes that need maintenance and the possibility of the Commissioners assisting.

- 4B. Update on Historic Home Designation Plaques and the different level of designation.

Staff discussed the Historic Home Designation Plaques with Commissioners and stated they are still looking into the feasibility of the different level of destinations.

- 4C. Individual request from the Historic Landmark Commission for items to be listed on future agendas.

Commissioners had questions about what properties have been invited for the local designations. There was a question about property tax incentives for Historic Homes and the need to add more incentives for the Historic Homes.

#### 5. ADJOURNMENT

Commissioner Janean Whitten made a motion to adjourn the meeting at 6:49 PM. Commissioner Samuel Bennett seconded the motion. The motion passed unanimously, and the meeting adjourned.

# HISTORIC LANDMARK COMMISSION

## MEETING MINUTES

### March 05, 2025

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Blake Kaiser  
Commission Chair

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Lisa Laky  
Commission Vice-Chair



# STAFF REPORT

**MEETING DATE:** May 16, 2025

**TITLE:**

Consider and act on the request for a Certificate of Appropriateness for an exterior renovation and addition of the main structure at 1002 Pine Street, being 0.314 acres out of Building Block 28 E of Water Street, within the City Limits of the City of Bastrop, Texas.

**STAFF REPRESENTATIVE:**

Alondra Macias, Planner I, Development Services Department

**ITEM DETAILS:**

Site Address: 1002 Pine Street  
Property ID: 34817  
Property Owner: Doris Oldfield  
Agent: Michael Rose  
Current Use: Residential  
Existing Zoning: P-3 Neighborhood  
Designations: NRHP and Local Historic Landmark

**BACKGROUND/HISTORY/PROPOSAL:**

This house was built circa 1910. The owner is requesting a Certificate of Appropriateness for a renovation that includes an 8x16 room addition to the north (rear elevation) on the existing structure. There are a few changes from the previously approved COA. The windows will be changing from the approved vinyl to wood/wood composite construction. There will be an addition of 2 windows to the north wall of the previously approved addition. They will be adding the entrance door to the east wall of that addition and if the wood windows get approved, they will be removing wood screens due to installing wood windows. The homeowner would also like to add a porch on the inside northeast corner of the home.

1. North elevation approved conceptual drawing:



2. North Elevation proposed conceptual drawing:



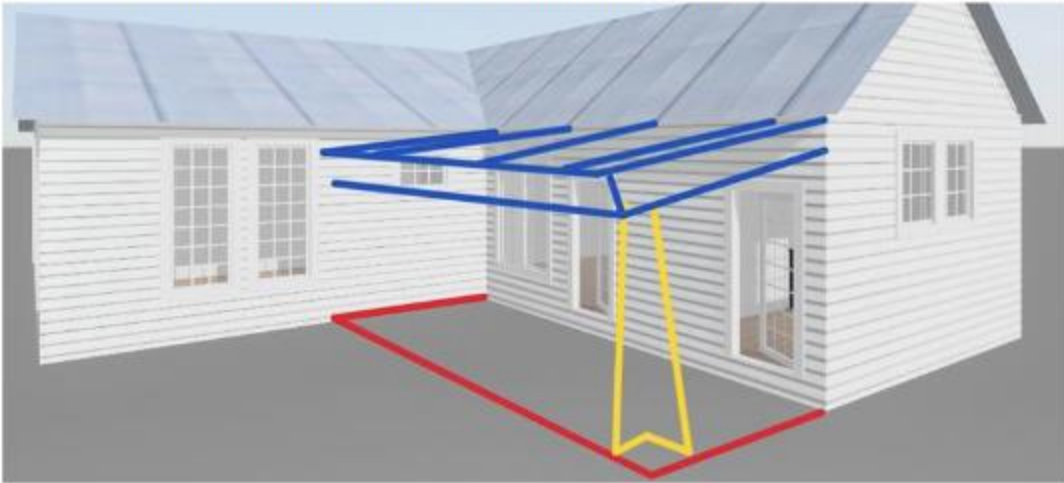
3. East Elevation approved conceptual drawing:



4. East elevation proposed conceptual drawing:



5. Proposed location of porch – conceptual drawing:



6. Proposed location of porch – photo



**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)*

- (a) In considering an Application for a Certificate of Appropriateness (COA), the Historic Landmark 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.

**(1) 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.**

**(2) 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.**

**(3) 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.**

**(4) 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.**

**(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize, a Building, Structure, object, or Site shall be kept to the greatest extent practical.**

**(6) 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.**

**(7) 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.**

**(8) For building materials, architecture standards, architectural details, massing for a variety of building types, see the Pattern Book.**

**(9) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any Project.**

**(10) 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.**

**(11) 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 and act on the request for a Certificate of Appropriateness for an exterior renovation and addition of the main structure at 1002 Pine Street, being 0.314 acres out of Building Block 28 E of Water Street, within the City Limits of the City of Bastrop, Texas.

**ATTACHMENTS:**

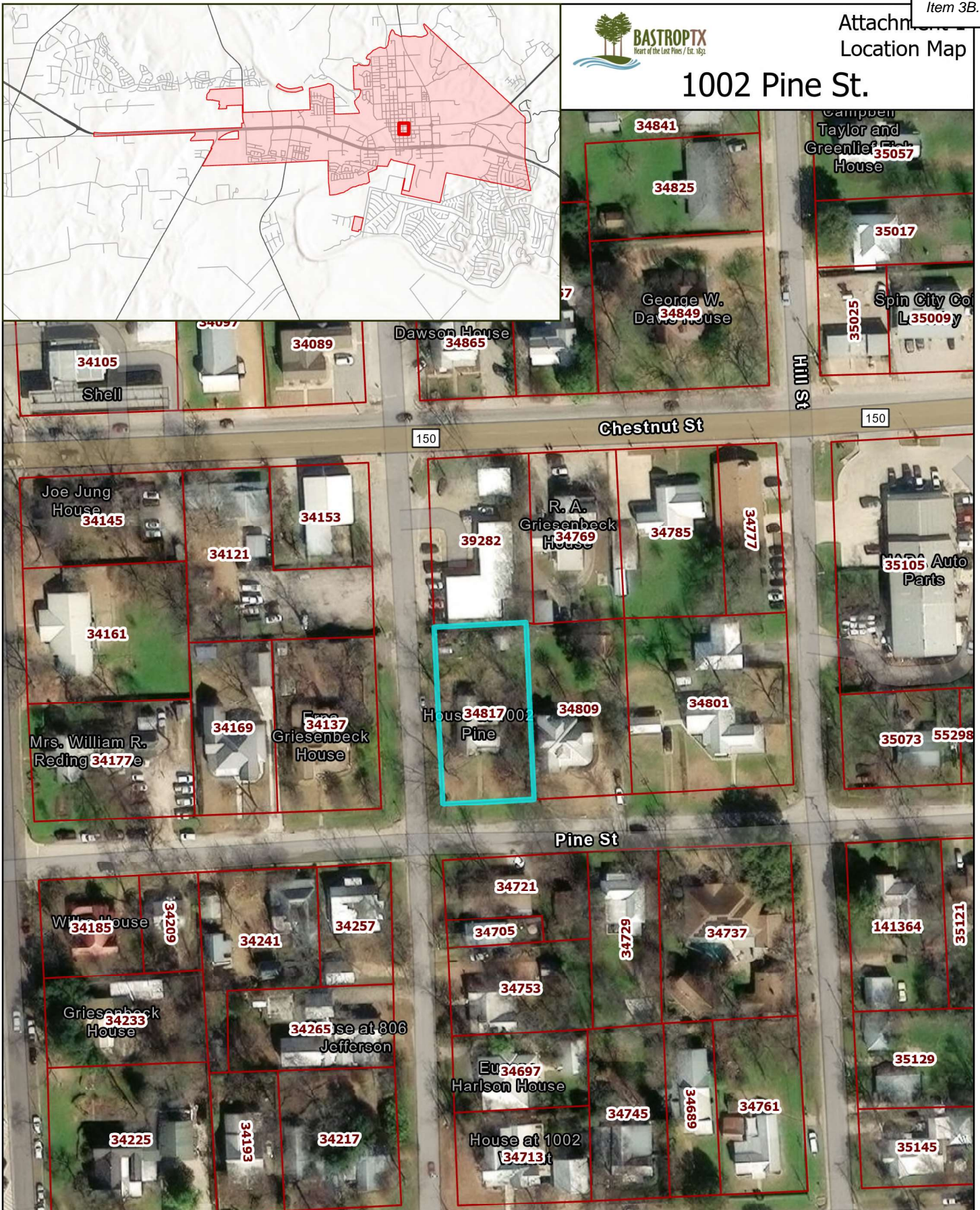
- Attachment 1: Location Map
- Attachment 2: Project Description Letter
- Attachment 3: Current Site Plan
- Attachment 4: Proposed Site Plan
- Attachment 5: Window Specifications





Attachment  
Location Map

1002 Pine St.



1/23/2025

0 50 100 150 200 ft

Scale 1:1,500

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.





3540 N Loop 1604 E. San Antonio, TX 78247

Re: 1002 Pine St. Bastrop, TX 78602

COA # 25-000015

Bastrop Building Department and HLC,

Regarding the approved building addition permit(25-000398) and COA from the HLC(25-000015), we would like to make some changes to the submitted plans approved on both. The changes are listed in detail below.

**Change 1 – North Elevation – Addition of 2 windows**

The currently approved conceptual drawing for this elevation does not show the inclusion of 2 windows on this elevation, we would like to add them to the plans. Please refer to photos 1&2

**Change 2 – East Elevation – Addition of 1 entry door**

The currently approved conceptual drawing only shows one entry door into the kitchen, we would like to add a second entry door into the mud room addition towards the north wall of the addition. Please refer to photos 3&4.

**Change 3 – Windows – Changing form vinyl to wood**

The currently approved scope of work allows for replacing the wood windows in the home with vinyl replacement windows. We would like to amend this to replacing the windows with Anderson A-Series Wood Composite Windows. The Anderson wood windows are more similar to the existing windows and maintain the wood interior along with a composite wood exterior that will be a better historic match to the existing.

**Change 4(Pending approval of Change 3) - Window Screens – Removing Wood Window Screens**

Changing the replacement of the vinyl windows on the scope with wood windows should eliminate the need to retain the wood window screens. The new Anderson A-Series windows will come complete with built-in aluminum framed screens to match the windows, the wood screens will be redundant.

**Change 5 – Porch/deck inside Northeast corner of home**

Homeowner would like to add a porch inside the northeast corner for access to the 2 entry doors on the east side of the home and addition. The roof is planned to match the front porch of the home in material and design. We would like to build the porch itself out of treated lumber. This will allow for the addition of a handicap ramp in the future if needed. I am unsure of the rules/regulations for building a porch on a historic home and need direction on what is allowed. Please refer to photos 5&6.

Thank You

Michael Rose - Production Manager

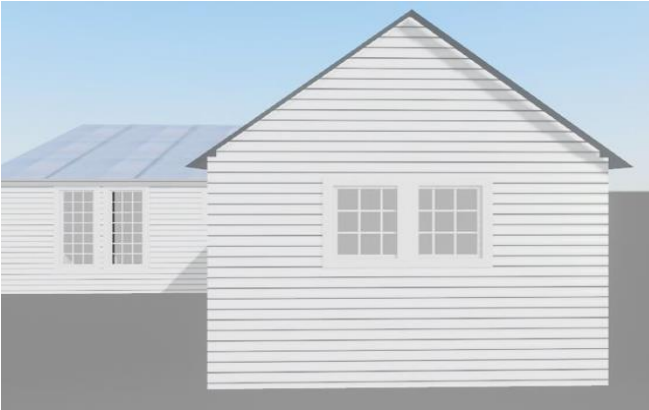
Michael.Rose@DCRestoration.us

## Photos

1. North elevation approved conceptual drawing:



2. North Elevation proposed conceptual drawing:



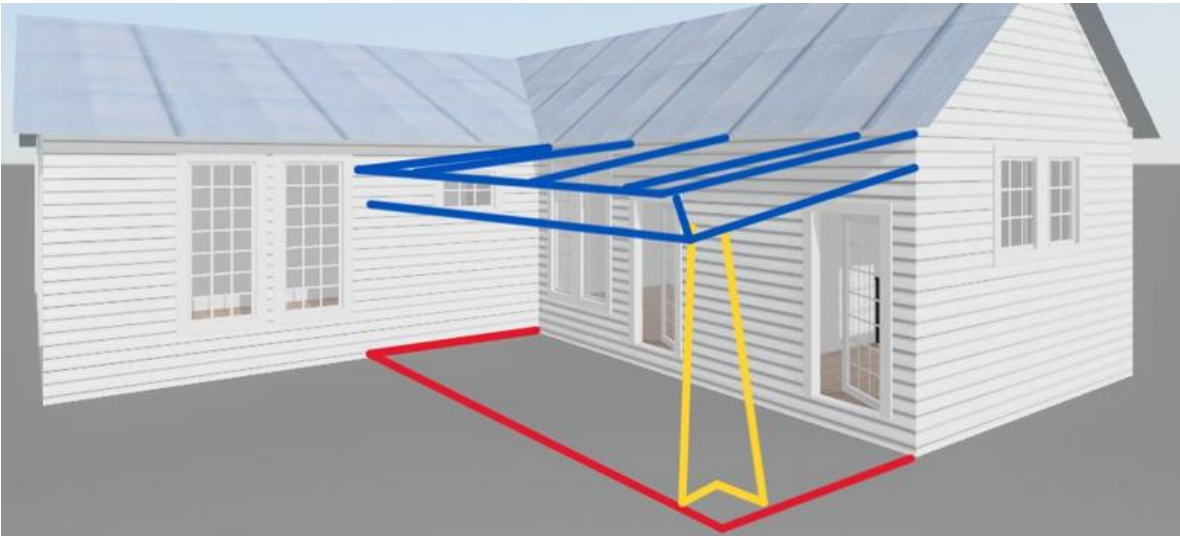
3. East Elevation approved conceptual drawing:



