

Bastrop Historic Landmark Commission Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



December 20, 2023

Agenda - Historic Landmark Commission at 6:00 PM

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

1. CALL TO ORDER

2. CITIZEN COMMENTS

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

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

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the October 18, 2023, Historic Landmark Commission Regular Meeting.

Submitted by: Alondra Macias, Development Services Technician

3B. Consider action on a Certificate of Appropriateness for exterior remodel and extension of the main structure at 1303 Pecan Street, being 0.636 acres out of Farm Lot 18 E of Main Street, within the City Limits of the City of Bastrop, Texas.

Presented By: Kennedy Higgins, Planner

4. UPDATES

4A. Update on Casino Hall, also known as German Casino.

4B. In November Kennedy Higgins attended the Past Forward Conference put on by the National Trust for Historic Preservation.

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

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: Wednesday, December 13, 2023 at 5:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Nicole Peterson
Nicole Peterson, Project Coordinator



Historic Landmark Commission STAFF REPORT

MEETING DATE: December 20, 2023

TITLE:

Consider action to approve meeting minutes from the October 18, 2023, Historic Landmark Commission Regular Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Development Services Technician

ATTACHMENTS:

- October 18, 2023, Meeting Minutes

HISTORIC LANDMARK COMMISSION MEETING

October 18, 2023

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, October 18, 2023, 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
Sharah Johnson, Vice-Chair	Present
Susan Long	Present
Janean Whitten	Present
Cheryl Long	Absent
Lisa Laky	Present

City Council Liaison:

John Kirkland	Present
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Staff:

Kennedy Higgins	Present
Alondra Macias	Present
Sylvia Carrillo	Present

2. INTRODUCTION OF NEW BOARD MEMBER

2A. Welcome Lisa Lakey.

3. CITIZEN COMMENTS

There were no citizen comments. Sylvia invited the commissioners to the Code Rodeo and informed them about the agenda for the event.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

4A. Receive training from the City Secretary.

Commissioners received training from the City Secretary, Ann Franklin, regarding the attendance of meetings, Robert’s rules, Rosenberg’s rules, as well as rules from council in Code of Ordinances.

HISTORIC LANDMARK COMMISSION MEETING

October 18, 2023

Meeting Minutes

- 4B. Consider action to approve meeting minutes from the September 20, 2023, Historic Landmark Commission Regular Meeting.

Sharah Johnson made a motion to approve the September 20, 2023, Historic Landmark Commission Regular Meeting Minutes. Janean Whitten seconded the motion. The motion passed 4-1 with Lisa Laky abstaining from the motion.

- 4C. 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 1018 Main Street, being .14 acres out of Building Block 8, West of Water Street within the City Limits of Bastrop.

Kennedy Higgins, the planner, presented the item to the Commission.

Sharah Johnson made a motion to approve the Certificate of Appropriateness for the blade sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 1018 Main Street, being .14 acres out of Building Block 8, West of Water Street within the City Limits of Bastrop. Janean Whitten seconded the motion. The motion passed unanimously.

- 4D. Consider action on a Certificate of Appropriateness for a window sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 1018 Main Street, being .14 acres out of Building Block 8, West of Water Street within the City Limits of Bastrop.

Kennedy Higgins, the planner, presented the item to the Commission.

Sharah Johnson made a motion to approve the Certificate of Appropriateness for the window sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 1018 Main Street, being .14 acres out of Building Block 8, West of Water Street within the City Limits of Bastrop. Janean Whitten seconded the motion. The motion passed unanimously.

5. UPDATES

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

There were no items or topics requested by Historic Landmark Commission for future agendas.

- 5B. Updates on questions from previous meeting.

Kennedy updated the commissioners with information from the previous September 20, 2023 meeting with the time frame for HLC's required action for projects.

HISTORIC LANDMARK COMMISSION MEETING

October 18, 2023

Meeting Minutes

6. ADJOURNMENT

Sharah Johnson made a motion to adjourn the meeting at 6:32 pm. Susan Long seconded the motion. The motion passed unanimously. The meeting was adjourned at 6:32 pm.

