

Bastrop Historic Landmark Commission Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



November 20, 2024

Agenda - Historic Landmark Commission at 5:00 PM

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

1. CALL TO ORDER

2. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Manager for research and possible future action.

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

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4. ITEMS FOR INDIVIDUAL CONSIDERATION

4A. Consider action to approve meeting minutes from September 18, 2024, Historic Landmark Commission Regular Meeting.

4B. Consider action on a Certificate of Appropriateness for the exterior alterations/repair to a State and Nationally designated residential building, located at 1508 Hill Street, being 0.581 acres out of Farm Lot 17, East of Main Street within the City Limits of Bastrop.

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

4C. Consider action on changing the Historic Landmark Commission regular meeting date from the Third Wednesday of the month.

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

5. UPDATES

5A. EnterTextHere

5B. Updates

5C. Items or topics requested by Historic Landmark Commission for future agendas.

6. 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: November 15, 2024 at 5:30 p.m. and remained posted for at least two hours after said meeting was convened.

Kennedy Higgins, Senior Planner

Notice is hereby given of the possibility of a quorum of any of the City of Bastrop Boards and Commissions and City Council at this Historic Landmark Commission meeting.

NO Board/Commission/Council action will be taken; NO deliberations will be held; and NO Board/Commission/Council business will be conducted.



Historic Landmark Commission STAFF REPORT

MEETING DATE: TBD

TITLE:

Consider action to approve meeting minutes from September 18, 2024, Historic Landmark Commission Regular Meeting.

AGENDA ITEM SUBMITTED BY:

Nicole Peterson, Development Coordinator

ATTACHMENTS:

- September 18, 2024, Meeting Minutes

HISTORIC LANDMARK COMMISSION MEETING

MEETING MINUTES

September 18, 2024

The City of Bastrop Historic Landmark Commission met Wednesday, September 18, 2024, 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 6:01 PM.

Commissioners:

Blake Kaiser, Chair	Present
Susan Long	Present – 6:15 p.m.
Janean Whitten	Absent
Cheryl Long	Present
Lisa Laky	Present
Gary Moss	Present

City Council Liaison:

John Kirkland	Present – 6:02 p.m.
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Staff:

Kennedy Higgins	Absent
Alondra Macias	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the August 21, 2024, Historic Landmark Commission Regular Meeting.
Presented by: Alondra Macias, Planner I, Development Services Department

Commissioner Gary Moss made approve meeting minutes from the August 21, 2024, Historic Landmark Commission Regular Meeting. Commissioner Cheryl Long seconded the motion. The motion passed unanimously.

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

HISTORIC LANDMARK COMMISSION MEETING

MEETING MINUTES

September 18, 2024

Commissioner Gary Moss made a motion to approve the Certificate of Appropriateness for a blade sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 904 Main Street, being .3440 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop. Vice-Chairwoman Lisa Lahey seconded the motion. The motion passed unanimously.

4. UPDATES

4A. Updates

Alondra Macias, Planner I, Development Services Department, informed the Commissioners about the recommendation to work again towards becoming a CLG being tabled at the last Planning and Zoning Commission meeting due to them wanting more Commissioners present. It will be revisited at the September 26, 2024, Planning and Zoning Commission meeting.

John Kirland, City Council Liaison mentioned that the CLG was not mentioned in the previous approved minutes. Staff informed him that they would amend the minutes and bring them back to the next Historical Landmark Meeting.

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

Commissioner Gary Moss and Cherly Long discussed staff looking into changing the Historical Landmark Commission dates in which all Commissioners would be able to attend.

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

Alondra Macias, Planner I, Development Services Department reminded Commissioners of the award banquet being held on October 24th at 6:30 p.m.

5. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting at 6:11 pm. Vice-chairwoman Lisa Laky seconded the motion. The motion passed unanimously and the meeting adjourned.