4. East elevation proposed conceptual drawing:



5. Proposed location of porch – conceptual drawing:



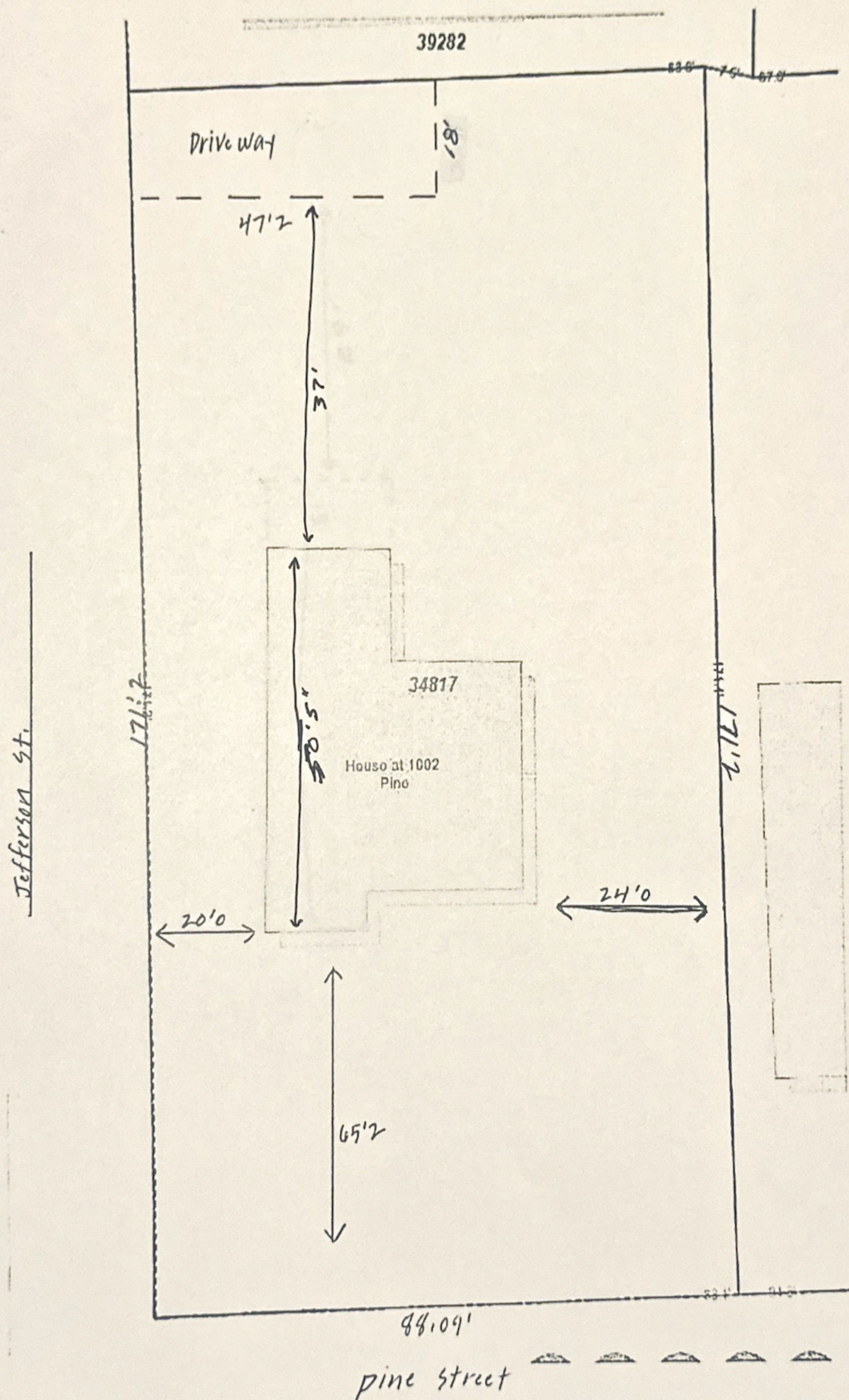
6. Proposed location of porch – photo





1002 Pine Street  
Bastrop, Tx 78602

## Current Plot Map



Lot Size: 13,677 sq ft

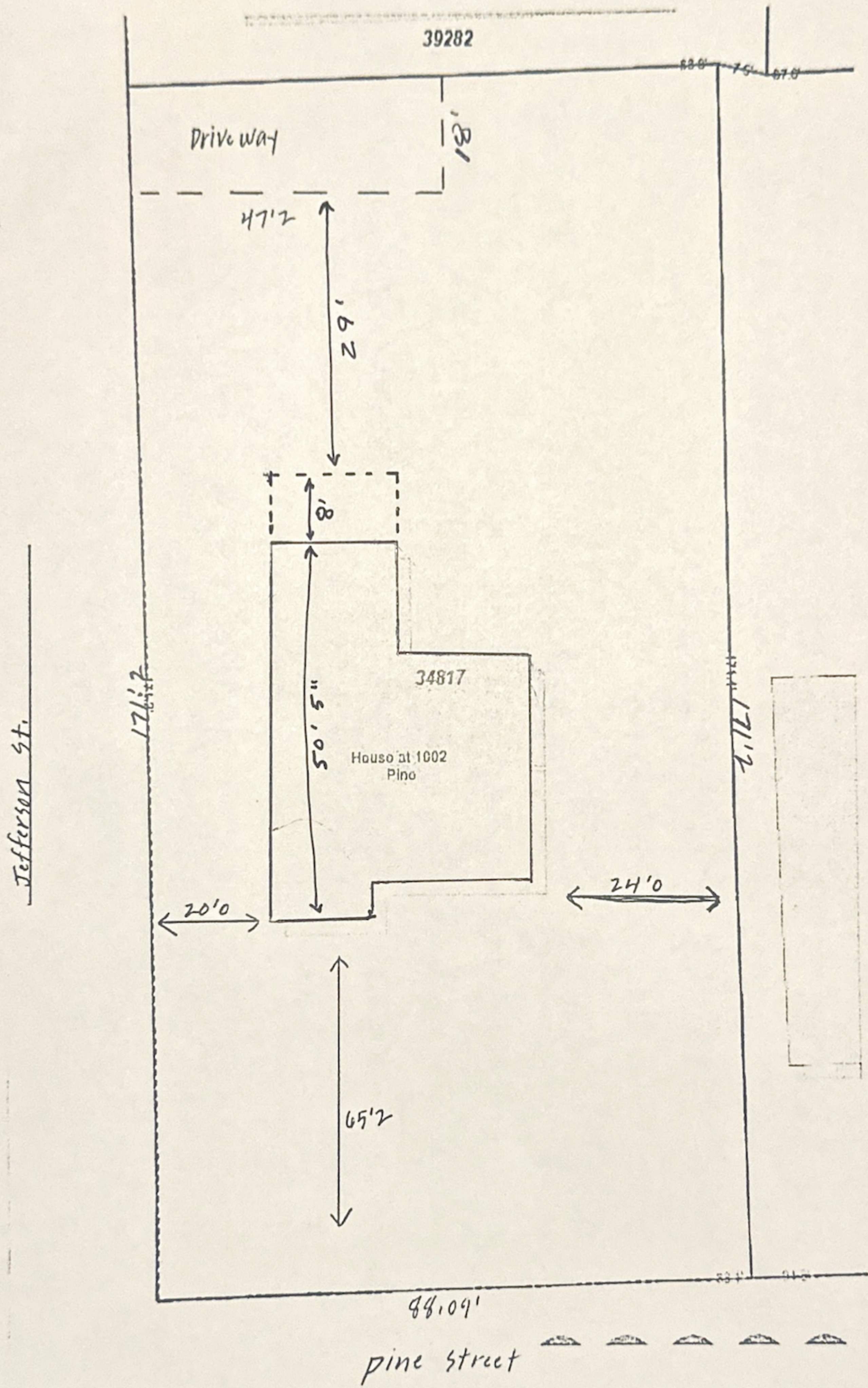
Structure: 1,959 sq ft

14%



1002 Pine St  
Bastrop, Tx 78602

# Proposed Plot Map



Lot Size: 13,677 sq ft  
Proposed Structure: 2,080 sq ft  
15.2 %



## A-SERIES

ARCHITECTURAL AUTHENTICITY  
UNPARALLELED PERFORMANCE.



## CREATE DISTINCTION

Designed in conjunction with leading architects, Andersen® A-Series windows and patio doors are an exclusive system of integrated options and accessories that work together seamlessly for authentic, architectural design. No matter your home's style, A-Series products give you the freedom to customize your windows and patio doors to the very last detail.

Beyond delivering the style you want, A-Series products are the best performing, most energy efficient windows and patio doors Andersen offers. And like all Andersen products, they are supported by over a century of quality and service that can only come from the most trusted name in the industry.

For more information, visit [andersenwindows.com/a-series](https://andersenwindows.com/a-series)







A-Series casement and transom windows in black with contemporary hardware in bright brass.





## A-SERIES WINDOWS AND DOORS

### ARCHITECTURAL STYLE MADE EASY.

Andersen® windows and doors make it easy to achieve architectural authenticity in virtually any home style you desire. This industry-leading, innovative approach is based on the style of home you want to create rather than on a type of window or door. The result is a series of windows and doors carefully designed with authentic architectural style in mind.

Every sash, every piece of hardware and every accessory easily comes together to allow you to create the home style you're after.



American Farmhouse





A-Series casement and double-hung windows in black.



Flat exterior trim with cornice head color: Canvas

Frame exterior color: Sandtone

Sash exterior color: Cocoa Bean



**Interior finishes:** To complement any look, A-Series windows and patio doors offer factory stains, paint choices or a primed finish. **Page 15.**

**Exterior colors:** With 11 different colors, you can mix and match sash, frame and trim to achieve hundreds of combinations. **Page 12.**



Craftsman Bungalow

## AUTHENTIC INNOVATION FOR AUTHENTIC STYLE.

### ARCHITECTURAL STYLE SAYS A LOT ABOUT YOU.

A-Series products allow it to speak with authenticity and clarity. That's why Andersen has created the Home Style Library. This first-of-its-kind collection of Pattern Books provides detailed illustrations and extensive descriptions of each style, with an emphasis on window and door options. From basic designs and building materials to window proportions and hardware finishes, our library will show you how to bring architectural authenticity to whichever style of home you prefer.



### Home Style Library Preview

The Home Style Library for A-Series products includes classically recognized architectural styles and the quintessential window and door choices to create them. To view our complete Home Style Library, visit:

**[andersenwindows.com/stylelibrary](https://andersenwindows.com/stylelibrary)**



# THE ELEMENTS OF STYLE

Each home featured in our Home Style Library contains suggested combinations of Andersen® A-Series windows, patio doors, hardware, exterior trim and color palettes that are authentic to that home’s architectural style. The A-Series product combinations shown here were selected with the help of leading architects to create the Craftsman Bungalow home shown to the left.

## A-SERIES STYLE RECOMMENDATIONS

### Exterior Color



Prairie Grass/Dark Bronze

### Interior Stain



Espresso

### Hardware



Window:  
Traditional  
Folding Handle

Patio Door:  
Albany

Hardware Finish:  
Black

Tall fractional with simulated check rail grille pattern

A-Series casement window:  
Dark Bronze

Flat exterior trim with extended sill  
nose: Prairie Grass



Georgian/Federal



Modern



French Eclectic



Ranch



Cap Cod



Tudor



Queen Anne



Prairie

## UNMATCHED PERFORMANCE. UNMATCHED PEACE OF MIND.

### Rigorously tested.

A-Series products have been exposed to extremes, going from temperatures duplicating **the cold of Alaska winters to the heat of Death Valley summers**, three times a day, day after day. They came through it all beautifully.

### Keeps the weather out.

With their weather-resistant seals, A-Series windows and doors can **stand up to eight inches of rain per hour** and hurricane-force winds<sup>†</sup>. Weatherstripping is designed to seal out drafts, wind and water.

### Never needs painting.

Exteriors won't flake, rot, blister, peel, pit or corrode,\*\* so they're **virtually maintenance free**. Plus they hold their original colors without fading\*\*



### Energy-saving glass for any climate.

Andersen has the glass you need to get the performance you want, including a variety of Low-E glass options to help you control heating and cooling costs in any climate.



Andersen® products have glass options that are ENERGY STAR® certified, which **can help reduce your energy bills** while helping to protect the environment.\*

### Built for years to come.\*\*

A-Series windows and patio doors are built strong to last long.\*\* We use the right materials in the right places, including solid wood, fiberglass and our own Fibrex® composite material. These give A-Series products superior strength, stability and long-term beauty.

### OWNER2OWNER® LIMITED WARRANTY

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on nonglass parts — transfers from each owner to the next. And because it is not prorated, the coverage offers full benefits, year after year, owner after owner.\*\* So it adds real value when you decide to sell your home.



Andersen® A-Series products are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local building code official for specific requirements.

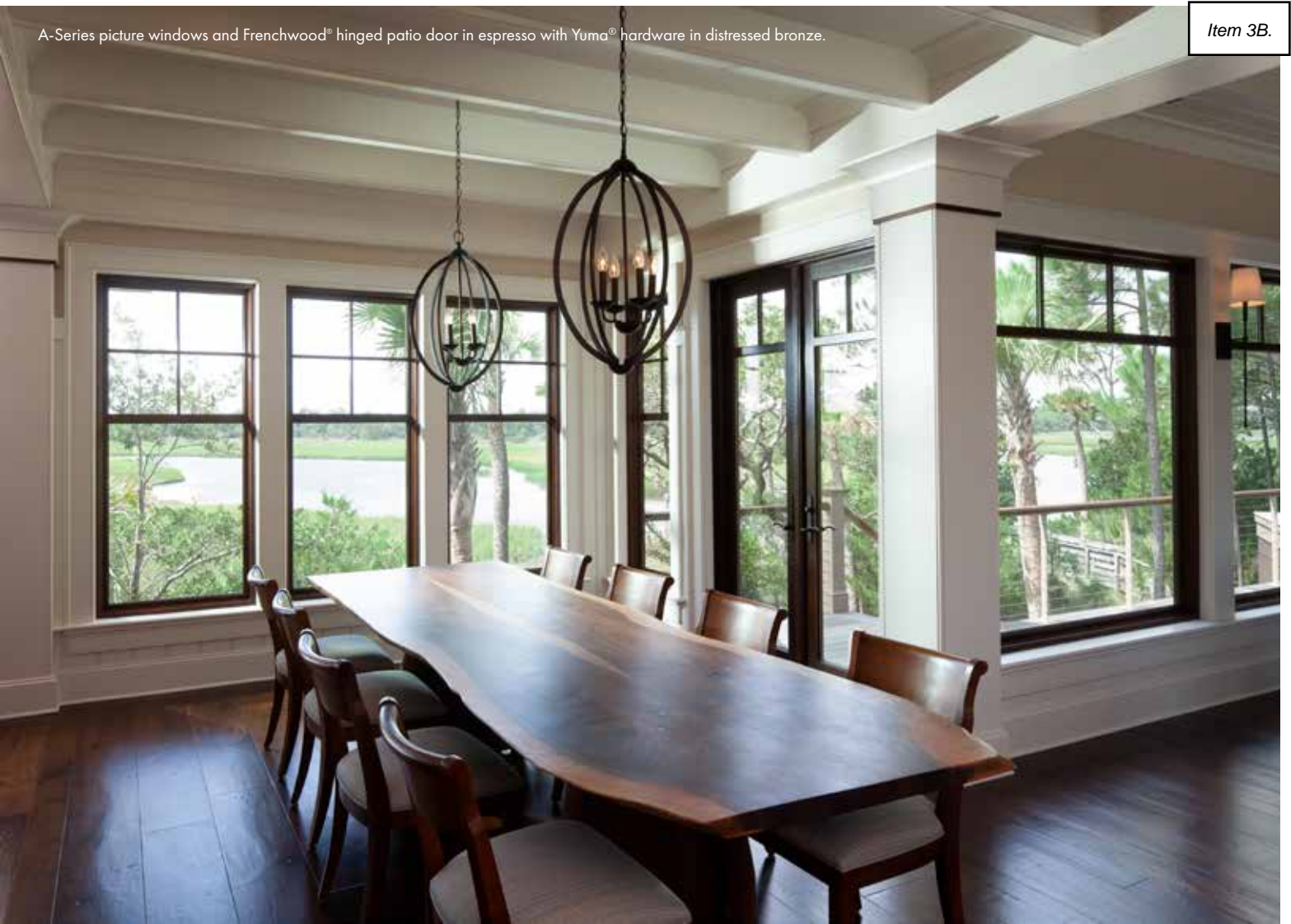
\*Visit [andersenwindows.com](http://andersenwindows.com) to verify that your product and glass type are ENERGY STAR® certified in your area.

