

Bastrop Historic Landmark Commission Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



July 20, 2022

Agenda - Historic Landmark Commission at 6:00 PM

Bastrop Historic Landmark Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

1. CALL TO ORDER

2. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. To address the Board/Commission, please submit a fully completed request card to the Board/Commission Secretary prior to the 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. Issues may be referred to City Staff for research and possible future action.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Board to allow a member of the public to slur the performance, honesty and/or integrity of the Board, as a body or any member or members of the Board, individually or collectively, nor any members of the City's staff. Accordingly, profane, insulting, or threatening language directed toward the Board and/or any person in the Board's presence will not be tolerated.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the June 15, 2022 Historic Landmark Commission Regular Meeting.

3B. Consider action to approve meeting minutes from the June 20, 2022 Historic Landmark Commission Special Meeting.

3C. Consider action to approve a Certificate of Appropriateness for a cabinet blade sign and hanging blade sign on a structure at 0.158 acres of Building Block 9 West of Water Street, located at 603 Chestnut Street, to be known as The Gym in Lost Pines, designated as a

Local Historic Landmark and located within the Bastrop Commercial National Register Historic District.

4. UPDATES

- 4A. Individual Requests from Historic Landmark Commissioners that particular items to be listed on future agendas (no group discussion allowed).

5. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Friday, July 15 at 4:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Jennifer C. Bills
Jennifer Bills, Director of Planning



STAFF REPORT

MEETING DATE: July 20, 2022

TITLE:

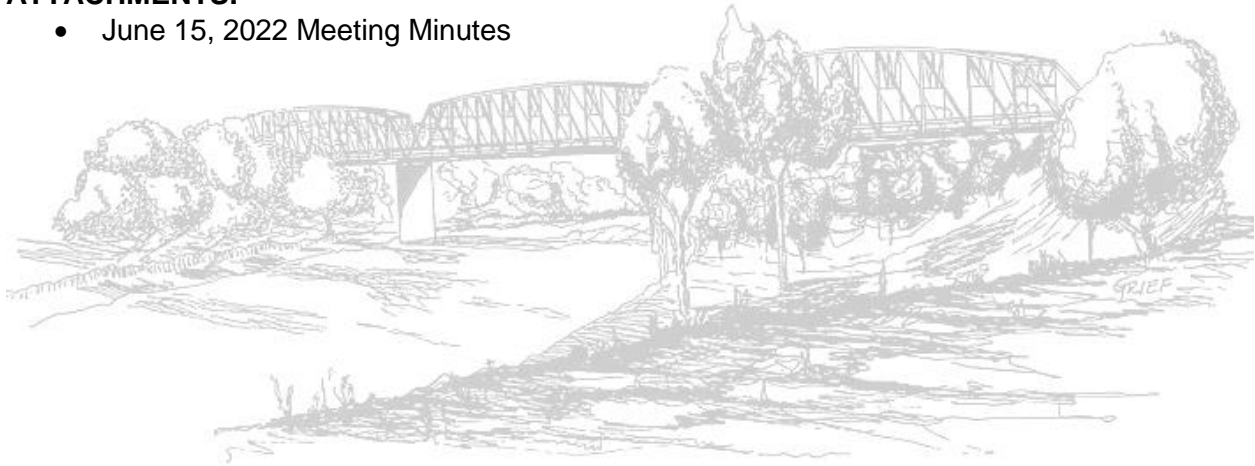
Consider action to approve meeting minutes from the June 15, 2022 Historic Landmark Commission Regular Meeting.

STAFF REPRESENTATIVE:

Debra Adams, Commission Secretary/Permit Technician

ATTACHMENTS:

- June 15, 2022 Meeting Minutes



Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, June 15, 2022, at 6:04 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 PM

Commissioners:

Blake Kaiser, Chair	Absent
Pablo Serna, Vice-Chair	Absent
Susan Long	Present

Janean Whitten	Present
Cheryl Long	Present
Sharah Johnson	Present (recused for Item 3C)

City Council Liaison:

Drusilla Rogers	Absent
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Staff:

Jennifer Long	Present
Debra Adams	Present
Shirley Ellis	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A Consider action to approve meeting minutes from the April 20, 2022, Historic Landmark Commission Regular Meeting.

Sharah Johnson made a motion to approve the meeting minutes from the April 22, 2022, Historic Landmark Commission meeting. Janean Whitten seconded the motion, and the motion carried unanimously.