Blake Kaiser
Commission Chair

Lisa Laky
Commission Vice-Chair



STAFF REPORT

MEETING DATE: November 20, 2024

TITLE:

Consider action on a Certificate of Appropriateness for the exterior alterations/repair to a State and Nationally designated residential building, located at 1508 Hill Street, being 0.581 acres out of Farm Lot 17, East of Main Street within the City Limits of Bastrop.

STAFF REPRESENTATIVE:

Kennedy Higgins, Planner, Development Services Department

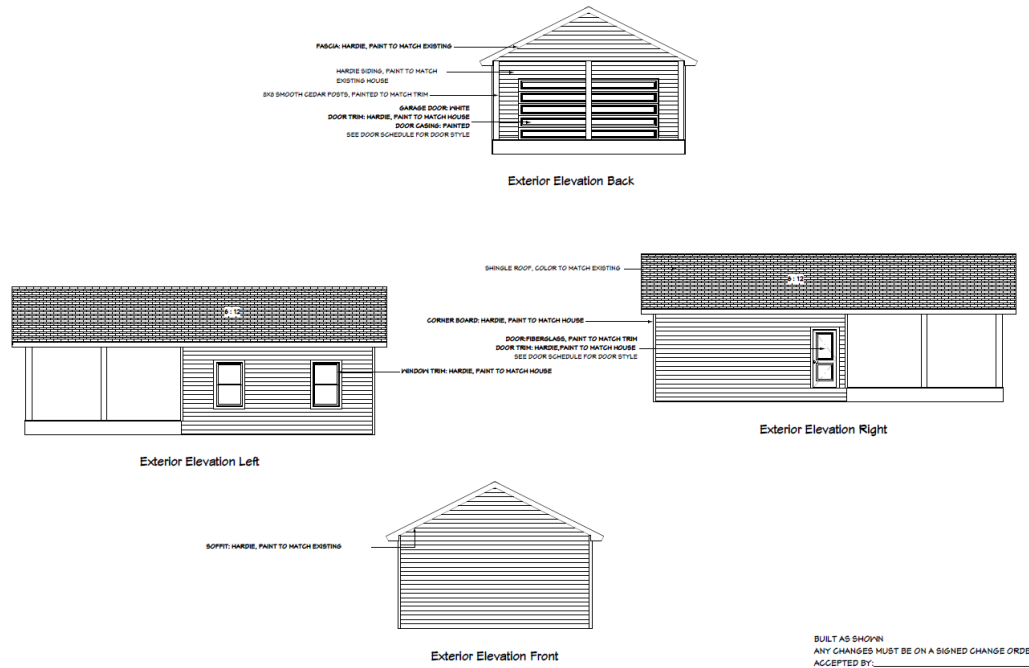
ITEM DETAILS:

Site Address:	1508 Hill Street
Property Owner:	James & Anne Worthington
Agent:	Erin Abbey
Current Use:	Residential
Existing Zoning:	P3- Neighborhood
Designations:	Texas Historic, National Register of Historic Places

BACKGROUND/HISTORY:

1508 Hill Street was built circa 1910 in a Victorian Style. The owners are requesting a Certificate of Appropriateness for a replacement of the back door including the rotted siding and framing. They are also proposing new metal handrails for the stairs, and an awning over the back door. They will be replacing the roof flashing and tiles. All replacement materials will be like for like in order to maintain the historical integrity.





POLICY EXPLANATION:

When a Certificate of Appropriateness is required, no work can begin before the Historic Preservation Officer, or the Commission has first issued a Certificate of Appropriateness. The Certificate of Appropriateness shall be in addition to and not in lieu of any permits required (i.e., building, sign, alcohol, etc.). The Building Official cannot approve any application for a sign or building permit to a structure and/or site that requires but does not have a Certificate of Appropriateness.