\*\*For a copy of the A-Series Limited Warranty visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty).

† Andersen A-Series double-hung window tested to AAMA/WDMA/CSA 101/1.S.2 A440-08 PG 70.

A-Series picture windows and Frenchwood® hinged patio door in espresso with Yuma® hardware in distressed bronze.

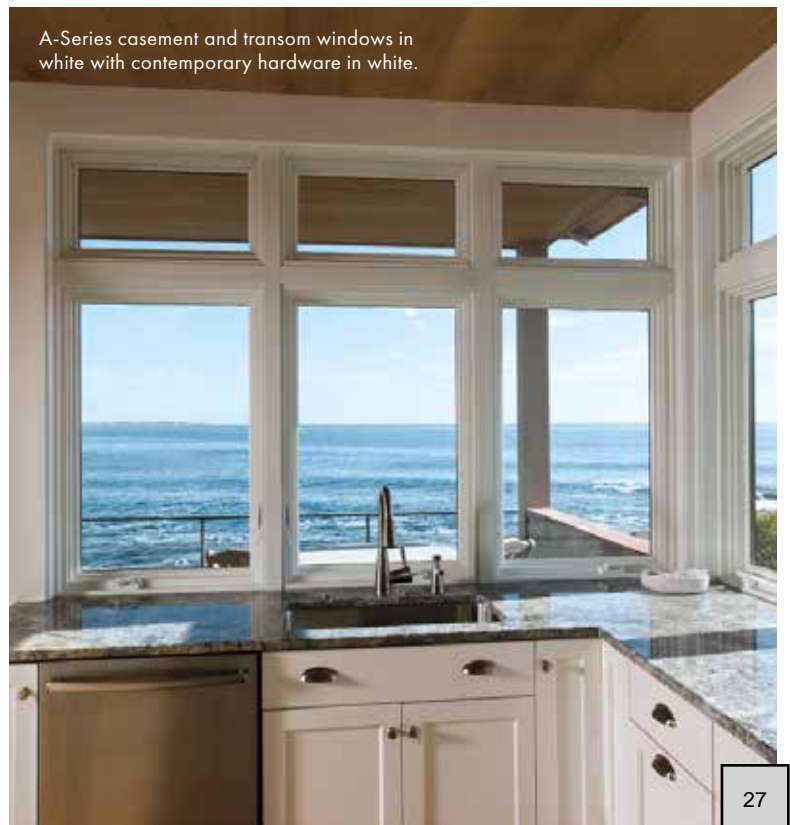
Item 3B.



A-Series Frenchwood® hinged patio door in stained pine with Tribeca® hardware in stone.



A-Series casement and transom windows in white with contemporary hardware in white.







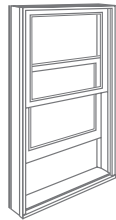
A-Series picture windows and Frenchwood® hinged patio door in white with Yuma® hardware in distressed nickel.



## A-SERIES WINDOWS

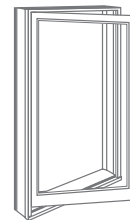


When choosing windows and doors, you'll want to consider the style of the home you'd like to create as well as how you'd like the windows and doors to operate. With Andersen® A-Series products, you have the choices you need for a beautiful blend of both form and function.



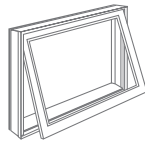
### Double-hung Windows

A double-hung window has two vertically sliding sash (glasspanels) in a single frame. Double-hung windows lift open while remaining flush with the wall, making them ideal around patios, decks and walkways. Both top and bottom sash tilt in for easy cleaning.



### Casement Windows

Casement windows are hinged windows that open outward to the right or to the left. They're common above kitchen sinks and give you the flexibility to group in stunning combinations.



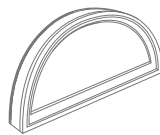
### Awning Windows

Awning windows are hinged at the top and open outward. They catch breezes from the left or right and are often used above, below or alongside stationary windows.



### Venting & Stationary Transom Windows

Venting transom windows are hinged at the top and open outward. They can be used in window combinations or placed above doors to let light and fresh air into a room while adding style and curb appeal. Stationary transom windows share all the characteristics of venting transom windows but do not open for ventilation.



### Specialty Windows

Specialty windows are stationary (non-opening) windows characterized by their special shapes, including curves and dramatic angles. They can make a signature statement in your home or provide a delicate lighting accent.

## A-SERIES FRENCHWOOD® PATIO DOORS



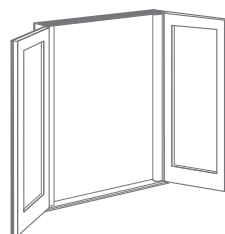
### Frenchwood® Gliding Patio Doors

These doors have at least one door panel that glides smoothly past another door panel to save room where you need it – inside or out. Available in two-, three- and four-panel configurations.



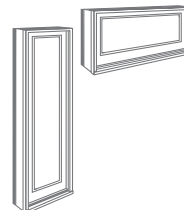
### Frenchwood® Hinged Inswing Patio Doors

Hinged inswing patio doors open in the interior of your home, saving room for smaller exterior areas such as balconies, patios and decks. Available with one, two or three panels.



### Frenchwood® Hinged Outswing Patio Doors

With panels that open outward, these doors give you more usable space inside your home. Available with one or two panels.



### Frenchwood® Transoms & Sidelights

Transoms go above a door while sidelights flank one or both sides of the door. Alone or combined, they can turn your doorway into a focal point while letting more natural light into your home's entryway.



Replacing existing windows and doors? Custom sizing is available on all A-Series windows and doors.



THE EXTERIOR OF YOUR HOME IS THE FACE IT PRESENTS TO THE WORLD.

With Andersen® A-Series windows and patio doors, you have the colors and exterior trim choices you need to make not only your windows, but your entire home look the way you've always envisioned.



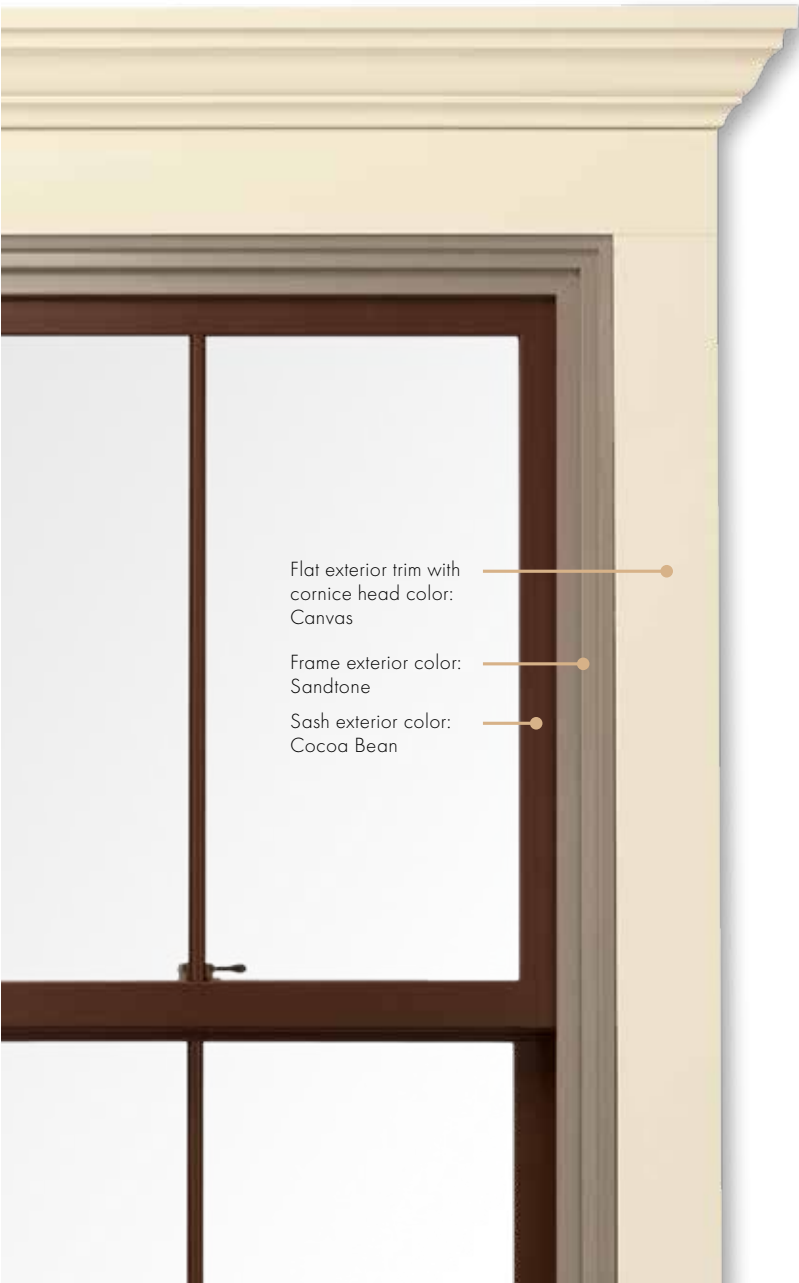
Exterior Colors

White	Sandtone	Canvas	Prairie Grass
Terratone	Forest Green	Dove Gray	Dark Bronze
Cocoa Bean	Red Rock	Black	

Select any combination of colors shown here for your exterior frame, sash & trim.

EXTERIOR TRIM THAT FITS  
 WINDOWS, PATIO DOORS  
 AND YOUR VISION.

Exterior trim adds a finishing touch to your windows and is often essential in achieving authentic architectural style. You can match the color of your windows or doors, or complement them with a different color. Durable A-Series exterior trim is low maintenance and never needs painting.



Flat exterior trim with cornice head color: Canvas  
 Frame exterior color: Sandtone  
 Sash exterior color: Cocoa Bean

EXTERIOR TRIM STYLE OPTIONS

Examples of trim shown on double-hung windows with Sandtone color.



2" brick mould  
 in Canvas color



3 1/2" or 4 1/2" flat  
 in Terratone color



3 1/2" or 4 1/2" flat  
 with extended top  
 in Red Rock color



3 1/2" or 4 1/2" flat  
 with decorative drip cap  
 in Forest Green color



3 1/2" or 4 1/2" flat  
 with 2" cornice top  
 in Prairie Grass color



3 1/2" or 4 1/2" flat  
 with 3 5/8" cornice top  
 in White color

EXTERIOR TRIM SILL OPTIONS



2" brick mould with  
 extended sill nose  
 in Terratone color



3 1/2" or 4 1/2" flat  
 in Sandtone color



3 1/2" or 4 1/2" flat  
 with extended sill  
 in White color



3 1/2" or 4 1/2" flat  
 with extended sill nose  
 in Prairie Grass color









# INNER BEAUTY

A-Series casement, sidelight and transom windows and Frenchwood patio door in cinnamon with Encino® hardware in distressed.







# YOU SHOULDN'T NEED A MIRROR TO SEE YOURSELF IN YOUR HOME.

A-Series windows and patio doors provide you with a wide palette of wood species and finishes to help you bring your personality and taste to every room throughout your house.

## INTERIOR WOOD SPECIES OPTIONS

		
Mahogany***	Cherry**	Vertical Grain Douglas Fir**
		
Pine	Maple	Oak

## STAINED INTERIOR OPTIONS

		
Clear Coat	Honey	Cinnamon
		
Russet	Mocha	Espresso

## PAINTED INTERIOR OPTIONS

		
White	Birch Bark	Primed
		
Canvas	Sandtone	Dark Bronze
		
Black		



A-Series casement and transom windows in white with traditional hardware in white.

Interiors are unfinished unless a stain or paint option is specified. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. Printing limitations prevent exact finish replication.  
\*Actual wood is Sapele, a nonendangered species of mahogany grown in Africa, with color and characteristics similar to American mahoganies.  
\*\*Available unfinished only.

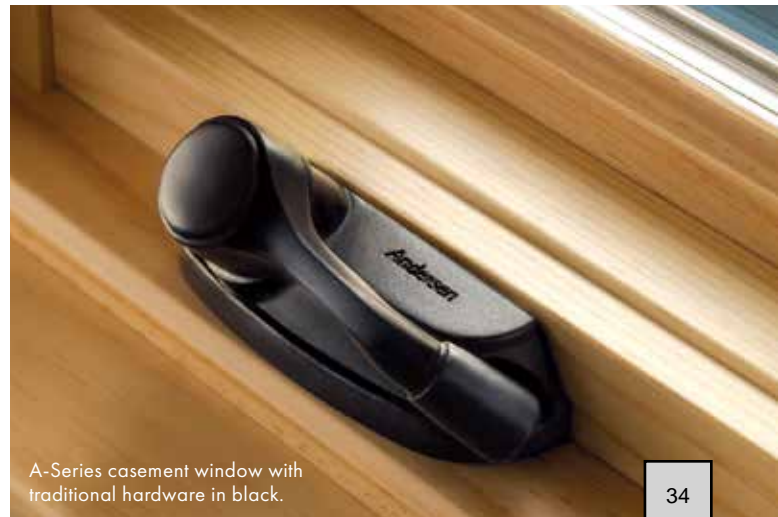


A-Series Frenchwood® hinged patio door with FSB hardware #1035 in satin stainless steel.