3B. Consider action on a Certificate of Appropriateness for Demolition, to demolish a detached garage and covered walkway, being 0.636 acres out of Farm Lot 18 East of Main Street, located at 1303 Pecan Street, known as the Klockman-Elznerr/Prince Elzner House.

Jennifer Bills presented the item to the Commission. Photos were provided. Building Layout was provided. General Contractor, Marc Merino was present for questions and answers.

Meeting Minutes

Discussion commenced between Staff and Commission.

Citizen comments were made:

Monica Welsh, 1204 Pecan Street – Why are they tearing down the garage? Per contractor client wants to build a mother-in-law house. Ms. Welsh asked if the mother-in-law will be living there? Per contractor, not at this time. Ms. Welsh asked why they are going to build if not a mother-in-law; is it going to be a short-term lease?? No short-term lease as of right now. With the school being close, where are people going to park for now? Per contractor initial plan was just for the house and leaving the driveway where it is. Curious as to why a letter was sent. Jennifer advised that we are required to send the notice out for demolitions that affect a historically designated property. Shirley reviewed the short-term rental regulations and the limits. Biggest concern is what will happen if an short-term rent (AirBnB) is allowed.

Elaine Weiss, 1305 Pecan Street - Ms. Weiss indicated that per owners they were building an AirBnB, and possible a wedding venue, but not a mother-in-law house. House is in terrible condition. Very distressed about what the plans are for. No one is living there. Has been empty since 2005. Per Jennifer, we are only focusing on the demolition. When they come back with the next request, we will address what is being built at that time. Per Shirley Ellis, if it is attached in any way to the historic structure, it will come back to HLC. An accessory structure will go through the Building Department. If it comes back as a commercial it will need to go through a zoning change that will need to go through City Council. Per Jennifer we look at the structures and materials to confirm they match. Per contractor everything will be made to match using cement fiber board.

Katherine Albers, 1307 Pecan Street – Concerned that homeowners are not at the meeting. If the house is getting the rebate, and who is paying attention to it. We live in a single-family residence, and we need to keep it residential. Per Jennifer, this house has several different historical markers. Reminded the matter under review tonight is the demolition the garage structure.

Janean Whitten made a motion to approve a Certificate of Appropriateness. Cheryl Long seconded the motion, and the motion carried unanimously.

- 3C. Consider action on a Certificate of Appropriateness for 1.039 acres of Farm Lot 2, East of Main Street, located at 1403 Main Street, to add a two-car carport to the accessory building facing Buttonwood Steet, known as the Wilbarger House.

Commission member Sarah Johnson is the applicant/owner, so had to recuse herself. The reduced the members in attendance to 2, which did not constitute a quorum. Due to not having a quorum, meeting was rescheduled to Monday, June 20, 2022.

Meeting Minutes

4. UPDATES

- 4A. Individual Requests from Historic Landmark Commissioners that items to be listed on future agendas (no group discussion allowed).
- Commission questioned the Painted Mural on Main Street and the appeal. Will be going to the next City Council meeting. Fine will be up to council since we do not have any adopted fines. City Council has the final authority to make the final decision and overrule the appointed boards and commission.

5. ADJOURNMENT

Sharah made a motion to adjourn, Cheryl Long seconded. Meeting adjourned by Chair at 7:06 pm.

Commission Chair

Commission Vice-Chair



STAFF REPORT

MEETING DATE: July 20, 2022

TITLE:

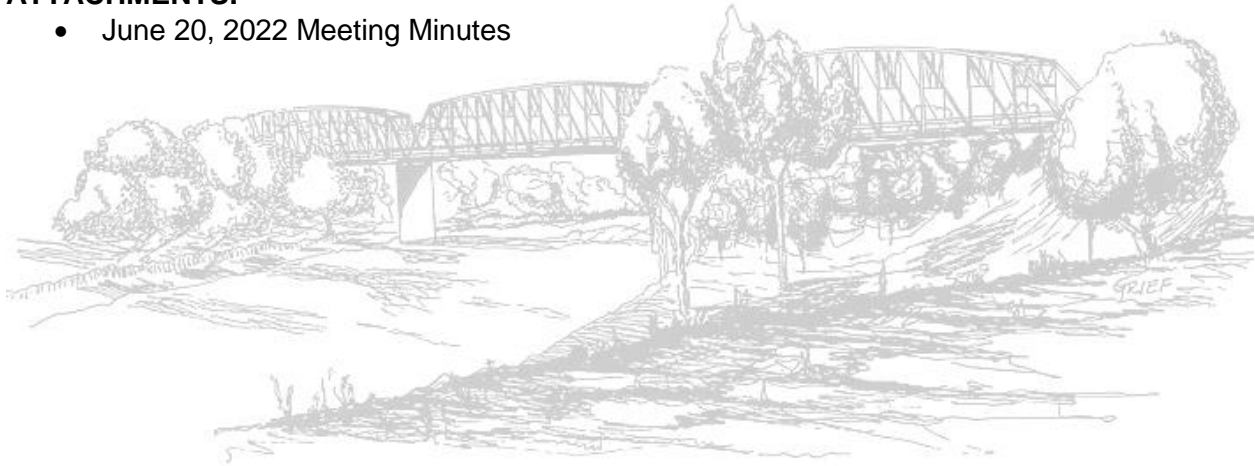
Consider action to approve meeting minutes from the June 20, 2022 Historic Landmark Commission Special Meeting.

STAFF REPRESENTATIVE:

Debra Adams, Commission Secretary/Permit Technician

ATTACHMENTS:

- June 20, 2022 Meeting Minutes



Meeting Minutes

The City of Bastrop Historic Landmark Commission met for a Special Meeting, Monday, June 20, 2022, at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 PM

Commissioners:

Blake Kaiser, Chair	Present
Pablo Serna, Vice-Chair	Present
Susan Long	Present

Janean Whitten	Present
Cheryl Long	Present
Sharah Johnson	Present; recused herself from board once meeting commenced for Item 3A

City Council Liaison:

Drusilla Rogers	Present
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Staff:

Jennifer Long	Present
Debra Adams	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A Consider action on a Certificate of Appropriateness for 1.039 acres of Farm Lot 2, East of Main Street, located at 1403 Main Street, to add a two-car carport to the accessory building facing Buttonwood Steet, known as the Wilbarger House.

Jennifer Bills presented the item to the Commission. Photos were provided. Homeowner, Sharah Johnson was present for questions and answers. Ms. Johnson provided plans for review.

Discussion commenced between Staff, Commission, and homeowner.

No citizen comments were made.

Susan Long made a motion to approve a Certificate of Appropriateness for 1.039 acres of Farm Lot 2, East of Main Street, located at 1403 Main Street, to add a two-car carport to the accessory building facing Buttonwood Street, known as the Wilbarger House,

Meeting Minutes

designated on the National Registered of Historic Places. Cheryl Long seconded the motion, and the motion carried unanimously.

5. ADJOURNMENT

Janean Whitten made a motion to adjourn, Susan Long seconded. Meeting adjourned by Chair at 6:11 pm.

Commission Chair

Commission Vice-Chair



STAFF REPORT

MEETING DATE: July 20, 2022

TITLE:

Consider action to approve a Certificate of Appropriateness for a cabinet blade sign and hanging blade sign on a structure at 0.158 acres of Building Block 9 West of Water Street, located at 603 Chestnut Street, to be known as The Gym in Lost Pines, designated as a Local Historic Landmark and located within the Bastrop Commercial National Register Historic District.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development/Historic Preservation Officer

ITEM DETAILS:

Site Address:	603 Chestnut Street (Attachment 1)
Property Owner:	KKG Bastrop Investments, LLC
Agent:	Arthur Sitterle/Comet Signs
Current Use:	Commercial/Retail
Existing Zoning:	P-5 Core
Designations:	Local Historic Structure in the Bastrop Commercial National Register Historic District

BACKGROUND/HISTORY:

The property owner of 603 Chestnut Street is proposing to change out the faces on both sides of the existing cabinet blade sign on the front and change the hanging blade sign on the side façade. The existing sign cabinet has internal illumination, and the sign face is 5 feet wide by 2.76 feet tall (Attachment 2). The new sign will be made of acrylic and fit in the sign cabinet.



Existing



Proposed • Scale: NTS

The sign will be located on the existing metal bracket that was previously permitted between the second story windows. Per the Bastrop Building Block (B³) Code, a blade sign can be up to four feet in height and length but cannot be more than 6 square feet in size. The applicant has proposed the sign to be 3-foot by 3-foot square, but the sign can be scaled to meet the requirements and maintain the look of the sign.