Section 9.3.006 Criteria of Approval of a Certificate of Appropriateness (COA)

- (1) In considering an application for a Certificate of Appropriateness, the commission shall be guided by any locally adopted design standards, and where applicable, the following from the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*. Any adopted design standards and *Secretary of the Interior's Standards* shall be made to the property owners of historic landmarks.
 - (A) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
 - (B) **The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.**
 - (C) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.
 - (D) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its

environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

- (E) **Distinctive stylistic features or examples of skilled craftsmanship which characterize, a building, structure, object, or site shall be kept to the greatest extent practical.**
- (F) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. **In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other building or structures.**
- (G) **The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**
- (H) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (I) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.
- (J) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

RECOMMENDATION:

Consider action on a Certificate of Appropriateness for the exterior alterations/repair to a State and Nationally designated residential building, located at 1508 Hill Street, being 0.581 acres out of Farm Lot 17, East of Main Street within the City Limits of Bastrop.

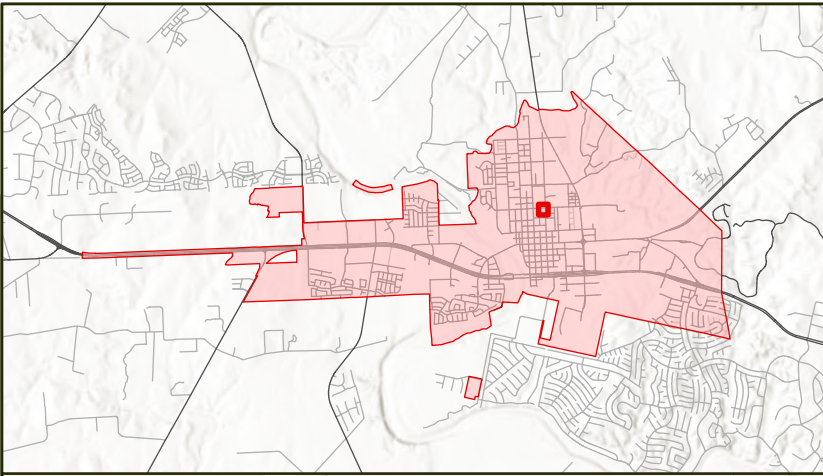
ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Project Description
- Attachment 3: Survey and Plans