## BEAUTY IN THE DETAILS



A-Series double-hung window with lock & keeper in satin nickel.



A-Series casement window with traditional hardware in black.



## IT'S THE LITTLE THINGS THAT MAKE THE BIGGEST IMPACT.

Our hardware options make sure you have the style needed to enhance or complement the overall design of your home's existing cabinetry and décor.

We also offer security sensors to give you peace of mind and the ability to monitor the status of your Andersen® windows or patio doors.

To learn more about our VeriLock® security sensors and Wireless Open/Closed sensors, visit [andersenwindows.com/connect](https://andersenwindows.com/connect)



### DOUBLE-HUNG HARDWARE

Lock & Keeper



Hand Lift



Bar Lift



Finger Lift



Traditional

Antique Brass | Black | Bright Brass | Brushed Chrome  
Distressed Bronze | Distressed Nickel | Gold Dust  
**Oil Rubbed Bronze** | Polished Chrome | Satin Nickel  
Stone | White

Bold name denotes finish shown.

### CASEMENT AND AWNING HARDWARE



Traditional Folding



Contemporary Folding

Antique Brass  
Black  
Bright Brass  
**Distressed Bronze**  
Distressed Nickel  
Gold Dust  
Oil Rubbed Bronze  
Satin Nickel  
Stone  
White

Black  
Bright Brass  
Gold Dust  
Oil Rubbed Bronze  
**Satin Nickel**  
Stone  
White

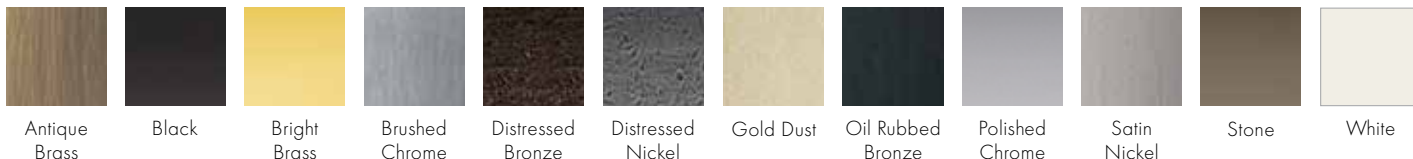
Bold name denotes finish shown.



**Casement lock:**  
Finish matches handle.

**Operation:**  
Casement hardware folds in to avoid interfering with window treatments.

### WINDOW HARDWARE FINISH OPTIONS



# HARDWARE FOR EVERY DOOR. STYLES FOR EVERY PERSON.

A-Series patio door hardware is available in a variety of different designs to match virtually any style. Yuma®, Encino®, Anvers®, Newbury®, Covington™ and Whitmore® hardware options each feature solid, drop-forged brass for added strength, while Albany and Tribeca® hardware options are made of diecast zinc with durable powder-coated finishes. Additional hardware options such as exterior keyed locks, matching hinge finishes and more are also available.

<p><b>YUMA®</b> Distressed Bronze <b>Distressed Nickel</b></p>  <p>Hinged      Gliding</p>	<p><b>ENCINO®</b> <b>Distressed Bronze</b> Distressed Nickel</p>  <p>Hinged      Gliding</p>	<p><b>ANVERS®</b> Bright Brass Oil Rubbed Bronze <b>Satin Nickel</b></p>  <p>Hinged      Gliding</p>	<p><b>NEWBURY®</b> Antique Brass Bright Brass Brushed Chrome <b>Oil Rubbed Bronze</b> Polished Chrome Satin Nickel</p>  <p>Hinged      Gliding</p>
<p><b>COVINGTON™</b> Antique Brass <b>Bright Brass</b> Oil Rubbed Bronze</p>  <p>Hinged      Gliding</p>	<p><b>WHITMORE®</b> <b>Antique Brass</b> Bright Brass Oil Rubbed Bronze Satin Nickel</p>  <p>Hinged      Gliding</p>	<p><b>ALBANY</b> Black <b>Gold Dust</b> Stone White</p>  <p>Hinged      Gliding</p>	<p><b>TRIBECA®</b> Stone <b>White</b></p>  <p>Hinged      Gliding</p>

Bold name denotes finish shown.

## FSB® HARDWARE

Durable, satin stainless steel FSB hinged door hardware features clean lines and a sleek satin finish for a thoroughly modern look.
















\*Hardware sold separately.  
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty. Matching hinges available in most finishes for inswing patio doors. Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.  
"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.





A-Series Frenchwood® hinged patio door, sidelights and transom windows in white with Covington™ hardware in bright brass.

## DOOR HARDWARE FINISH OPTIONS

												
Antique Brass	Black	Bright Brass	Brushed Chrome	Distressed Bronze	Distressed Nickel	Oil Rubbed Bronze	Polished Chrome	Satin Nickel	Stone	White	Gold Dust	Satin Stainless Steel

Distressed Bronze and Oil Rubbed Bronze are "living" finishes that will change with time and use. Bright Brass and Satin Nickel finishes on patio door hardware feature a 10-year limited warranty. Matching hinges available for inswing patio doors. Printing limitations prevent exact finish replication.

A-Series casement, picture and  
windows in white with black ex

Item 3B.

**BEST-IN-CLASS GLASS**

HIGH-PERFORMANCE GLASS



Glass can affect energy efficiency more than any other part of a window or patio door — and not all glass performs the same. Some types of glass do a better job at insulating your home. Others provide greater clarity. You can even choose glass to filter out specific kinds of light. Andersen offers one of the industry’s widest arrays of glass options, enabling you to find the right choice for your climate and your home. Choose from these High-Performance glass options.

Triple-Pane Glass

Three panes of glass combine with either argon gas blend or air and low-E coatings to provide enhanced energy performance. Add triple-pane glass to one of our windows or doors for maximum energy efficiency.



Low-E4® SmartSun™ Glass

It helps shield your home from the sun’s heat, filtering out 95% of harmful UV rays while letting sunlight shine through, plus it provides all the benefits of Low-E4 glass.

Low-E4 Glass

Outstanding thermal performance for climates where both heating and cooling costs are a concern. It comes standard on all A-Series products and is up to 57% more energy efficient than ordinary dual-pane glass.



Low-E4 Sun Glass

Outstanding thermal performance in southern climates where less solar heat gain is desired. It’s tinted for maximum protection from the effects of intense sunlight while providing all the benefits of Low-E4 glass.



Heatlock® Technology

Our HeatLock coating can increase the energy efficiency of any A-Series window or patio door with Low-E4® or SmartSun™ glass. Applied to the room-side glass surface, it reflects heat back into the home for improved performance.

\*Winter and summer values are based on comparison of Andersen A-Series double-hung window U-Factor and SHGC values to the U-Factor and SHGC for clear dual-pane glass non-metal frame default values from the 2006, 2009 and 2012 International Energy Conservation Code "Glazed Fenestration" Default Tables.

Additional glass options are also available. Contact a sales associate at The Home Depot® for details.

PERFORMANCE COMPARISON OF ANDERSEN® GLASS OPTIONS

GLASS	ENERGY		LIGHT	
	U-Factor	Solar Heat Gain Coefficient	Visible Light Transmittance	UV Protection
	How well a product prevents heat from escaping.	How well a product blocks heat caused by sunlight.	How much visible light comes through a product.	How well a product blocks ultraviolet rays.
SmartSun™	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock® Coating	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Low-E4®	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E4 with HeatLock Coating	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun®	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
PassiveSun with HeatLock Coating	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Clear Dual-Pane	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

PATTERNED GLASS

Patterned glass lets in light while obscuring vision and adds a unique decorative touch to your home.



Cascade



Fern



Obscure



Reed



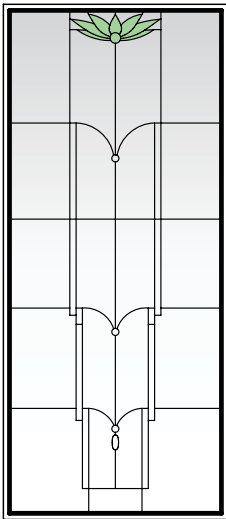
Andersen® A-Series products are available with **impact-resistant glass** and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. Visit [andersenwindows.com/coastal](http://andersenwindows.com/coastal) for more information. See your local building code official for specific requirements.



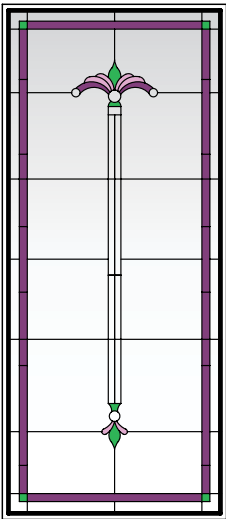
**BETWEEN-THE-GLASS ART GLASS.  
STATEMENTS IN BEAUTY, STYLE AND COLOR.**

A-Series products are available with between-the-glass art glass, which places the decorative panel between the glass panes, providing superior protection for the art glass and making it easy to keep clean.

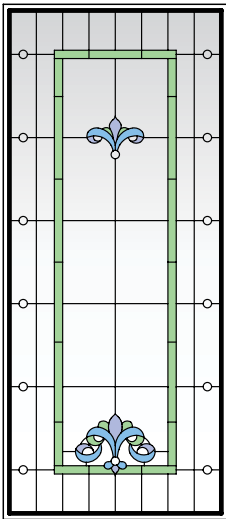
**HISTORIC AND CLASSIC SERIES\***



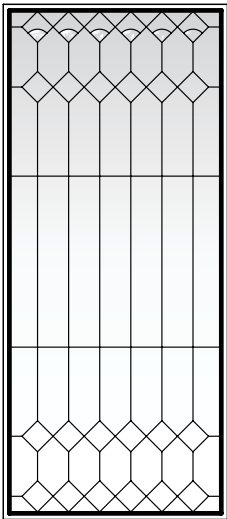
Lotus



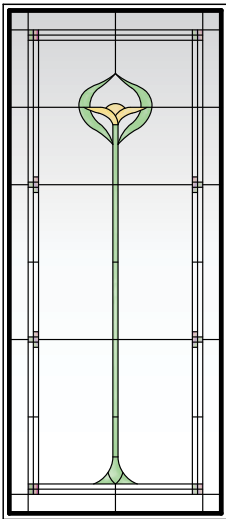
Regency



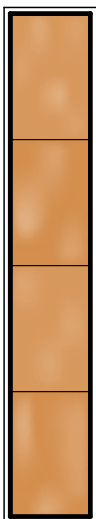
Victoria



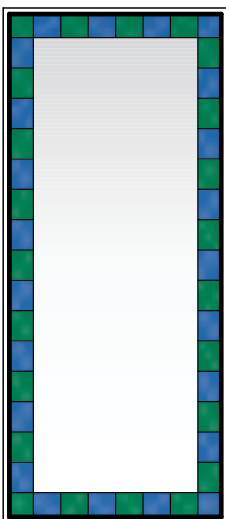
Diamond Lights



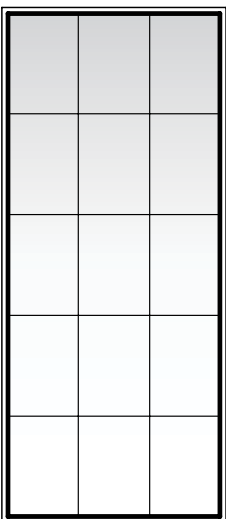
Arts & Crafts



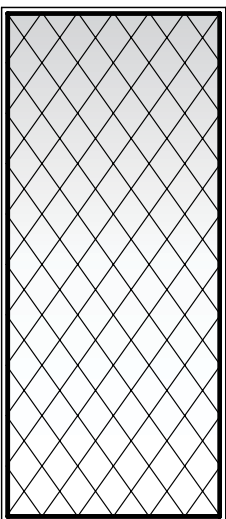
Amber



Queen Anne



Rectangular grid



Diamond grid

\*Classic Series glass patterns are available with semi-privacy glass or clear antique glass in place of colored glass (except where indicated).



Lotus design



Queen Anne design



Victoria design



Arts & Crafts design

ART GLASS COLOR OPTIONS

You can order Andersen® art glass designs in standard color palettes, or create custom combinations. Color palettes and accent jewels for custom combinations are predetermined by style of art glass. In addition to the colored glass shown below, Clear, Clear Antique, Clear Waterglass, along with textured Semi-privacy (double glue chip) and Light Restoration glass, is also available. For more on custom capabilities, contact your Andersen supplier.

Amber	Copper	Dark Blue	Deep Green	Deep Rose
Deep Teal	Golden Green	Kelly Green	Light Blue	Light Green
Lilac	Moss Green	Navy Blue	Olive Green	Pale Amber
Pale Blue	Rose	Sand	Topaz	Umber
Violet				

Accent Jewels

Amber	Clear	Green	Lilac
Opal Amber	Pink	Smoke	

Iridescent Accent Tiles

Avocado Glimmer	Kiwi Glimmer
Tamarind Glimmer	Tangerine Glimmer

Art glass changes appearance greatly based on lighting in its environment, making it beautiful to look at, yet difficult to represent accurately in print. Printing limitations prevent exact color replication. Andersen art glass panel patterns vary based on window size and shape. Colors in the Classic Series and Historic Series may also vary. Contact your Andersen supplier for more information.

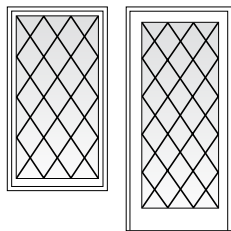
## A-SERIES GRILLES FOR EVERY HOME.

Andersen® A-Series windows and doors offer a variety of architecturally authentic grille types and grille patterns, making it easy to fit both your style and your home's. For a signature look, we'll also work with you to create custom grille designs.

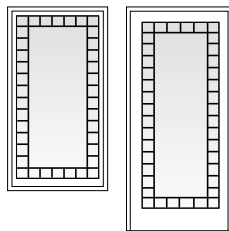
To see all the standard patterns available for a specific window or door, visit [andersenwindows.com](http://andersenwindows.com)



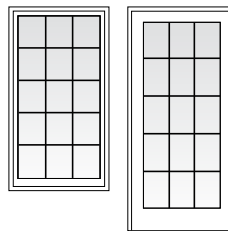
A-Series casement windows in dark bronze.



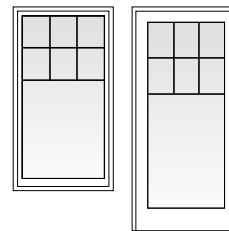
Diamond



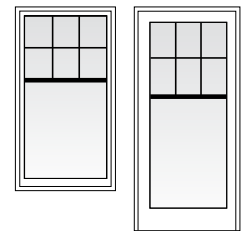
Queen Anne



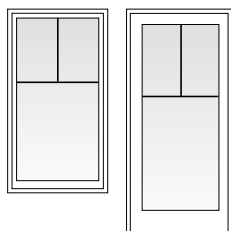
Colonial



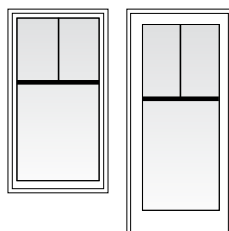
Modified Colonial



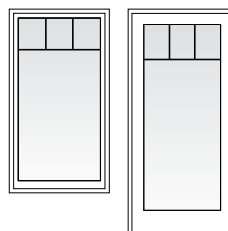
Modified Colonial with 2 1/4" rail\*



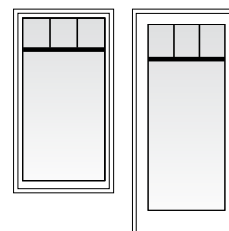
Tall Fractional



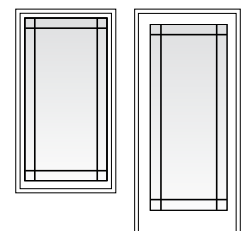
Tall Fractional with 2 1/4" rail\*



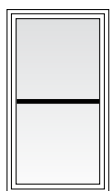
Short Fractional



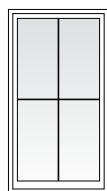
Short Fractional with 2 1/4" rail\*



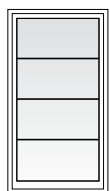
Prairie A



Simulated Double-Hung

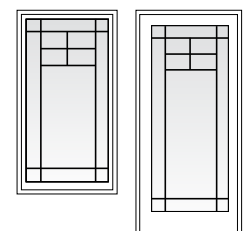
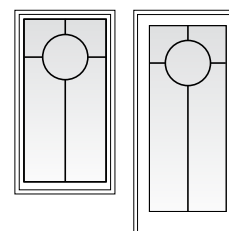
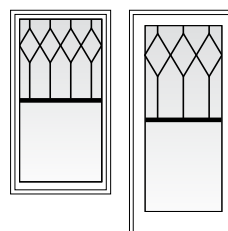


2 x 2



1 x 4

Specified Equal Light\*\*



Custom Patterns

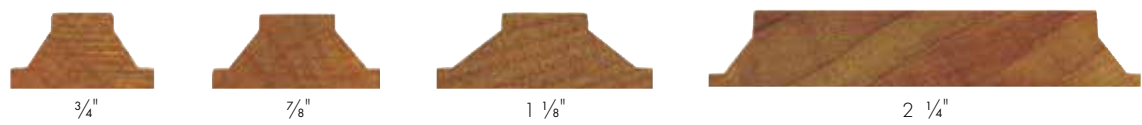
Our 2 1/4-inch-wide grille can make a casement window look like a double-hung.

\* Simulated check rails are also available in 7/8" and 1 1/8" widths.

\*\*Specify number of same-size rectangles wide or high. Some restrictions may apply. Some grille patterns not available in all configurations and products.

GRILLE WIDTHS (ACTUAL SIZE SHOWN)

Shown: Cross sections of grilles showing standard widths and profiles.



Our 2 1/4" wide grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

GRILLE CONFIGURATIONS

Full Divided Light

Give your window an authentic look with full divided light grilles that are permanently applied to the interior and exterior of your window with a spacer between the glass.



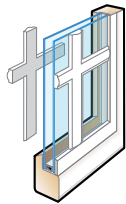
Permanent Exterior  
Permanent Interior with Spacer

Simulated Divided Light

Simulated divided light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.



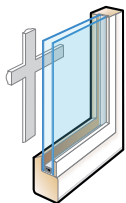
Permanent Exterior  
Permanent Interior



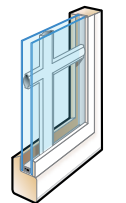
Permanent Exterior  
Removable Interior

Convenient Cleaning Options

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles are installed between the glass panes and feature a contoured 1" or 1/2" profile.



Removable  
Interior Grille



Finelight Grilles  
Between-the-Glass





## OUR INSECT SCREENS COME IN MANY TYPES. JUST LIKE INSECTS DO.

Optional insect screens are available for all A-Series products. Patio doors feature conventional Andersen® fiberglass insect screens. For windows, choose aluminum insect screens, or TruScene® insect screens that provide a clearer view, help bring the outdoors into your home and are less noticeable from the street.

### TruScene® Insect Screens

Made with a micro-fine stainless steel mesh that's one-third the diameter of conventional insect screen wire, TruScene insect screens provide 50% more clarity than conventional Andersen® insect screens. They allow more fresh air and sunlight in, while keeping out small insects.



INSECT SCREENS WITH STYLE AND FINISH

FRAME OPTIONS



Stone



White



Gold Dust

All insect screens for casement, awning and venting transom windows are available in Stone, White or Gold Dust colored frames. Insect screens installed on the exterior of double-hung windows and patio doors have frames that match the exterior color of the unit.

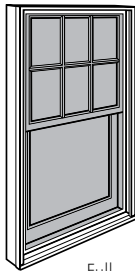
WOOD FRAME OPTIONS

Frames of TruScene® insect screens for casement, awning and transom windows are also available in three wood-veneered options and six stain colors to match the interior finish. Pine veneer frame with clear finish is shown.

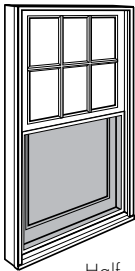


INSECT SCREEN CONFIGURATIONS

Full insect screens are available for all operating Andersen® A-Series windows. Our double-hung windows also give you the option of insect screens that cover only the lower sash.



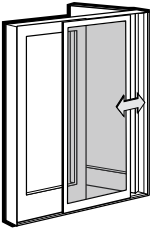
Full



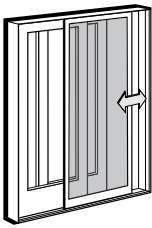
Half

PATIO DOOR INSECT SCREEN CONFIGURATIONS

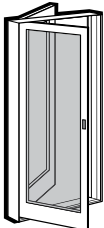
A-Series patio doors are also available with several styles of insect screens, including a top-hung gliding design for gliding and hinged doors.



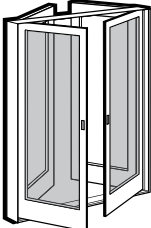
Single Top-Hung  
Gliding for gliding  
and inswing doors



Single Gliding  
for gliding and  
inswing doors



Single Hinged  
for inswing doors

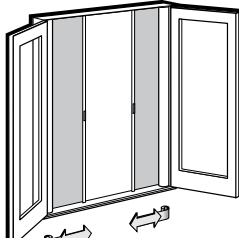


Double Hinged  
for inswing doors

Retractable insect screens are available with interior canisters in White, Gold Dust or prefinished wood to match the interior door. Exterior canisters for gliding doors are color-matched to the outside color of the door.



Single Retractable for  
outswing and gliding doors



Double Retractable  
for outswing doors



## THE ENVIRONMENT HAS A BUSINESS PARTNER

Respect for the environment is nothing new at Andersen. For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting,\* energy-efficient windows and doors. Visit [andersenwindows.com/sustainability](http://andersenwindows.com/sustainability) for more information.



Andersen makes windows and doors with options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) National Green Building Standard rating system.



[WWW.ANDERSENWINDOWS.COM](http://WWW.ANDERSENWINDOWS.COM)



Printed on FSC® certified paper, with 10% recycled fiber.

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# STAFF REPORT

**MEETING DATE:** May 16, 2025

**TITLE:**

Consider and act on the request for a Certificate of Appropriateness for the exterior addition to a Structure in the Bastrop Commercial National Register Historic District, located at 711 Spring Street, being 0.173 acres out of Building Block 5, West of Water Street within the City Limits of Bastrop.

**STAFF REPRESENTATIVE:**

Alondra Macias, Planner I, Development Services Department

**ITEM DETAILS:**

Site Address: 711 Spring Street  
Property Owner: Bastrop Opera House Inc  
Agent: John Stenzel  
Current Use: Commercial  
Existing Zoning: P5- Core  
Designations: Structure in the Bastrop Commercial National Register Historic District

**BACKGROUND/HISTORY:**

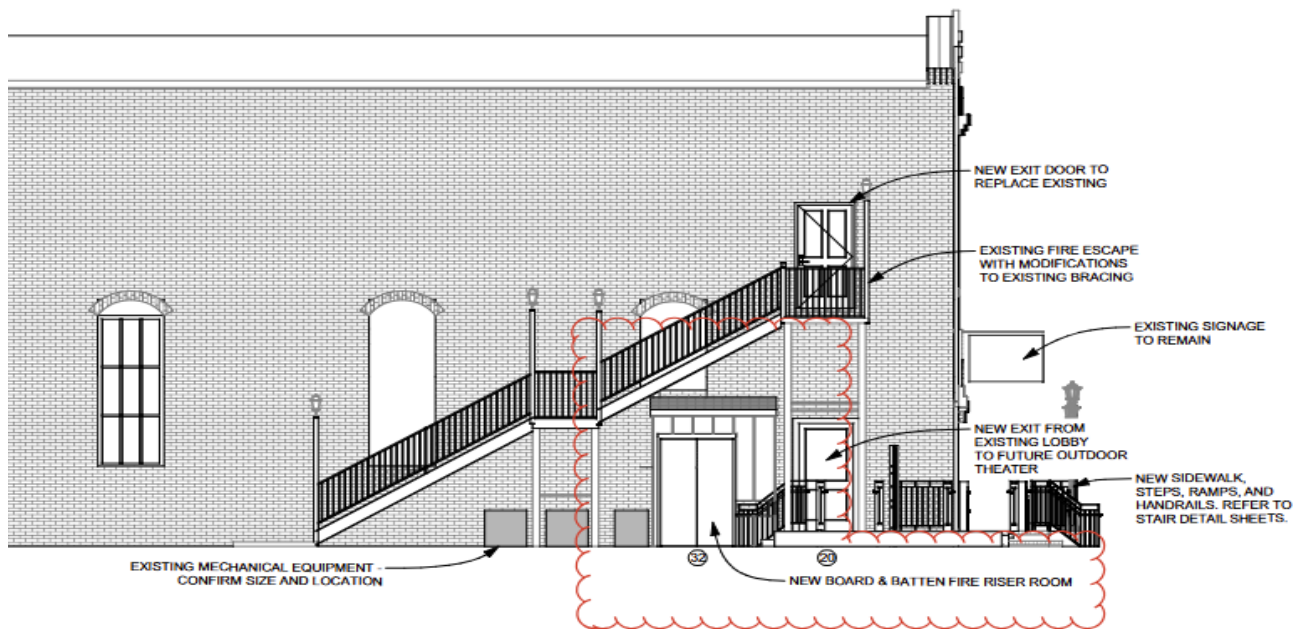
711 Spring Street was built around 1889. The owners are requesting a Certificate of Appropriateness for the addition of a fire riser room on the east façade of the building. A small 4'x6' closet will be added beneath the existing fire escape for use as a fire riser room. A riser room is necessary to add a fire suppression system to the building as a part of the Phase I scope and was moved from its previous location due to proximity to the supply line on Spring Street. Additionally, the previous location was in the way of a planned future addition. The shed will be finished with painted board and batten siding so that it is clearly distinguishable from the historic fabric. It partially covers an existing plaster niche, so the sill of the plaster niche will be raised to the height of the new shed roof with brick infill.



## Existing Conditions:



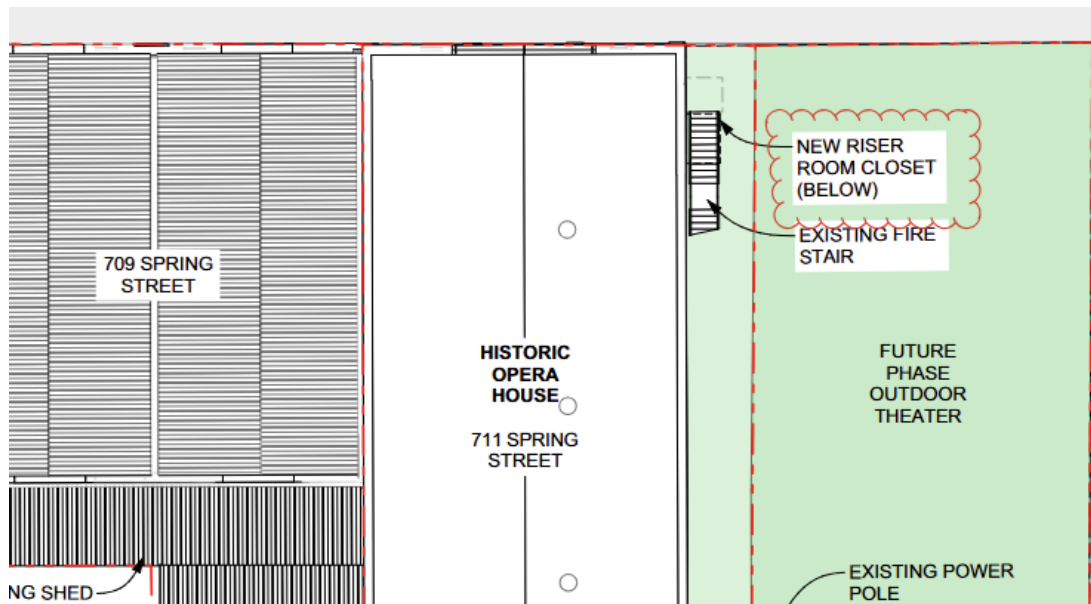
## Proposed Changes:







Proposed Floor Plan:



#### 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 buildings 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 and act on the request for a Certificate of Appropriateness for the exterior addition to a Structure in the Bastrop Commercial National Register Historic District, located at 711 Spring

Street, being 0.173 acres out of Building Block 5, West of Water Street within the City Limits of Bastrop.

