Bastrop Historic Landmark Commission Agenda

Bastrop City Hall Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8800

December 02, 2026

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.

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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 September 2, 2026, Regular Historic Landmark Commission Meeting.

Submitted by: Alondra Macias, Planner I, Development Services Department

3B. Consider and act on a Certificate of Appropriateness for a band sign on the rear side of a commercial building within the Bastrop Commercial National Register of Historic District, located at 904 Main Street, being 0.3440 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

Submitted by: Alondra Macias, Development Services Department, Planner I

3C. Consider and act on a Certificate of Appropriateness for exterior remodel and addition of the main structure located at 1303 Pecan Street, being 0.636 acres out of Farm Lot 18 East of Main Street, within the City Limits of the City of Bastrop, Texas.

Submitted by: Alondra Macias, Planner I, Development Services

4. UPDATES

4A. Historic Bike Tour Update

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 and said Notice was posted on the following date and time: Monday, November 23, 2026 at 4:30 p.m. and remained posted for at least two hours after said meeting was convened.

/s/Nicole Peterson
Nicole Peterson, Development Coordinator

Historic Landmark Commission STAFF REPORT

MEETING DATE: December 2, 2026

TITLE:

Consider and act to approve meeting minutes from September 2, 2026, Regular Historic Landmark Commission Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Planner I, Development Services Department

ATTACHMENTS:

- September 2, 2026, Meeting Minutes

HISTORIC LANDMARK COMMISSION
MEETING MINUTES
September 2, 2026

The City of Bastrop Historic Landmark Commission met on Wednesday, September 2, 2026, at 6:01 PM in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

The Chair called the meeting to order at 6:01 PM.

Commissioners:	
Samuel Bennett	Present
Lisa Laky, Vice-Chair	Present
Susan Long	Absent
Blake Kaiser, Chair	Present
Gary Moss	Present
Cheryl Long	Present

City Council Liaison:	
Cynthia Meyer	Present

Staff:	
Alondra Macias	Present
Brittany Epling	Present
Nicole Peterson	Present
James E. Cowey	Present

2. CITIZEN COMMENTS

There were no citizens comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider and act to approve meeting minutes from the August 5, 2026, Regular Historic Landmark Commission Meeting.

Commissioner Samuel Bennett made a motion to approve the meeting minutes from August 5, 2026, Regular Historic Landmark Commission Meeting minutes. Commissioner Lisa Laky seconded the motion. The motion passed unanimously with a vote of 4-0.

3B. Conduct a public hearing, consider and act on a Certificate of Appropriateness for Relocation to move a historic accessory structure from 1408 Church Street, being 1.136 acres out of the Farm Lot 2 West of Main Street, within the City of Bastrop, Texas.

HISTORIC LANDMARK COMMISSION
MEETING MINUTES
September 2, 2026

Presented by James E. Cowey, Director of Development Services.

The chair opened the public hearing at 6:08 pm.

Deborah Jones, resident at 1606 Pecan Street, spoke in favor of the structure being moved to where it is being proposed.

Tommy Clairborne, resident at 127 Winfield Huchet, voiced his concern about the historic significance of the structure and property.

Ken Kesselus, resident at 1301 Church Street and chair of the Bastrop County Historical Commission, spoke in favor of the structure being moved and stated that the importance is to preserve the Allen-Bell House and if the accessory structure can be saved as well but preserving the house is the most important.

Judith Hoover, resident at 1316 Wilson Street, spoke in favor of the structure being removed and provided some history of the structure and the importance of preserving it.

Katty and Larry Albers, residents at 1307 Pecan Street, did not wish to speak but were in support of saving the historical structure.

The chair closed the public hearing at 6:20 pm.

Commissioner Samuel Bennett made a motion to approve a Certificate of Appropriateness for Relocation to move a historic accessory structure from 1408 Church Street, being 1.136 acres out of the Farm Lot 2 West of Main Street, within the City of Bastrop, Texas. Vice-Chairperson Lisa Laky seconded the motion.

Vice-chairperson Lisa Laky stated that moving or relocating a structure is not the ideal solution and stated that this is a unique situation in which it is important to try preserving the structure even if it is done through a relocation of the structure.

Commissioner Cheryl Long asked staff what would be happening to the Bell House.

Sylvia Carrillo, City Manager, gave the commission an update regarding the direction City Council has given for the city to purchase the property in which the house is located to preserve the house and the accessory structure being moved with the intent of rehabilitating it and selling it afterwards with some restrictions.

The motion passed unanimously with a vote of 4-0.

HISTORIC LANDMARK COMMISSION
MEETING MINUTES
September 2, 2026

4. ADJOURNMENT

Commissioner Samuel Bennett made a motion to adjourn the meeting at 6:23 PM. The motion was seconded by Vice Chair Lisa Laky. The motion passed unanimously

Blake Kaiser
Commission Chair

Lisa Laky
Commission Vice-Chair

STAFF REPORT

MEETING DATE: December 2, 2026

TITLE:
Consider and act on a Certificate of Appropriateness for a band sign on the rear side of a commercial building within the Bastrop Commercial National Register of Historic District, located at 904 Main Street, being 0.3440 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

STAFF REPRESENTATIVE:
Alondra Macias, Planner I, Development Services Department

ITEM DETAILS:

Site Address:	904 Main Street
Property Owner:	City of Bastrop/Bastrop County Historical Society
Agent:	Jennifer Garcia/FSG Signs
Current Use:	Commercial/Office Space
Existing Zoning:	GC-General Commercial
Designations:	Structure in the Bastrop Commercial National Register Historic District

BACKGROUND/HISTORY:

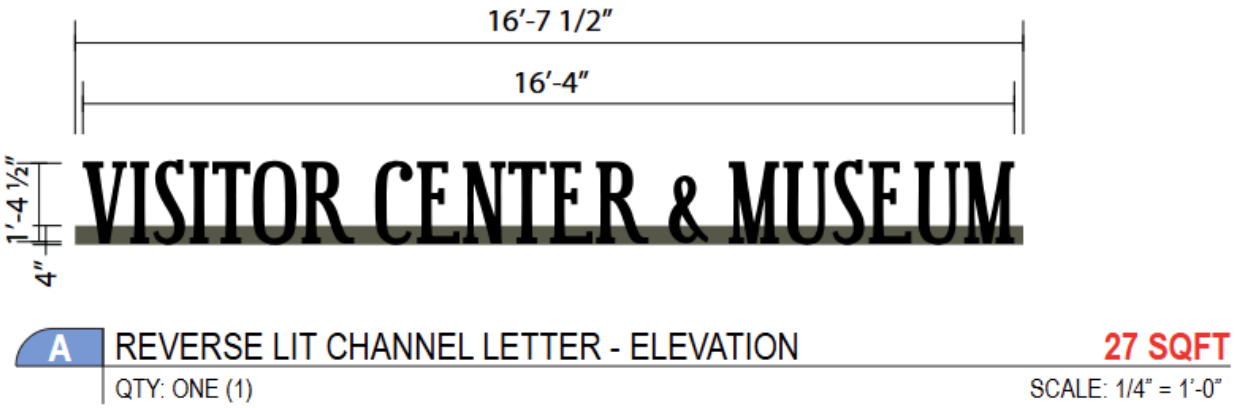
The Bastrop Visitor Center & Museum, located at 904 Main Street, proposes to install a band sign on the rear of the building facing Alley B. The sign will measure 1.375 feet by 16.625 feet, for a total area of less than 27 square feet. It will consist of aluminum-face channel letters mounted on an aluminum raceway attached to the building. The raceway will be painted to match the façade, and the letters will have a black satin finish.

The Bastrop Visitor Center & Museum has occupied the building since 2013. The applicant added signage to the front of the property in 2024 and is now proposing rear signage to attract pedestrians in the area.

The rear 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 14.09.010 (F) Criteria for Approval of Certificate of Appropriateness (COA)

1) In considering an Application for a Certificate of Appropriateness (COA), the Historic Landmark Commission shall be guided by any locally adopted design standards, and where applicable, the following from the Secretary of the Interior's Standards for 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.

Applicable criteria

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) For building materials, architecture standards, architectural details, massing for a variety of building types, see the design guidelines.

i) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any Project.

j) 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.

k) 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:

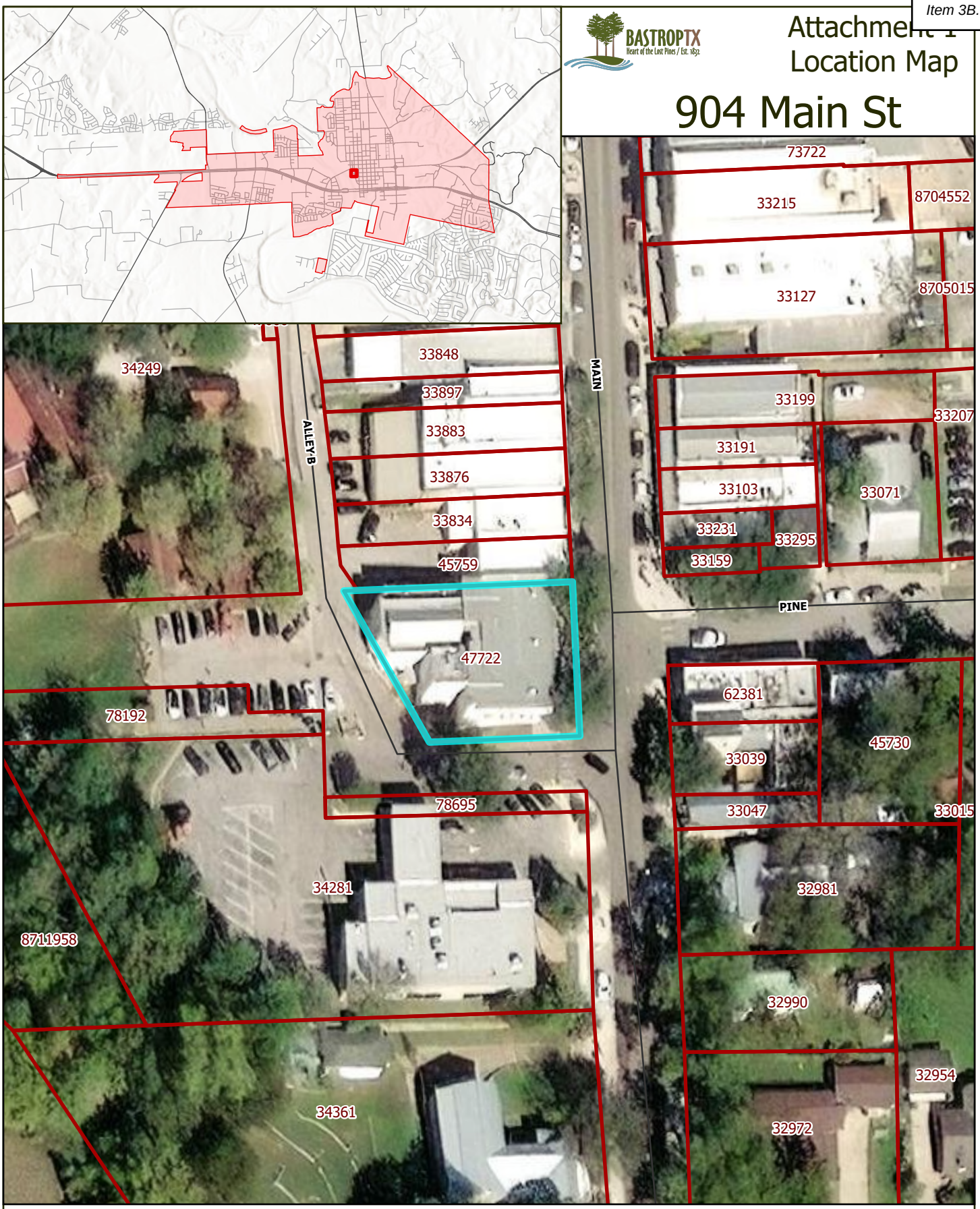
Consider and act on a Certificate of Appropriateness for a band sign on the rear side of a commercial building within the Bastrop Commercial National Register of Historic District, located at 904 Main Street, being 0.3440 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Existing Conditions
- Attachment 3: Site Layout
- Attachment 4: Project Description
- Attachment 5: Sign Details

BASTROPTX
Heart of the Lost Pines / Est. 1832

Attachment 1
Location Map
904 Main St



9/11/2024

0 25 50 75 100 ft

Scale 1:900

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.