Blake Kaiser
Commission Chair

Sharah Johnson
Commission Vice-Chair



STAFF REPORT

MEETING DATE: December 20, 2023

TITLE:

Consider action on a Certificate of Appropriateness for exterior remodel and extension of the main structure at 1303 Pecan Street, being 0.636 acres out of Farm Lot 18 E of Main Street, within the City Limits of the City of Bastrop, Texas.

STAFF REPRESENTATIVE:

Kennedy Higgins, Planner, Development Services Department

ITEM DETAILS:

Site Address: 1303 Pecan Street
 Property ID: 31370
 Property Owner: Betsy and Robert Carpenter
 Agent: Adrian Zuniga
 Current Use: Residential
 Existing Zoning: P-3 Neighborhood
 Designations: NRHP, Texas Historical Marker, Local Historic Landmark

BACKGROUND/HISTORY:

This house was built circa 1894. After a fire in 1926, the first remodel was completed. The fire damage was repaired, and the front porch was expanded and to create a second bathroom out of the parts of the southeast porch. Then in the 1960's work was done on the foundation, and lathing was put around the case of the house. The lean-to bathroom was removed, and another was made out of part of the dining room. In 1976 the southeast porch was removed, and the east porch was enclosed. – This information was obtained from the nomination of the property for a Texas Historical Marker.

PROPOSAL:

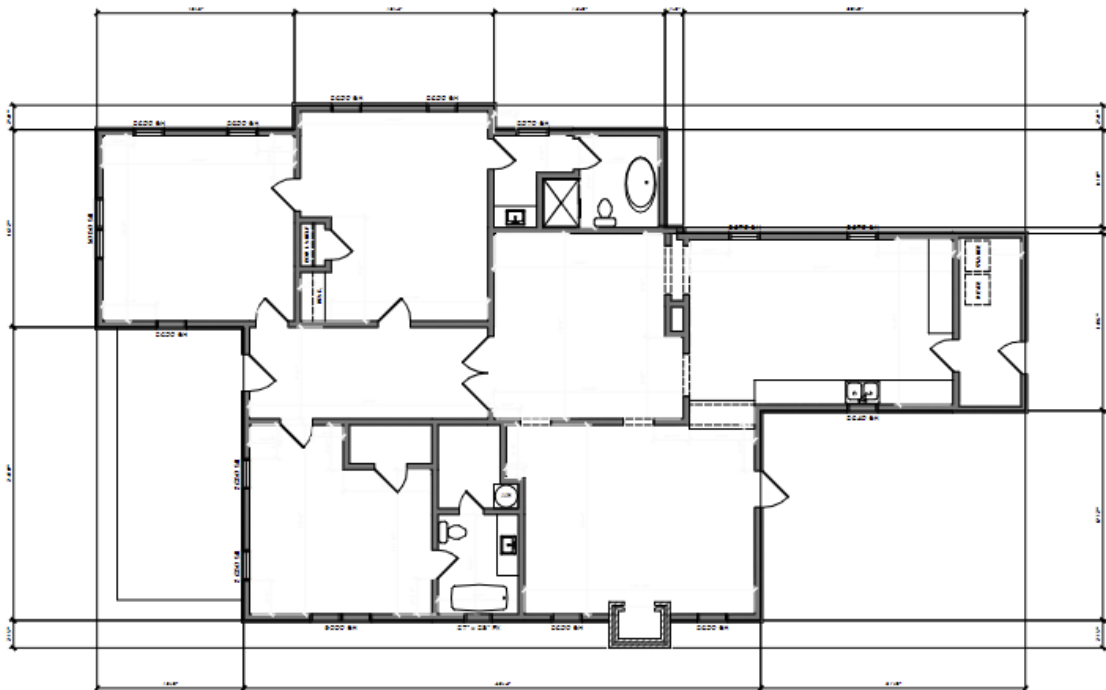
The property owner at 1303 Pecan Street is proposing an extension of the existing structure and repairs to the existing exterior. They will be fixing/replacing the existing roof using galvalume metal. With the siding they will be re-using the original cypress where possible and replacing the unsalvageable areas with new cypress. The pine that was added during a remodel will be removed and replaced with cypress. The Victorian trim work will be refinished/restored, if possible, if not it will be redesigned to match the original. The same will be done for the railing and the shutters. The Victorian screen doors, as well as the front door will be refinished. The windows will be replaced with Pella wood dual pane, double hung lifestyle pane clear glass.

