

Bastrop Historic Landmark Commission Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



January 15, 2025

MODIFIED – Item 3F added

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 December 18, 2024, Historic Landmark Commission Regular Meeting.

Alondra Macias, Development Services Planner I

3B. Consider action on a Certificate of Appropriateness for the exterior alterations/repair to a Structure in the Bastrop Commercial National Register Historic District, located at 707 Spring Street, being 0.128 acres out of Building Block 5, West of Water Street within the City Limits of Bastrop.

Kennedy Higgins, Senior Planner, Development Services Department

3C. Consider action on a Certificate of Appropriateness for the exterior alterations/repair 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.

Kennedy Higgins, Senior Planner, Development Services Department

3D. Public hearing and consider action to make a recommendation on a Historic Landmark Designation for the property located on 0.817 acres out of Farm Block 16 West of Main Street within the City Limits of the City of Bastrop, Texas, and forward to the January 28, 2025, City Council meeting.

Kennedy Higgins, Senior Planner / Historic Preservation Officer

3E. Consider action on a Certificate of Appropriateness for a sign on a Structure in the Bastrop Commercial National Register Historic District, located at 921 Main Street, being 0.1439 acres out of 921 Main Street Subdivision - Final Plat Lot 1, within the City Limits of Bastrop.

Kennedy Higgins, Senior Planner, Development Services Department

3F. Discussion and possible action regarding 1005 Pecan Street regarding proposed demolition, certificate of appropriateness, and proposed development plans.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

4. UPDATES

4A. Discussion/Updates from last meeting

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

5. ADJOURNMENT

Notice is hereby given of the possibility of a quorum of members from any City of Bastrop Council, Boards, and/or Commissions, at this Historic Landmark Commission Meeting.

NO Council/Board/Commission action will be taken; NO deliberations will be held; and NO Council/Board/Commission business will be conducted, With the exception of the Historic Landmark Commission.

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: January 12, 2025 at 5:00 p.m. and remained posted for at least two hours after said meeting was convened.

/S/ Sylvia Carrillo-Trevino, ICMA-CM, CPM for
Kennedy Higgins, Senior Planner



Historic Landmark Commission STAFF REPORT

MEETING DATE: January 15, 2024

TITLE:

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

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Development Services Planner I

ATTACHMENTS:

- December 18, 2024, Meeting Minutes

HISTORIC LANDMARK COMMISSION MEETING

MEETING MINUTES

December 18, 2024

The City of Bastrop Historic Landmark Commission met Wednesday, December 18, 2024, at 6:00 PM in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 PM.

Commissioners:

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

City Council Liaison:

Cynthia Meyer	Present
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Staff:

James Cowey	Present
Melissa Gustafson	Present
Sylvia Carrillo	Absent

2. CITIZEN COMMENTS

There were no citizen comments.

3. ANNOUNCEMENTS

There were no announcements.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- 4A. Consider action to approve meeting minutes from November 20, 2024, Historic Landmark Commission Regular Meeting.

Melissa Gustafson, Technician in Development Services

Commissioner Gary Moss made a motion to approve the meeting minutes from the November 20, 2024, Historic Landmark Commission Regular Meeting. Commissioner Samuel Bennett seconded the motion. The motion passed unanimously.

HISTORIC LANDMARK COMMISSION MEETING

MEETING MINUTES

December 18, 2024

- 4B. Consider action on a Certificate of Appropriateness for a 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.

Presented by: James Cowey, Director of Development Services

Commissioner Gary Moss made a motion to approve the Certificate of Appropriateness with no changes. Vice-Chair Lisa Laky seconded the motion. The motion passed unanimously.

5. UPDATES

- 5A. Updates

James Cowey, Director of Development Services, extended the invitation to attend to the Commissioners for the “Undertold Historical Marker Unveiling Ceremony” on Monday, January 13, 2025 from 1:30 – 2:45 PM at the Bastrop Public Library. This event will honor the first female engineer in Texas, who worked at TXDOT and lived in Bastrop.

James Cowey, Director of Development Services, addressed the issue of the January 1, 2025 meeting being on New Year’s Day. Commissioners discussed the issue and decided if there were no items to present to them for January, that the meeting could be skipped for January, and they could meet again on February 5, 2025. If, however, there is something that needs to be addressed by the Historic Landmark Commission for January, perhaps they could meet on January 8, 2025.

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

Blake Kaiser, Chair, requested an update on the Carpenter House Renovations.

Samuel Bennett, Commissioner, asked if there were any protections in place for historic plaques, to keep them from being removed and thus allowing the historic structure to be destroyed.

Cynthia Meyer, City Council Liaison, asked that staff provide an update to the Commissioners regarding Short Term Rentals.

Cynthia Meyer, City Council Liaison, requested that staff keep the Commissions informed of any Historic related events that may occur within the City.

6. ADJOURNMENT

HISTORIC LANDMARK COMMISSION MEETING

MEETING MINUTES

December 18, 2024

Commissioner Gary Moss made a motion to adjourn the meeting at 6:14 PM. Vice Chair Lisa Laky seconded the motion. The motion passed unanimously, and the meeting adjourned.

Blake Kaiser
Commission Chair

Lisa Laky
Commission Vice-Chair



STAFF REPORT

MEETING DATE: January 15, 2025

TITLE:

Consider action on a Certificate of Appropriateness for the exterior alterations/repair to a Structure in the Bastrop Commercial National Register Historic District, located at 707 Spring Street, being 0.128 acres out of Building Block 5, West of Water Street within the City Limits of Bastrop.

STAFF REPRESENTATIVE:

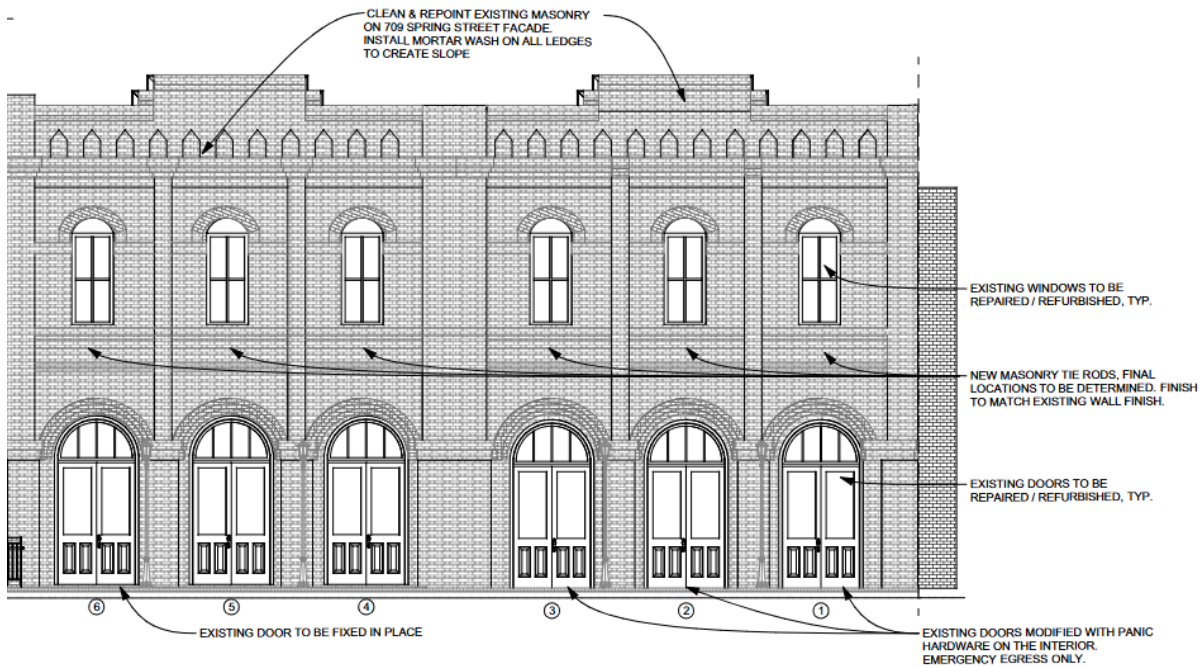
Kennedy Higgins, Senior Planner, Development Services Department