**ATTACHMENTS:**

- Attachment 1: Location Map
- Attachment 2: Project Description Letter
- Attachment 3: Project Justification
- Attachment 4: Building Elevations
- Attachment 5: Floor Plans
- Attachment 6: Site Plan





Attachment  
Location Map

711 Spring St.



1/7/2025

0 50 100 150 200 ft

Scale 1:1,000

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.



ENVISION | COLLABORATE | DESIGN | DELIVER

May 8, 2025

Development Services  
City of Bastrop

**Re: Bastrop Opera House  
Project Description Letter - Commercial Remodel Permit Application:**

To whom it may concern:

Here is a general description of the Bastrop Opera House Phase One project. Please refer to the remainder of the permit application package for drawings and additional information.

**The Project – Bastrop Opera House Rehearsal Space and Related Renovations:**

The phase one program will create a flexible rehearsal / performance space, meeting rooms and office space on the ground floor of the historic 2-story annex structure at 709 Spring Street.

The anticipated larger program for future phase work will include a 2-story addition at the rear of the Annex building and the creation of a second auditorium on the upper floor. In addition, future scope includes the renovation of the existing opera house lobby, a rework of the existing sidewalk, and access to a future outdoor theater from the existing lobby.

Phase 1 work will also include new flooring, ceilings, and wall finishes. A new doorway will be connected between the existing Opera House and the Annex ground floor. New lighting, electrical, plumbing, and HVAC is included in the scope of work. The rehearsal space will be suitable for a variety of small performances. Some audio/visual and stage lighting is included. The work includes installation of a new fire suppression system for both buildings with the expectation that it will be capable of expansion for the future phase auditorium.

If an you need additional information, please email or give me a call.

Sincerely,  
Ben Heimsath, AIA  
Principal



ENVISION | COLLABORATE | DESIGN | DELIVER

December 27th, 2024 (Updated: May 07, 2025)

**Historic Criteria of Approval Justification**

City of Bastrop

**Re: Bastrop Opera House  
Rehearsal Space and Related Renovations**

Please see amendment to the last of the Secretary of the Interior's standards to address the fire riser room addition for this amendment to the existing Certificate of Appropriateness. (05/07/2025)

**The Project – Bastrop Opera House Rehearsal Space and Related Renovations:**

- 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.

For this phase of the renovation project, the buildings will be minimally altered and historic fabric will be largely retained or restored.

Alterations to the Opera House (711 Spring St) will modify the non-historic lobby space. The sidewalk steps and ramp will be modified, again, these are all non-historic materials. Several access doors will be added on the side elevation, otherwise the exterior will remain unchanged.

Work on the Annex (709 & 707 Spring St) will have a minor impact on the Spring St. exterior. Windows and doors will be restored and the exterior masonry will be repointed. Some bowing of the masonry has been noted and our structural engineer has recommended several through bolts for bracing. Within the interior, non-historic materials will be removed. New interior walls will have minor impact on the existing historic materials. A new opening in the wall separating the Opera House and the Annex will connect the buildings and allow for shared programming between the buildings.

- 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.

The project scope includes preservation or, where necessary restoration of existing elements. This will include the repointing of existing brick at 709 & 707 Spring Street in addition to the restoration of existing doors and windows.



**ENVISION | COLLABORATE | DESIGN | DELIVER**

- 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.

There are no alterations inconsistent with the historic timeframe. No changes will create an indication or appearance of an earlier or later time.

- 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.

For this phase of the renovation project, the buildings' historic fabric, including changes that have acquired significance will be minimally impacted.

- Distinctive stylistic features or examples of skilled craftsmanship which characterize, a building, structure, object, or site shall be kept to the greatest extent practical.

For all the buildings, the existing exterior and interior brick, exterior windows and exterior doors will be preserved. In 709 Spring St., the monumental stair, the old vault, and the chamfered columns will be kept intact and maintained as features of the project.

- 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.

The project scope includes repointing of existing brick at 709 & 707 Spring Street. The intent will be to preserve the existing exterior windows and doors utilizing skilled craftspeople. The extent of replacement materials required will be determined based on the condition of each window.

- 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.

The project scope includes repointing of existing brick at 709 Spring Street. No sandblasting or other damaging means of surface cleaning will take place.



ENVISION | COLLABORATE | DESIGN | DELIVER

- Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

Not applicable.

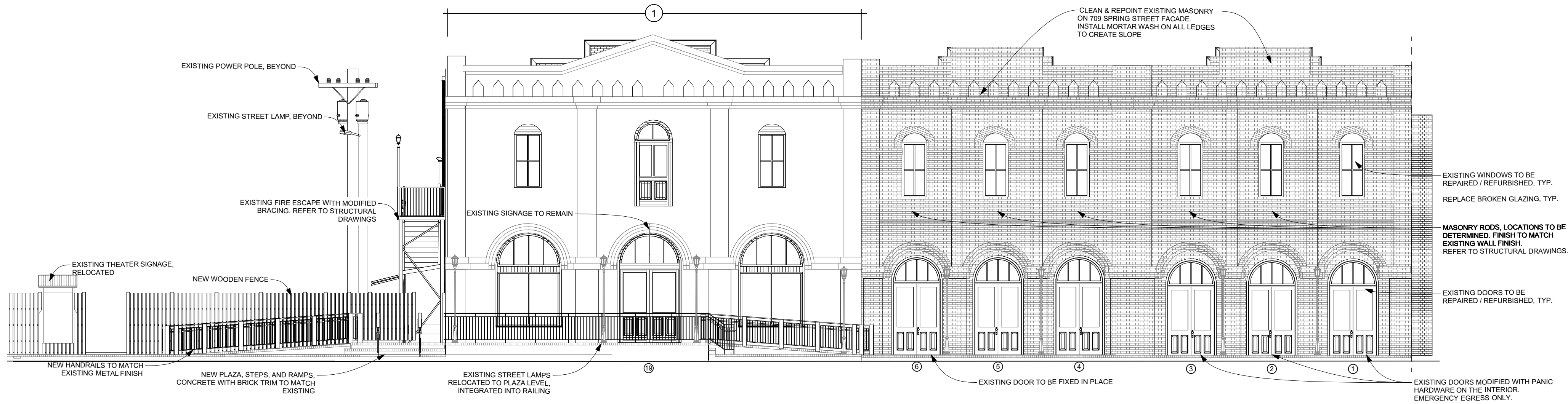
- Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.

A small 4'x6' closet will be added beneath the existing fire escape for use as a fire riser room. A riser room is necessary to add a fire suppression system to the building as a part of the Phase I scope and was moved from its previous location due to proximity to the supply line on Spring Street. Additionally, the previous location was in the way of a planned future addition.

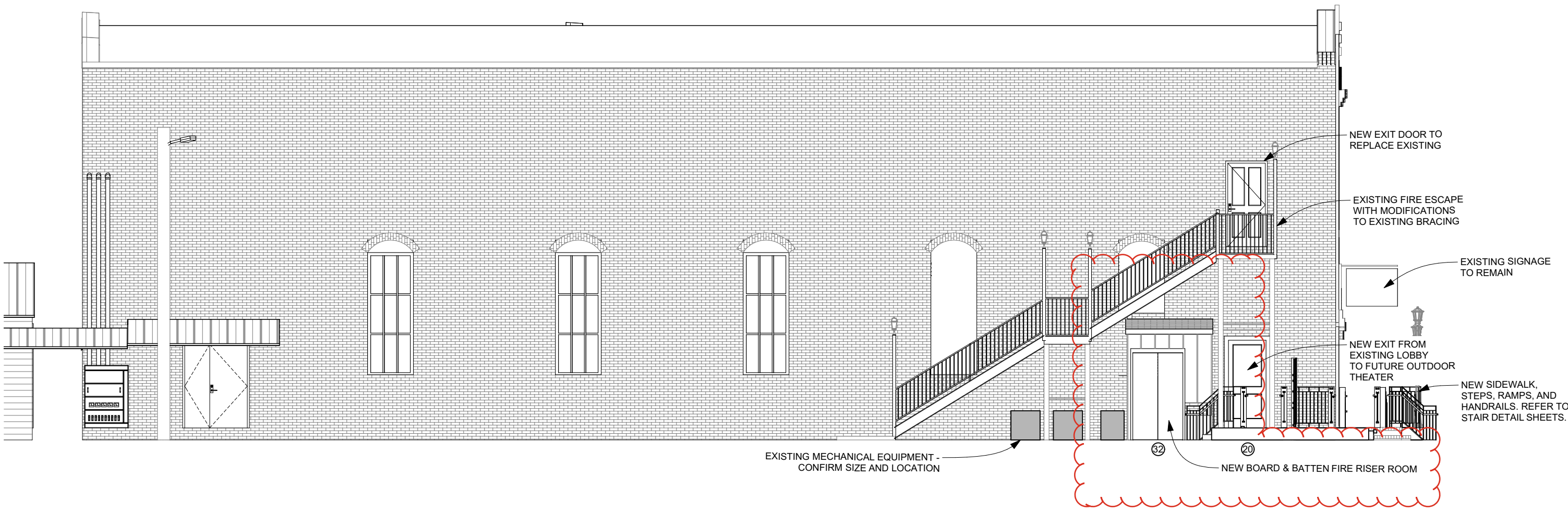
The shed will be finished with painted board and batten siding so that it is clearly distinguishable from the historic fabric. It partially covers an existing plaster niche, so the sill of the plaster niche will be raised to the height of the new shed roof with brick infill. (05/07/25)



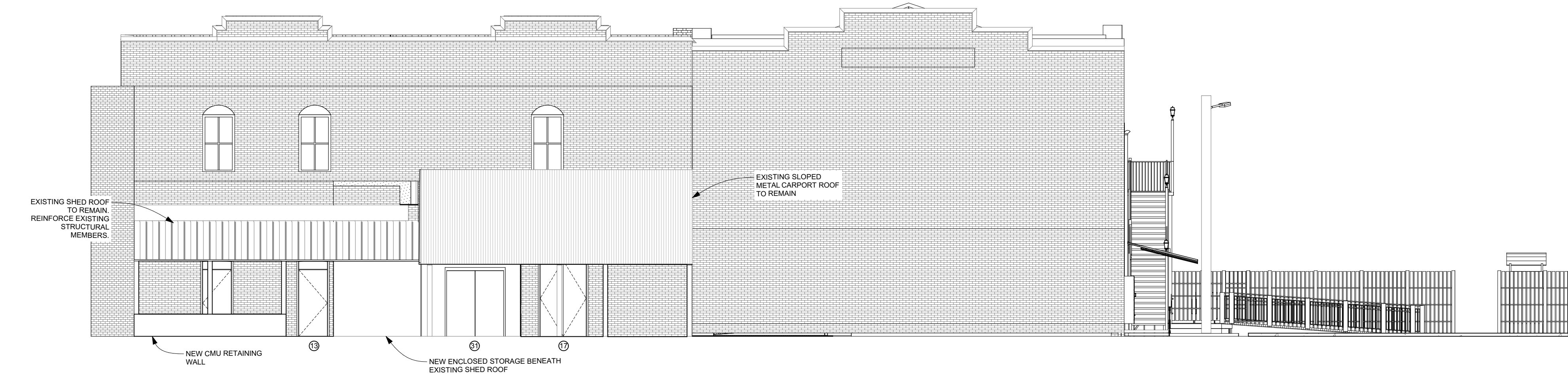




1 EXTERIOR ELEVATION @  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

#### NOTES

- 1 NO CHANGE TO EXISTING FINISHES. EXISTING MASONRY HAS BEEN PAINTED. WHILE THIS TREATMENT IS NOT RECOMMENDED BY THE SECRETARY OF THE INTERIOR'S STANDARDS, THE ISSUE OF THE EXISTING MASONRY FINISH WILL NOT BE ADDRESSED AT THIS TIME.

**Heimsath**  
ARCHITECTS

2104 Greenwood Ave  
Austin, TX 78723  
Tel: (512) 797-0002  
www.heimsath.com

### Bastrop Opera House

711 Spring Street, Bastrop, Texas 78602

Architect / Registration:  
NAME #REGISTRATION #  
Date: <DATE OF ISSUE>

Not for regulatory  
approval, permitting, or  
construction

FINAL  
PRICING  
ISSUANCE

BUILDING ELEVATIONS

Revisions  
No. / Date / Remarks

Project Number:  
965

Date:  
03/14/25

Sheet Number

A5.1

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Blkcloud - Heimsath - Blkcloud Software as a Service965 Bastrop Opera House Spring Street Project\_CD 03-2025 [Ver. 25.2401] Thursday, May 1, 2025] 3:08 PM