Locator Map

1508 Hill St



R. J. Brieger house
31334

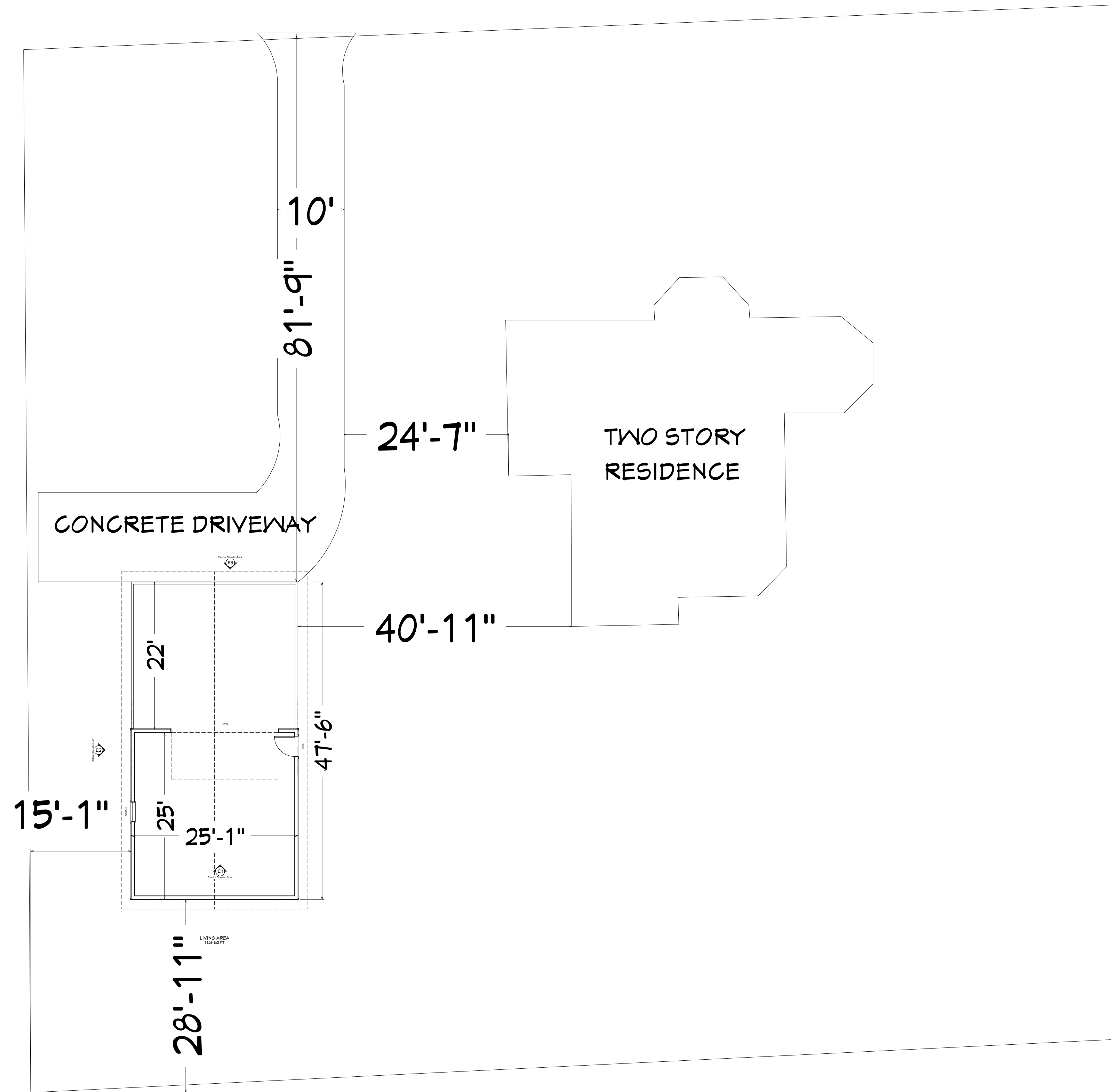


11/13/2024



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.



SCALE: 1 in = 10 ft

BUILT AS SHOWN
 ANY CHANGES MUST BE ON A SIGNED CHANGE ORDER
 ACCEPTED BY: _____

REVISION TABLE	
NUMBER	DATE

Site Plan

NORTHINGTON
 1508 HILL ST.
 BASTROP, TX 78602
 Gate Code:

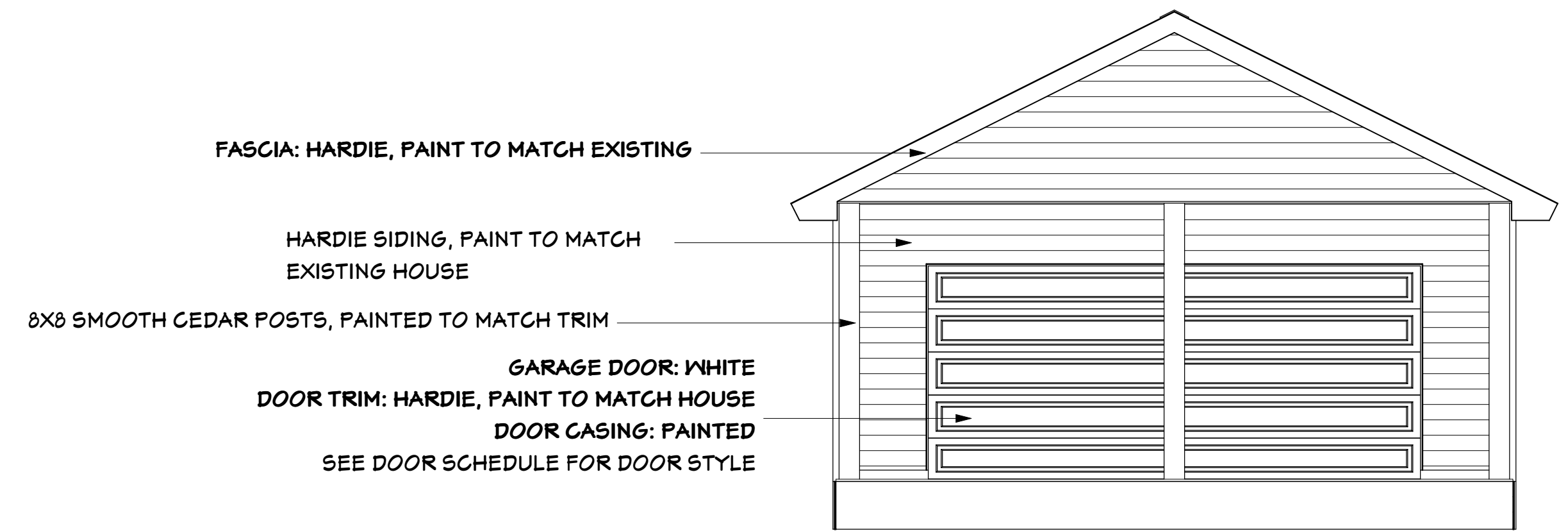
DATE:

10/7/2024

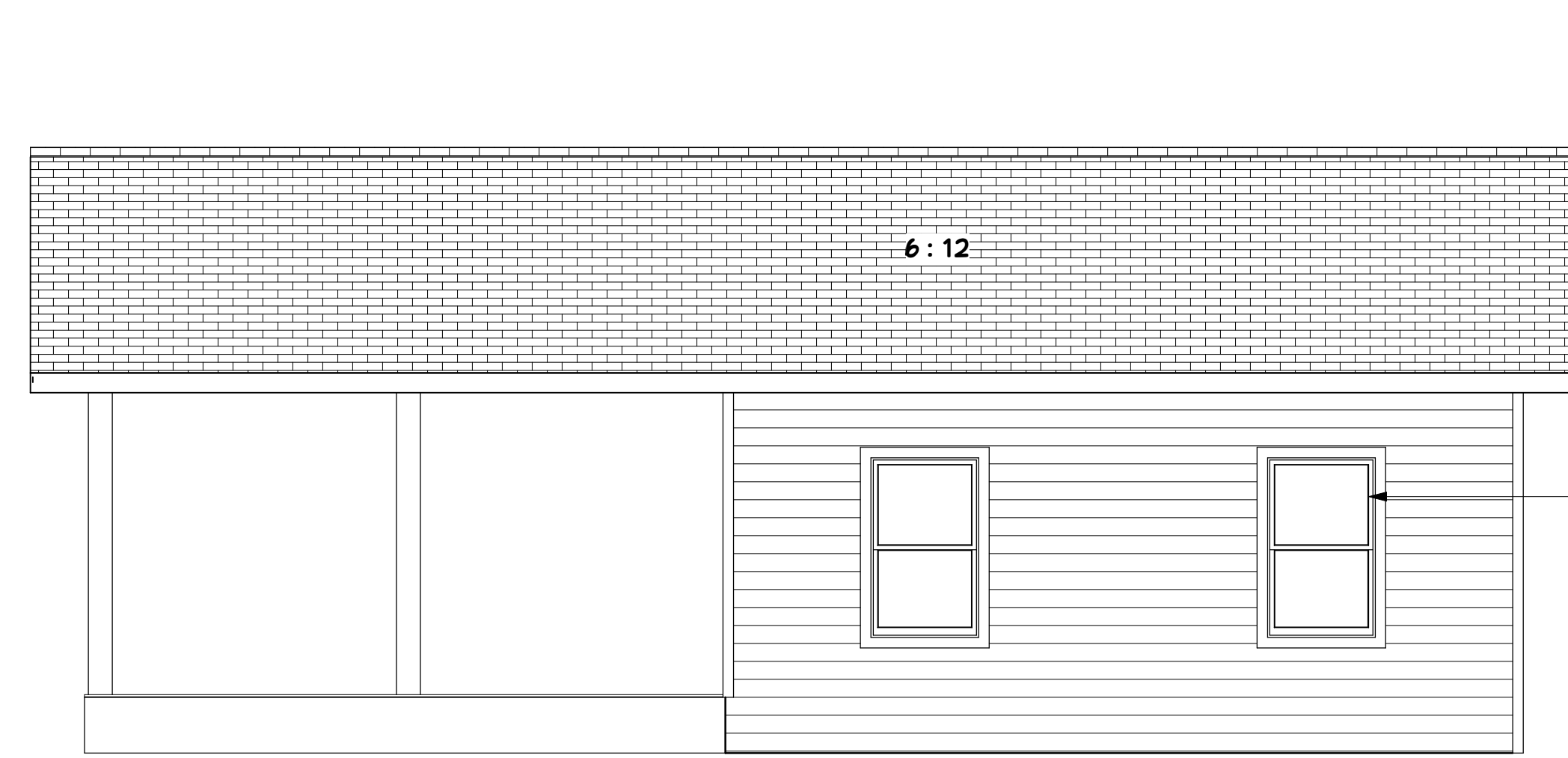
SCALE:

SHEET:

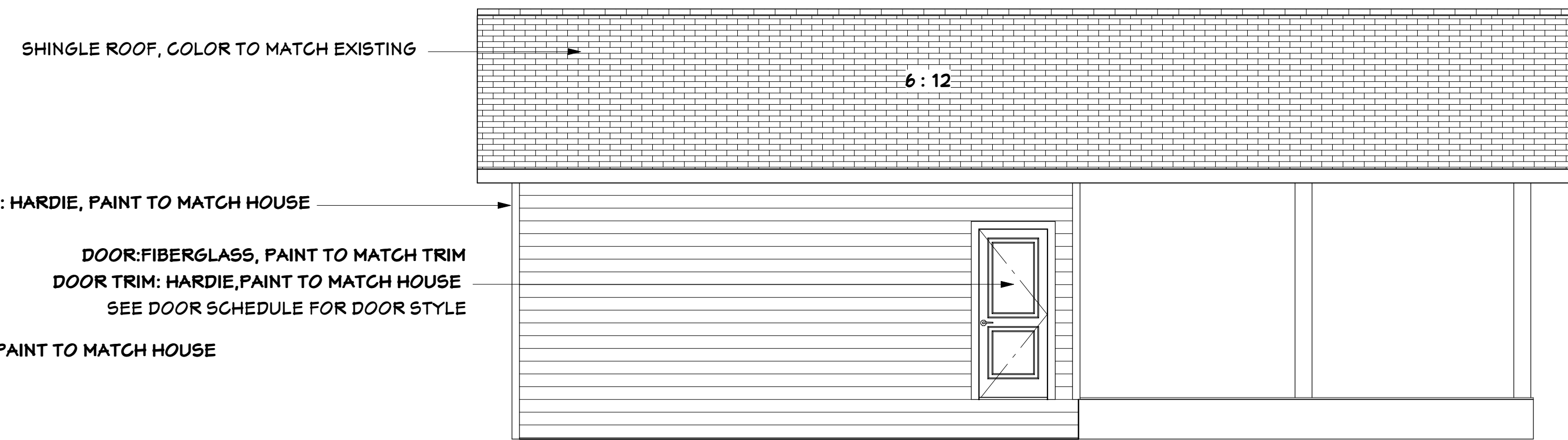
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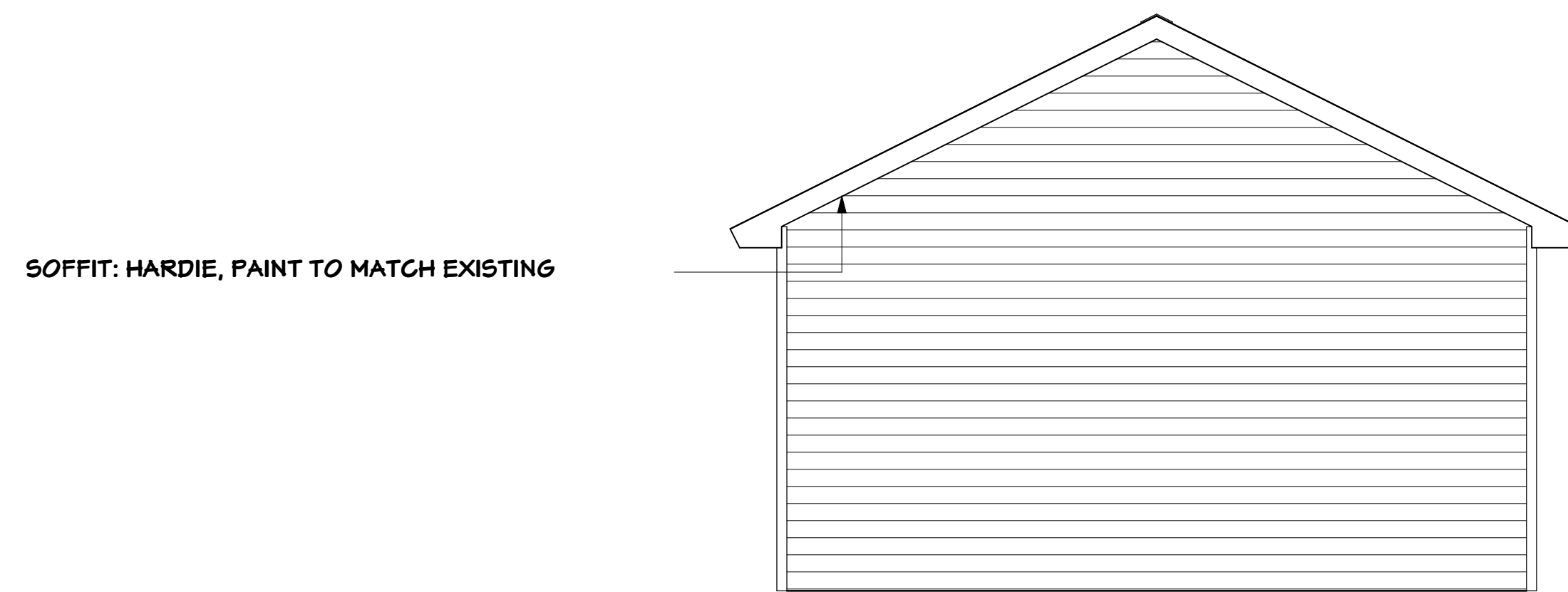
Exterior Elevation Back