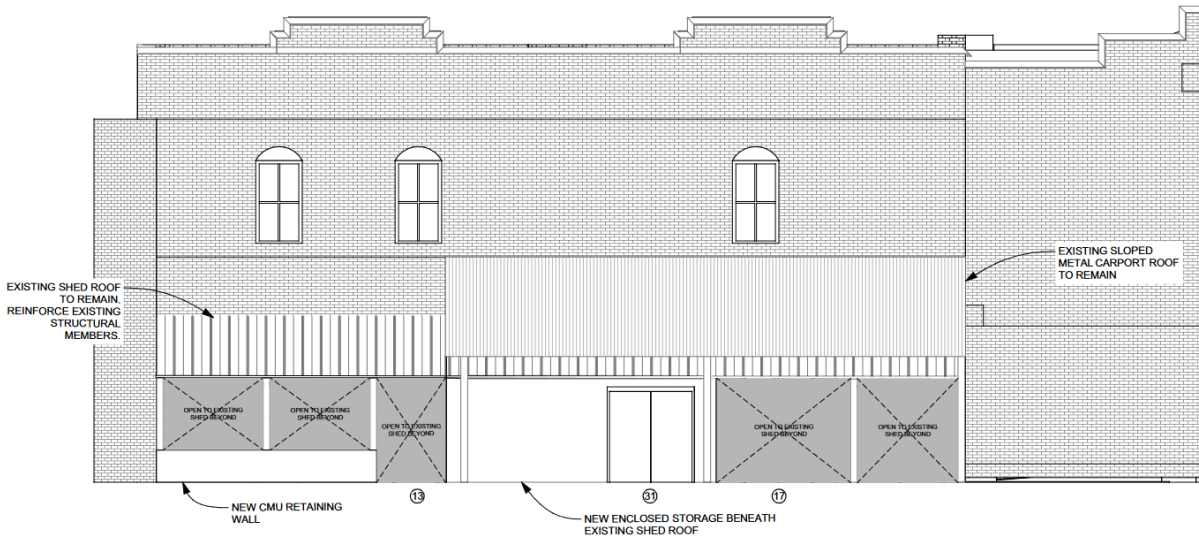
ITEM DETAILS:

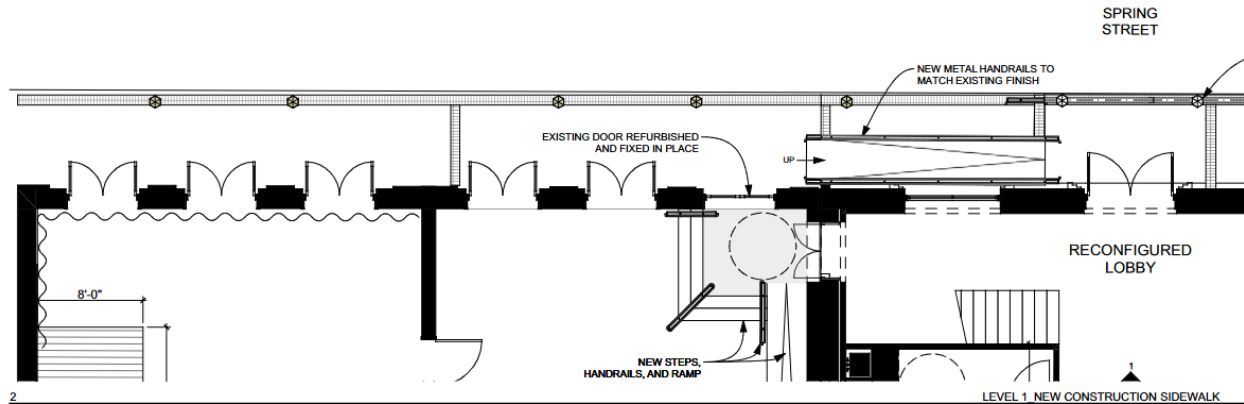
Site Address: 707 Spring Street
Property Owner: Bastrop Opera House Inc
Agent: John Stenzel
Current Use: Commercial
Existing Zoning: P5- Core
Designations: Structure in the Bastrop Commercial National Register Historic District

BACKGROUND/HISTORY:

707 Spring Street was built around 1889. The owners are requesting a Certificate of Appropriateness for the restoration of the windows and doors, and repointing of the masonry. With this remodel the owner intends to add a door between the two buildings to allow for shared programming.







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 buildings 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:

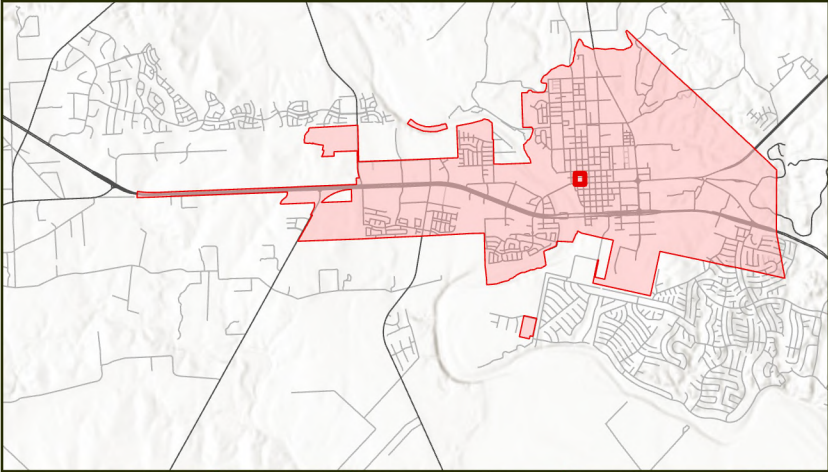
Consider and act on a Certificate of Appropriateness for the exterior alterations/repair to a Commercial Use Structure in the Bastrop Commercial National Register Historic District, located at 707 Spring Street, being 0.128 acres out of Building Block 5, West of Water Street within the City Limits of Bastrop.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Project Description Letter
- Attachment 3: Floor Plans



707 & 709 Spring St.



MAIN

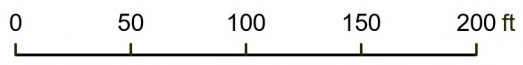
SPRING

WATER

CHESTNUT



1/7/2025



Scale 1:1,000

The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.



ENVISION | COLLABORATE | DESIGN | DELIVER

December 27th, 2024

Project Description Letter

City of Bastrop

**Re: Bastrop Opera House
Rehearsal Space and Related Renovations**

The Project – Bastrop Opera House Rehearsal Space and Related Renovations:

The program will create a flexible rehearsal / performance space, meeting rooms and office space on the ground floor of the historic 2-story annex structure. The Project includes lobby renovations in the historic theater to serve both the existing auditorium and the new performance space.

The Project is Phase 1 of an anticipated larger program that will include a 2-story addition at the rear of the Annex building and the creation of a second auditorium on the upper floor.

