

Bastrop Historic Landmark Commission Agenda

Bastrop City Hall Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



August 20, 2025

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 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 the meeting minutes from May 16, 2025, Historic Landmark Commission Regular Meeting.

Submitted by: Nicole Peterson, Development Coordinator

3B. Consider and act 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 sign, designated as a Contributing Structure to the Bastrop Commercial National Register District.

Submitted by: Alondra Macias, Planner I

4. UPDATES

4A. Update on May Meeting

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: Friday, August 15, 2025 at 3:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/James E. Cowey
James E. Cowey, Director of Development Services



Historic Landmark Commission STAFF REPORT

MEETING DATE: August 20, 2025

TITLE:

Consider and act to approve the meeting minutes from May 16, 2025, Historic Landmark Commission Regular Meeting.

AGENDA ITEM SUBMITTED BY:

Nicole Peterson, Development Coordinator

ATTACHMENTS:

- May 16, 2025, Meeting Minutes

HISTORIC LANDMARK COMMISSION

MEETING MINUTES

May 16, 2025

The City of Bastrop Historic Landmark Commission met on Friday, May 16, 2025, at 5:00 PM in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

The Vice-Chair called the meeting to order at 5:13 PM.

Commissioners:

Samuel Bennett	Absent	
Lisa Laky, Vice-Chair	Present	
Susan Long	Present	
Blake Kaiser, Chair	Present	Arrived at 5:39 pm
Gary Moss	Present	
Janean Whitten	Present	
Cheryl Long	Absent	

City Council Liaison:

Cynthia Meyer	Absent
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Staff:

Alondra Macias	Present
Nicole Peterson	Present
James E. Cowey	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider and act on approval of meeting minutes from the March 5, 2025, Historic Landmark Commission Regular Meeting.

Alondra Macias, Development Services Planner I

Commissioner Gary Moss made a motion to approve the meeting minutes from the March 5, 2025, Historic Landmark Commission Regular Meeting. Commissioner Janean Whitten seconded the motion. The motion passed unanimously.

- 3B. Consider and act on the request for a Certificate of Appropriateness for an exterior renovation and addition of the main structure at 1002 Pine Street, being 0.314 acres out of Building Block 28 E of Water Street, within the City Limits of the City of Bastrop, Texas.

HISTORIC LANDMARK COMMISSION

MEETING MINUTES

May 16, 2025

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

Commissioner Gary Moss made a motion to approve the Certificate of Appropriateness for an exterior renovation and addition of the main structure at 1002 Pine Street, being 0.314 acres out of Building Block 28 E of Water Street, within the City Limits of the City of Bastrop, Texas. Commissioner Susan Long second the motion with the amendment to include the modification as discussed in the meeting. The motion passed unanimously.

- 3C. Consider and act on the request for a Certificate of Appropriateness for the exterior addition to a Structure in the Bastrop Commercial National Register Historic District, located at 711 Spring Street, being 0.173 acres out of Building Block 5, West of Water Street within the City Limits of Bastrop.

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

Commissioner Gary Moss made a motion to approve the Certificate of Appropriateness for the exterior addition to a Structure in the Bastrop Commercial National Register Historic District, located at 711 Spring Street, being 0.173 acres out of Building Block 5, West of Water Street within the City Limits of Bastrop. Commissioner Susan Long seconded the motion, and the motion passed unanimously.

- 3D. Consider and act on the request for a Certificate of Appropriateness for an exterior remodel on a commercial building within the Bastrop Commercial National Register of Historic District, located at 928 Main Street, being .0629 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

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

Commission Gary Moss made a motion to approve the Certificate of Appropriateness for an exterior remodel on a commercial building within the Bastrop Commercial National Register of Historic District, located at 928 Main Street, being .0629 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop. Commissioner Janean Whitten seconded the motion, and the motion passed unanimously.

4. ADJOURNMENT

Commissioner Janean Whitten made a motion to adjourn the meeting at 5:40 PM. Commissioner Gary Moss seconded the motion. The motion passed unanimously, and the meeting adjourned.

Blake Kaiser
Commission Chair

Lisa Laky
Commission Vice-Chair



STAFF REPORT

MEETING DATE: August 20, 2025

TITLE:

Consider and act 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 sign, designated as a Contributing Structure to the Bastrop Commercial National Register District.