ROOM FINISH SCHEDULE										
RM. NO.	ROOM NAME	FLOOR	BASE	WALL - NORTH	WALL - WEST	WALL - SOUTH	WALL - EAST	WAINSCOT	CEILING	REMARKS
100	PERFORMANCE SPACE	REMOVE EXIST CONC & INSTALL NEW CONCRETE; SEAL	WOOD - MATCH EXISTING SIZE PROFILE; PAINT	PLASTER - PATCH; PAINT	PLASTER - PATCH; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	BRICK - CLEAN AND REPOINT	NONE	EXPOSE STRUCTURE BENEATH EXISTING WOODEN CEILING; PAINT	
101	STAGING AREA	REMOVE EXIST CONC & INSTALL NEW CONCRETE; SEAL	WOOD - MATCH EXISTING SIZE PROFILE; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	PLASTER - PATCH; PAINT	PLASTER - PATCH; PAINT	PLASTER - PATCH; PAINT	NONE	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	
102	EXIT	REMOVE EXIST CONC & INSTALL NEW CONCRETE; SEAL	WOOD - MATCH EXISTING SIZE PROFILE; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	PLASTER - PATCH; PAINT	PLASTER - PATCH; PAINT	PLASTER - PATCH; PAINT	NONE	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	
103	VAULT	EXIST CONC; SEAL	NONE	PLASTER - PATCH; PAINT	PLASTER - PATCH; PAINT	PLASTER - PATCH; PAINT	PLASTER - PATCH; PAINT	NONE	PLASTER - PATCH; PAINT	
104	LOBBY	EXIST CONC, CLEAN AND SEAL	WOOD - MATCH EXISTING SIZE PROFILE; PAINT	PLASTER - PATCH; PAINT	PLASTER - PATCH; PAINT	PLASTER - PATCH; PAINT	PLASTER - PATCH; PAINT	NONE	EXISTING WOOD STRUCTURE-REPAIR; PAINT	PAINT WOOD COLUMNS
105	DIRECTOR'S OFFICE	EXIST CONC, CLEAN AND SEAL	WOOD - MATCH EXISTING SIZE PROFILE; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	PLASTER - PATCH; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	NONE	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	
106	UNISEX RESTROOM	PORCELAIN TILE	PORCELAIN TILE, COVED BASE	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	PLASTER - PATCH; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	6'-0" HIGH, PORCELAIN TILE AS NOTED IN ELEVATIONS	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	
107	UNISEX RESTROOM ACCESSIBLE	PORCELAIN TILE	PORCELAIN TILE, COVED BASE	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	PLASTER - PATCH; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	6'-0" HIGH, PORCELAIN TILE AS NOTED IN ELEVATIONS	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	
108	FLEXIBLE MEETING SPACE	EXIST CONC, CLEAN AND SEAL	WOOD - MATCH EXISTING SIZE PROFILE; PAINT	NONE	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	PLASTER - PATCH; PAINT	PLASTER - PATCH; PAINT	NONE	EXISTING WOOD STRUCTURE-REPAIR; PAINT	
109	EXPANDED LOBBY	LONG LEAF PINE - MATCH EXISTING AND REFINISH	WOOD - MATCH EXISTING SIZE PROFILE; PAINT	BEADED BOARD - REPAIR; PAINT	PLASTER - PATCH; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT		NEW WOOD; PAINTED	PRESSED TIN - MATCH EXIST	
110	MEN'S RESTROOM	PORCELAIN TILE	PORCELAIN TILE, COVED BASE	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	6'-0" HIGH, PORCELAIN TILE	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	
111	WOMEN'S RESTROOM	PORCELAIN TILE	PORCELAIN TILE, COVED BASE	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	6'-0" HIGH, PORCELAIN TILE	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	
112	LIGHT LOCK	LONG LEAF PINE - MATCH EXISTING AND REFINISH	WOOD - MATCH EXISTING SIZE PROFILE; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	WOOD	PRESSED TIN - MATCH EXIST; PAINT	
113	TICKET BOOTH & CONCESSIONS	LVT	WOOD - MATCH EXISTING SIZE PROFILE; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	NONE	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	
114	EXISTING AUDITORIUM									NO WORK IN THIS AREA
115	EXISTING STAGE									NO WORK IN THIS AREA
116	EXISTING BACKSTAGE									NO WORK IN THIS AREA
200	UNDEVELOPED SECOND LEVEL									NO WORK IN THIS AREA
201	STAIR ENCLOSURE	EXIST. STAIR TO REMAIN	WOOD - MATCH EXISTING SIZE PROFILE; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	NONE	PAINT EXISTING STRUCTURE	
202	EXISTING STORAGE									NO WORK IN THIS AREA
203	EXISTING CORRIDOR		WOOD - MATCH EXISTING SIZE PROFILE; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT	GYP BOARD - FINISH TO MATCH PLASTER; PAINT			NEW WORK APPLIES TO REBUILT LOBBY STAIR AND ENCLOSURE.
204	EXISTING STORAGE									NO WORK IN THIS AREA
205	TECH BALCONY									NO WORK IN THIS AREA

### SCOPE OF WORK

#### CONCRETE:

1. REMOVE EXISTING CONCRETE FLOOR AND POUR NEW SLAB. NEW SLAB TO BE POLISHED AND SEALED. COORDINATE FINISHED FLOOR LEVEL WITH WOOD FLOOR NEXT DOOR AND VAULT DOOR.
2. INSTALL NEW EXTERIOR HANDICAP RAMP ON SPRING STREET. COORDINATE WITH EXISTING SIDEWALK.

#### MASONRY REPAIR, CLEANING AND REPOINTING:

1. REMOVE ALL STAINING/PLANT/MILDEW GROWTH BY CLEANING EXTERIOR AND INTERIOR BRICK PER SPECIFICATIONS.
2. AT INTERIOR BRICK WALLS, REMOVE ALL LOOSE AND SPALLING PLASTER. PATCH AND REPAIR.
3. REPOINT ALL GRAY PORTLAND CEMENT MORTAR JOINTS AND ALL OPEN/DAMAGED MORTAR AT INTERIOR AND EXTERIOR BRICK WALLS.

#### WOOD REFURBISHMENT:

1. INSTALL NEW WOOD TO MATCH EXISTING CEILING WHERE MISSING.
2. REPLACE DAMAGED WOOD CEILING WITH NEW TO MATCH ORIGINAL.
3. IN THE RECONFIGURED LOBBY INSTALL NEW BEADED BOARD ON WALLS TO MATCH ORIGINAL.
4. CLEAN AND PAINT ALL EXPOSED WOOD TRIM AND WOOD CEILING, AND EXPOSED WOOD STRUCTURE.
5. INSTALL NEW LONG LEAF PINE FLOOR TO MATCH EXISTING IN RECONFIGURED LOBBY. SAND AND REFINISH.
6. INSTALL NEW WOOD TRIM AND BASE WHERE MISSING AND AT NEW OPENINGS. MATCH ORIGINAL SIZE AND PROFILE OF EXISTING WOOD. PRIME AND PAINT.

#### DOOR RESTORATION/RENOVATION:

1. PROVIDE TEMPORARY PROTECTION FOR EXTERIOR OPENINGS WHERE DOORS ARE REMOVED. TEMPORARY PROTECTION SHALL ANCHOR TO THE WALLS USING COMPRESSION METHODS, NOT MECHANICAL ANCHORS.
2. CATALOG, LABEL, AND REMOVE ALL DOORS FROM THEIR FRAMES AND TRANSPORT FOR OFF-SITE RESTORATION.
  - a. HAZARDOUS MATERIAL REMOVAL, IF PRESENT, WILL BE PERFORMED UNDER DIRECTION FROM THE OWNER. STARTING CONDITION FOR RESTORATION SHOULD BE RAW MATERIAL THAT HAS BEEN ABATED AND SANDED SMOOTH, PRESERVING ALL MOLDING PROFILES.
  - b. CAREFULLY REMOVE ALL TRIM, GLAZING COMPOUND, GLASS AND WOOD STOPS, AS APPLICABLE. REMOVE AND LABEL ALL GLASS AND TRIM ACCORDING TO DOOR NUMBER. STORE GLASS FOR REINSTALLATION.
  - c. COMPLETELY REMOVE EXISTING JOINT SEALANT BETWEEN FRAME AND MASONRY.
  - d. REMOVE ALL HISTORIC HARDWARE (IF ANY) AND SALVAGE FOR REINSTALLATION. CATALOG ALL HARDWARE BY DOOR. STORE IN A COOL, DRY, SECURE LOCATION PRIOR TO REFURBISHMENT AND REINSTALLATION. COORDINATE WITH ARCHITECT TO DETERMINE WHICH HARDWARE IS TO BE REINSTALLED.
  - e. REMOVE ALL FERROUS ANCHORS. OVER DRILL HOLES AND INSTALL HARDWOOD DOWELS WHERE HISTORIC ANCHORS HAVE STRESSED WOOD. INSTALL DUTCHMEN WHERE REQUIRED TO PATCH HOLES, ROTTED AREAS, AND HINGE CUTOUTS.
  - f. PROVIDE NEW PANIC HARDWARE AND CLOSERS ON EXIT DOORS.
  - g. PROVIDE NEW REPRODUCTION HARDWARE ON ALL NEW DOORS.
  - h. PERFORM EPOXY REPAIRS WHERE REQUIRED.
  - i. TIGHTEN ALL OPEN JOINTS USING TRADITIONAL REPAIR TECHNIQUES. FILL OPEN JOINT AS NECESSARY USING APPROVED PRODUCTS AND PROCESSES.
  - j. SAND AND PREP ALL BARE WOOD, MAKING SURE TO RETAIN ORIGINAL DETAILING, BEADING AND EDGE CHARACTER.
  - k. CLEAN AND PREPARE GLAZING BED FOR RE-GLAZING.
  - l. REINSTALL GLASS OR PROVIDE NEW REPRODUCTION GLASS TO MATCH ORIGINAL.
  - m. REINSTALL DOORS AND TRIM IN ORIGINAL OPENINGS.
  - n. INSTALL NEW SEALANT AT ALL NON-OPERABLE JOINTS.
  - o. APPLY TWO COATS OF PAINT ON ALL DOORS, TRANSOMS AND TRIM.
  - p. INSTALL NEW THRESHOLDS AT EXTERIOR DOORS.

#### NEW DOORS:

1. INSTALL NEW DOORS IN EXISTING OPENINGS AS SHOWN ON PLAN AND SCHEDULES TO MATCH CONFIGURATION, TRIM AND MOLDINGS OF HISTORIC DOORS.
  - a. PRIME AND SEAL ALL WOOD. INSTALL NEW SEALANT AT ALL NON-OPERABLE JOINTS.
  - b. APPLY PRIMER AND TWO COATS OF PAINT ON ALL NEW DOORS.

#### FINISHES:

1. CONSTRUCT NEW METAL FRAMED GYP BOARD WALLS AND FINISH TO MATCH ORIGINAL PLASTER. PRIME AND PAINT.
2. INSTALL NEW PORCELAIN TILE FLOOR AND WAINSCOT IN ALL RESTROOMS.
3. IN ORIGINAL LOBBY INSTALL NEW/RECLAIMED PRESSED METAL TIN CEILING TO MATCH THE ORIGINAL. PRIME AND PAINT.

#### SPECIALTIES:

1. PROVIDE AND INSTALL NEW SOLID PHENIC TOILET PARTITIONS.
2. PROVIDE AND INSTALL NEW TOILET ACCESSORIES INCLUDING PAPER TOWEL AND TOILET PAPER DISPENSERS, TRASH RECEPTACLES, SOAP DISPENSERS AND GRAB BARS.

PLUMBING: PROVIDE AND INSTALL NEW PLUMBING SYSTEM AND CONNECTIONS TO EXISTING WATER AND SEWER MAINS FOR BOTH BUILDINGS.

MECHANICAL: PROVIDE AND INSTALL ALL NEW HEATING, VENTILATION AND AIR CONDITIONING SYSTEM FOR NEW BUILDING.

#### ELECTRICAL:

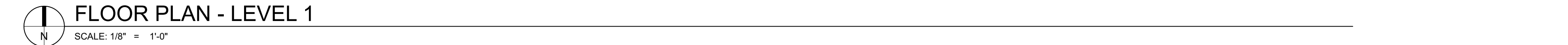
1. PROVIDE AND INSTALL NEW ELECTRICAL SYSTEM INCLUDING NEW PANELS, WIRING, LIGHT FIXTURES AND ELECTRICAL OUTLETS FOR NEW BUILDING.
2. ADD NEW WIRING, LIGHT FIXTURES AND ELECTRICAL OUTLETS FOR AND TIE INTO EXISTING ELECTRICAL SERVICE. VERIFY THAT EXISTING SERVICE IS ADEQUATE TO SUPPORT THE ADDITIONAL LOAD.

#### FIRE ALARM AND FIRE SPRINKLER:

1. PROVIDE AND INSTALL NEW FIRE ALARM AND FIRE SPRINKLER IN BOTH BUILDINGS TO MEET THE REQUIREMENTS OF THE BUILDING CODE.

## FLOOR PLAN - LEVEL 1

SCALE: 1/8" = 1'-0"



**Heimsath**  
ARCHITECTS

2104 Greenwood Ave  
Austin, TX 78723  
Tel: (512) 297-0002

www.heimsath.com

**Bastrop Opera House**

711 Spring Street, Bastrop, Texas 78002

Architect / Registration:  
NAME #REGISTRATION #  
Date: <DATE OF ISSUE>

Not for regulatory  
approval, permitting, or  
construction

FINAL  
PRICING  
ISSUANCE

FLOOR PLAN - LEVEL 1

Revisions  
No. / Date / Remarks

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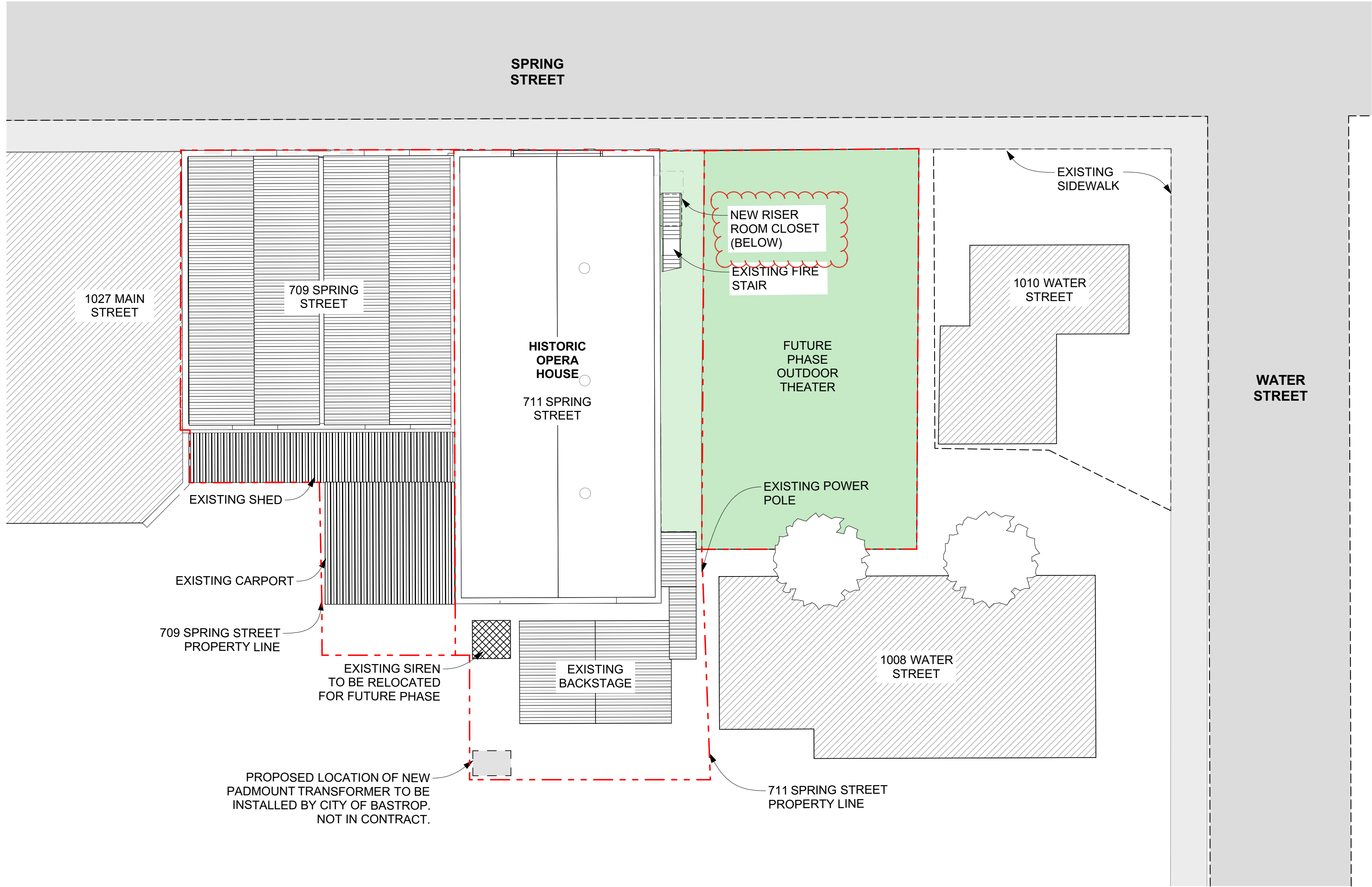
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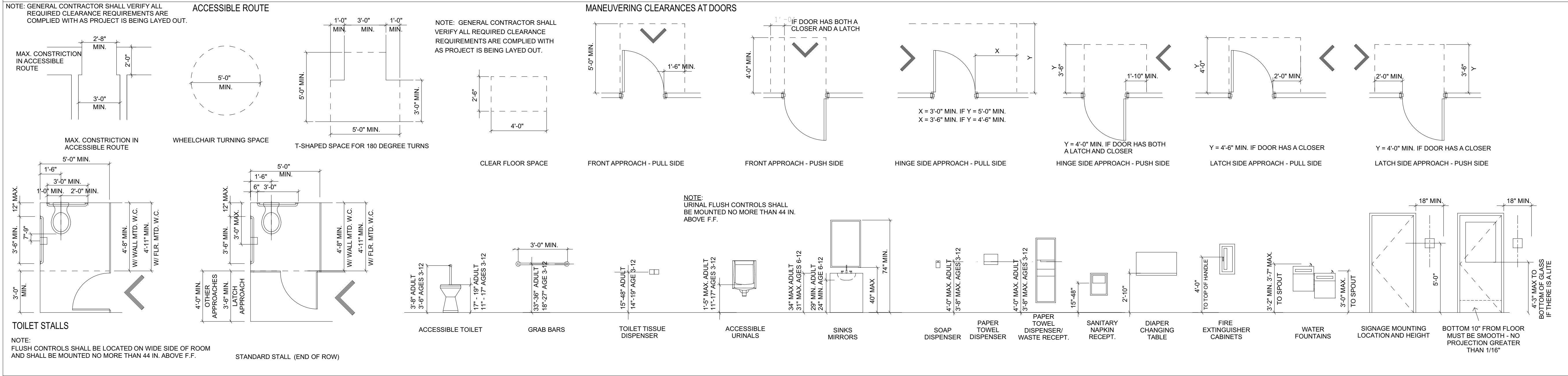
SITE PLAN GENERAL NOTES