The extension will include the addition of two bedrooms, each with their own bathroom, and one powder bath. (see layout below). The exterior of the new addition will be constructed in a manner that matches the existing exterior. Their goal for the project is *“to stay as true as possible to the old homestead with bringing it up to a more energy efficient and family and guest friendly environment”*

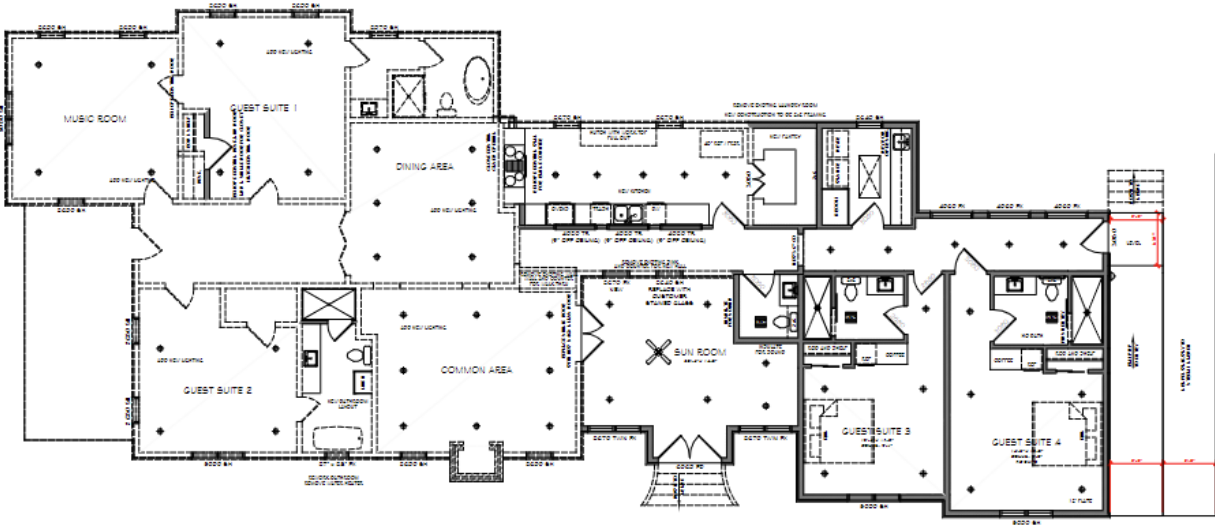
The exterior of the building as it exists is shown below: (see more attached)



Existing floor plan (attachment 3)



Proposed floor plan (attachment 4)



Proposed elevations (attachment 5)



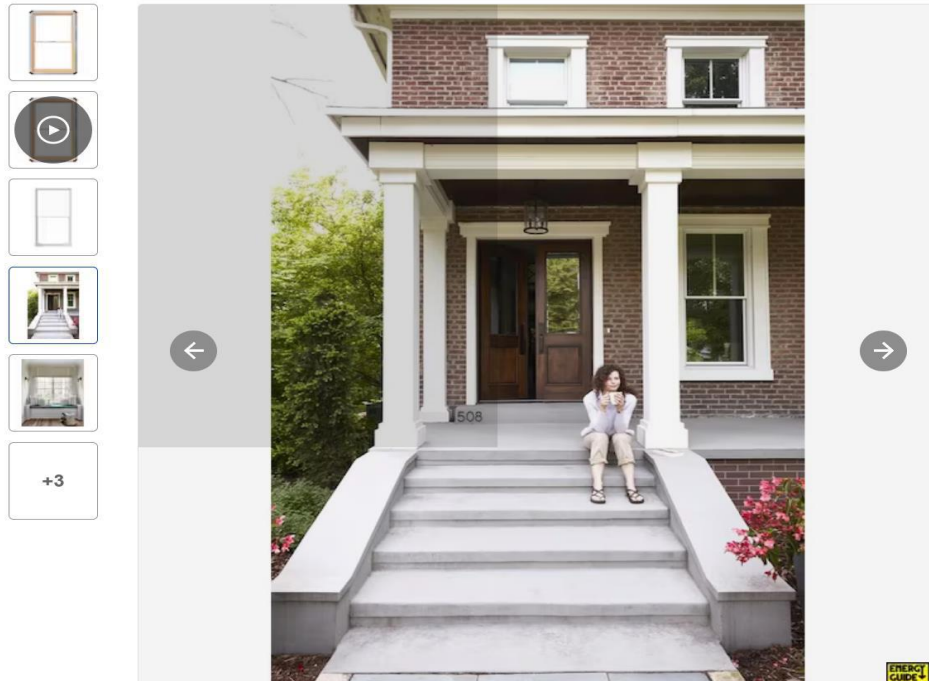
Pella wood dual pane, double hung lifestyle pane clear glass