STAFF REPRESENTATIVE:

Alondra Macias, Planner I

ITEM DETAILS:

Site Address:	1006 Main Street (Attachment 1)
Property Owner:	Christopher Grief
Agent:	Marco Borghi
Current Use:	Commercial/Retail
Existing Zoning:	P-5 Core
Designations:	Contributing Structure - Bastrop Commercial National Register Historic District Places District

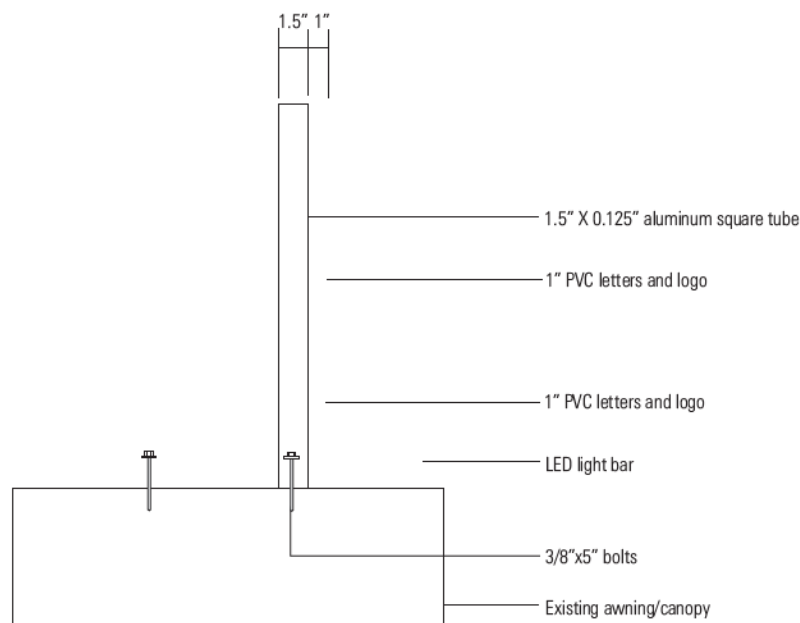
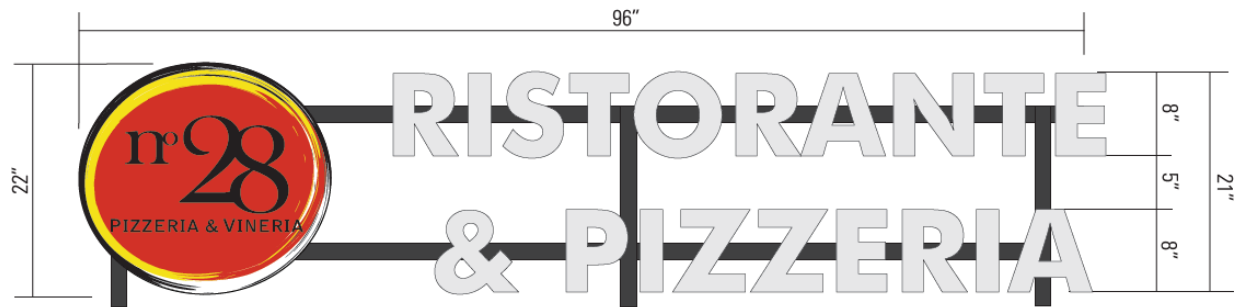
BACKGROUND/HISTORY:

The property owner of 1006 Main Street is proposing to add a new band sign. The sign is flat cut PVC sign mounted on a square tube frame. The frame will be an aluminum square tube painted matte black that will be attached to the existing awning with matte black painted bolts. The sign dimensions are approximately 2 feet in height and 8 feet in width and the letters are 8 inches in height. The sign area is approximately 16 square feet, and the façade width is about 30 feet.

Existing Conditions:



Proposed Sign:



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 and act 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 sign, designated as a Contributing Structure to the Bastrop Commercial National Register District.

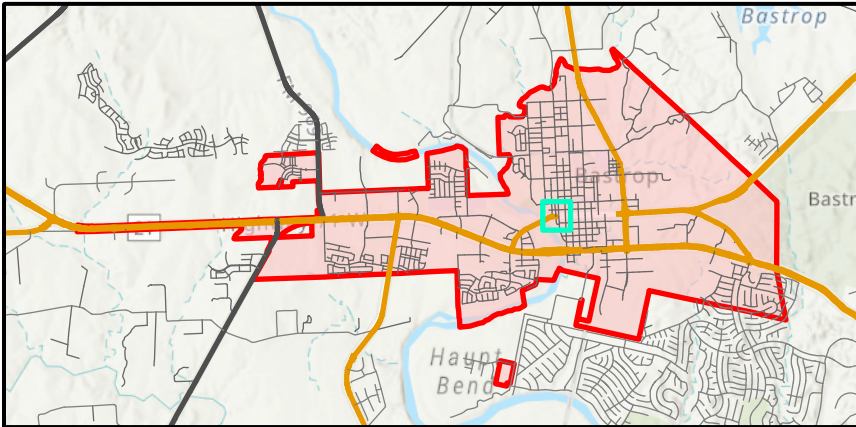
ATTACHMENTS:

- Attachment 1 – Site Location
- Attachment 2 – Existing Building
- Attachment 3 – Proposed Signage



Attachment 1 Location Map

1006 Main Street



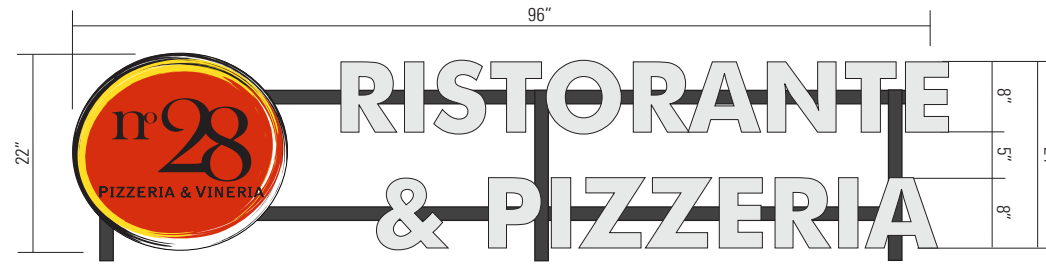
8/15/2025

0 250 US Feet

Scale: 1:2,460

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 boundaries between private and public. This map is general in nature and is not for navigational purposes.





FACE VIEW

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

SCOPE OF WORK:

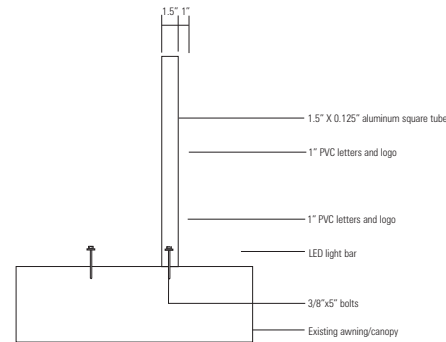
Fabricate and install a set of flat cut PVC logo/letter sign mounted on square tube frame

Letter/logo - 1" flat cut painted gloss white and logo -digital printed face.

Frame - 1.5"x 0.125" aluminum square tube painted matte black.

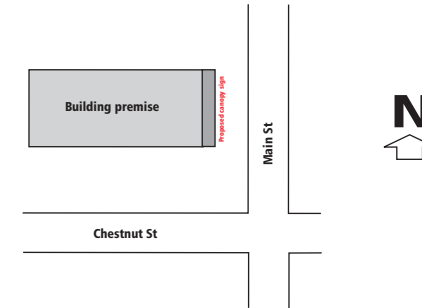
Installation - Attached to awning (6) 3/8" x 5" bolts painted matte black.

Light bar - high powered 24 volt UL Listed LED light bar, 3000K white



SECTIONS END VIEW

SCALE: NTS



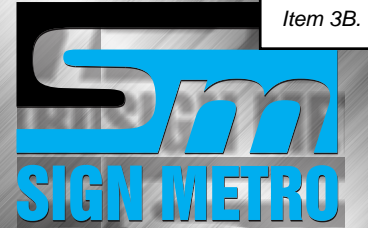
SITE PLAN

SCALE: NTS



SOUTH ELEVATION/PLACEMENT VIEW

SCALE: RELATIVE



Voice: 713.271.2771 | Fax: 713.271.2772

Address: Sign Metro, Inc.
9224 Monsey Drive
Houston, TX 77063
Scale: 1/2" = 1'-0"
Designer: Associates
Sales Rep: Huey M Nguyen
Email: hnguyen@signmetro.com

CLIENT

Company: Numero 28
Contact: Mr. Bernardo Nolfo
Address: 1006 Main Street
Bastrop, TX 78602
Voice:
Fax:
E-mail:

LANDLORD

Company:
Contact:
Address:
Houston, TX
Voice:
Fax:
E-mail:

MUNICIPALITY

Dept: Sign Dept
Contact: plan review
Address:
Katy, TX
Voice:
Fax:
Initial: