

Bastrop Historic Landmark Commission Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



March 15, 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 January 25, 2023 Historic Landmark Commission Regular Meeting.

3B. Consider action on a Certificate of Appropriateness for 0.11 acres of Building Block 8 West of Water Street, also known as the Erhard Building, located at 1006 Main Street, to install

a new nameplate sign, designated as a Contributing Structure to the Bastrop Commercial National Register District.

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 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: Saturday, March 11, 2023 at 5:30 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Keehren Baah
Keehren Baah, Assistant Director of Planning



STAFF REPORT

MEETING DATE: March 15, 2023

TITLE:

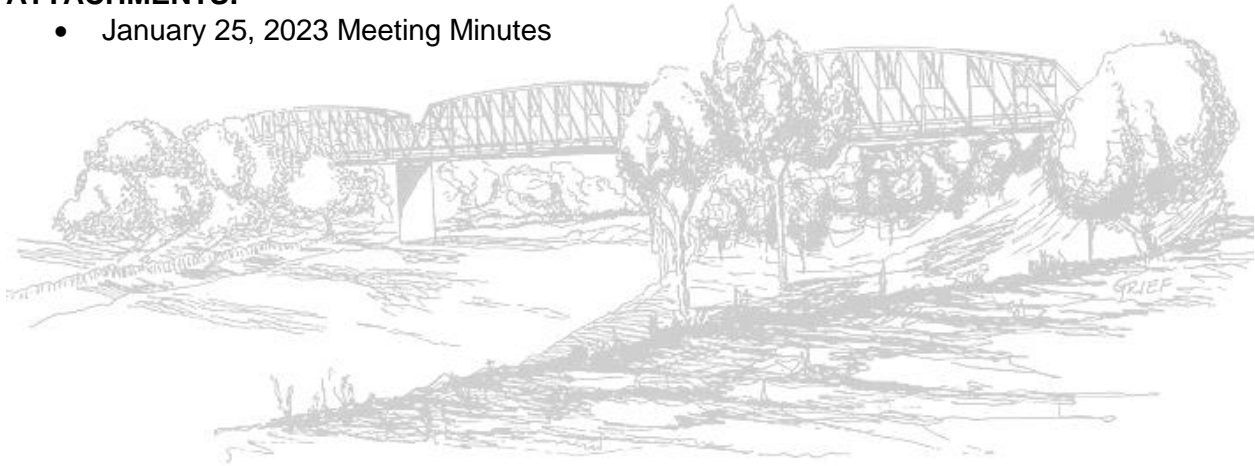
Consider action to approve meeting minutes from the January 25, 2023 Historic Landmark Commission Regular Meeting.

STAFF REPRESENTATIVE:

Debra Adams, Commission Secretary/Permit Technician

ATTACHMENTS:

- January 25, 2023 Meeting Minutes



Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, January 25, 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
, Vice-Chair	Vacant
Susan Long	Present
Janean Whitten	Absent
Cheryl Long	Absent
Sharah Johnson	Present
Pete Parsons	Present

City Council Liaison:

Drusilla Rogers	Present
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Staff:

Keehren Baah	Present
Debra Adams	Present
Jennifer Bills	Present
Sylvia Carrillo	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the October 19, 2022, Historic Landmark Commission Regular Meeting.

Pete Parsons made a motion to approve the meeting minutes from the October 19, 2022, Historic Landmark Commission meeting. Sharah Jonson seconded the motion, and the motion carried unanimously.

- 3B. Consider action to elect the Historic Landmark Commission Vice-Chair.

Jennifer Bills presented the item to the Commission.

Discussion commenced between Staff and the Commission.

Meeting Minutes

Sharah Johnson was nominated, and all were in favor and the nomination carried unanimously.

- 3C. Consider action on a Certificate of Appropriateness for 0.41 acres of Farm Lot 7 East of Main Street, located at 2110 Pecan Street to allow a six-foot privacy fence in the First Layer along Pecan and Locust Streets, within the Iredell Historic District.

Sylvia Carrillo, City Manager, presented the item to the Commission. Photos were provided. Homeowner was present for questions.

Discussion commenced between Staff, Commission, and the homeowner.

No Citizen comments were made.

Pete Parsons made a motion to approve a Certificate of Appropriateness for 0.41 acres of Farm Lot 7 East of Main Street, located at 2110 Pecan Street to allow a six-foot privacy fence in the First Layer along Pecan and Locust Streets, within the Iredell Historic District. Susan Long seconded the motion, and the motion carried unanimously.

- 3D. Consider action on a Certificate of Appropriateness for 0.09 acres of Building Block 4 West of Water Street, also known as the Prokop Building, located at 913 Main Street, to install a new blade sign with the condition that the letter size meet the B³ Code requirements, designated as a Contributing Structure to the Bastrop Commercial National Register District.

Keehren Baah presented the item to the Commission. Photos were provided.

Discussion commenced between Staff and the Commission.

No Citizen comments were made.

Sharah Johnson made a motion to approve a Certificate of Appropriateness 0.09 acres of Building Block 4 West of Water Street, also known as the Prokop Building, located at 913 Main Street, to install a new blade sign with the condition that the letter size meets the B³ Code requirements, designated as a Contributing Structure to the Bastrop Commercial National Register District. Susan Long seconded the motion, and the motion carried unanimously.

- 3E. Consider action on a Certificate of Appropriateness for Resubdivision No. 2 The Compound, Lot 8, also known as the Allen-Fowler House, located at 1404 Wilson Street to allow replacement of a six-foot tall privacy fence in rear of property and a seven-foot-tall metal fence on south and west side of back yard, designated a Local Historic Landmark, Texas State Historical Marker and National Register Structure.

Keehren Baah presented the item to the Commission. Photos were provided.

Discussion commenced between Staff and the Commission.

Meeting Minutes

No Citizen comments were made.

Sharah Johnson made a motion to approve a Certificate of for Resubdivision No. 2 The Compound, Lot 8, also known as the Allen-Fowler House, located at 1404 Wilson Street to allow replacement of a six-foot tall privacy fence in rear of property and a seven-foot-tall metal fence on south and west side of back yard, designated a Local Historic Landmark, Texas State Historical Marker and National Register Structure. Pete Parsons seconded the motion, and the motion carried unanimously.

- 3F. Consider action on a Certificate of Appropriateness for the building on 0.9 acres of Building Block 8 West of Water Street, located at 1016 Main Street, B to replace eight of the windows with custom windows to match the shape and size of existing ones, a Contributing Structure within the Bastrop Commercial National Register Historic District.

Keehren Baah presented the item to the Commission. Photos were provided.

Discussion commenced between Staff and the Commission.

No Citizen comments were made.

Pete Parsons made a motion to approve a Certificate of for the building on 0.9 acres of Building Block 8 West of Water Street, located at 1016 Main Street, B to replace eight of the windows with custom windows to match the shape and size of existing ones, a Contributing Structure within the Bastrop Commercial National Register Historic District. Sharah Johnson seconded the motion, and the motion carried unanimously.

4. UPDATES

- 4A. Update on Commission Vacancies.

Discussion commenced between Staff and Commission on commission vacancies and requirements. Sharah Johnson will be reaching out to a recommendation. Jennifer to send application link to Sharah.

No other requests from Historic Landmark Commissioners for future agendas were requested.

5. ADJOURNMENT

Sharah Johnson made a motion to adjourn, Pete Parsons seconded the motion. Meeting adjourned by Chair at 6:45 pm.

Commission Chair

Commission Vice-Chair



STAFF REPORT

MEETING DATE: March 15, 2023

TITLE:

Consider action on a Certificate of Appropriateness for 0.11 acres of Building Block 8 West of Water Street, also known as the Erhard Building, located at 1006 Main Street, to install a new nameplate sign, designated as a Contributing Structure to the Bastrop Commercial National Register District.

STAFF REPRESENTATIVE:

Keehren Baah, Assistant Planning Director

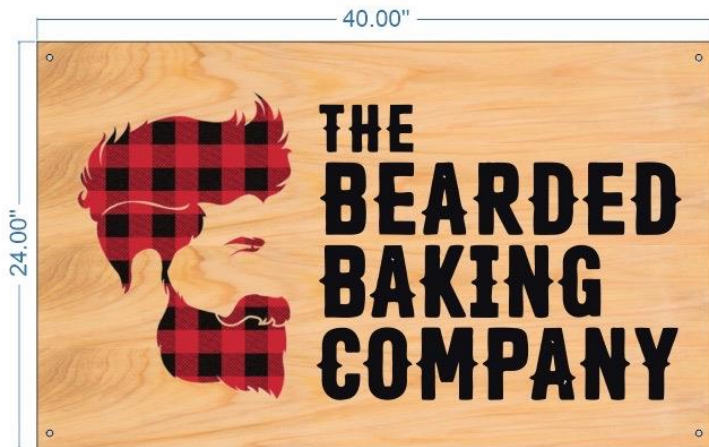
ITEM DETAILS:

Site Address:	1006 Main Street (Attachment 1)
Property Owner:	Chris Grief
Agent:	Wesley Bills, The Bearded Baking Company
Current Use:	Commercial/Retail
Existing Zoning:	P-5 Core
Designations:	Contributing Structure - Bastrop Commercial National Register Historic District Places District

BACKGROUND/HISTORY:

The property owner of 1006 Main Street is proposing to add a new nameplate sign. The sign will be made of 1" thick Cypress and attached to the front façade by cleat system.

Proposed Sign



The sign will be located on the left front facade of the building. The existing sign is 40 inches wide by 24 inches. This sign installation requires minimal alteration of the building, structure, object, or site and its environment.



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:

Consider action to approve a Certificate of Appropriateness for 0.011 acres of Building Block 8 West of Water Street, also known as the Erhard Building, located at 1006 Main Street, to install a nameplate sign, designated as a Contributing Structure to the Bastrop Commercial National Register District.

ATTACHMENTS:

- Attachment 1 – Site Location
- Attachment 2 – Existing Building
- Attachment 3 – Picture of Proposed Sign

Site Location



Existing Building



Proposed Sign