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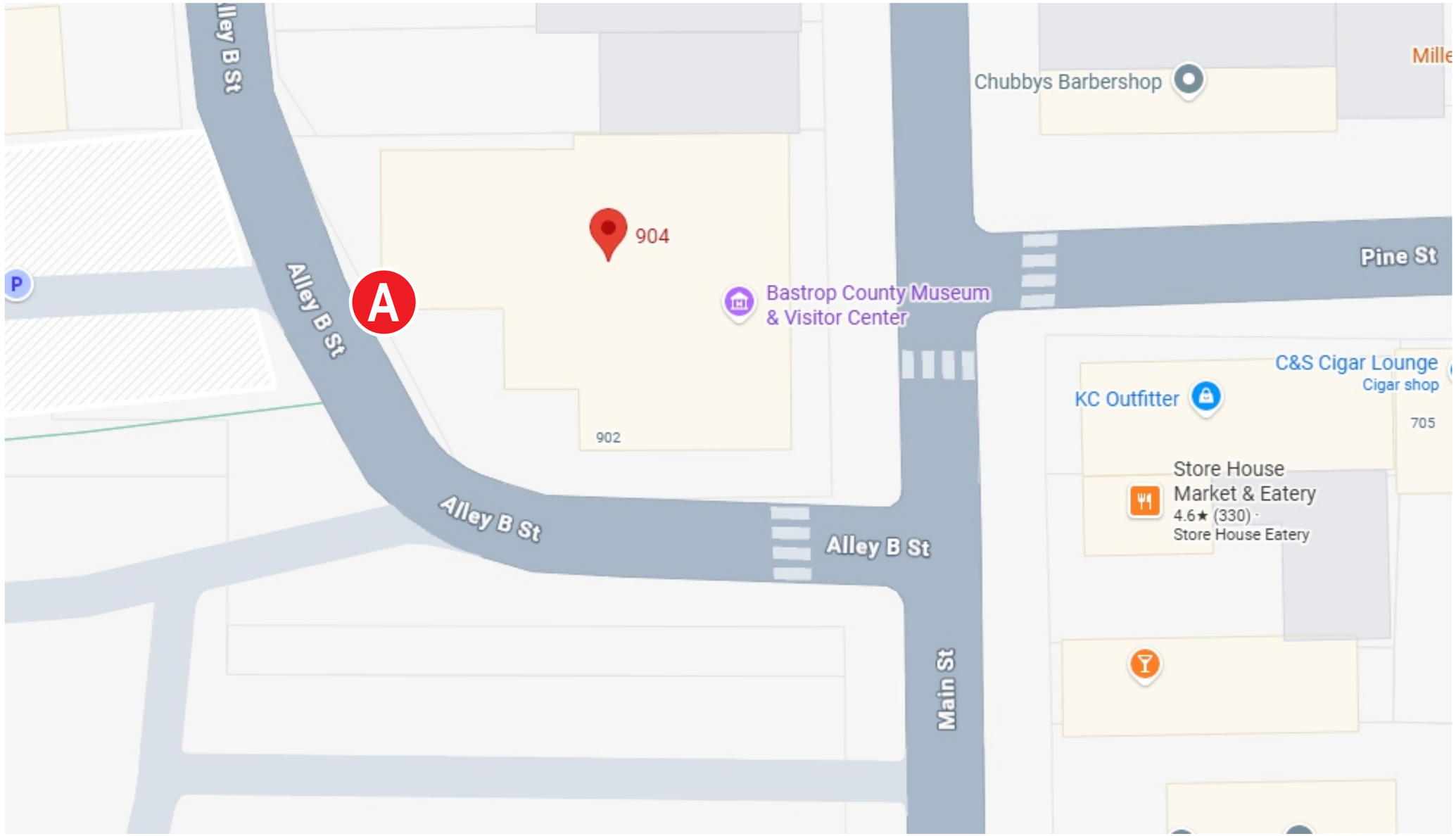

SITE MAP

SCALE: NTS

LEGEND
A: WALL SIGN

FACILITY SOLUTIONS GROUP

4300 NE LOOP 410,
SAN ANTONIO, TEXAS 78218
877-293-6027
FSG.COM

City of Bastrop
904 Main St
Bastrop, TX 78602

Start Date: 08/27/26
Last Revision: 10/02/26WT
Job# 3298007
File Name: 3298007 - COB - Exterior Sign Pkg FINAL

Designer: William Tatum
Sales Rep: Tina Coleman
PM:

Rev #	Date:	Notes:	Rev #	Date:	Notes:
R1	09/28/26WT	Chose option			
R2	10/02/26WT	Got building color and survey conducted			

○ PROPOSAL
● FINAL

MEMBER ISA INTERNATIONAL SIGN ASSOCIATION

LISTED MET US

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.


ALLEY B
MAIN ST

City of Bastrop – Bastrop, Texas
Project: Exterior Sign Installation
Project Address: 904 Main Street, Bastrop, TX 78602

To: City of Bastrop / Historic Preservation Review
Re: Proposed Exterior Sign Installation – Bastrop Historical Society

Dear Review Committee,

On behalf of the Bastrop Historical Society, please accept this letter as a description of the proposed exterior signage project at 904 Main Street, Bastrop, Texas.

The proposed project consists of the fabrication and installation of one externally visible, internally illuminated reverse-lit channel letter sign on the existing building façade. The sign is intended to provide identification for the Bastrop Historical Society while maintaining a coordinated appearance with the existing building and surrounding architectural character.

Description of Proposed Work

The proposed sign will consist of individually fabricated reverse-lit channel letters, approximately 16 feet 7½ inches in overall width, with a total sign area of approximately 27 square feet.

The sign will incorporate the following materials and finishes:

- **Letter Faces:** .090-inch aluminum faces with a black satin finish.
- **Letter Returns:** .063-inch aluminum returns, 3 inches deep, finished to match the letter faces.
- **Letter Backs:** White polycarbonate backs.
- **Illumination:** Internally illuminated with white LED lighting, specified at 3000K, producing a reverse-lit effect.
- **Mounting Raceway:** 4-inch by 4-inch aluminum raceway, painted to match the existing building façade using the specified Olga Green finish.
- **Installation:** Individual letters mounted to the aluminum raceway and secured to the existing parapet structure using 3/8-inch stainless steel anchor bolts at 24 inches on center.

Electrical and Installation Requirements

The sign will utilize remote LED power supplies housed within the mounting raceway, with a primary disconnect switch provided as part of the sign assembly.

A 120–240V electrical circuit will be required at the sign location. Electrical power and circuit provisions will be provided by others.

The proposed work is limited to the fabrication, mounting, and electrical connection requirements associated with the new exterior sign. The existing building façade and parapet structure will remain in place, with no proposed changes to the overall building footprint or architectural structure.

Project Intent

The intent of this project is to provide clear and appropriate identification for the Bastrop Historical Society while respecting the existing building façade. The proposed sign incorporates a restrained color palette, individually mounted lettering, and concealed reverse illumination to provide visibility while maintaining a complementary appearance with the existing structure.

The proposed installation is illustrated in the accompanying sign package, including the sign elevation, section details, mounting specifications, and proposed daytime and nighttime views.

We respectfully submit this project description for review and consideration. Please refer to the accompanying exterior sign package for additional fabrication, installation, and design details.

Thank you for your time and consideration.

Jennifer Garcia
Permit Specialist
FSG Signs

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16′-7 1/2″

16′-4″

1′-4 ½″

4″

VISITOR CENTER & MUSEUM

A REVERSE LIT CHANNEL LETTER - ELEVATION

27 SQFT

QTY: ONE (1)

SCALE: 1/4″ = 1′-0″

SCOPE OF WORK:
FABRICATE AND INSTALL

- .090” Aluminum faces. Painted **C1**.
- .063” Aluminum returns, 3” deep. Finished to match faces.
- White polycarb backs.
- Internally illuminated with White LED’s.
- Letters to be individually mounted to aluminum raceway and attached to existing parapet with 3/8 SS Anchor bolts.
- Raceway to be painted to match building facade. **C2**.
- Remote power supplies in raceway with primary disconnect.
- Electrical Requirement: 120-240V circuit at sign location (by others).