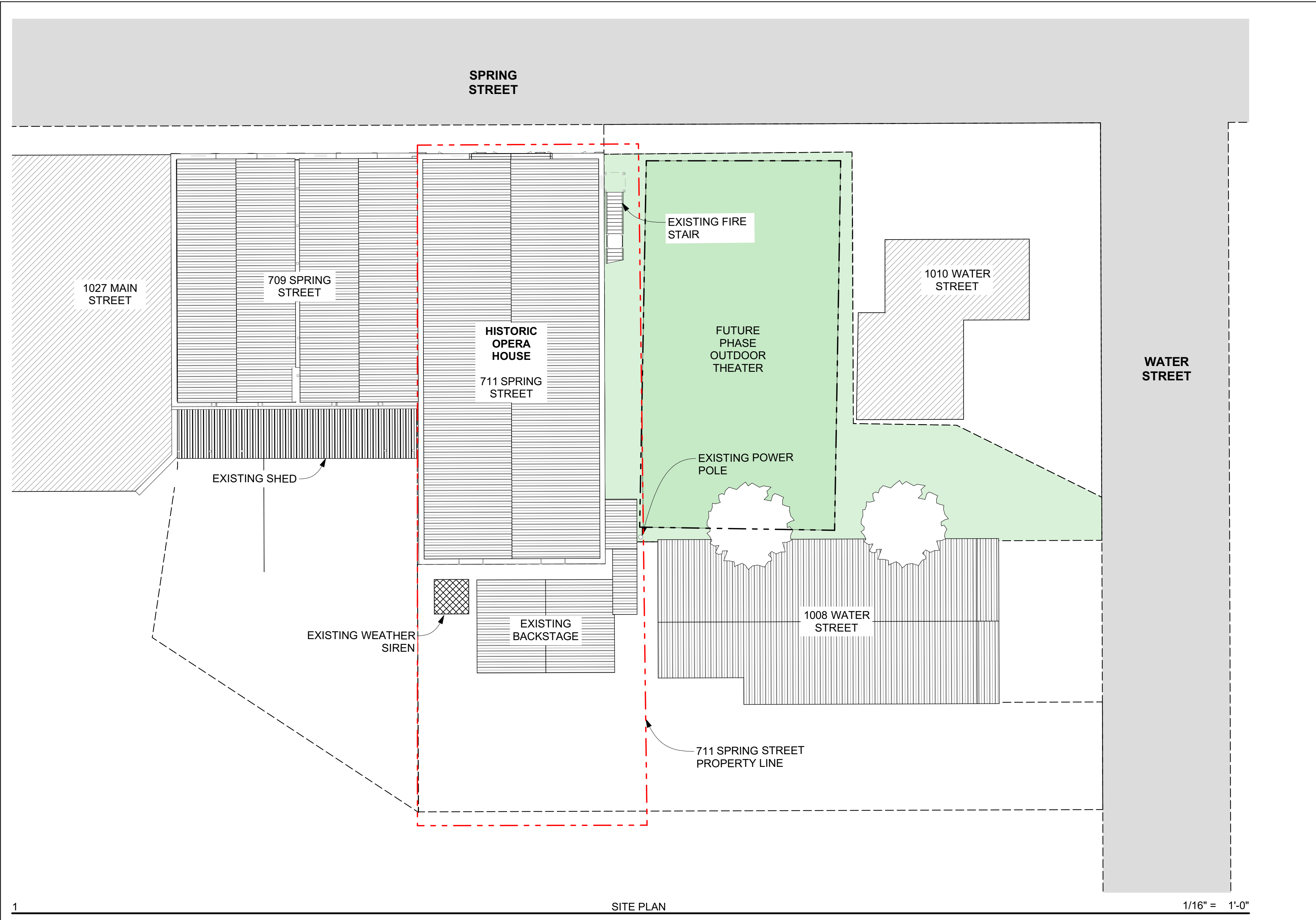
Phase 1 work will include new flooring, ceilings, and wall finishes. A new doorway will be connected between the existing Opera House and the Annex ground floor. New lighting, electrical, plumbing, and HVAC is included in the scope of work. The rehearsal space will be suitable for a variety of small performances. Some audio/visual and stage lighting is included. The work includes installation of a new fire suppression system for both buildings with the expectation that it will be capable of expansion for the future phase auditorium.

The Phase 1 Project is currently in the design phase and is scheduled to complete construction documents at the end of January.

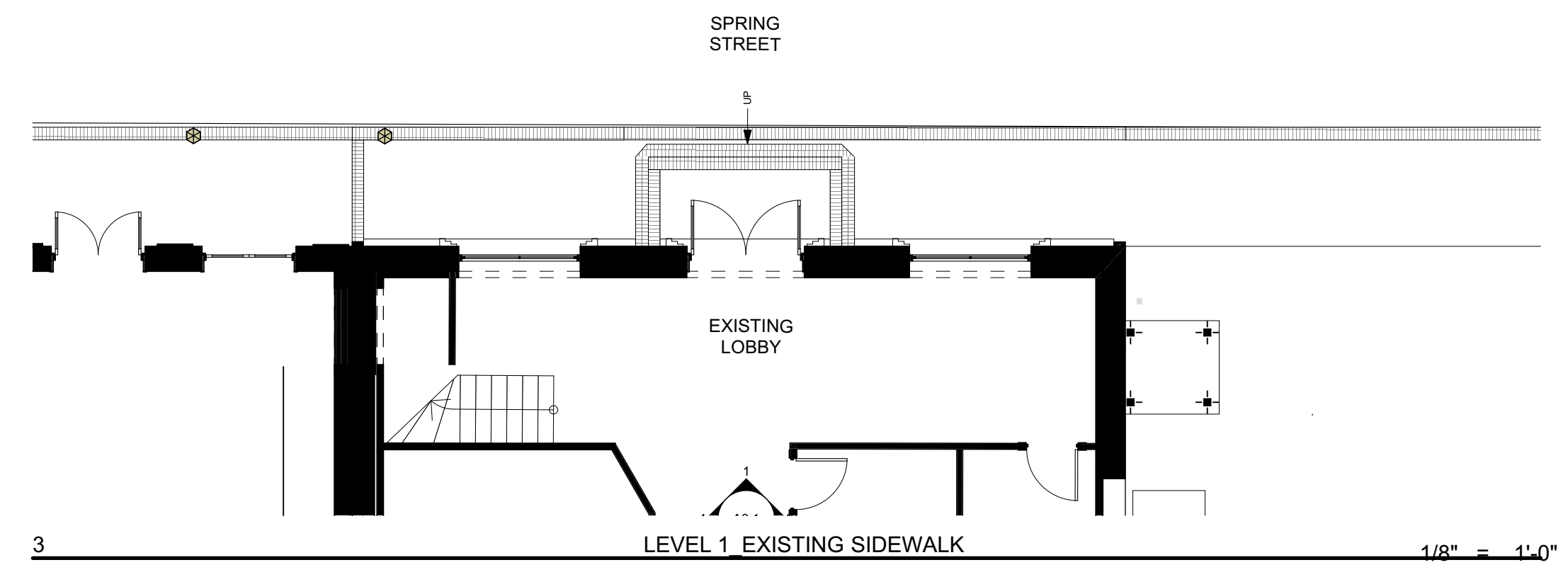
If an you need additional information, please email or give me a call.

Sincerely,
Ben Heimsath, AIA
Principal

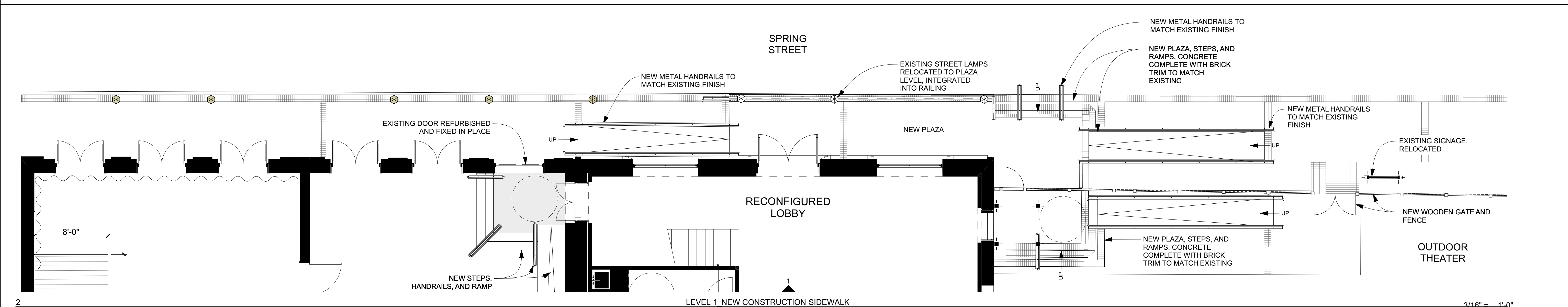




1 SITE PLAN 1/16" = 1'-0"



3 LEVEL 1 EXISTING SIDEWALK 1/8" = 1'-0"



2 LEVEL 1 NEW CONSTRUCTION SIDEWALK 3/16" = 1'-0"

BIMcloud: Heimsath - BIMcloud Software as a Service/Bastrop Opera House Spring Street Project / Ver. 25,2401 / Monday, December 30, 2024 / 8:18 AM



STAFF REPORT

MEETING DATE: January 15, 2025

TITLE:

Consider action on a Certificate of Appropriateness for the exterior alterations/repair 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.