The existing hanging blade sign is on the east façade of the building, overhanging Alley A. The sign is 2 feet in diameter and provide at least 8 feet of clearance from the ground.



Proposed • Scale: NTS

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.

Criteria of Approval of a Certificate of Appropriateness:

- (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.**

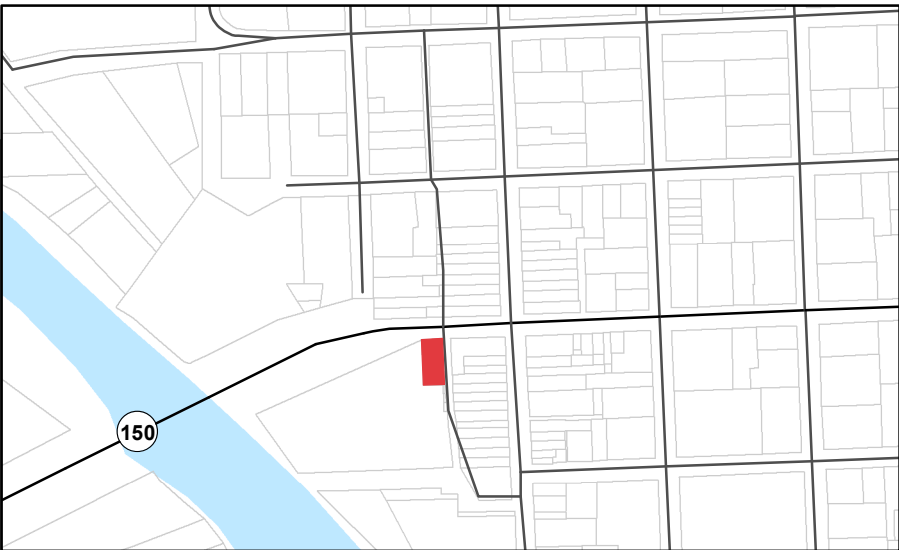
- (D) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (E) Distinctive 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:

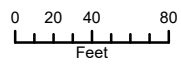
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ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Existing and Proposed Signs
- Attachment 3 – Site Layout



603 Chestnut Street Certificate of Appropriateness



1 inch = 100 feet



Date: 7/15/2022

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for accuracy, completeness or usefulness of information, nor does it represent that its use will not infringe upon privately owned rights.