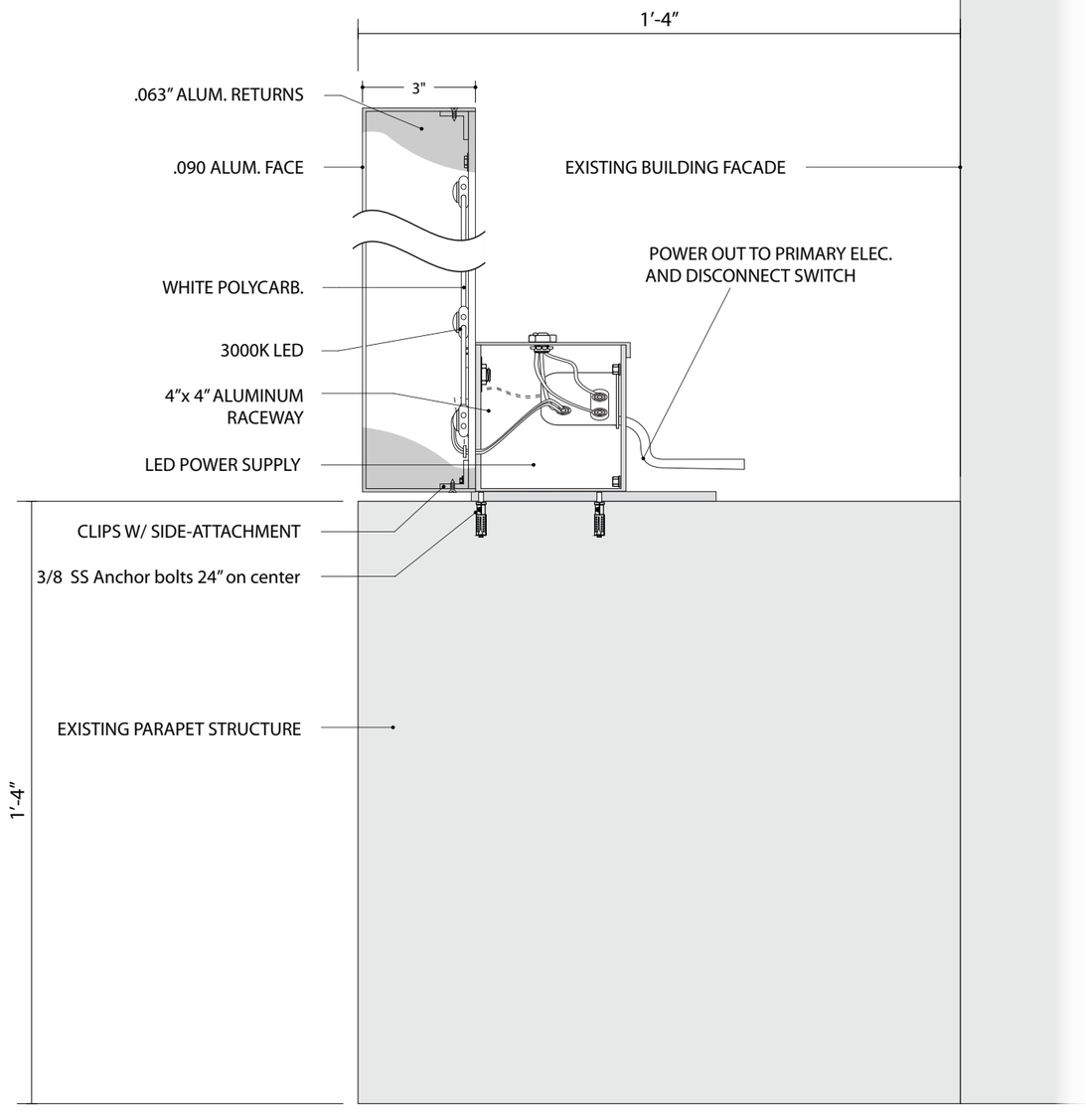
CLOSEST PLACE TO RUN POWER FROM

COLORS

C1 — BLACK SATIN FINISH

C2 — MP15356 OLGA GREEN

Section View



REVERSE LIT CHANNEL LETTER SECTION VIEW

SCALE: 1:4

FACILITY SOLUTIONS GROUP
4300 NE LOOP 410,
SAN ANTONIO, TEXAS 78218
877-293-6027
FSG.COM

City of Bastrop
904 Main St
Bastrop, TX 78602

Start Date: 08/27/26
Last Revision: 10/02/26WT
Job# 3298007
File Name: 3298007 - COB - Exterior Sign Pkg FINAL

Designer: William Tatum
Sales Rep: Tina Coleman
PM:

Rev #	Date:	Notes:	Rev #	Date:	Notes:
R1	09/28/26WT	Chose option			
R2	10/02/26WT	Got building color and survey conducted			

○ PROPOSAL
● **FINAL**

MEMBER ISA INTERNATIONAL SIGN ASSOCIATION

LISTED MET US

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.

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PROPOSED DAY VIEW

SCALE: 1/8" = 1'-0"



PROPOSED NIGHT VIEW

SCALE: 1/8" = 1'-0"

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○ PROPOSAL
● **FINAL**

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.

MAX MODS PER SERIES	MAX MODS PER POWER SUPPLY
104	

PRINCIPAL LED
3490 Venture Dr.
San Angelo, Tx.
76905
Ph. 1-325-227-4577
FAX 1-325-227-6841
www.p-led.com

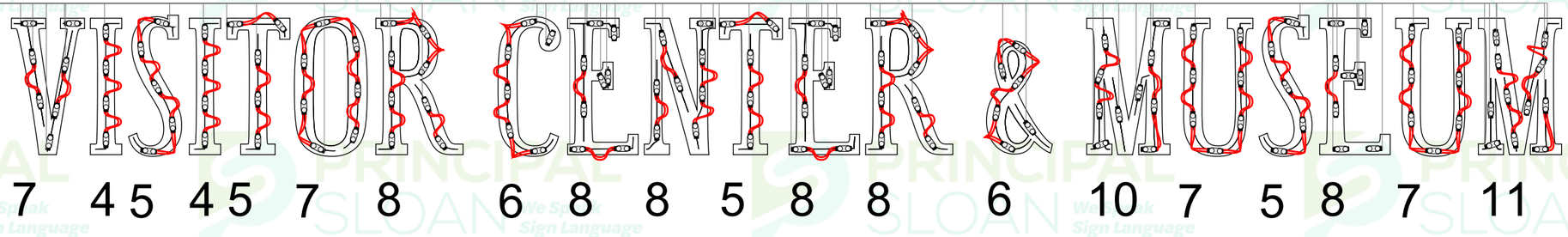
THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL PROPERTY OF PRINCIPAL LED, LLC.. ANY REPRODUCTION OR USE WITHOUT PRIOR WRITTEN CONSENT IS PROHIBITED

TITLE	REV.
CHANGE ME	1.

DATE	DRAWN BY :	
05 Oct 2026	Edgar Garcia	

SIGN HEIGHT	SIGN DEPTH	FACE MATERIAL:
N/A	5 in	N/A

Load: 65.8 %
Modules: 137.0
Watts: 63.2 of 96.0
PS: Superior Series 96W 24V



AMP DRAW: 1.76 A

ESTIMATED PRODUCT PER SIGN	CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.
N/A 137 Prism Synergy Mini 3000k M-SY2MN1-24-30 1 Superior Series 96W 24V (P-OH096-24-SD)	Channel letter depth, face color, material, and thickness can vary which may effect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer. Unless noted in header, Layout is based on the use of acrylic face material.

STAFF REPORT

MEETING DATE: December 2, 2026

TITLE:
Consider and act on a Certificate of Appropriateness for exterior remodel and addition of the main structure located at 1303 Pecan Street, being 0.636 acres out of Farm Lot 18 East of Main Street, within the City Limits of the City of Bastrop, Texas.

STAFF REPRESENTATIVE:
Alondra Macias, Planner I, Development Services Department

ITEM DETAILS:

Site Address:	1303 Pecan Street- Klockman–Elzner Home
Property ID:	31370
Property Owner:	Karen Knight & Graham Pierce
Agent:	Marek Hnizda
Current Use:	Residential
Existing Zoning:	Single Family Residential (SF-1)
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 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.

The previous COA that was approved with conditions from the previous property owner has since then expired.

PROPOSAL:

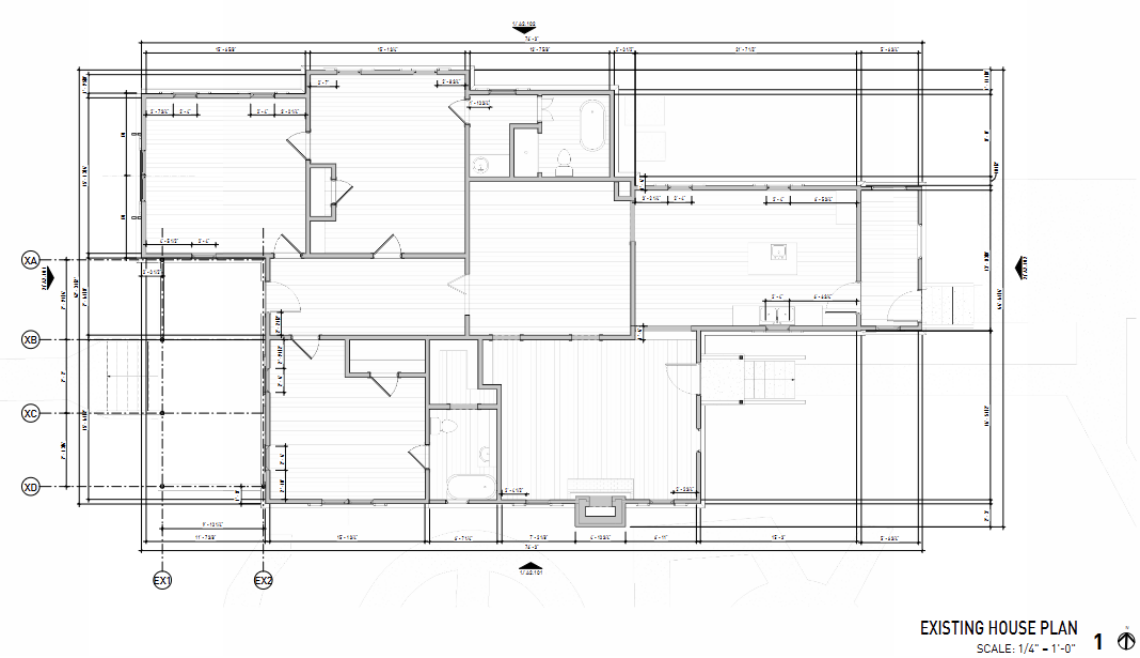
The applicant intends to retain the form, materials, and architectural integrity visible from Pecan Street. Existing siding, trim, porch details, shutters, brickwork, and hardware would generally be repaired, with matching replacements where necessary. They intend to replace the deteriorated rear lean-to and add a wraparound side porch facing Beech Street. The additions would use smooth-face shiplap wood siding to complement but remain distinguishable from the existing house. The goal is to preserve and repair the existing roof, including the 1926 entry roof. The additions would have low-pitch membrane roofs intended to remain visually secondary to the historic structure. They will replace existing windows with energy-efficient windows intended to

match their historic profiles and proportions. Two windows within the entry porch would be converted to auxiliary doors, and a new rear entry door would be added. They will replace the existing Trex decking with architecturally appropriate porch decking and repair the brick piers and chimney using similar materials where needed.

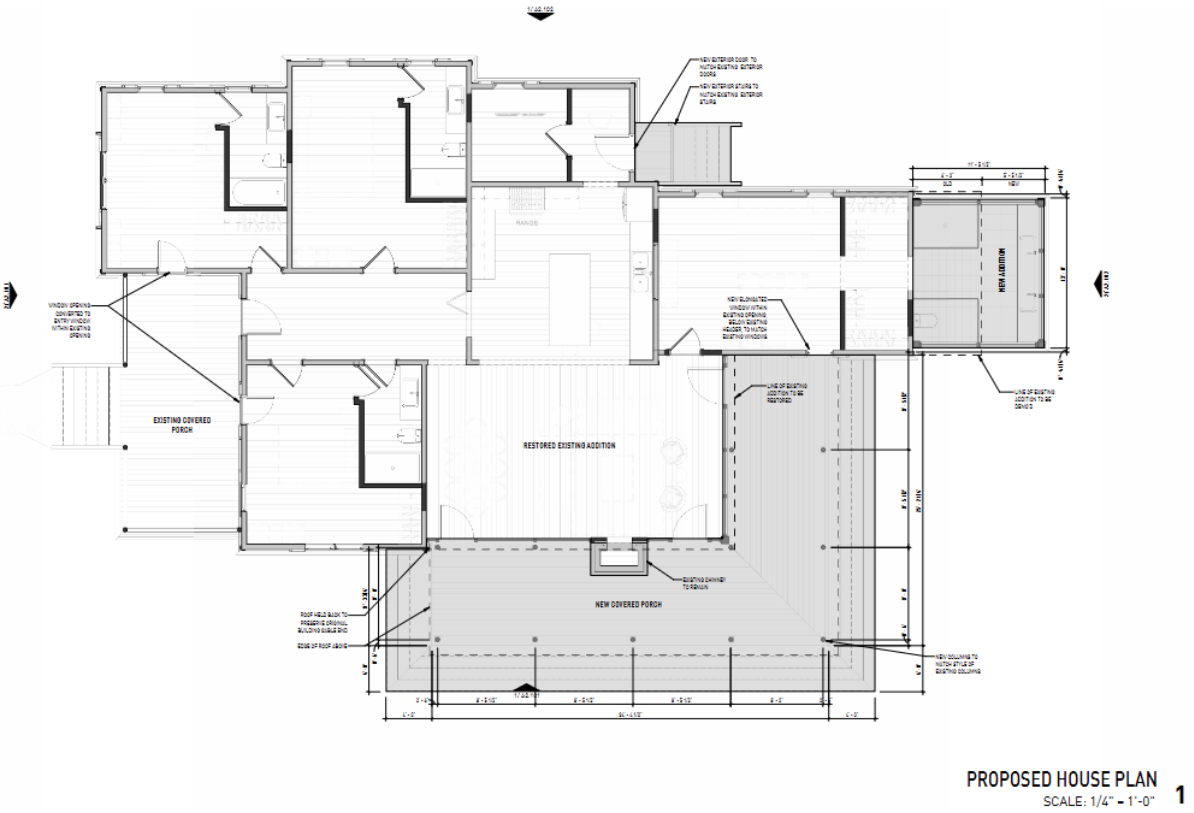
The exterior of the building as it exists:



Existing floor plan:



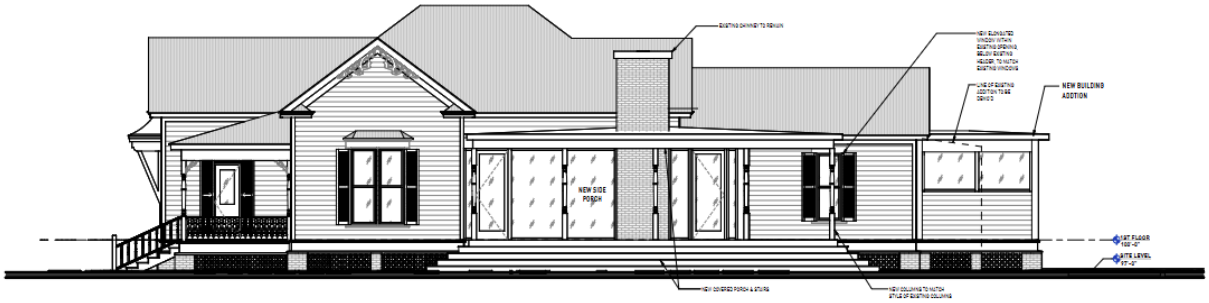
Proposed floor plan:



Proposed elevations:



PROPOSED ELEVATION - WEST 2
SCALE: 1/4" = 1'-0"



PROPOSED ELEVATION - SOUTH 1
SCALE: 1/4" = 1'-0"



PRPOSED ELEVATION - EAST 2
SCALE: 1/4" = 1'-0"



PROPOSED ELEVATION - NORTH 1
SCALE: 1/4" = 1'-0"

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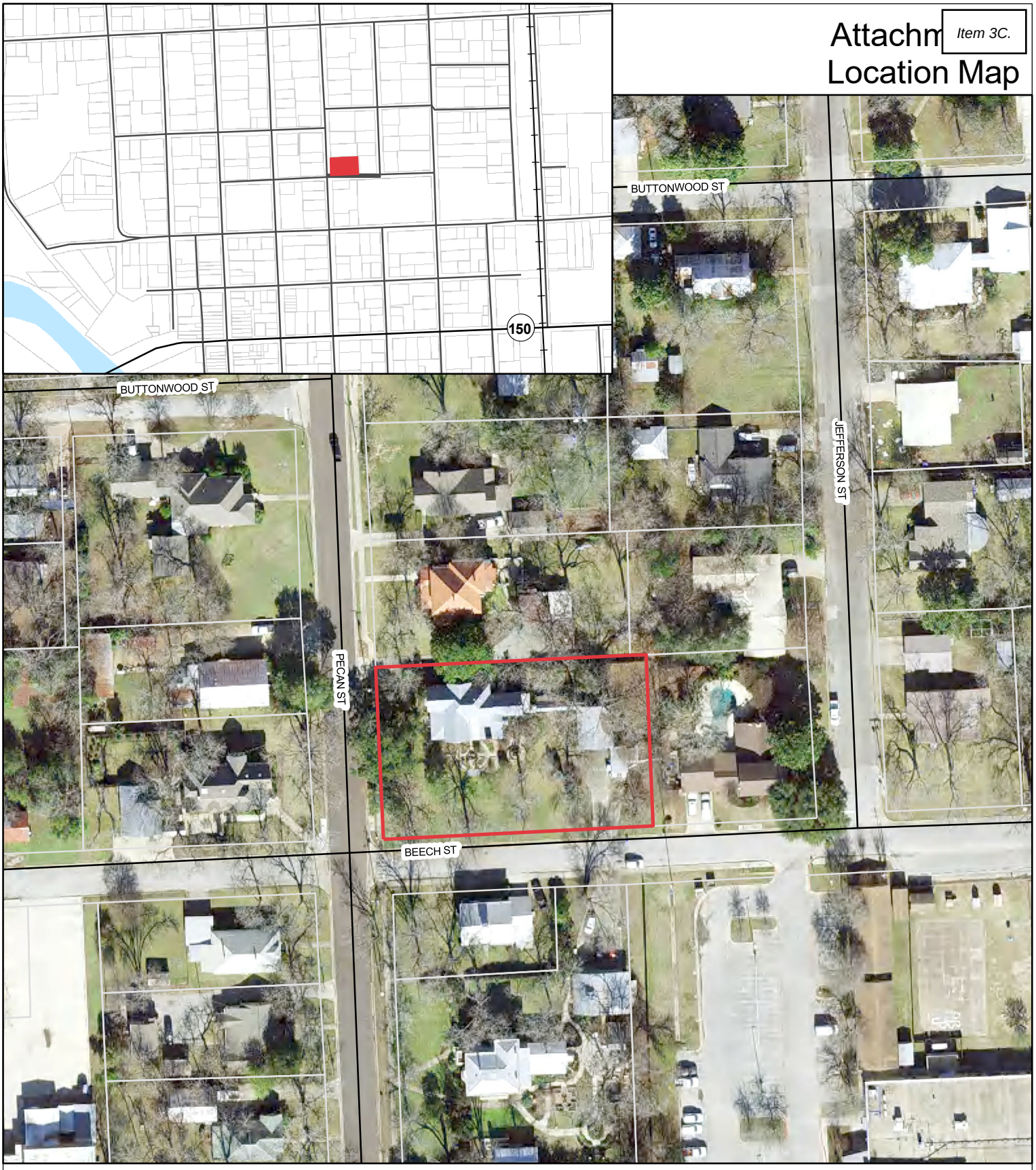
RECOMMENDATION:

Consider and act to approve 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 East of Main Street, within the City Limits of the City of Bastrop, Texas.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Existing Elevations Photos
- Attachment 3: Project Description Letter
- Attachment 4: Existing and Proposed Elevations
- Attachment 5: Existing and Proposed Site Plan
- Attachment 6: Historic Color Palette Selections
- Attachment 7: Criteria of Approval Justification

Attachm
Location Map



BASTROPTX
Heart of the Lost Pines
Est. 1832

0 20 40 80
Feet

Certificate of Appropriateness
1303 Pecan Street

1 inch = 100 feet

Date: 12/3/2023

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 a information, nor does it represent that its u not infringe upon privately owned rights.

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Address: 1303 Pecan Street, Bastrop, TX 78602

Pictures of Existing Structure Exterior



Bastrop Archives Photo of Original 1895 Structure



Photo of Front Elevation facing Pecan Street

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Front Elevation from Northwest corner.



North (Side) elevation.



Front Elevation facing Pecan Street.



Side Elevation facing Beech Street.



Side Elevation from southeast corner.



Rear/Back Elevation.

Historic Landmark Commission:Certificate of Appropriateness

Address: 1303 Pecan Street, Bastrop, TX 78602

Project Description Letter/ Information Statement

The existing1895 home, known as the Klockman-Elzner Home or Prince Elzner House, located at 1303 Pecan Street in Bastrop, TX has received the status of Texas Historic Landmark (reference #78003283).

The primary objective is to preserve and rehabilitate the existing structure, while setting it up to stand for the next 100+ years. The proposed scope utilizes both Bastrop's own Historic Landmark Commission guidelines as well as the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings as guidelines. Below, we will strive to outline the specific areas of focus, while also listing the overall methods in the preservation and rehabilitation of the structure at 1303 Pecan Street.

Building Structure: The existing structure as seen from Pecan Street is to remain intact, in form, material, and architectural ornamentation.

-Rear Addition: This addition is proposed to replace an existing lean-to addition at the back of the house. Materials and fenestration are described below and images of this addition can be seen in the proposed elevation drawings. Although this is a replacement addition, since it is a current new addition, the finish materials have been selected to complement the original exterior finishes.

-Side Porch Addition: This addition serves to clarify the gable end of the existing structure facing Beech Street. This addition includes a wrap around porch adjacent to the original gable end of the original house rather than blurring the gable profile end as was created through a previous infill addition. The existing enclose footprint of the interior space is retained while connecting better with the exterior portion of the property to the south through larger window openings, in a manner more consistent architecturally, with the Folk Victorian Style upon which the original house design was based. The larger openings also help reduce the mass of the structure; reinforcing the original gable end's prominence for this facade.

Exterior Materials (including trim, and Accent features such as window shutters): The primary goal is to preserve and repair all materials over replacement. When necessary to replace, materials will be replaced with like materials, profiles, and installation methods to preserve the exterior architectural style and original construction methods. Non-painted surfaces such as the existing brick work will remain unpainted, though they may be repaired and repointed with like mortar to retain the look and performance of those materials. Two new additions (one at the rear and one at the side of the structure are proposed. These utilize an exterior smooth face shiplap wood siding, rather than lap siding to complement and distinguish from the existing structure. (Reference the exterior elevations for locations and extent.)

-Preserve and Repair existing porch posts and match if replacement is necessary. New side porch posts to complement and be similar to the existing porch profile and size.
-Preserve and Repair existing entry staircase and match if replacement is necessary. New side porch and rear entry to complement and be similar in profile, trim, and detail of entry porch.

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-Siding to be preserved, repaired and match if replacement is necessary. Paint to be removed using gentlest method possible to allow for smooth clean surface for new application of paint.
-Repair all trim, balustrades, railings, Angle braces, fascia and skirt trim, and existing architectural details and match if replacement is necessary.
-Shutters to be repaired to functional status and if replacement is needed, shall be with like material/profile/function.
-Brick piers and chimney to be repaired. If replacement and repointing is needed, shall be with like materials. Ds
-Existing hardware to be repaired/refinished to functional stature. If replacement is needed shall be with like hardware.
-Exterior Trex Decking to be replaced with architecturally appropriate porch decking material.
-The rear addition replaces the dilapidated lean-to addition at the rear of the home, while replacing the missing lower skirt detailing.

Roofing: The Existing roof structure is to be preserved, retained and repaired (if needed), though limited to the local area in disrepair. The 1926 entry roof is to be retained, as it has acquired its own significance. The two new additions proposed are to receive a high performance membrane material so as to allow for a low pitch roof and maintain a sub-dominant addition profile to the existing structure. The side addition porch nods back to the 1895 image of the structure which suggests a porch adjacent to the gable end facing Beech Street and who's cornice and eave sit below the main house's cornice line, as was customary in Folk Victorian styles.

-Roof pitch/materials/dimensions to be retained and repaired to maintain a water-tight enclosure. If replacement is necessary, it shall be with like materials but not alter pitch or dimensions. The two new additions are proposed to have a membrane roof that will not impact the original roof structure massing.

Fenestration: The proposed preservation and rehabilitation retains the locations of all existing doors and windows of the existing structure. The two anomalies are the two additions to the existing structure where a complimentary set of materials and fenestration methods is proposed: replacement rear lean-to addition and wrap around porch added to the south. In addition, two of the windows inside of the entry porch are proposed to be converted to entry windows which would function as auxiliary doors for ease of egress from those two spaces. One remaining change to the exterior is on the rear of the existing house on the north side where a new entry door is proposed to access the rear (east) side of the property.

