

# Bastrop Special Historic Landmark Commission

## Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



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June 17, 2026

## Agenda - Special Historic Landmark Commission at 6:00 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 meeting minutes from the April 1, 2026, Regular Historic Landmark Commission Meeting.

Alondra Macias, Planner I

3B. Consider and act on a Certificate of Appropriateness for a blade sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 1021 Main Street, being 0.167 acres out of Building Block 5, West of Water Street within the City Limits of Bastrop.

Submitted by: Alondra Macias, Planner I

**4. DISCUSSION**

- 4A. Discussion pertaining to the Allen - Bell house located at 1408 Church Street, Bastrop, TX 78602.

Submitted by: James E. Cowey, Director of Development Services

- 4B. Discussion pertaining to the Klockman-Elzner House/Prince Elzner House located at 1303 Pecan Street, Bastrop, TX 78602.

Submitted by: James E. Cowey, Director of Development Services

- 4C. General discussion on the Historical Homes located in the City Limits of Bastrop.

Submitted by: James E. Cowey, Director of Development Services

- 4D. Discussion pertaining to the process of becoming a Certified Local Government.

Submitted by: James E. Cowey, Director of Development Services

**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 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: Thursday, June 11, 2026 at 1:30 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:**

**TITLE:**

Consider and act to approve meeting minutes from the April 1, 2026, Regular Historic Landmark Commission Meeting.

**AGENDA ITEM SUBMITTED BY:**

Alondra Macias, Planner I

**ATTACHMENTS:**

- April 1, 2026, Meeting Minutes

# HISTORIC LANDMARK COMMISSION

## MEETING MINUTES

### April 1, 2026

The City of Bastrop Historic Landmark Commission met on Wednesday, April 1, 2026, 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 6:02 PM
Susan Long	Absent
Blake Kaiser, Chair	Present
Gary Moss	Present
Janean Whitten	Absent
Cheryl Long	Present

City Council Liaison:

Cynthia Meyer Present

Staff:

Alondra Macias	Present
Brittany Epling	Absent
Nicole Peterson	Present
James E. Cowey	Absent

#### 2. CITIZEN COMMENTS

There were no citizen comments.

#### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider and act to approve the meeting minutes from February 4, 2026, Regular Historic Landmark Commission and Main Street Advisory Meeting.

Commissioner Gary Moss made a motion to approve the meeting minutes from February 4, 2026, Regular Historic Landmark Commission meeting minutes. Commissioner Samuel Bennett seconded the motion. The motion passed unanimously.

# HISTORIC LANDMARK COMMISSION MEETING MINUTES

April 7, 2026

- 3B. Consider and act on a Certificate of Appropriateness for an addition of the main structure at 909 Pecan Street, being 0.316 acres out of Building Block 13 East of Water Street, within the City Limits of the City of Bastrop, Texas.

Commissioner Gary Moss made a motion to approve the Certificate of Appropriateness for an addition of the main structure at 909 Pecan Street, being 0.316 acres out of Building Block 13 East of Water Street, within the City Limits of the City of Bastrop, Texas with the condition that the applicant applies for a license to encroach to address the structures roof being in the setback.

## 5. ADJOURNMENT

Commissioner Cheryl Long made a motion to adjourn the meeting at 6:33 PM. Commissioner Lisa Lakey seconded the motion. The motion passed unanimously.

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Blake Kaiser  
Commission Chair

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Lisa Laky  
Commission Vice-Chair



# STAFF REPORT

**MEETING DATE:** June 17, 2026

**TITLE:**

Consider and act on a Certificate of Appropriateness for a blade sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 1021 Main Street, being 0.167 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: 1021 Main Street  
Property Owner: Palms Properties LLC  
Agent: Joseph Feminella  
Current Use: Commercial  
Existing Zoning: P5 Core  
Designations: Structure in the Bastrop Commercial National Register Historic District

**BACKGROUND/HISTORY:**

The business occupying 1021 Main Street, Good Old Habit, is interested in putting up a 6mm aluminum composite blade sign. The blade sign measures 27 inches by 32 inches and will be hung beneath the awing with a head clearance of approximately 9 feet 8 inches from sidewalk to the bottom of the sign.

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



The proposed signage 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 a Certificate of Appropriateness for a blade sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 1021 Main Street, being 0.167 acres out of Building Block 5, West of Water Street within the City Limits of Bastrop.