STAFF REPRESENTATIVE:

Kennedy Higgins, Senior Planner, Development Services Department

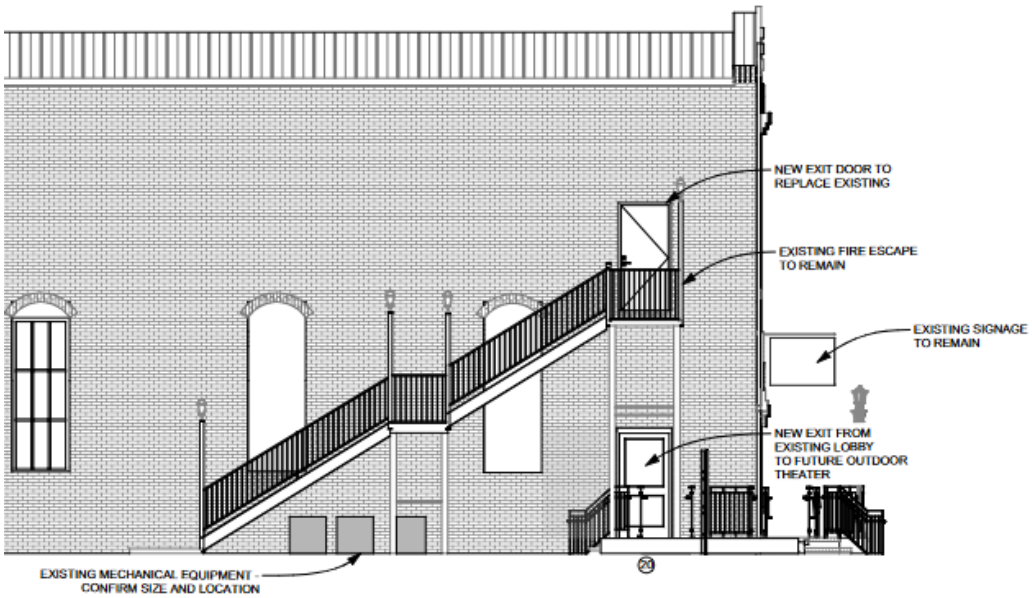
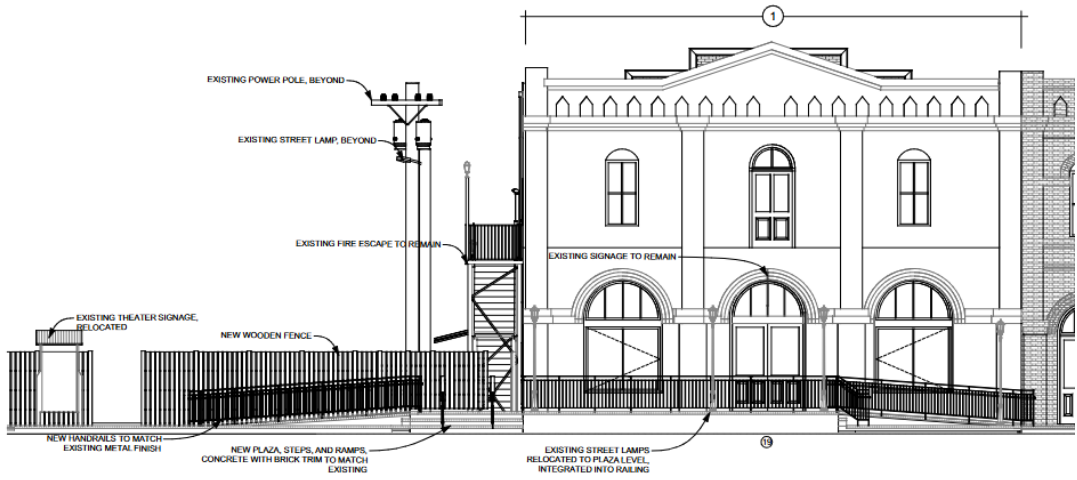
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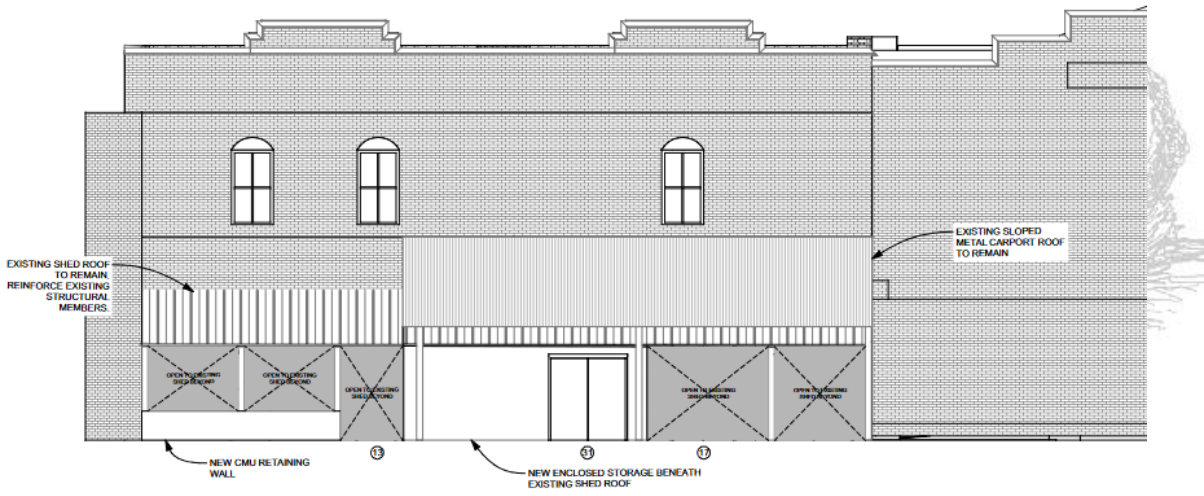
Site Address: 711 Spring Street
Property Owner: Bastrop Opera House Inc
Agent: John Stenzel
Current Use: Commercial
Existing Zoning: P5- Core
Designations: Structure in the Bastrop Commercial National Register Historic District

BACKGROUND/HISTORY:

711 Spring Street was built around 1889. The owners are requesting a Certificate of Appropriateness for the sidewalk steps and ramp that will be modified, and several access doors that will be added on the side elevation.







3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

POLICY EXPLANATION:

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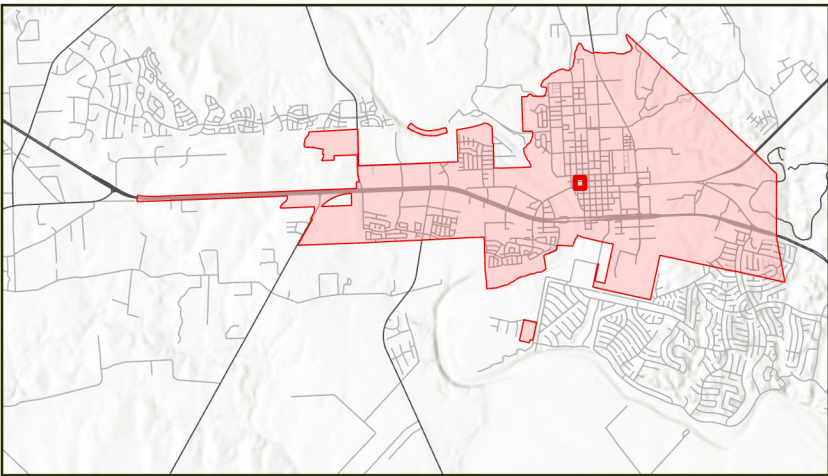
ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Project Description Letter
- Attachment 3: Floor Plans





711 Spring St.



MAIN

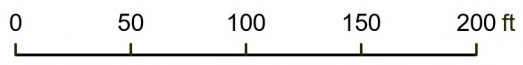
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1/7/2025



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December 27th, 2024

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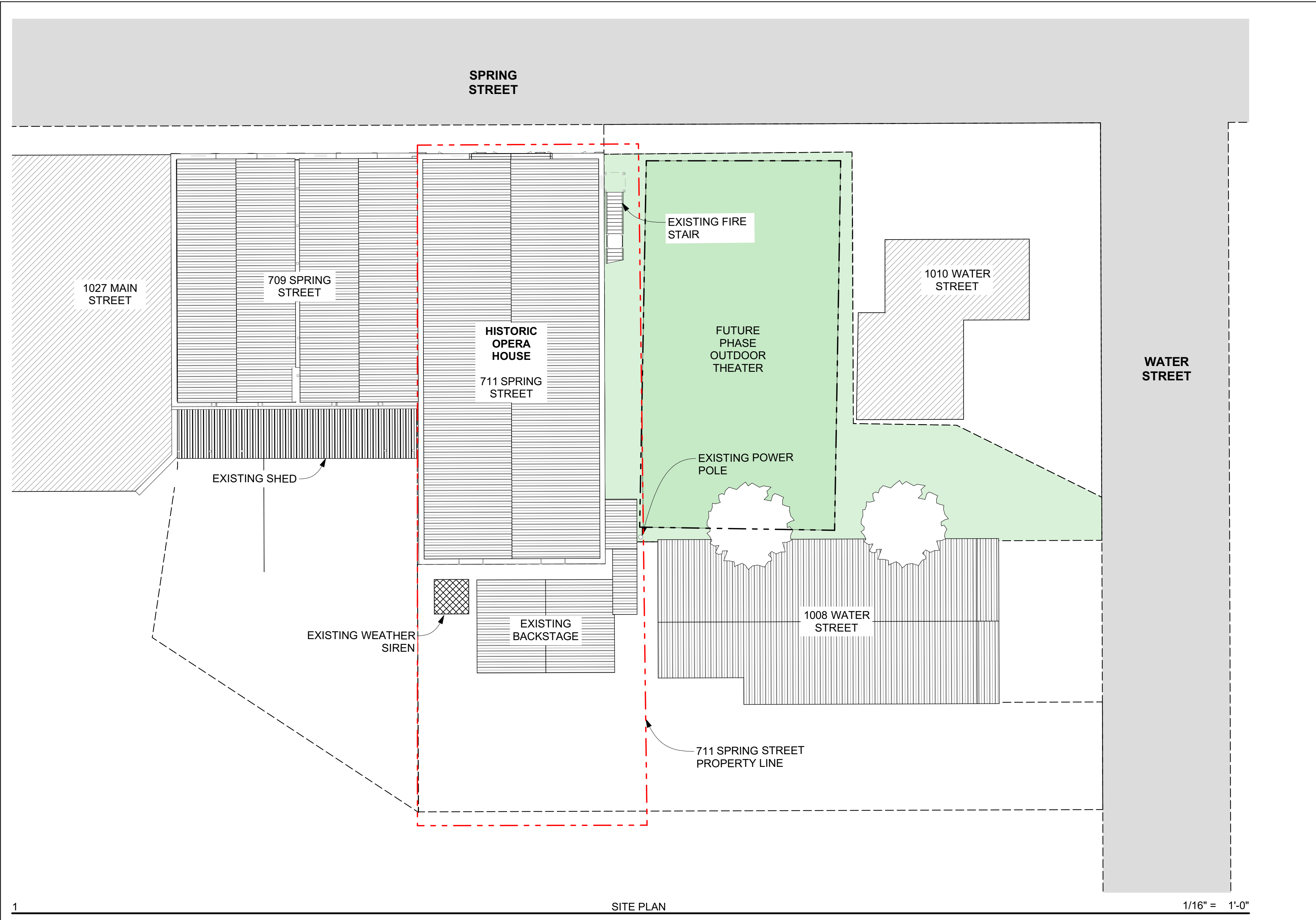
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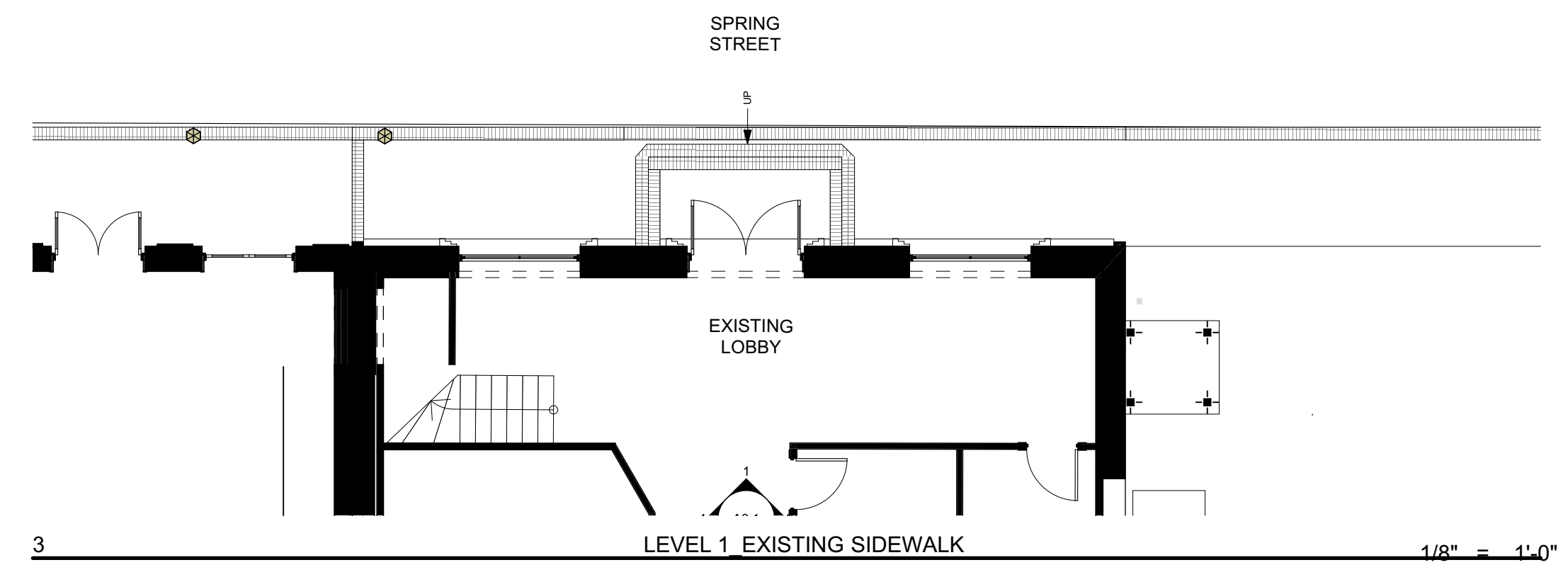
If an you need additional information, please email or give me a call.

Sincerely,
Ben Heimsath, AIA
Principal

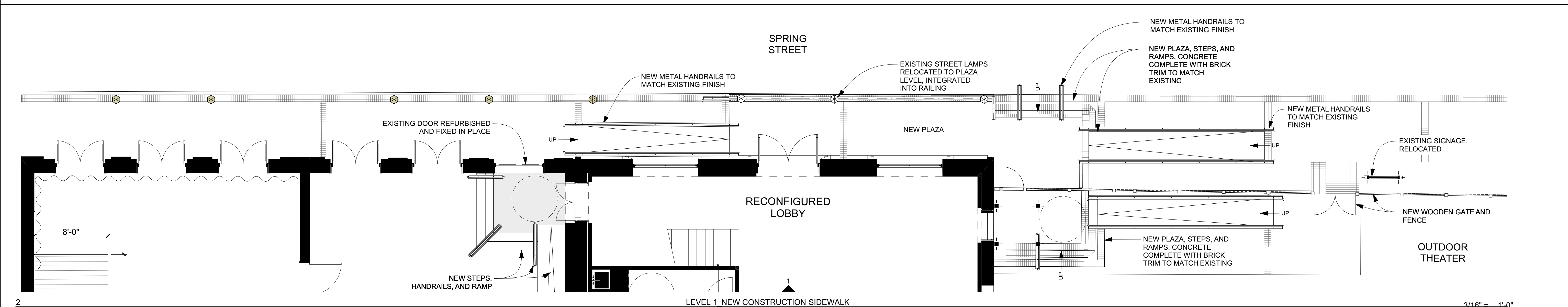




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2 LEVEL 1 NEW CONSTRUCTION SIDEWALK 3/16" = 1'-0"



2104 Greenwood Ave
Austin, TX 78723
Tel. (512) 297-0002
www.heimsath.com

Bastrop Opera House
711 Spring Street, Bastrop, Texas 78602

Architect / Registration:
NAME #REGISTRATION #
Date: <DATE OF ISSUE>
Not for regulatory approval, permitting, or construction

Design Development

PLANS

Revisions	No./Date/Remarks

Project Number:
965

Date:
12/27/24

Sheet Number

A1.1

©2024 Heimsath Architects

BIMcloud: Heimsath - BIMcloud Software as a Service/Bastrop Opera House Spring Street Project | Ver. 25,2401 | Monday, December 30, 2024 | 8:18 AM



STAFF REPORT

MEETING DATE: January 15, 2025

TITLE:

Public hearing and consider action to make a recommendation on a Historic Landmark Designation for the property located on 0.817 acres out of Farm Block 16 West of Main Street within the City Limits of the City of Bastrop, Texas, and forward to the January 28, 2025, City Council meeting.

STAFF REPRESENTATIVE:

Kennedy Higgins, Senior Planner / Historic Preservation Officer

ITEM DETAILS:

Site Address: 406 Cedar Street (Attachment 1)
 Property ID: 31055
 Property Owner: Mark and Michelle Fittz
 Current Use: Residential
 Existing Zoning: P-3 Neighborhood

REQUEST:

The property owners at 406 Cedar Street have requested the Historic Landmark Commission consider this property for local Historic Landmark designation. Once the Commission makes a recommendation, it will be placed on the next available City Council agenda for consideration.

BACKGROUND/HISTORY:

The structure was built circa 1905. The house was recently renovated, during which many examples of early American pioneer construction methods were found. Such as balloon framing, round cedar log floor joists, and batt ceilings to name a few. During the renovation of the home, care was taken to ensure the historic integrity of the home was preserved.

In addition to the architectural significance, the property has been associated with people of Bastrop's past, for example, one of the previous owners was Fred Hoskins, who held the position as Bastrop County Sheriff. Other connections can be seen in attachment 2 such as connections to the lives of Alice and Grace, Grace having been the first Woman professor at Texas A&M.

POLICY EXPLANATION:

CHAPTER 9: HISTORIC LANDMARK PRESERVATION & IREDELL DISTRICT
 SEC. 9.2.002 CRITERIA FOR HISTORIC LANDMARK STATUS

(a) A Structure or Site is considered a local Historic Landmark if it is designated as a Recorded Texas Historic Landmark or State Archeological Landmark or is included on the National Register of Historic Places.

(b) A Structure or Site also may be designated by the City as a Historic Landmark if it meets 2 or more of the criteria set out below.

- (1) Possesses significance in history, architecture, archeology, or culture;
- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
- (3) Is associated with the lives of persons significant in our past;
- (4) Embodies the distinctive characteristics of a type, period, or method of Construction;
- (5) Represents the work of a master designer, builder, or craftsman; or
- (6) Represents an established and familiar visual feature of the City.

SEC. 9.2.003 PROCESS FOR DESIGNATION OF HISTORIC LANDMARKS

(a) Owners of property being considered for designation as a Historic Landmark shall be notified prior to the Historic Landmark Commission hearing on the recommended designation. The Historic Landmark Commission shall provide notice to property owners within 200 feet of the property and conduct a public hearing.

(b) After consideration by the Historic Landmark Commission, a recommendation regarding designations shall be submitted the City Council to conduct a public hearing and consider the designations of a Historic Landmark. The adoption of the landmark shall be through a resolution.

(c) Upon designation of a Historic Landmark, the City Council shall cause the designation to be noted as follows:

- (1) Recorded in the official real property records of Bastrop County.
- (2) Designated on the historic resource map of the City.
- (3) Provide the property owner with a plaque and require the installation indicating the designation of the landmark as a City Historic Landmark.

86th Legislature House Bill 2496

Effective May 25, 2019, the Texas State Legislature adopted additional regulations municipalities must follow for designating historic landmarks. Most of the regulations are already present in the Bastrop Historic Landmark Preservation Ordinance. One additional requirement with which the city must comply is to send the property owner a statement that describes the impact of the designation to the property. The property owner is aware and received this letter.

NOTIFICATION:

Eleven 11 property owners within 200 feet 406 Cedar Street were notified of the public hearing on December 31, 2024, 1 response has been received in favor at the time of this report.

RECOMMENDATION:

Public hearing, consider and act to make a recommendation on a Historic Landmark Designation for the property located on 0.817 acres out of Farm Block 16 West of Main Street within the City Limits of the City of Bastrop, Texas, and forward to the January 28, 2025, City Council meeting.

ATTACHMENTS:

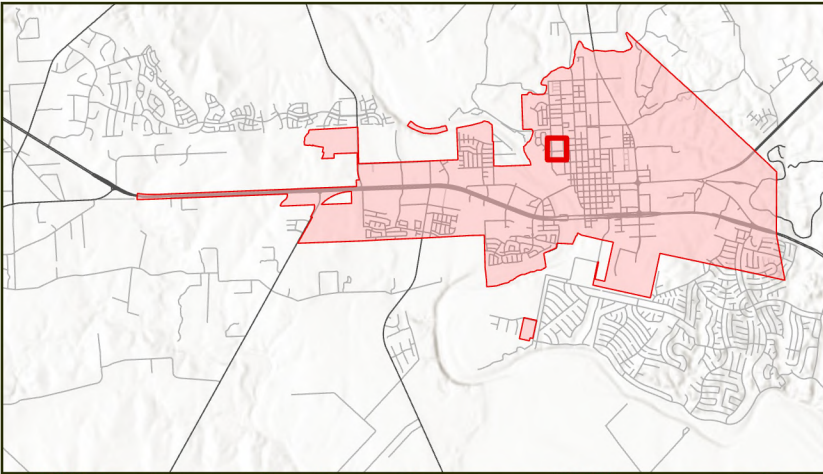
- Attachment 1 – Location Map
- Attachment 2 – Property Information



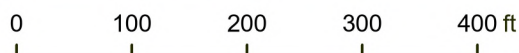


Attachment
Location Map

406 Cedar St.



1/10/2025



Scale 1:2,000

The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.

406 Cedar Street
Bastrop, Texas 78602

December 16, 2024

Historic Landmark Commission
Bastrop, Texas

Dear Bastrop City Council,

We are applying for Historic Landmark status designation for a recently purchased property located at 406 Cedar Street in Bastrop, Texas. The original deed of record of the property dates to the year 1905 and some of the previous owners played a vital part in the history of Bastrop.

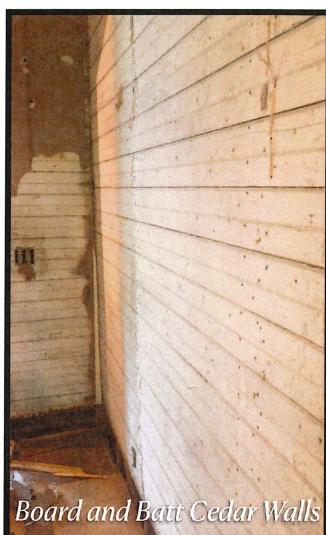
Miss Nell "Alice" Fitzwilliam (October 17, 1893 to 1987) was one of 4 unmarried siblings of J.D. Fitzwilliam (2 sons and 2 daughters) and the house was to be used by her for rental income. Her sister Grace was the first woman professor at Texas A&M. The Rodriguez family worked the farm and housekeeping. In 1968, the land was divided and sold to Bluebonnet Acres. Another owner, Fred Hoskins, held the position of Bastrop County Sheriff, and his father, I.R. "Nig" Hoskins, held the same position in the 1970s. Reid Sharp lived on the property, and he was the president/CEO of First National Bank of Bastrop. Ronald D. Fields, born August 5, 1937, aka Ronald O. Fields lived at Cedar Street from 2018-2023.



During the process of renovations of the existing structure on the property, many examples of early American pioneer construction methods from the mid-1800s and early 1900s were discovered in the walls, floors, and roof. Ballon framing, round cedar log floor joists, and board & batt ceilings and walls are just a few of the historic construction methods we found as we exposed the inner structure.



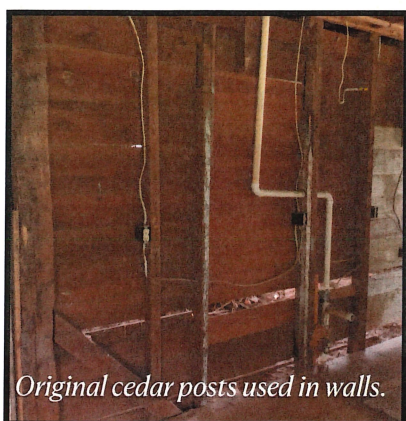
Cedar log Floor Joists



Board and Batt Cedar Walls



Mortise and Tenon connections at walls, floors, and roof



Original cedar posts used in walls.

From the 1860s until about 1920, carpenters framed houses with balloon framing. Balloon framing consisted of stud walls that extended from the foundation to the roof rafters. It's an older style of framing in which the studs in the bearing walls run uninterrupted from the sole plate up to the roof plate. The floor joists are nailed to the studs. These open stud cavities created a fire hazard that stopped this framing method in the mid-1900s. All wood used in the framing of the structure's floor, walls, and roof is cedar which helped preserve it over its over one hundred and twenty-five-year history!

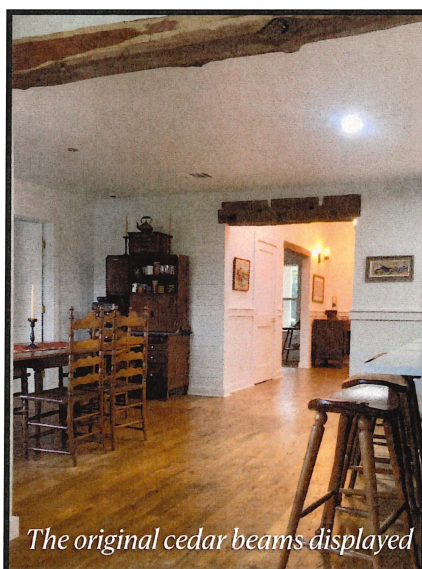
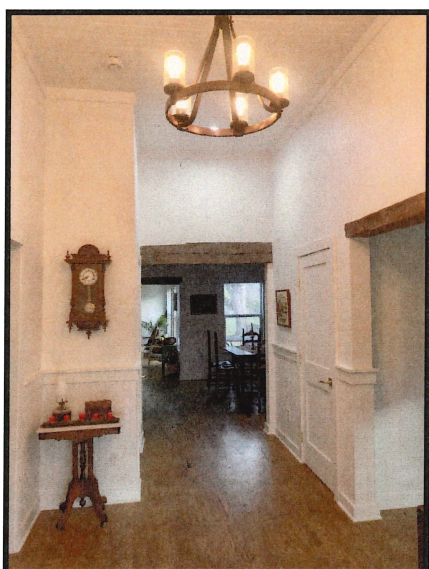
The original front windows of the home were uncovered during the construction process. The original iron weights and pulleys were found intact. It was only in the late 17th century that sash windows were made with the system of weights and pulleys that we recognize today. Many earlier casement windows were replaced and sliding sash windows were used almost exclusively in new buildings, from royal palaces to simple cottages. The sash ruled supreme and remained popular until the end of World War II.