-Existing Windows to be replaced with like windows in profile/overall height/material/finish including lite proportions and quantity. Current manufacture Historic/custom lines to be used to achieve these replacement windows with energy efficiency. Widths of openings to be assessed if adjustments are required to achieve code requirements. Currently the proposal is to utilize windows of similar quality to Marvin, Pella, or Anderson window manufacturers, to match the existing windows while achieving energy efficiency.

-Exterior Entry door to be repaired and refinished. If replacement is required, shall be with like material/profile/function.
-New Rear Entry door to match front entry door in profile, material, and detail.

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HISTORIC LANDMARK COMMISION
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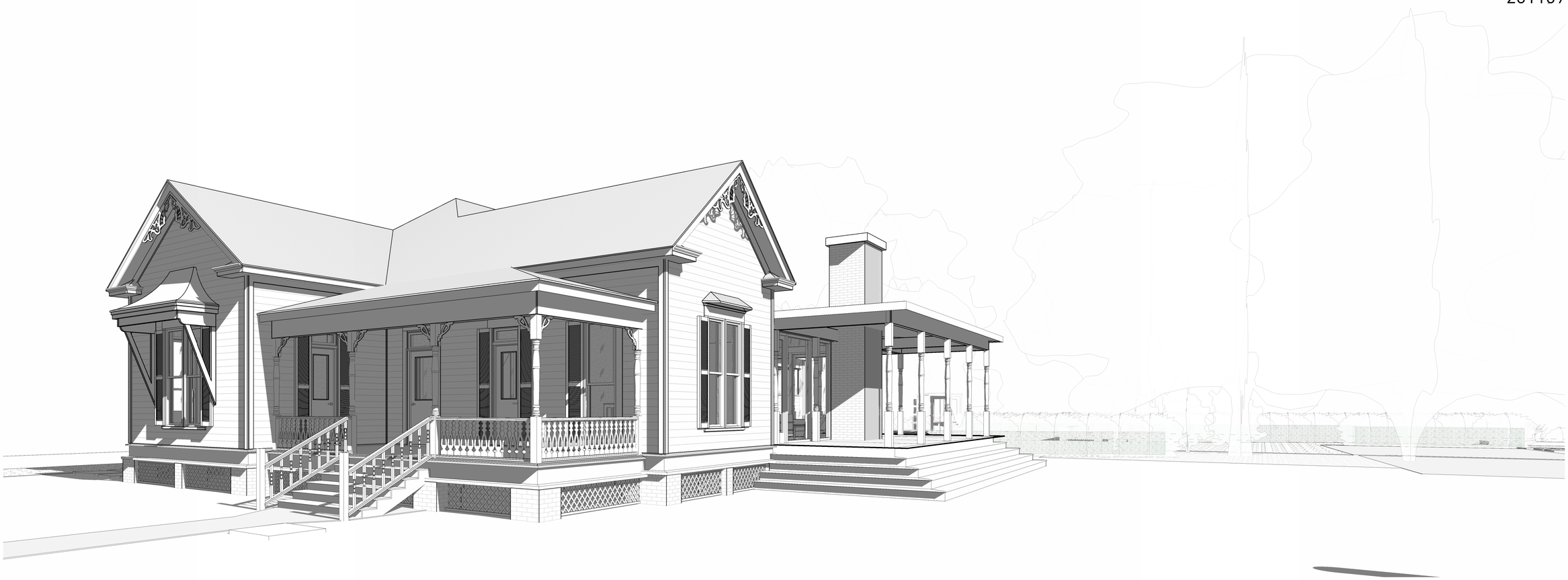

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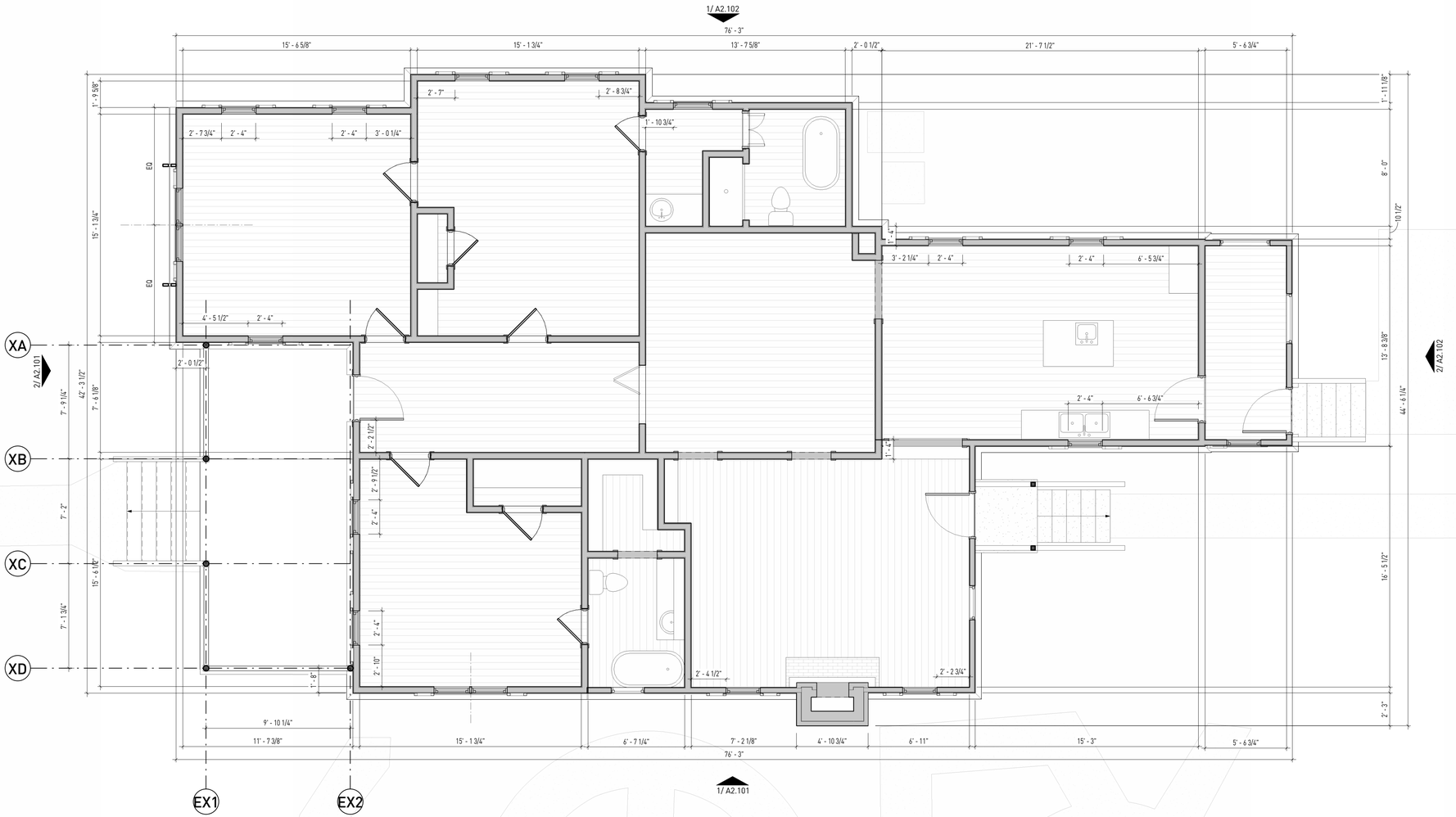

EXISTING HOUSE PLAN

SCALE: 1/4" = 1'-0"

1

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EXISTING 1ST FLOOR PLAN

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EXISTING ROOF PLAN

SCALE: 1/4" = 1'-0"

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EXISTING ROOF PLAN

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EXISTING ELEVATION - WEST 2

SCALE: 1/4" = 1'-0"



EXISTING ELEVATION - SOUTH 1

SCALE: 1/4" = 1'-0"

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EXISTING ELEVATION - EAST 2

SCALE: 1/4" = 1'-0"



EXISTING ELEVATION - NORTH 1

SCALE: 1/4" = 1'-0"

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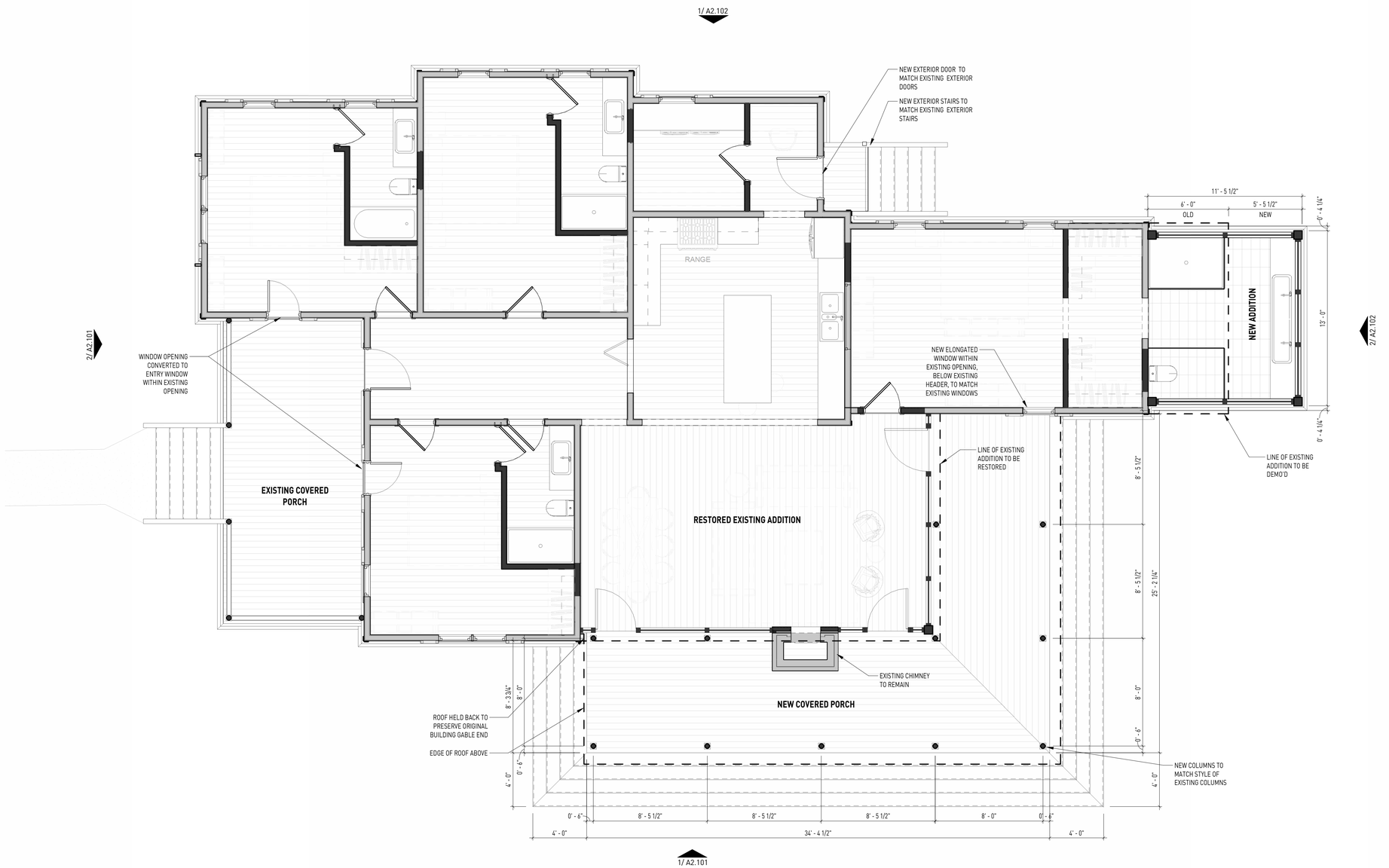

PROPOSED HOUSE PLAN

SCALE: 1/4" = 1'-0"

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PROPOSED FLOOR PLAN

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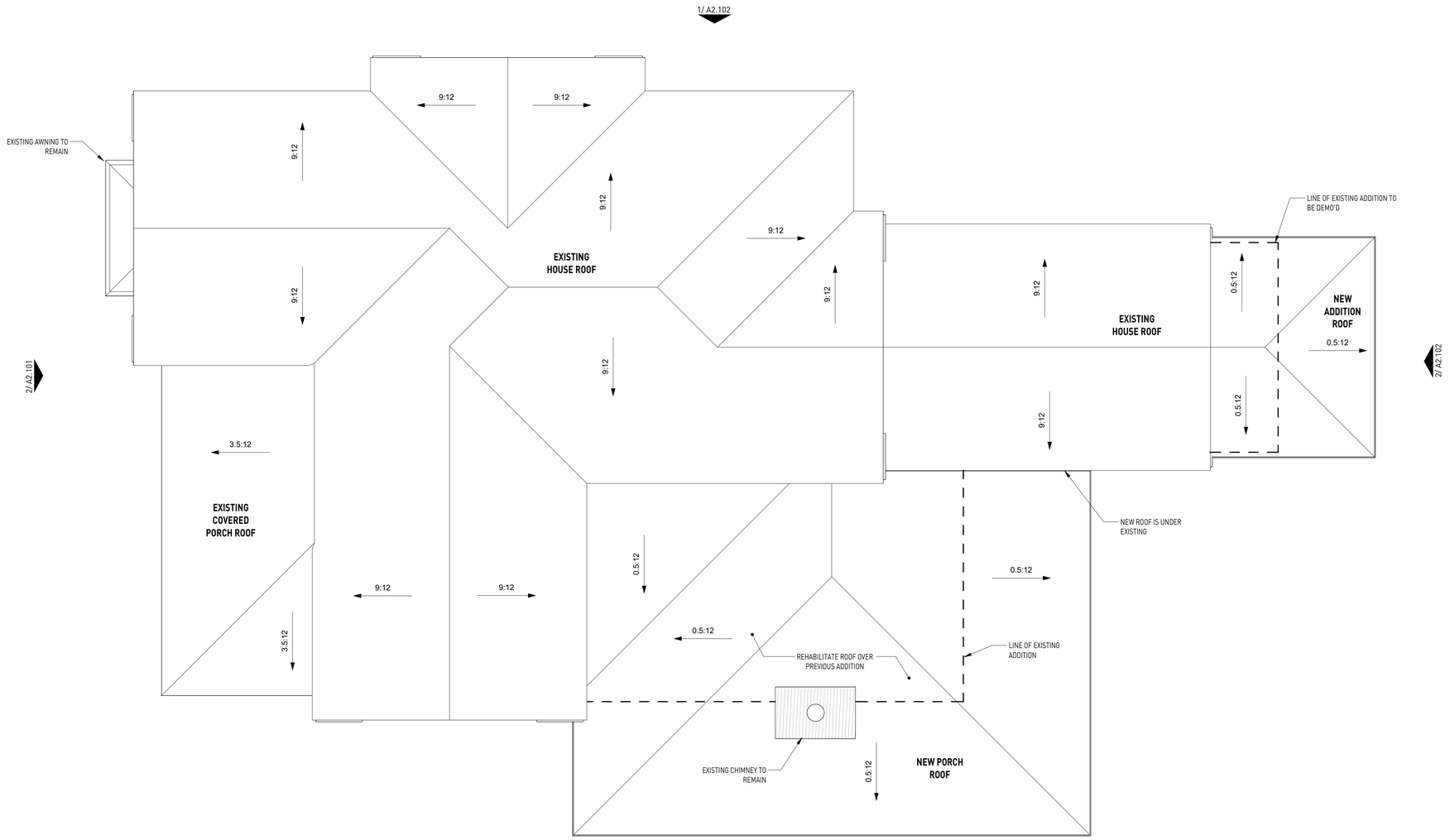

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PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

1

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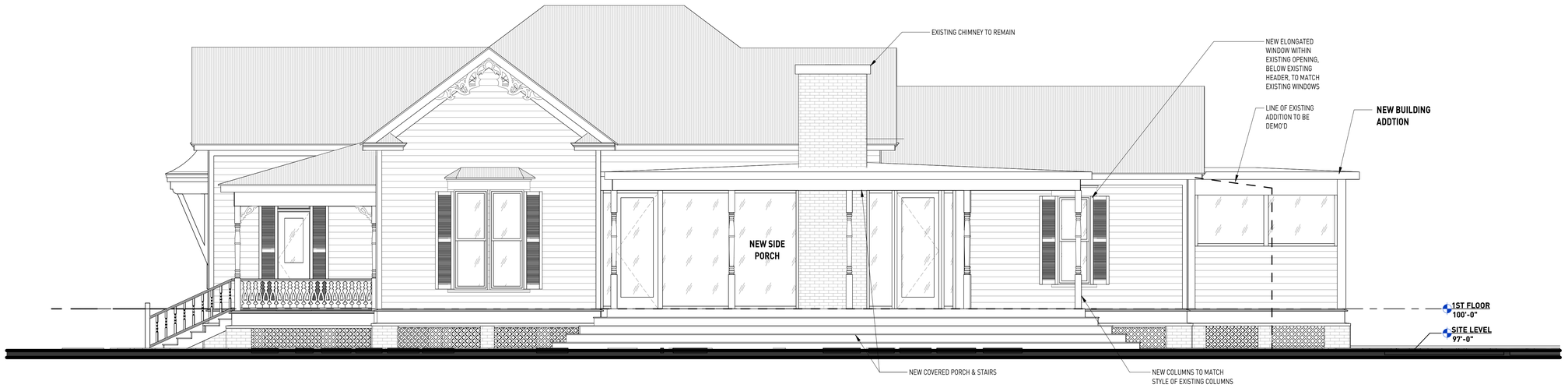
PROPOSED ELEVATION - WEST 2

SCALE: 1/4" = 1'-0"



PROPOSED ELEVATION - SOUTH 1

SCALE: 1/4" = 1'-0"

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PROPOSED BUILDING ELEVATIONS

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PRPOSED ELEVATION - EAST

SCALE: 1/4" = 1'-0" **2**



PROPOSED ELEVATION - NORTH

SCALE: 1/4" = 1'-0" **1**

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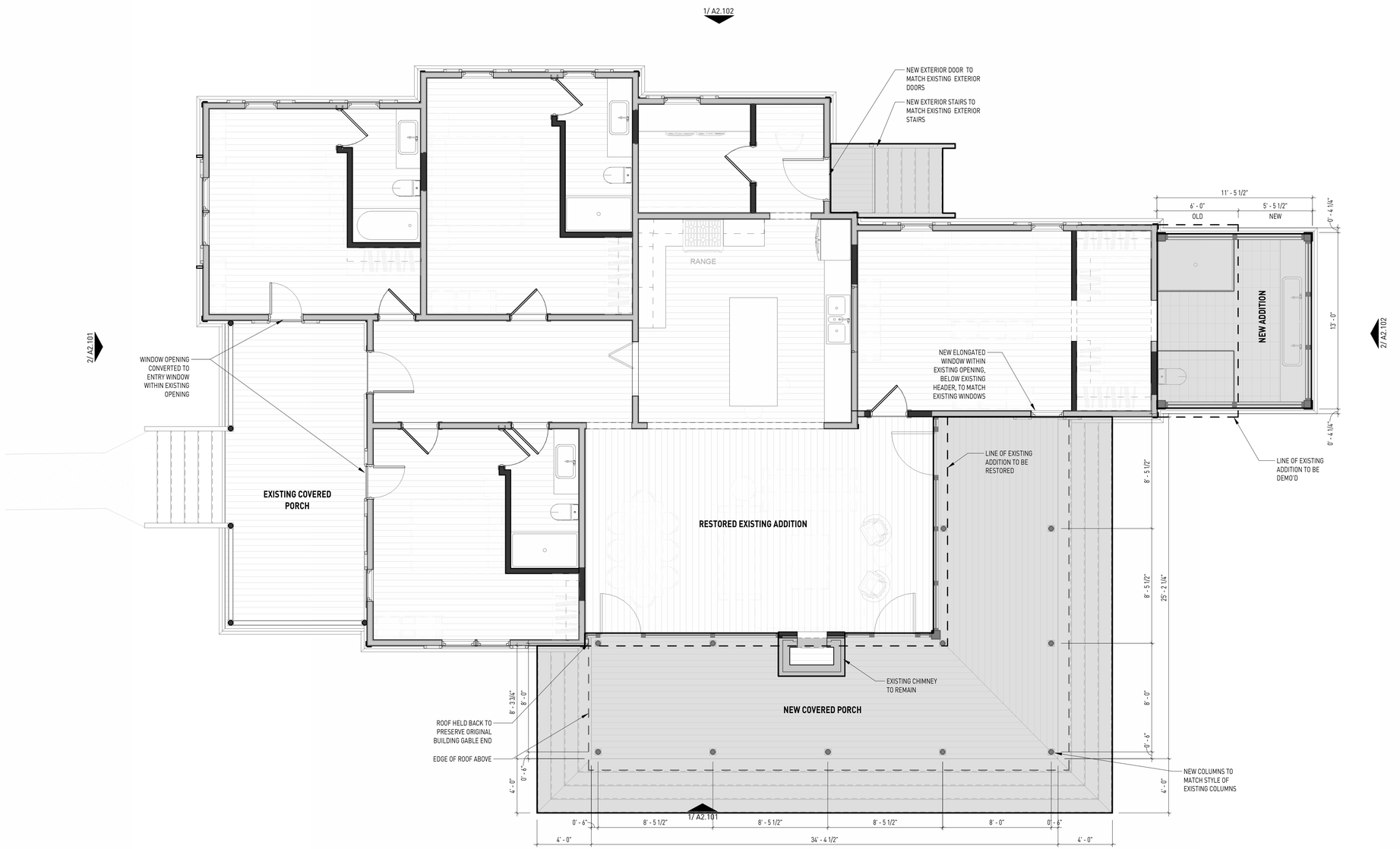

PROPOSED HOUSE PLAN

SCALE: 1/4" = 1'-0"