Strongfound

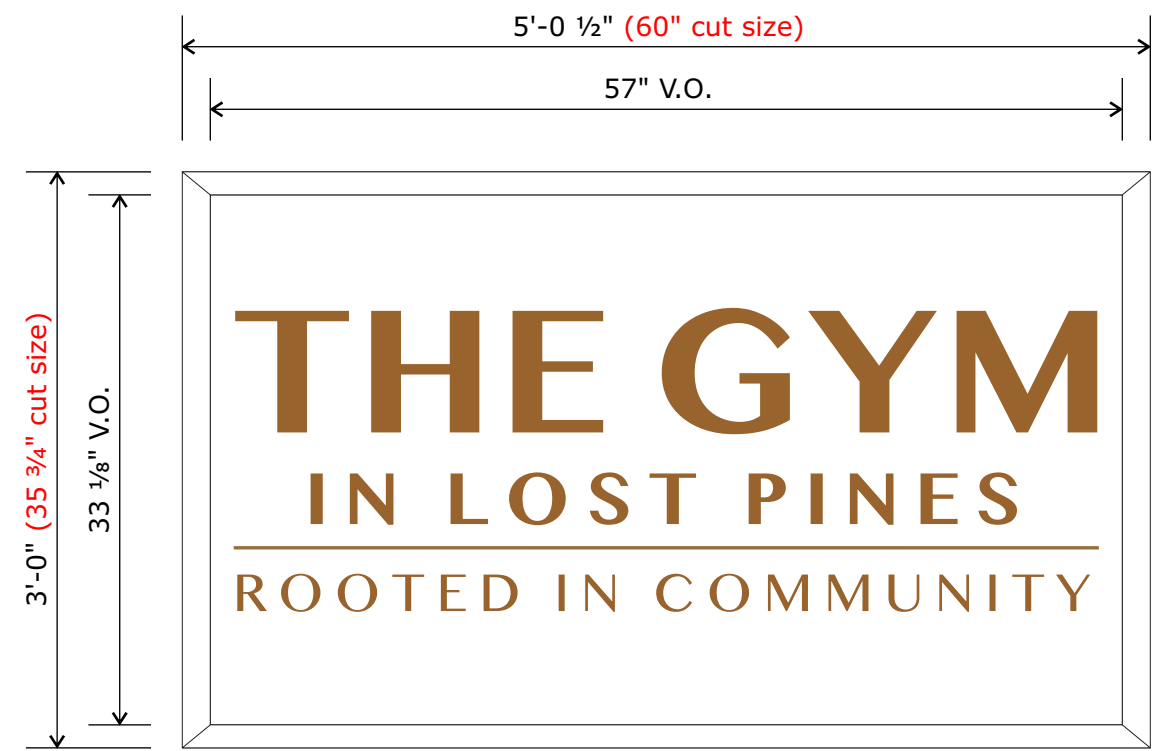
Proposal Drawing
 Final Drawing

Client: Strongfound
 Location:
 603 Chestnut St.
 Bastrop, TX 78602
 Salesperson: Rani Huffaker
 Prj. Mngr.: Candy White
 Date: 03/16/2022
 Designer: Michael Reta
 File Name: 22-1298
 Strongfound, Bastrop, TX
 FINAL.cdr
 Proposal #: 66118-R3
 Job #: 22-1298

Revisions (M/D/Y)-(initials): desc.
 Note:
 R1[4.7.22]MR: Update copy and layout for window vinyl, display cabinet, red/blue vinyl copy, and add directional plaque.
 R2[4.11.22]MR: change vinyl color in reception to white.
 R3[5.6.22]MR: update dimensions per survey.

STATE SIGN
 A Comet SIGNS COMPANY
 TDLR #: 18010
 MET #: E113766
 7630 Hansen Road
 Houston, TX 77061
 (713) 943-1831


THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COMET SIGNS, LLC. ANY USE OR REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN AUTHORIZATION FROM COMET SIGNS, LLC, IS STRICTLY PROHIBITED. OWNERSHIP AND COPYRIGHT IS RETAINED IN ACCORDANCE WITH U.S. AND INTERNATIONAL TRADEMARK / CO LAWS.



Proposed • Scale: NTS




Existing

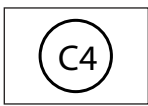
A **REFACE BLADE SIGN** Scale: 1" = 1'-0"
QTY: TWO (2)

Scope of Work:
 Manufacture and install replacement faces. for existing d/f internally illuminated blade/marquee sign.

- Remove and discard existing faces.
- 1/8" #7328 Acrylic faces w/ direct digital print [PMS P 26-14 C]



C1
Pantone P 26-14 C
Olde World Gold



C4
White

CUSTOMER APPROVAL
 APPROVED BY: _____ DATE: ____ / ____ / ____

Strongfound

Proposal Drawing
 Final Drawing

Client: Strongfound
 Location:
 603 Chestnut St.
 Bastrop, TX 78602
 Salesperson: Rani Huffaker
 Prj. Mngr.: Candy White
 Date: 03/16/2022
 Designer: Michael Reta
 File Name: 22-1298
 Strongfound, Bastrop, TX
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 Proposal #: 66118-R3
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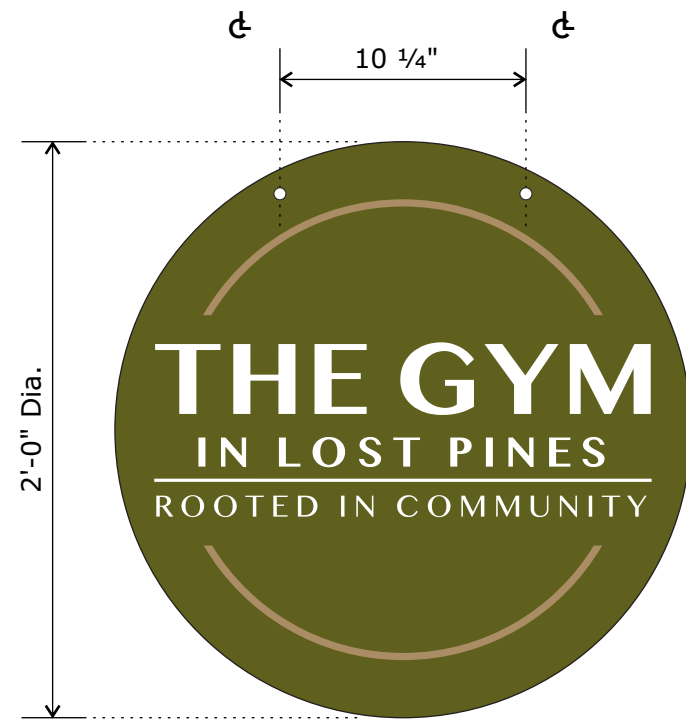
STATE SIGN
 A Comet Signs COMPANY