- EXISTING BUILDINGS, PAVEMENT, SIDEWALKS, CURBS, DRIVEWAYS, ELECTRICAL TRANSFORMERS, DITCHES, DRAINAGE PIPES AND STRUCTURES, FENCES, LAWNS, TREES, BUSHES, MAILBOXES, SIGNS, POWER POLES ETC., TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. ALL DAMAGES SHALL BE RESTORED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY STATE, COUNTY, CITY OR LOCAL GOVERNING AGENCIES. ANY UTILITIES REQUIRED TO REMAIN IN SERVICE FOR EXISTING BUILDING ADDITIONS TO REMAIN SHALL BE PROTECTED.
- CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, SIDEWALKS, AND OTHER ADJACENT OCCUPIED SPACES. COMPLY WITH LOCAL JURISDICTION REQUIREMENTS FOR RECYCLING AND TREATMENT OF ITEMS TO BE RECYCLED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND ALL THE UTILITY COMPANIES AND DEPARTMENTS 72 HOURS OR AS REQUIRED BEFORE CONSTRUCTION IS TO START TO VERIFY ANY UTILITIES THAT MAY BE PRESENT ON SITE. ALL VERIFICATIONS, LOCATIONS, SIZE AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THE UTILITY MAY BE PRESENT DURING THE EXCAVATION TO INSTRUCT AND OBSERVE DURING THE EXCAVATION. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING CONSTRUCTION OPERATIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH EACH UTILITY COMPANY AND OR AGENT WHO IS RESPONSIBLE TO REMOVE OR RELOCATE EACH EXISTING UTILITY. IT FURTHER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BEAR THE COST FOR THE REMOVAL, TERMINATION OR RELOCATION OF UTILITIES IF THE RESPONSIBILITY IS NOT COVERED BY THE UTILITY COMPANY.
- ALL CONTRACTORS MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. ACTUAL FIELD LOCATIONS OF ALL THE EXISTING UTILITIES ARE THE CONTRACTOR'S RESPONSIBILITY AND MUST BE LOCATED EITHER BY THE REPRESENTATIVE OF THE UTILITY COMPANY OR BY A PRIVATE UNDERGROUND UTILITY LOCATING COMPANY PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY STATE, COUNTY AND OR LOCAL AGENCIES.
- FOR INFORMATION PERTAINING TO UTILITIES (ELECTRIC, WASTE WATER, GAS, ETC...), REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL ENGINEERING SHEETS.



SITE PLAN  
SCALE: 1/16" = 1'-0"

ACCESSIBILITY & FIRE/LIFE SAFETY STANDARDS





# STAFF REPORT

**MEETING DATE:** May 16, 2025

**TITLE:**

Consider and act on the request for a Certificate of Appropriateness for an exterior remodel 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.

**STAFF REPRESENTATIVE:**

Alondra Macias, Planner I, Development Services Department

**ITEM DETAILS:**

Site Address: 928 Main Street  
 Property Owner: McCall Property Management  
 Agent: Pedro Flores  
 Current Use: Commercial  
 Existing Zoning: P5 Core  
 Designations: Structure in the Bastrop Commercial National Register Historic District

**BACKGROUND/HISTORY:**

The property owner of the property located at 928 Main Street, McCall Property Management, is interested in replacing the existing railing on the second-story deck using treated wood materials.

They will remove and replace the following components:

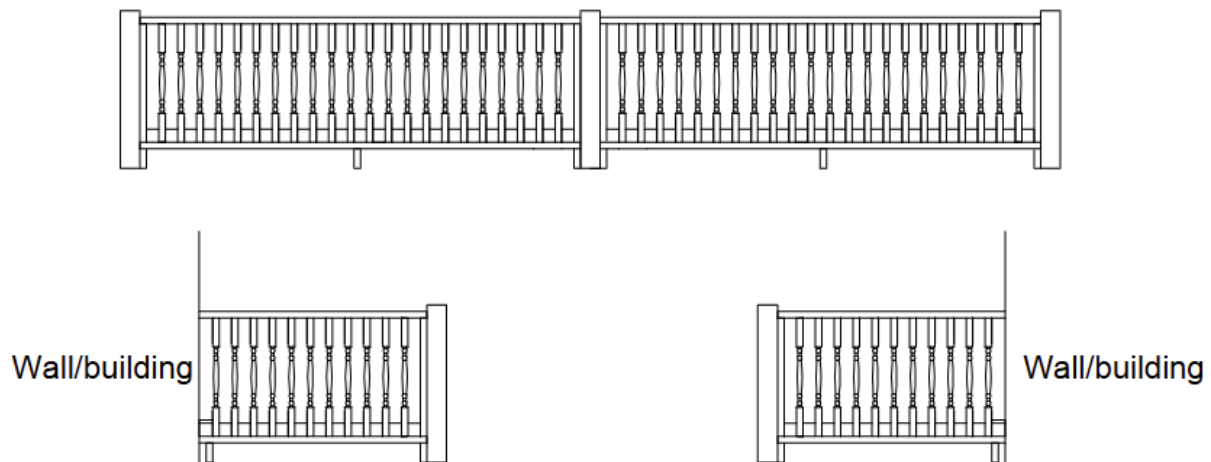
- Spindles: 66 total — 44 across the front and 11 on each side. Each spindle is 1-5/16" x 1-5/16" x 36", spaced approximately 3¾ inches apart to meet residential safety code.
- Posts: 3 total — replacing the existing posts with 6x6 treated wood posts (one center post and one at each front corner of the deck).
- Top and bottom rails: Upgraded to 2x6 treated lumber to frame and support the spindles, enhancing strength and appearance.
- Lower horizontal supports: One 2x4 treated support rail will be installed at the base of each section to reinforce the spindles and maintain alignment.



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:**

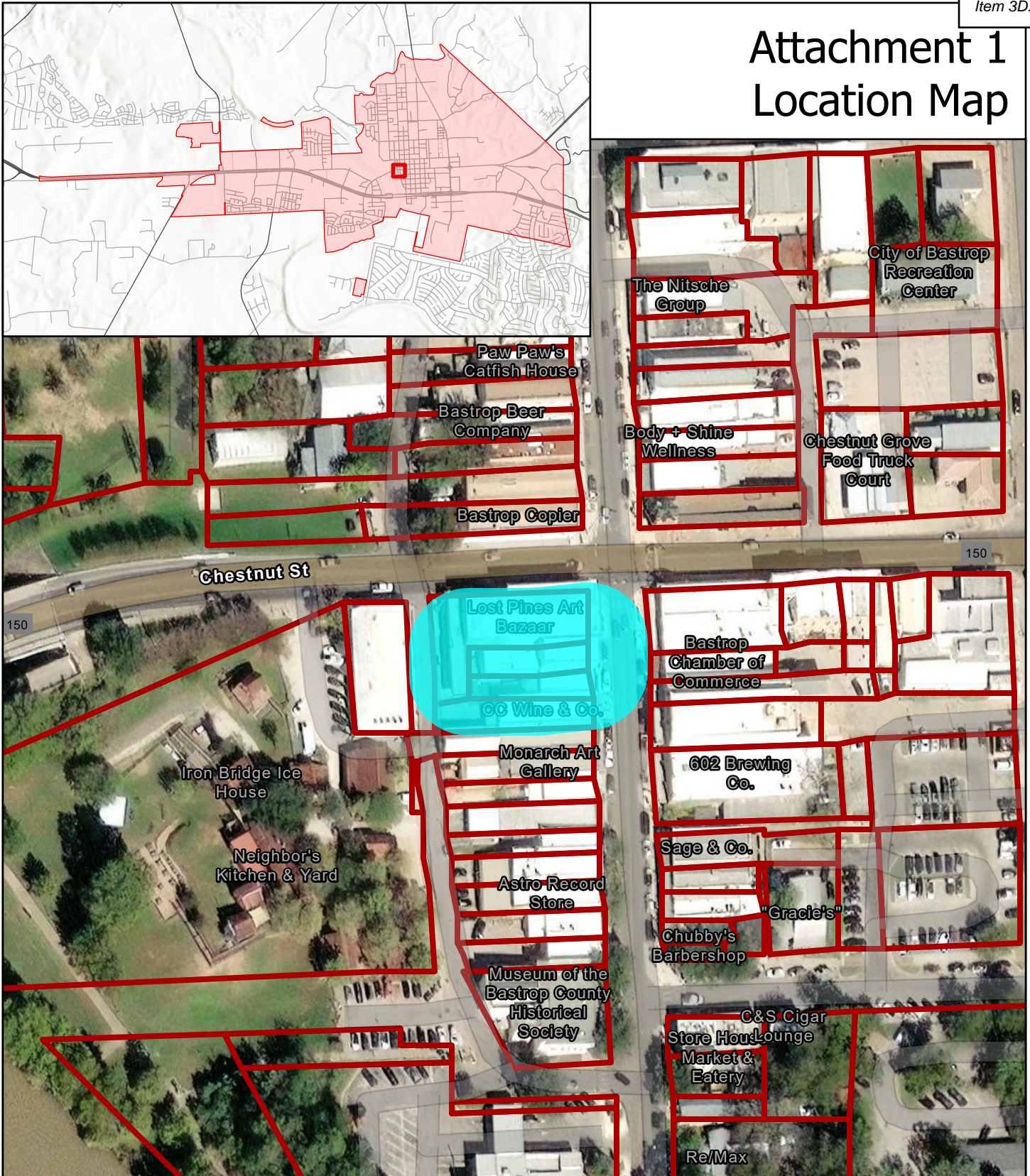
Consider and act on the request for a Certificate of Appropriateness for an exterior remodel on a commercial building within the Bastrop Commercial National Register of Historic District, located at 928 Main Street, being .0629 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

**ATTACHMENTS:**

- Attachment 1: Location Map
- Attachment 2: Existing Conditions
- Attachment 3: Proposed Replacement
- Attachment 4: Material Example



# Attachment 1 Location Map



Scale 1:1,500



## 928 Main St

0 40 80 120 160 200 ft

Current Time: 8/7/2024 10:45 AM

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.

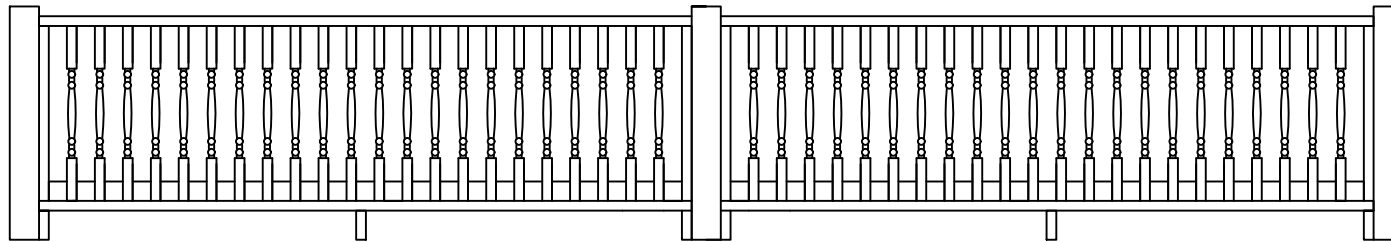
The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.



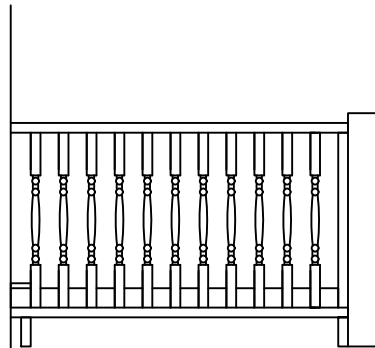


Item 3D.





Wall/building



Wall/building