HIGHLIGHTED AREAS

1

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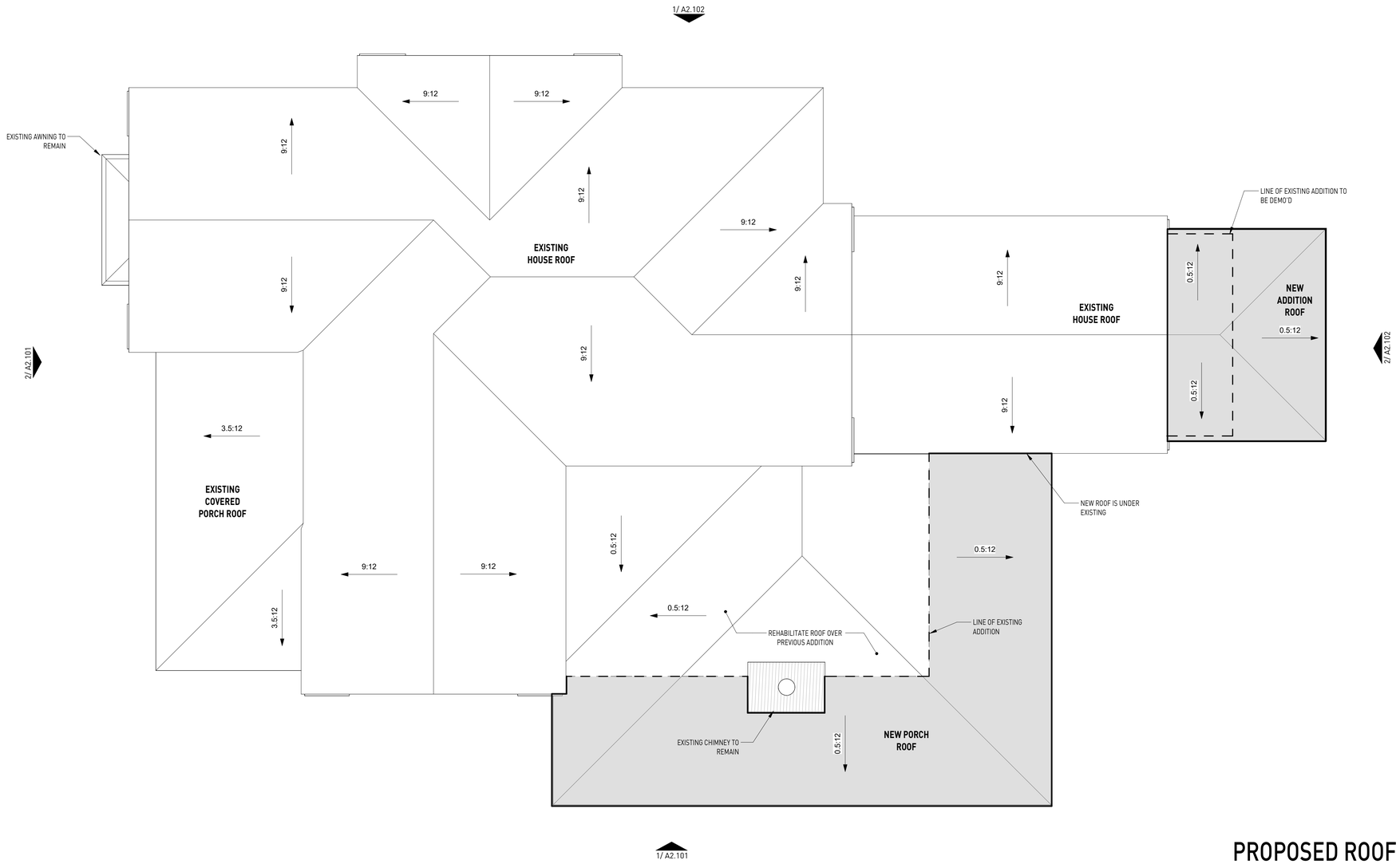

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PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

HIGHLIGHTED AREAS

1

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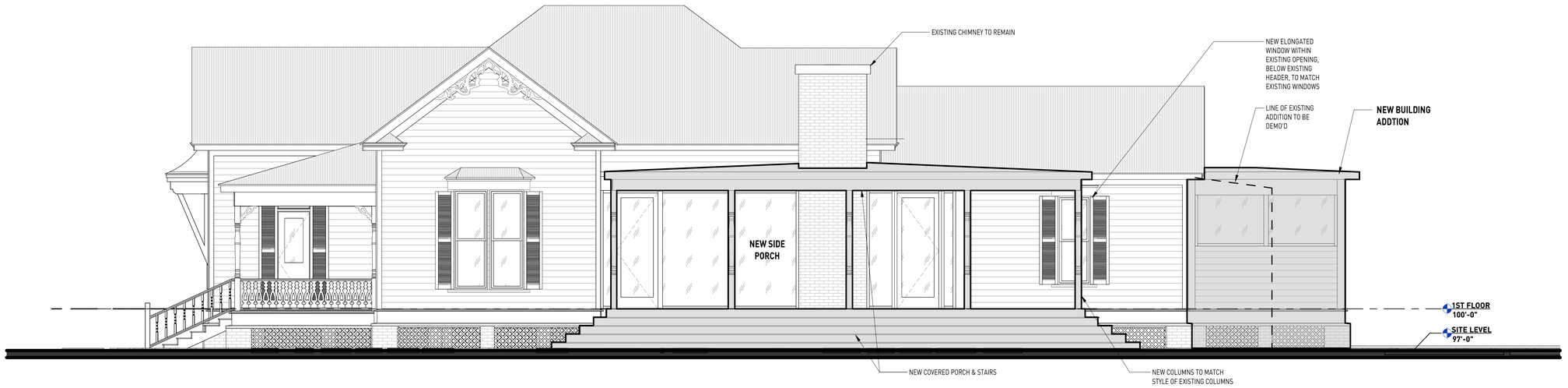
PROPOSED ELEVATION - WEST 2

SCALE: 1/4" = 1'-0"



PROPOSED ELEVATION - SOUTH 1

SCALE: 1/4" = 1'-0"

HIGHLIGHTED AREAS

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PRPOSED ELEVATION - EAST

SCALE: 1/4" = 1'-0" **2**



PROPOSED ELEVATION - NORTH

SCALE: 1/4" = 1'-0" **1**

HIGHLIGHTED AREAS

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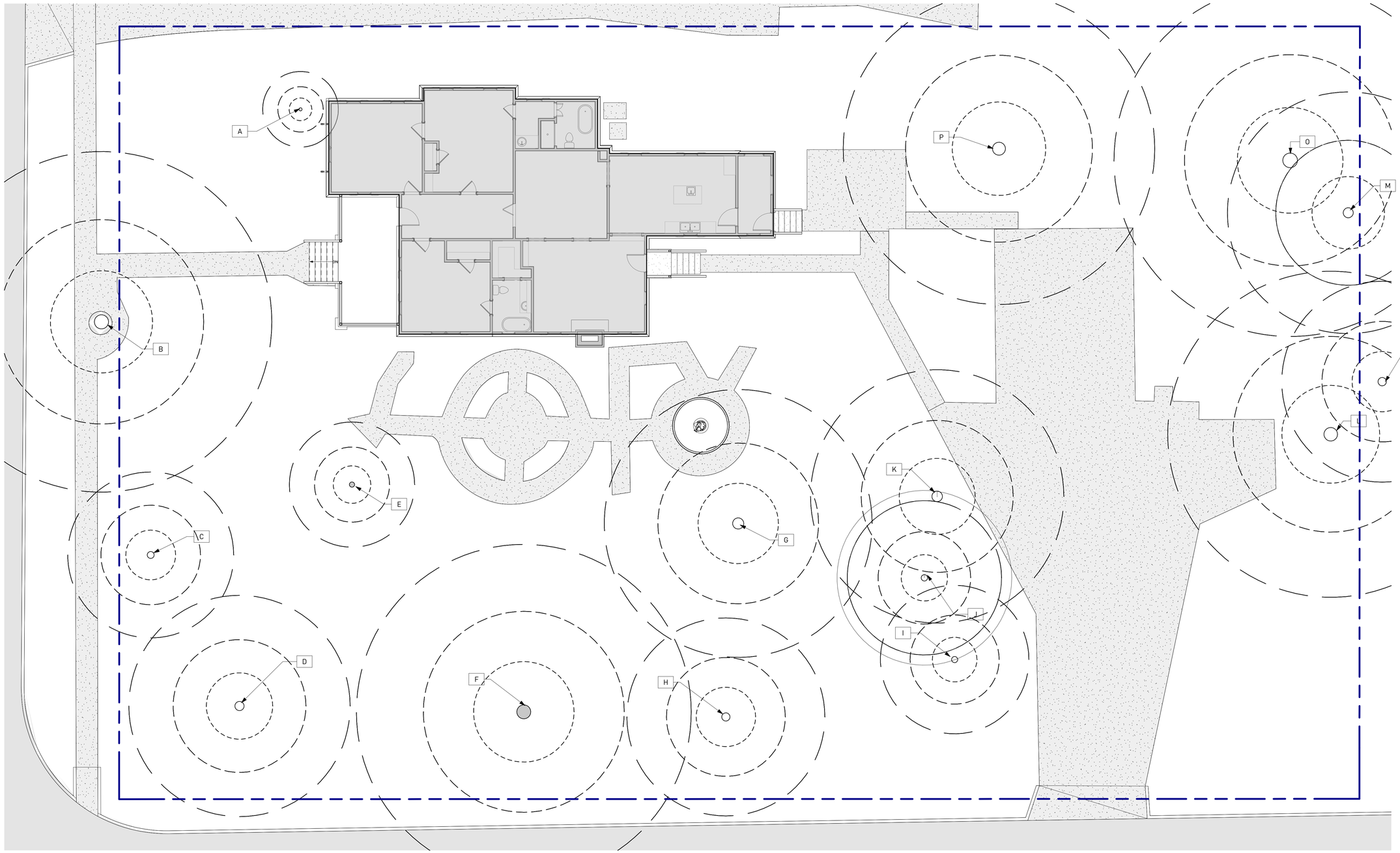

EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

1

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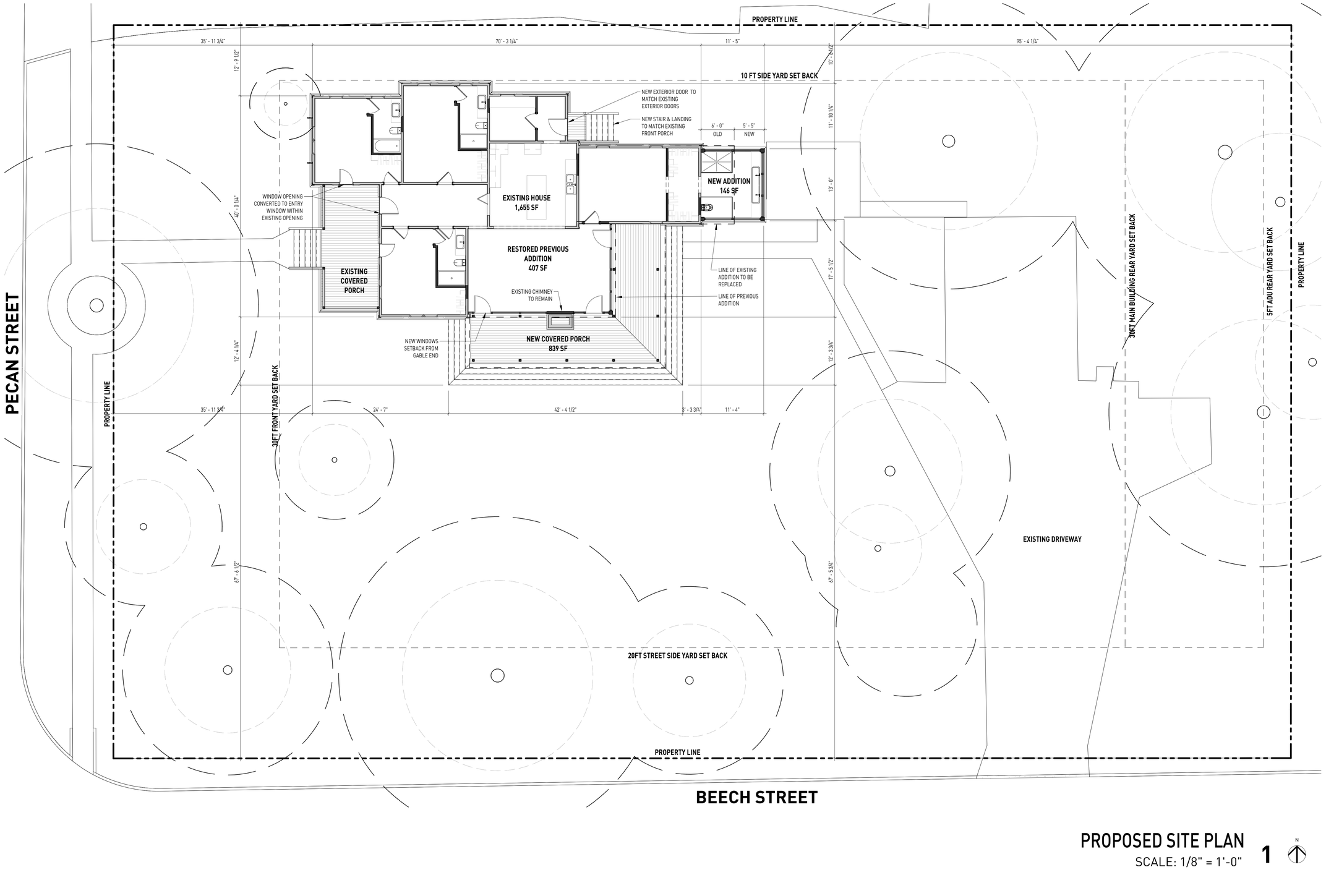