[Windows & Doors](#) / [Windows](#) / [Double Hung Windows](#)

Pella Lifestyle New Construction Jamb White Enduraclad Wood Dual-pane Double

Item #567840 | Model #748171605289

Shop Pella ★★★★★ 🔖 ✉



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:

Recommend approval on a Certificate of Appropriateness for exterior remodel and extension of the main structure at 1303 Pecan Street, being 0.636 acres out of Farm Lot 18 E of Main Street, within the City Limits of the City of Bastrop, Texas.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Project Description Letter
- Attachment 3: Existing Floor Plan
- Attachment 4: Proposed Floor Plan
- Attachment 5: Elevations
- Attachment 6: Photos

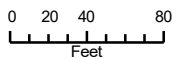


Date: 12/3/2023

Certificate of Appropriateness 1303 Pecan Street

1 inch = 100 feet

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 the accuracy, completeness or usefulness of any information, nor does it represent that its use will not infringe upon privately owned rights.



A-Z Builders LLC

12/4/23

To whom it may concern:

This letter is to describe a project at the address 1303 Pecan St, Bastrop, TX 78602, Property#31370 GEO#1303 Pecan St. We will be working on replacing roof, re-finishing hardwood floors, kitchen cabinets, plumbing relocation and painting existing interior structure. We will be adding two bedrooms with their own bathroom, and one powder bath. This is shown on our proposed plan. The exterior addition will match the existing structure exterior finishes which include siding, soffit area, and roof. On the interior finishes, we will match wood trim for door a-casing and baseboards, hardwood floors, general lighting.