During the renovation, we tried to maintain as much historical integrity of the original structure as possible and made repairs using cedar members, which is the same variety of wood used throughout the original structure. New electrical, plumbing, HVAC, and window systems were installed per the City of Bastrop code. New finishes were applied on some of the interior and exterior surfaces while keeping the original structural cedar pieces intact. Original cedar structural members that were damaged were



Iron weight and pulley system at windows.

repurposed as headers for various cased openings throughout the home. The original cedar plank ceilings were repaired and are displayed in the entry hall and living room. The original 1905 home's shape and style were maintained in its true architectural form, and we returned the full front porch, which is a common style for pioneer-style homes. New red oak plank floors were installed throughout the whole house to maintain the farmhouse character of the original home.



Our family is excited to be in the Bastrop community, learning and experiencing its history, and have enjoyed the various public events the city carries out each year. It brings us great joy to take part in the preservation of this history and carrying it into the future! We want to thank you for your consideration of selecting this structure as a distinguished historical landmark for this wonderful city of Bastrop! We look forward to hearing back from you all.

Sincerely,

Owner and Resident



STAFF REPORT

MEETING DATE: January 15, 2025

TITLE:

Consider action on a Certificate of Appropriateness for a sign on a Structure in the Bastrop Commercial National Register Historic District, located at 921 Main Street, being 0.1439 acres out of 921 Main Street Subdivision - Final Plat Lot 1, within the City Limits of Bastrop.

STAFF REPRESENTATIVE:

Kennedy Higgins, Senior Planner, Development Services Department

ITEM DETAILS:

Site Address: 921 Main Street
Property Owner: Family Sports INC
Agent: Evelyn Franco
Current Use: Commercial
Existing Zoning: P5- Core
Designations: Structure in the Bastrop Commercial National Register Historic District

BACKGROUND/HISTORY:

The business occupying 921 Main Street, Frontier Bank, is wanting to place a band sign and logo on the front of the building, and a logo on the rear.

The front of the building as it exists today;

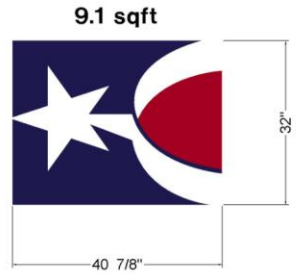
Existing signage to be removed.



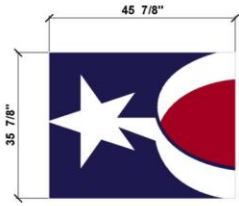
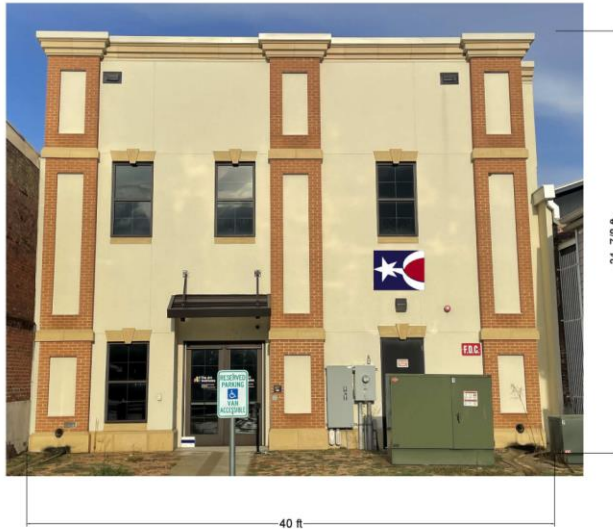
The proposed signage;



Building Area 1340 sqft



- (1) Set of 13.5" tall, black, non-illuminated metal letters (1/4" thick)
 - (1) 32" tall non-illuminated metal logo (1/4" thick)
- Mounted with studs, to stand off 1" from building surface.



35.875" tall non-illuminated metal logo.
 Mounted with studs, to stand off 1" from building surface.

11.5 sqft

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 buildings or structures.
 - (G) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
 - (H) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
 - (I) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with

the size, color, material, and character of the property, neighborhood, or environment.

- (J) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

RECOMMENDATION:

Consider action on a Certificate of Appropriateness for a sign on a Structure in the Bastrop Commercial National Register Historic District, located at 921 Main Street, being 0.1439 acres out of 921 Main Street Subdivision - Final Plat Lot 1, within the City Limits of Bastrop.

ATTACHMENTS:

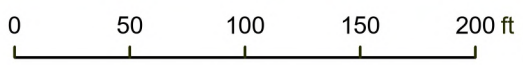
- Attachment 1: Location Map
- Attachment 2: Project Description Letter
- Attachment 3: Site Plan



921 Main St.



1/8/2025



Scale 1:1,000

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Dear Historic Landmark Commission,

I am writing to describe our upcoming project, which involves adding vinyl lettering to the front and back doors of a historic building at 921 Main Street. The project also includes updating the banner signs on the building's façade. This initiative aims to enhance visibility and designate the building as an executive office while providing important information to the community and visitors.

The proposed vinyl lettering will be applied professionally and aesthetically to align with the building's historic character. The signage will indicate the building's purpose as an executive office that operates by appointment only. This designation will help guide potential clients and the public, making it clear that appointments are required for visits. The banner sign will provide brand visibility with the bank's logo.

Additionally, the lettering will inform pedestrians about the nearest full-service location at 1500 Chestnut Street, assisting individuals in locating alternative services and fostering community engagement.

We believe this project will improve the space's functionality and contribute to the overall ambiance and historic charm of downtown Bastrop. We are committed to ensuring that the application of the vinyl lettering and banner signs is completed in a manner that preserves the integrity of the building and enhances its historic value.

Thank you for considering this project. We are excited about its potential positive impact on the community and the building's role as a professional location. We look forward to your support and feedback as we move forward.

Sincerely,

Evelyn Franco
Chief Operating Officer
512-281-1590
efranco@frontierbankoftexas.bank

1213 Hwy 290 • Elgin, Texas 78621 • P:512.281.1500 • F:512.281.1575

MAILING ADDRESS: P.O. Box 551 • Elgin, Texas 78621



40 ft

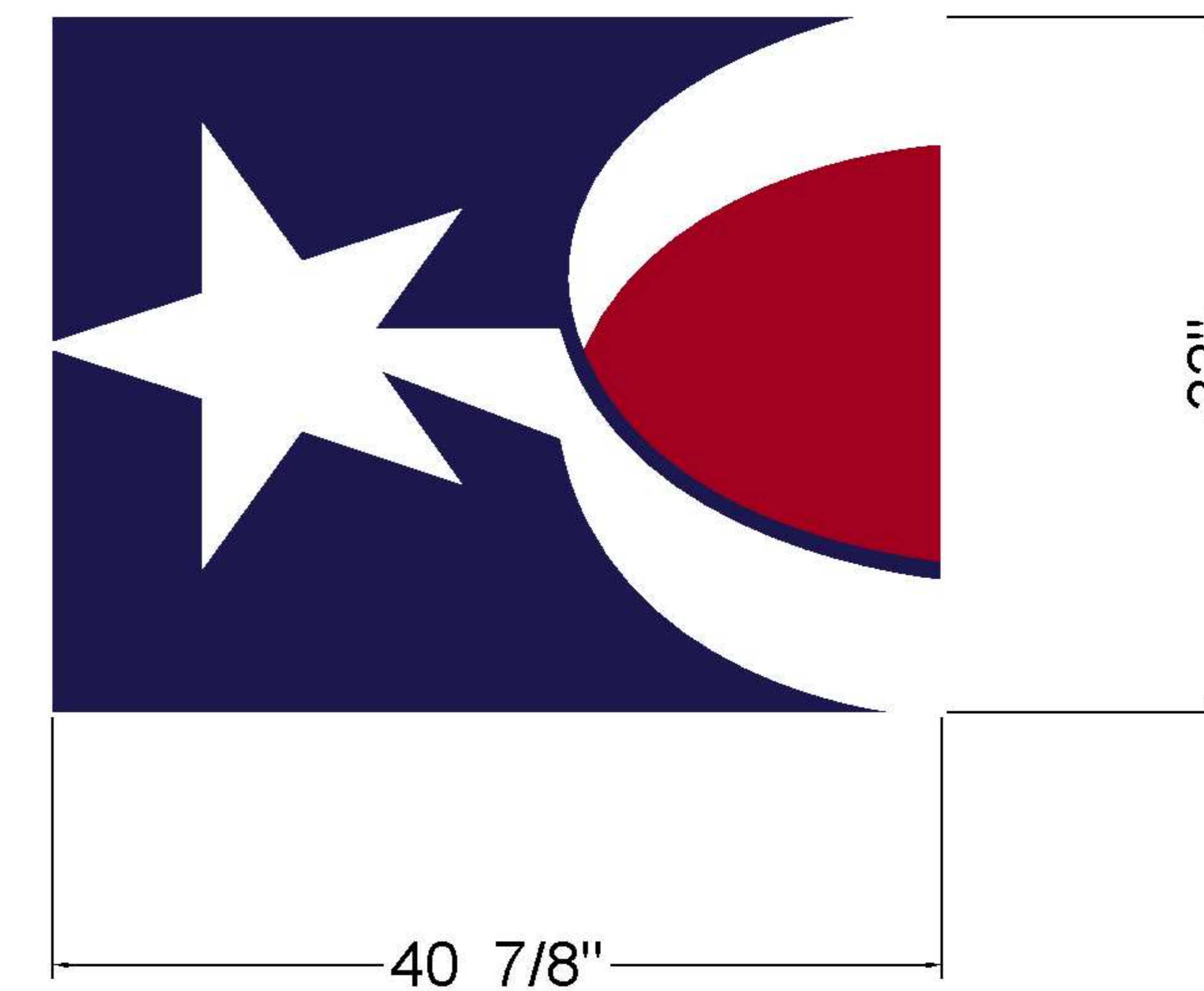
33 1/2 ft

Building Area 1340 sqft

14 sqft



9.1 sqft



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 - (1) 32" tall non-illuminated metal logo (1/4" thick)
- Mounted with studs, to stand off 1" from building surface.



2401 I-35 S. San Marcos, TX 78666
 (512) 392 0900 (512) 392 3363 Fax
 signcrafters@sanmarcos.net
 www.signcrafters.net

CLIENT **FRONTIER BANK**

FILE **Scott - FRONTIER BANK - Bastrop 921 Main**

DATE **8-28-24**

APPROVAL

DATE

WITH CHANGES AS NOTED

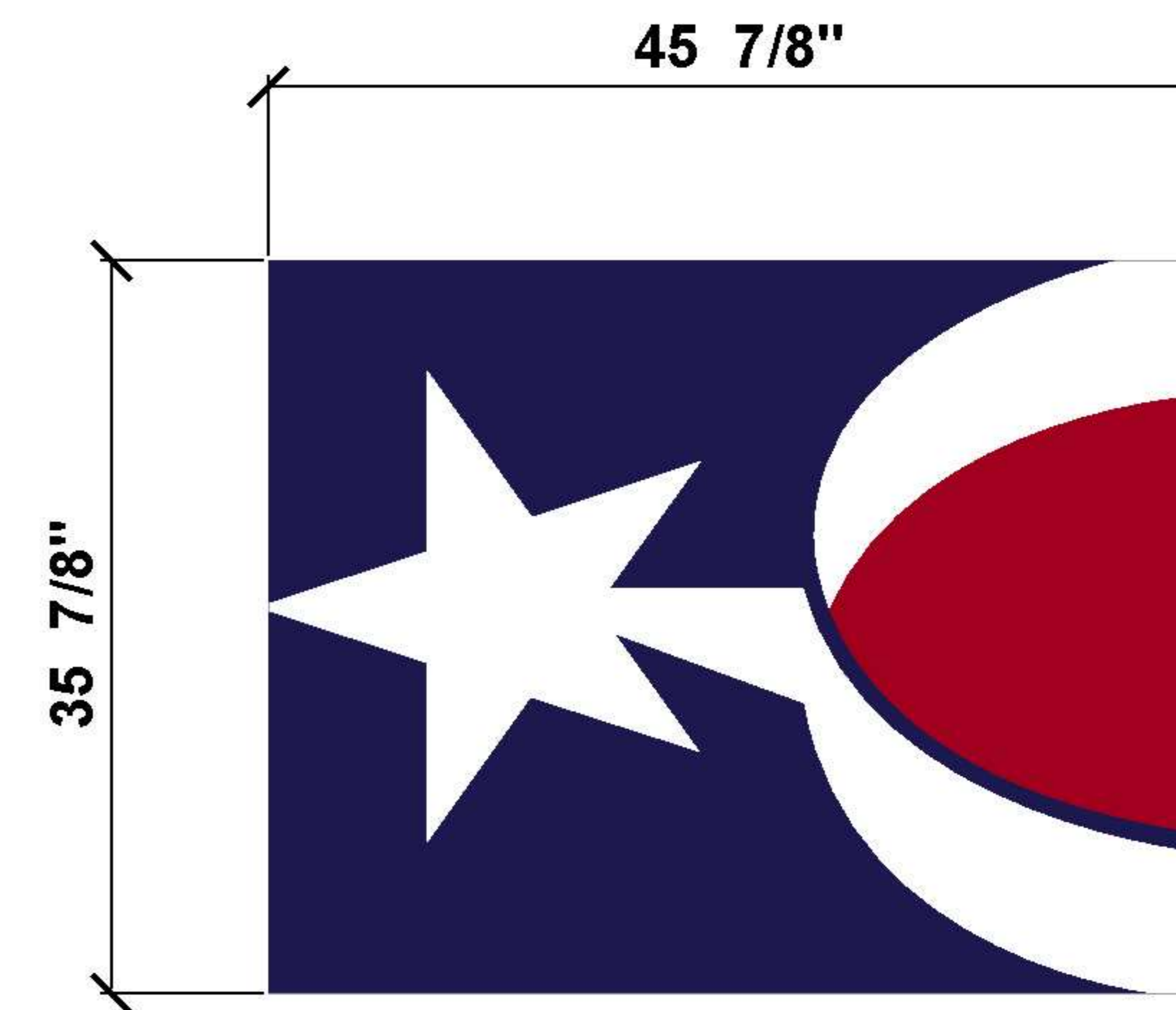
TYPE OF SIGNAGE

SCALE **N.T.S.**

INSTALL

LOCATION **921 Main St, Bastrop, TX 78602**

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35.875" tall non-illuminated metal logo.
 Mounted with studs, to stand off 1" from building surface.

11.5 sqft



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CLIENT	FRONTIER BANK	FILE	Scott - FRONTIER BANK - Bastrop 921 Main	DATE	8-28-24	
APPROVAL		DATE		WITH CHANGES AS NOTED		
TYPE OF SIGNAGE					SCALE	N.T.S.
INSTALL		LOCATION	921 Main St, Bastrop, TX 78602			



STAFF REPORT

MEETING DATE: January 15, 2025

TITLE:

Discussion and possible action regarding 1005 Pecan Street regarding proposed demolition, certificate of appropriateness, and proposed development plans.

STAFF REPRESENTATIVE:

Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

ITEM DETAILS:

Site Address: 1005 Pecan
 Property Owner: LEBLANC, CHARLES G & ANNIE M LIMMER (Sold on 1/10/2025.
 Property Owner information to be provided at the hearing)
 Current Use: Residential
 Existing Zoning: P3 - Neighborhood
 Designations: None

BACKGROUND/HISTORY:

The property at 1005 Pecan was sold on 1/10/2025. The property has no historic designation. The new owner of the property is proposing to demolish the existing structure and replace it with two (2) four-plexes. Additionally, under current codes, one (1) additional dwelling unit (ADU) would be allowed on the site.

The property owner proposes to rezone the property to P4, which would allow a denser configuration. Although staff would not support the rezoning, the property owner could also replat the property and due to the current B3 code, no lot size minimums would apply, and the potential for a denser configuration is a real possibility.

Staff and legal continue to review the City's options. This is the first step in addressing the densities allowed in the B3 code.