Exterior Elevation Left



Exterior Elevation Right



Exterior Elevation Front

BUILT AS SHOWN
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REVISION TABLE	
NUMBER	DATE

Exterior Elevations

NORTHINGTON
 1508 HILL ST.
 BASTROP, TX 78602
 Gate Code:

DATE:

10/7/2024

SCALE:

1/4"=1'-0"

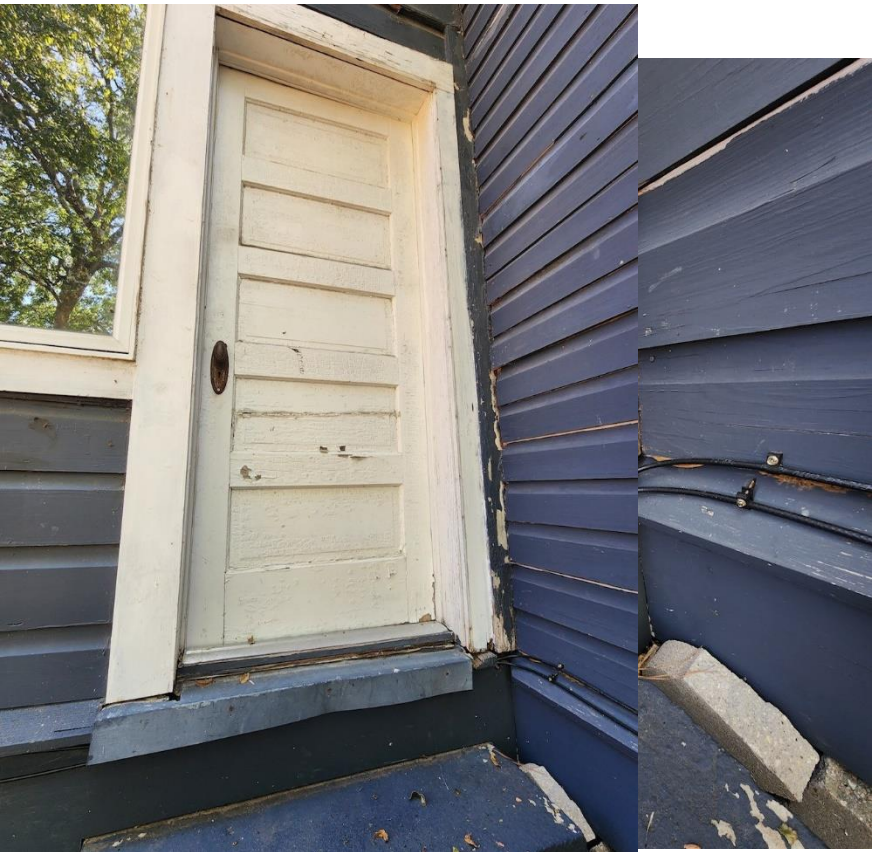
SHEET:

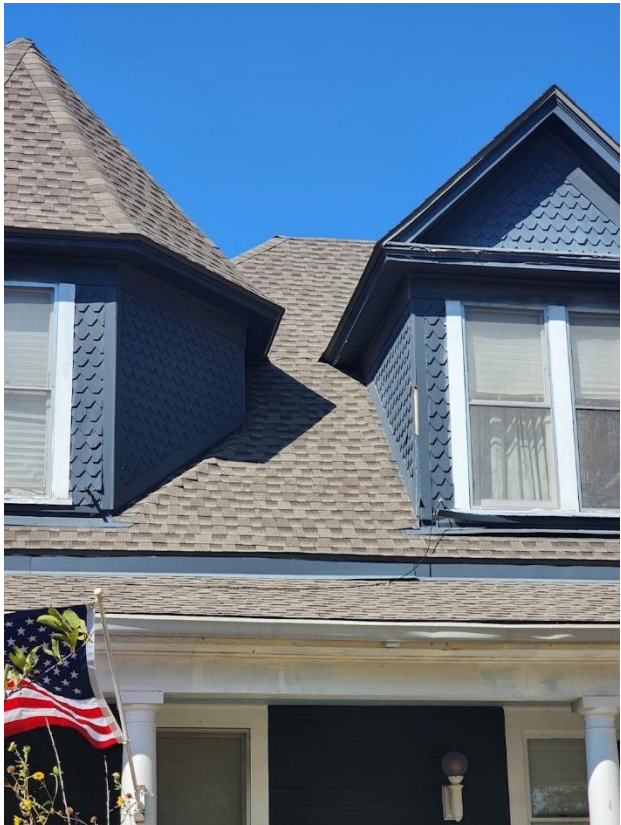
2

The intent of the project is to complete some exterior repairs, i.e., replacing current back door and replacing rotted siding and framing. New metal handrails for stairs and a new awning over back door. Roof flashing and tiles will also need to be replaced. Some carpentry work on a column on the front porch will also be needed.











STAFF REPORT

MEETING DATE: November 20, 2024

TITLE:

Consider action on changing the Historic Landmark Commission regular meeting date from the Third Wednesday of the month.

AGENDA ITEM SUBMITTED BY:

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

BACKGROUND/HISTORY:

Currently the Historic Landmark Commission meets once a month (while business is at hand) on the third Wednesday of the month. Discussion was had at the last HLC meeting to change the regular meeting date. The current available dates are either the first Wednesday of the month, or the second Monday of the month.

RECOMMENDATION:

Consider action on changing the Historic Landmark Commission regular meeting date from the Third Wednesday of the month.