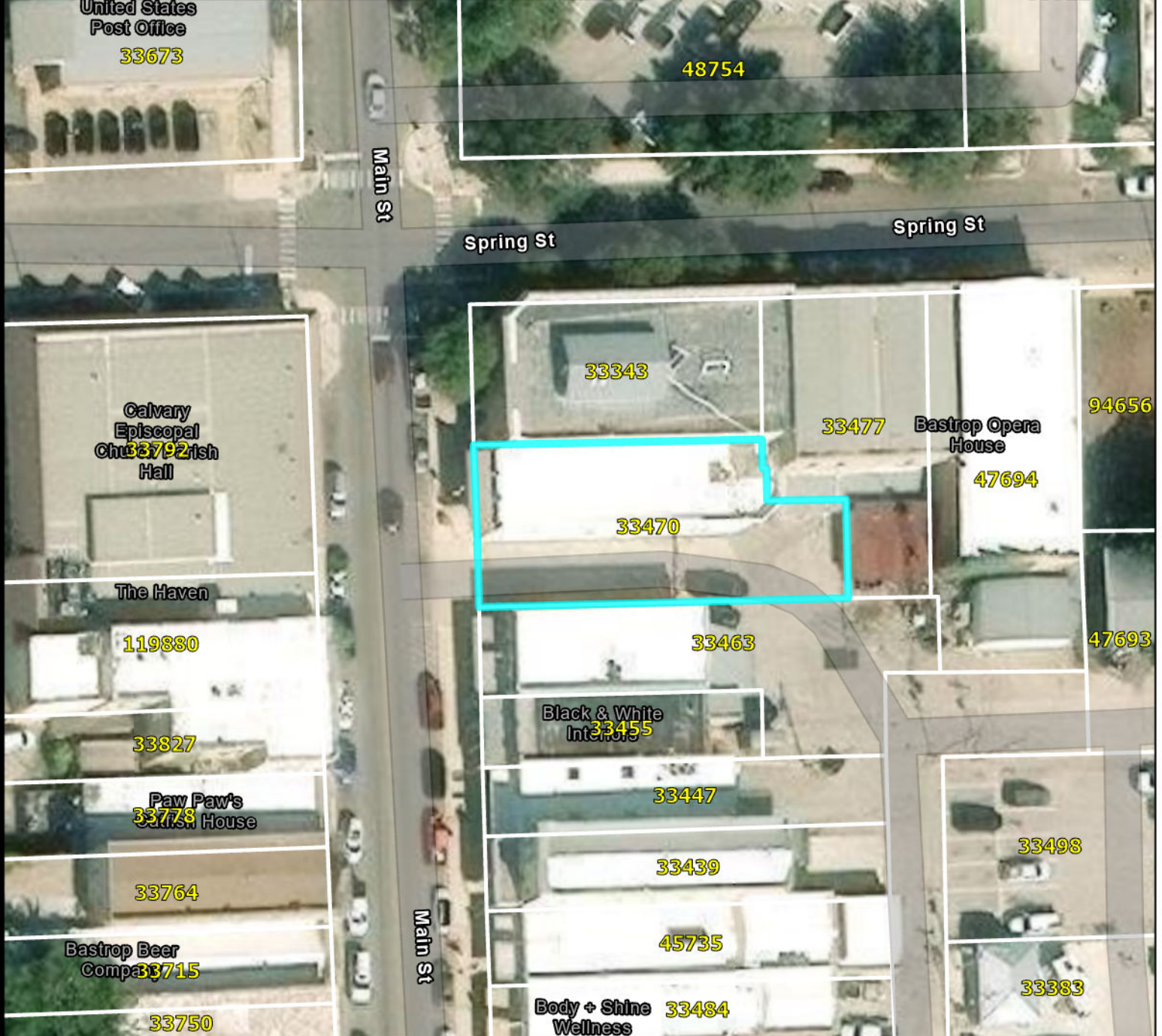
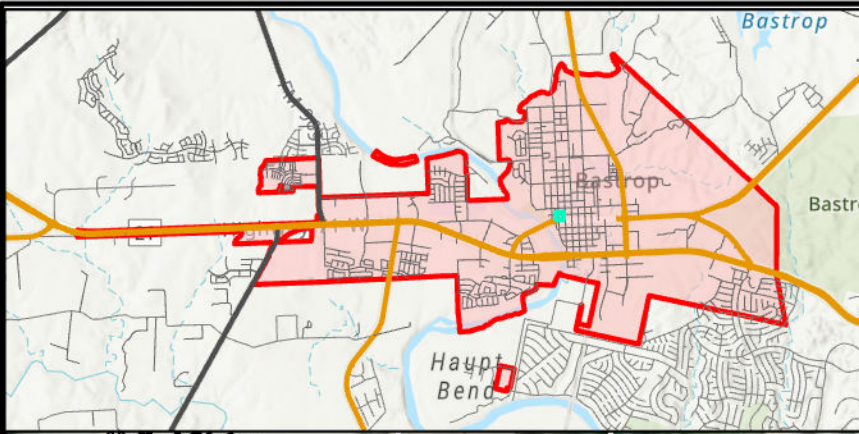
**ATTACHMENTS:**

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

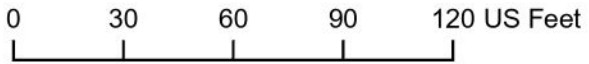


# Attachment 1 Notification Map

## 1021 Main Street - PID #33470



6/10/2026



Scale: 1:629

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 boundaries between private and public. This map is general in nature and is not for navigational purposes.





27 in

32 in

**Good  
Old  
Habit**

**6mm aluminum composite  
double sided hanging sign  
w/chains bottom about 116"  
off the ground**

Customer is requesting permit for one 27"x32" 6mm aluminum composite sign, double sided, cut to shape, hanging from under awning using sign brackets and chain. There will be no electric elements to this sign, non lit. After installation from bottom of sign to ground is approx. 116".

6mm aluminum composite sign, double sided, printed and laminated, cut to shape. Size 27"x32"

Bolts thru sign face, clean finished look