Sincerely,

Adrian Zuniga

A-Z Builders LLC

Manager

(979)324-9049

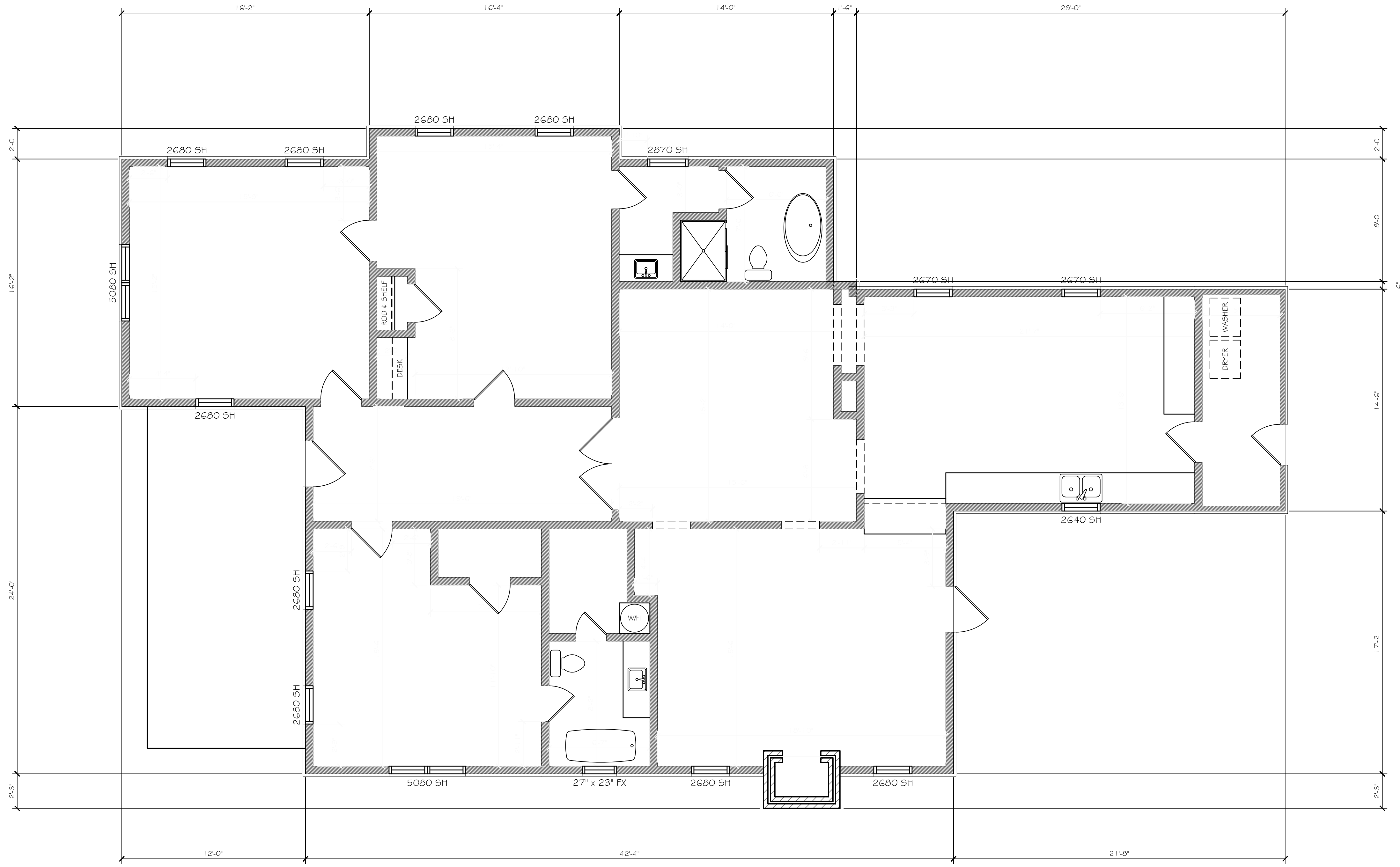
AN ADDITION / REMODEL
FOR MR. AND MRS. CARPENTER

EXISTING FLOOR
PLAN

drawn by:
bho
scale:
1/4" = 1'-0"
job number:
CL-21-063
11 Oct 2021
sheet number:

A-1.1

HAVEN DESIGN IS NOT AN ENGINEERING FIRM NOR AN ARCHITECTURAL FIRM. WE ARE NOT QUALIFIED NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING STRUCTURAL FRAMING AND FOUNDATIONS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THE DRAWING, THEN THE ENGINEER OF RECORD SHALL BEAR THE SOLE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. HAVEN DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN AND/OR ANY PROBLEMS THAT MAY ARISE REGARDING THE DESIGN.



01 EXISTING FLOOR PLAN

REFERENCE: 01A-1.1 SCALE: 1/4"=1'-0"

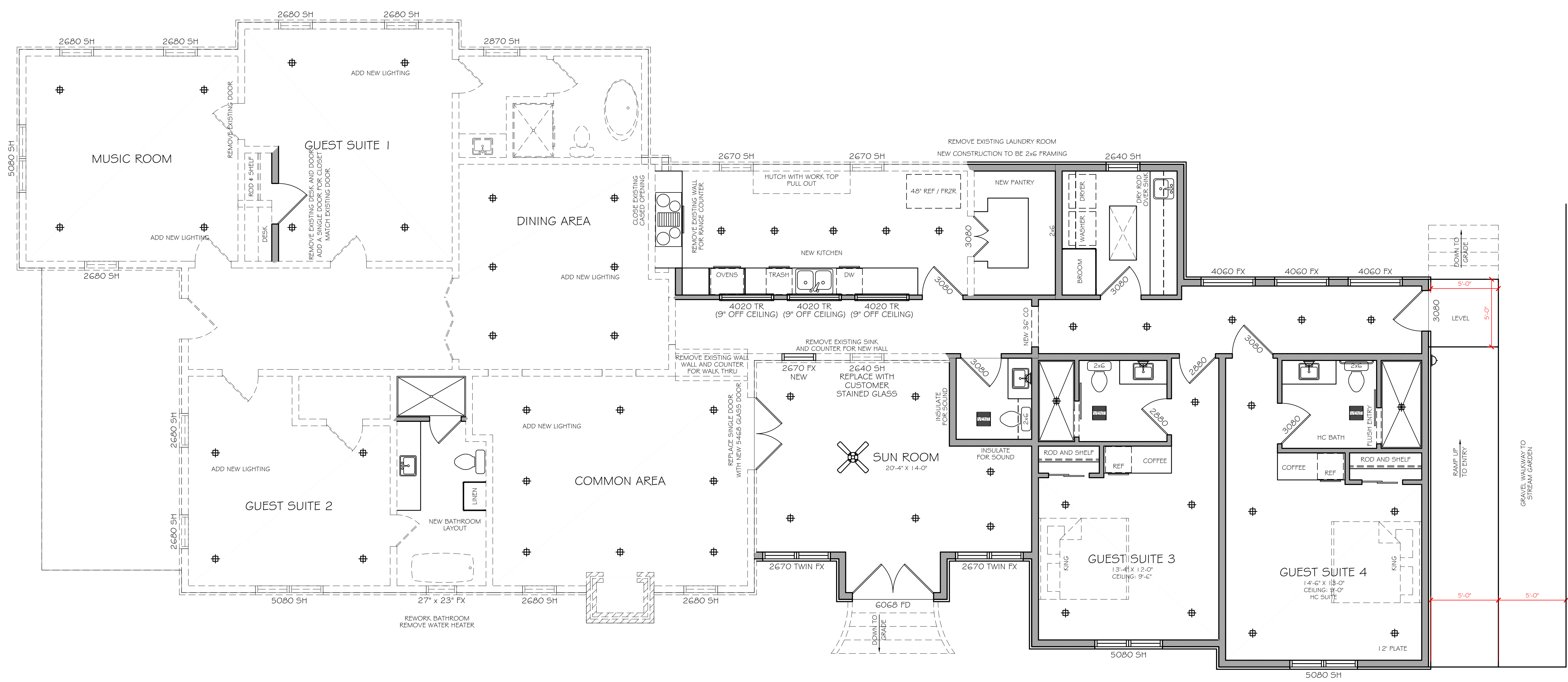
PRELIMINARY
Not for Construction

AN ADDITION / REMODEL
FOR MR. AND MRS. CARPENTER

PROPOSED FLOOR
PLAN

drawn by:
bho
scale:
1/4" = 1'-0"
job number:
CL-21-063
11 Oct 2021
sheet number:

A-1.2



01 PROPOSED FLOOR PLAN

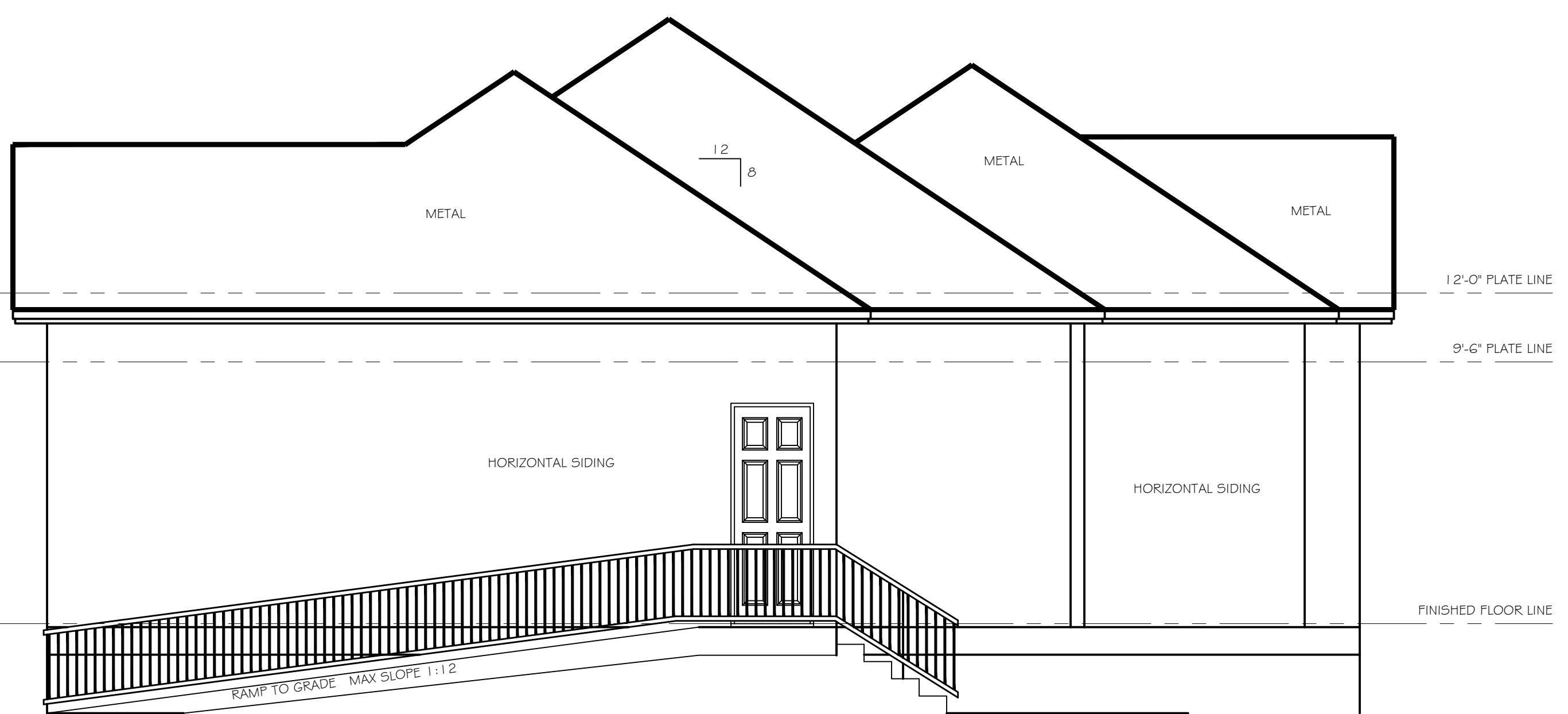
REFERENCE: 01A-1.1 SCALE: 1/4"=1'-0"

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01 FRONT ELEVATION

REFERENCE: 01/A-1.1 SCALE: 1/4"=1'-0"



02 BACK ELEVATION

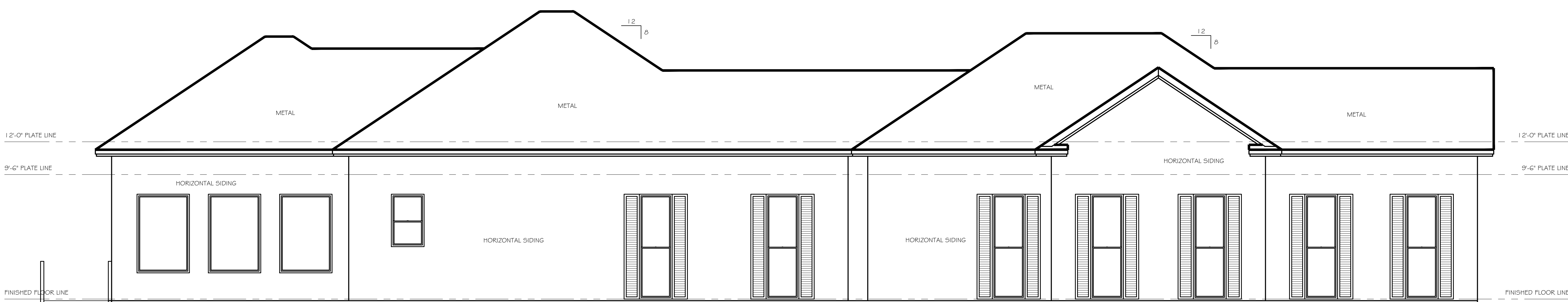
REFERENCE: 01/A-1.1 SCALE: 1/4"=1'-0"

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03 RIGHT SIDE ELEVATION

REFERENCE: 01/A-1.1 SCALE: 1/4"=1'-0"



04 LEFT SIDE ELEVATION

REFERENCE: 01/A-1.1 SCALE: 1/4"=1'-0"

drawn by:
bho
scale:
1/4" = 1'-0"
job number:
CL-21-063
11 oct 2021
sheet number:











UPDATE

MEETING DATE: December 20, 2023

TITLE: Casino Hall

ITEM DETAILS:

Site Address: Corner of Fayette and Farm
 Property ID: 32333
 Property Owner: Robert Orologio & Dawn Thomas
 Existing Zoning: P-3 Neighborhood
 Designations: National Register

BACKGROUND/HISTORY:

On the subject property 1306 Farm, Bastrop, Texas, there is an out structure on the corner of Fayette and Farm that is currently listed on the National Register of Historic Places as Casino Hall. The 1 story brick building with large ridge vents, a simple gabled roof with brick gabled ends was a popular site for assembling, education, and political events for German people. Built circa 1840, it was listed on the National Register of Historic Places on 12/22/1987. The structure had levels of significance for social history, as well as architecturally distinguished by the molded brick corners.

CURRENT/MOVING FORWARD:

On approximately November 12th, 2023, the structure collapsed. Three walls collapsed on their own, the collapse of the remaining wall was assisted in order to prevent injury. The building official inspected the structure with the property owner on November 17th, 2023. The building was determined to be unsafe and the process to move forward initiated.

On December 5th, 2023, notice was served to the property owner in accordance with Chapter 3 of the Code of Ordinances, Article 3.12. Per this article, the building was considered unsafe, and not feasible to repair it was ordered to be demolished. Per section 9.3.002 (4) of the B3 code it qualifies for an exemption to the requirement of a Certificate of Appropriateness.

POLICY EXPLANATION:

With the adoption of the Bastrop Building Block (B³) Code, structures that are designated historic are subject to Historic Landmark Commission review for demolition. If the Building Official deems a structure unsafe, the demolition is not reviewed by the HLC.

SEC. 9.3.002 CERTIFICATE OF APPROPRIATENESS EXEMPTIONS

(a) Certificate of Appropriateness shall not be required for the following:

- (1) Ordinary Maintenance, as defined in this article.
- (2) Interior Construction or Alterations provided the Alterations do not alter the exterior wall of the Building.
- (3) New, modifications or Removal of existing awnings, canopies, exterior paint color or exterior Lighting that are attached to a P3 or P4 Structure provided the Alterations do not alter the exterior wall of a Building designated as a Historic Landmark.

(4) Demolition of a Building or Structure that the Building Official has declared a dangerous Structure in accordance with article 3.12 of this article, as amended, or determined that Demolition is necessary for the preservation of the public health, safety and welfare.

A. Should the Building Official declare a Building a dangerous Structure or determine that Demolition is necessary for the preservation of public health, safety and welfare, the Building Official shall coordinate with the Historic Preservation Officer and property owner to identify historic and significant architectural features that are unique to the Building or Structure, era or district and that may be salvaged.

B. The Historic Preservation Officer shall create a record of the Building or Structure to be demolished through archival-quality photo documentation, drawings, and other information similar to those required by the Historic American Buildings Survey. The list of identified historic and significant architectural features to be salvaged shall also be made part of this record.

ATTACHMENTS:

Attachment 1: Location Map

Attachment 2: Photos