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

1

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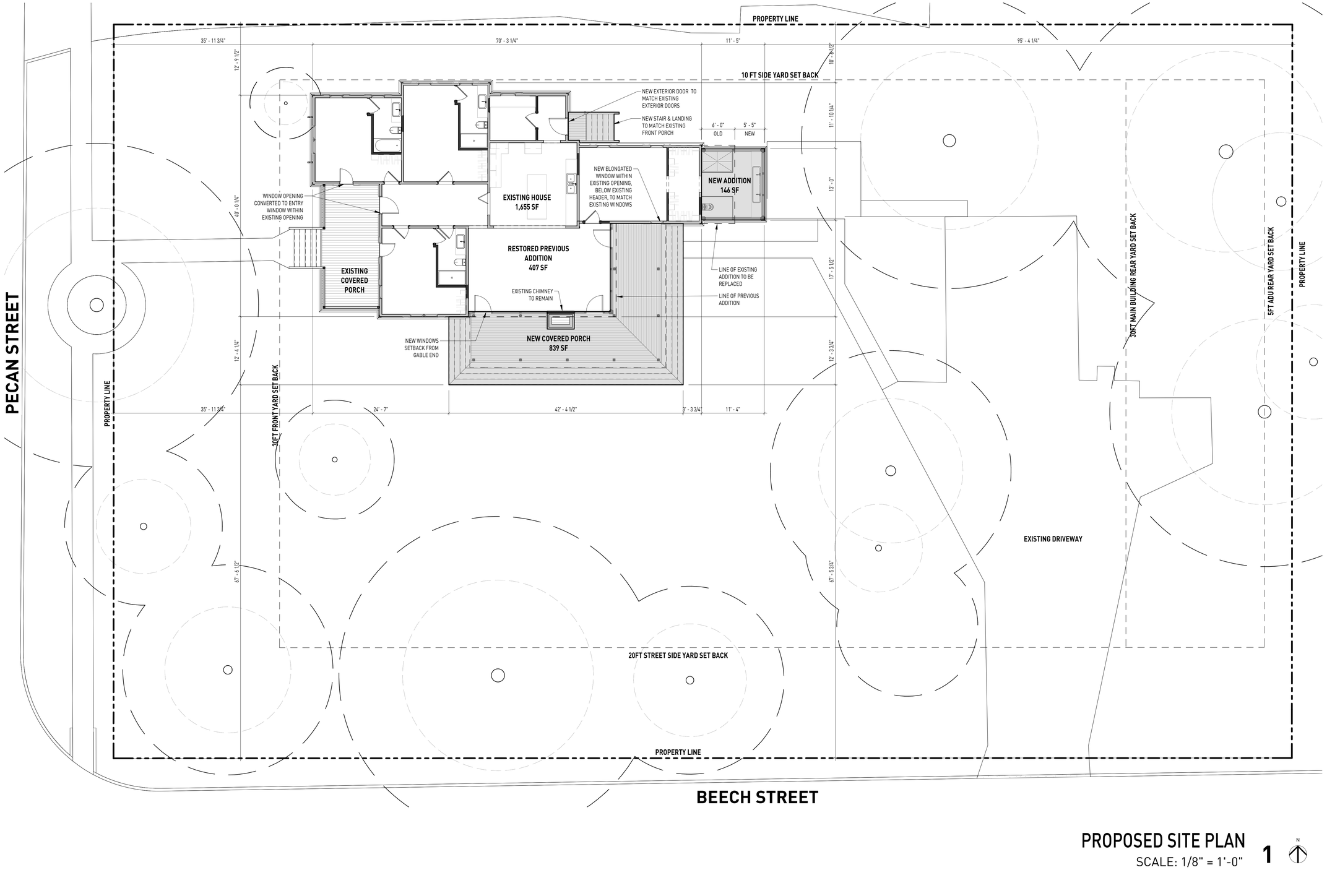

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1

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PROPOSED SITE PLAN

Historic Landmark Commission:Certificate of Appropriateness

Address: 1303 Pecan Street, Bastrop, TX 78602

Historic Color Palette for Historic Landmark

In alignment with **Section 12.03 Appendix C: Historic Color Palette for the Downtown Historic District**, the proposed color palette for the exterior color scheme is as follows:

Three color palette options below have been shortlisted, for feedback and review, from the Historic Landmark Commission.

C.1 General Palette Approach: A 3-part exterior color scheme is being proposed to to remain consistent with the existing 3-part exterior color scheme currently applied at the property: Body, Trim/Cornice, and Door/Window/Window Shutter Accents. Colors have been selected to align with the "Example Color Palette" in Figure 12-1 from Section 12.03 Appendix C, and to be consistent with the architectural period the structure was build within.

C.2 Preferred body colors for painted surfaces: Of the preferred body colors, a light buff color has been selected to align with both the existing color and the "Example Color Palette" in Figure 12-1 from Section 12.03 Appendix C.

Color Palette (1-3): Sherwin Williams SW 0050 (Classic Light Buff) from the Classic Series

C.3 Preferred Trim and Storefront framing colors: For the trim and building profile framing to help support the architectural articulation, a complementary color has been selected (one in each of the three color palettes presented below). Each of these aligns with the "Example Color Palette" in Figure 12-1 from Section 12.03 Appendix C.

Color Palette (1): Sherwin Williams SW 2821 (Downing Stone) form the Victorian Series
Color Palette (2): Sherwin Williams SW 0066 (Cascade Green) from the Streamlined Series
Color Palette (3): Sherwin Williams SW 2863 (Powder Blue) from the Suburban Series

C.4 Accent Colors: For the Doors, Windows and Window 3-part Shutters, an accent color has been elected to align with the "Example Color Palette" in Figure 12-1 from Section 12.03 Appendix C.

Color Palette (1): Sherwin Williams SW 2816 (Rookwood Dark Green) from the Victorian Series
Color Palette (2): Sherwin Williams SW 2815 (Renwick Olive) from the Victorian Series
Color Palette (3): Sherwin Williams SW 2819 (Downing Slate) from the Victorian Series

C.5 Prohibited or Strongly Discouraged Applications: The property at 1303 Pecan Street currently has unpainted brick piers and chimney. Both are proposed to be retained and remain unpainted.

C.6 Documentation Option: Color selections have been chosen to align with the "Example Color Palette" in Figure 12-1 from Section 12.03 Appendix C.

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Color Palette (1)

Sherwin Williams SW 0050 (Classic Light Buff) from the Classic Series



Sherwin Williams SW 2821 (Downing Stone) form the Victorian Series



Sherwin Williams SW 2816 (Rookwood Dark Green) from the Victorian Series

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Color Palette (2)

Sherwin Williams SW 0050 (Classic Light Buff) from the Classic Series



Sherwin Williams SW 0066 (Cascade Green) from the Streamlined Series



Sherwin Williams SW 2819 (Downing Slate) from the Victorian Series

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Color Palette (3)

Sherwin Williams SW 0050 (Classic Light Buff) from the Classic Series



Sherwin Williams SW 2863 (Powder Blue) from the Suburban Series



Sherwin Williams SW 2819 (Downing Slate) from the Victorian Series

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AUSTIN, TX 78701

Historic Landmark Commission:Certificate of Appropriateness

Address: 1303 Pecan Street, Bastrop, TX 78602

Criteria of Approval Justification

1303 Pecan Street in Bastrop, TX is a Texas Historic Landmark (reference #78003283).

The Secretary of the Interior's Standards for Rehabilitation of Historic Buildings Guidelines has be utilize to Preserve, Rehabilitate, Restore, and Reconstruct to retain the 1895 Klockman-Elzner Home / Prince Elzner House

Preservation as a treatment: This approach is first and foremost. There is a focus on repairing the existing historic materials and elements to retain the form and architectural character of the property, including the later renovation subsequent to the 1926 fire. The second part to this approach is to apply new protective and historically appropriate paint to the exterior wood surfaces, repoint brick work with like mortar, and repair the existing roof with like metal roofing.

Rehabilitation as a treatment: This approach is being implemented with the two additions (one at the rear and one at the south side), to add to the historic property in order to meet the current day use as single family dwelling, while connecting with the outdoor spaces, namely the south lawn facing Beech Street.

Secretary of the Interior's Standards for Rehabilitation of Historic Buildings:

a) The scope of 1303 Pecan street includes making every reasonable effort to adapt the existing residence to current living standards with minimal Alterations to the Building Structure.

b) The distinguishing characteristics and qualities of the 1895 house and including the renovation in 1926, are planned to be retained and preserved.

c) The original 1895 structure and the 1926 renovation are both under the Folk Victorian Architectural Style. The rear addition and Southside porch addition seek to compliment the existing style rather than create a false earlier style.

d) The 1926 renovation in which the front entry porch was reconstructed is planned to be preserved as this has acquired significance in its own right.

e) The distinctive stylistic features such as the ornamentation under the gable ends, the functional 3-part shutters, or the railing detail shall be retained.

f) The first and foremost with all architectural features is to repair them rather than replace, as is possible. If replacement is needed, which will be assessed on an as needed basis, it will be with like materials: material composition, design, profile, texture and other visual qualities. Historically appropriate color palette is proposed for the building as a whole (ref color palette document).

g) Through the assessment of the cleaning and preparing of the existing exterior materials shall be undertaken with the gentlest means possible so as not to damage the historic building materials and detailing.

h) The preservation of 1303 Pecan street includes the building materials, architectural style and detailing as well as the massing for this example of Victorian Architecture

i) Every effort shall be made to protect and preserve archeological resources at or adjacent to 1303 Pecan Street.

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j) The proposed additions to the back and side of 1303 Pecan Street seeks to avoiding impacting the original 1895 Structure (Massing and Architectural Design) while improving a connection to the southern portion of the property. The rear addition replace an existing lean-to addition with an elongated lean-to addition. The side addition incorporates a wrap around porch to the existing living room space.

k) Both the rear and side additions allow the possibility to be removable in the future in a manner that if these additions were removed the essential form and integrity of the building would be unimpaired.