TDLR #: 18010
 MET #: E113766
 7630 Hansen Road
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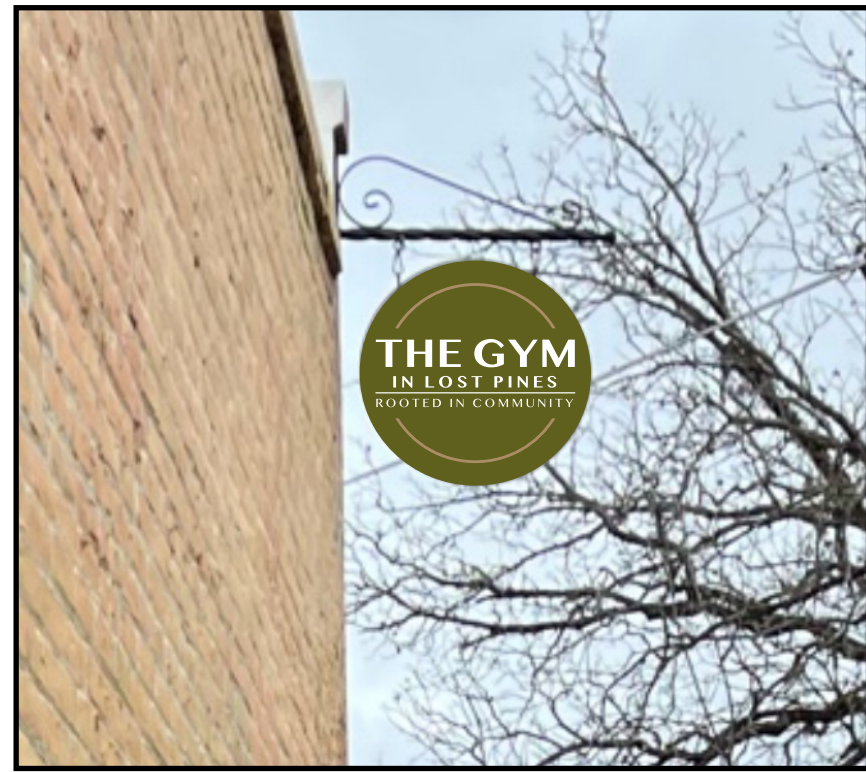
WSA WSA
 TEXAS SIGN ASSOCIATION

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6 of 9 15



Existing



Proposed • Scale: NTS

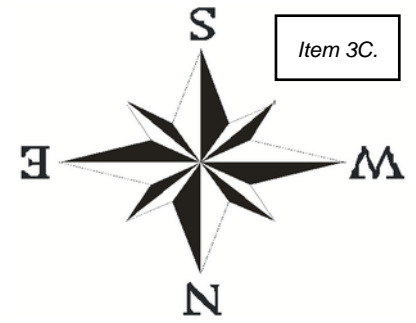
B D/F HANGING SIGN Scale: 1 1/2" = 1'-0"
QTY: ONE (1)

Scope of Work:
 Manufacture and install d/s hanging sign to replace existing.

- Remove and discard existing hanging sign.
- 3MM ACM panel w/ digital print.
- Grommet mounting holes.

C2	C3	C4
Pantone 378 C Inverness	Pantone P 13-8 C Peristyle Brass	White

CUSTOMER APPROVAL
 APPROVED BY: _____ DATE: ____ / ____ / ____



**STRONG FOUND PERSONAL TRAINING
603 CHESTNUT ST.
BASTROP, TX 78602**

MAIN ST.

SIGN B



SIGN A



CHESTNUT ST.