

# Bastrop Historic Landmark Commission Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



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February 05, 2025

## Agenda - Historic Landmark Commission at 6:00 PM

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*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 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 and act to approve meeting minutes from January 15, 2025, Historic Landmark Commission Regular Meeting.

Alondra Macias, Development Services Planner I

3B. Consider and act on 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.

**4. UPDATES**

4A. Updates from previous meetings

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

**5. ADJOURNMENT**

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***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.***

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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](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: January 29, 2025 at 3:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Kennedy Higgins  
Kennedy Higgins, Senior Planner



# Historic Landmark Commission STAFF REPORT

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**MEETING DATE:** February 5, 2025

**TITLE:**

Consider and act to approve meeting minutes from January 15, 2025, Historic Landmark Commission Regular Meeting.

**AGENDA ITEM SUBMITTED BY:**

Alondra Macias, Development Services Planner I

**ATTACHMENTS:**

- January 15, 2025, Meeting Minutes

# HISTORIC LANDMARK COMMISSION

## MEETING MINUTES

### January 15, 2024

The City of Bastrop Historic Landmark Commission met on Wednesday, January 15, 2024, at 6:04 PM in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

#### 1. CALL TO ORDER

The Chair called the meeting to order at 6:04 PM.

Commissioners:

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

City Council Liaison:

Cynthia Meyer Present

Staff:

James Cowey	Present
Melissa Gustafson	Present
Sylvia Carrillo	Present

#### 2. CITIZEN COMMENTS

Sheridan Tiner, resident at 380 Alum Creek Road, spoke in opposition and spoke on the importance of the home and the importance that her grandmother’s role played in the community and the negative effect the demolition would have on Bastrop’s history.

#### 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

Commissioner Gary Moss made a motion to approve the meeting minutes from the December 18, 2024, Historic Landmark Commission Regular Meeting. Vice-chairwoman Lisa Laky seconded the motion. The motion passed unanimously.

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

# HISTORIC LANDMARK COMMISSION

## MEETING MINUTES

### January 15, 2024

Presented by Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager  
Public Hearing was opened at 6:16 pm.

William Holford, resident at 1308 Pecan Street, spoke in opposition and stated his concern about the demolition of the single-family home to put a multifamily development and the effect it will have on the character of the neighborhood.

Sam Calliham, resident at 1009 Pecan Street, spoke in opposition and stated his concern about the demolition and the development coming forward and went into detail about the interior of the home and the details of the home.

Micah King, an individual with the development team for the property, spoke regarding some of the concerns the residents had and gave an update regarding the zoning of the property

Commissioner Cheryl Long voiced her concerns about the possibility of designating historic homes and the environmental concern regarding the demolition of the home.

Elaine Weiss, resident at 1305 Pecan Street, was in opposition to the demolition of the home at 1005 Pecan Street and did not wish to speak.

Daniel Smith, resident at 1504 Cedar Street, was in opposition to the demolition of the home at 1005 Pecan Street and did not wish to speak.

Linda Smith, resident at 1504 Cedar Street, was in opposition to the demolition of the home at 1005 Pecan Street and did not wish to speak.

Amy Gotto, resident at 107 E Keomuku Lane, was in opposition to the demolition of the home at 1005 Pecan Street and did not wish to speak.

Joshua Gotto, resident at 107 E Keomuku Lane, was in opposition to the demolition of the home at 1005 Pecan Street and did not wish to speak.

Leslie Bell, resident at 326 Tahitian Drive, was in opposition to the demolition of the home at 1005 Pecan Street and did not wish to speak.

Shelby Limmer, resident at 354 Alum Creek Road, was in opposition to the demolition of the home at 1005 Pecan Street and did not wish to speak.

Tim McShane, resident at 4584 FM 535, was in opposition to the demolition of the home at 1005 Pecan Street and did not wish to speak.

Katherine Albers, resident at 1307 Pecan Street, was in opposition to the demolition of the home at 1005 Pecan Street and did not wish to speak.

Diane Weir, resident at 1301 Hill Street, was in opposition to the demolition of the home at 1005 Pecan Street and did not wish to speak.

# HISTORIC LANDMARK COMMISSION

## MEETING MINUTES

### January 15, 2024

Joshua Biddle, resident at 107 S Pony Court, was in opposition to the demolition of the home at 1005 Pecan Street and did not wish to speak.

Mary Herrera, resident at 256 E Keanahalululu Lane, was in opposition to the demolition of the home at 1005 Pecan Street and did not wish to speak.

Shawn Anthea, resident at 1010 Pecan Street, spoke in opposition and stated her concerns regarding the B3 Code and the use of it in certain instances and the effect that the development going on this site would have on her business.

Jimmy Crouch, resident at 605 Buttonwood Street, stated the importance of the amendments that need to happen to the B3 Code in order to avoid any more situations in which historic homes get demolished without any protection.

Gregory LeBlanc, resident at 528 Pope Bend S, spoke in opposition and stated the understanding of the home not being able to be saved and suggested for the public to show up to public meetings and encouraged everyone to find importance in the changes.

City Manager Sylvia Carrillo explained to the board and the public that because the home is not historically designated there is nothing that can withhold the demolition of the home due to historic importance.

Public Hearing was closed at 6:49 pm.

- 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.

Presented by: Kennedy Higgins, Senior Planner, Development Services Department

Presentation created and presented by John Stenzel, the applicant, with more detail on the renovations that they are going to be working on as the architects on the project.

Commissioner Gary Moss made a motion to approve the 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. Commissioner Janean Whitten seconded the motion. The motion passed unanimously.

- 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.

Presented by: Kennedy Higgins, Senior Planner, Development Services Department

# HISTORIC LANDMARK COMMISSION

## MEETING MINUTES

### January 15, 2024

Presentation created and presented by John Stenzel, the applicant, with more detail on the renovations that they are going to be working on as the architects on the project.

Commissioner Gary Moss made a motion to approve the 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. Commissioner Janean Whitten seconded the motion. The motion passed unanimously.

- 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.

Public Hearing was opened at 7:12 pm.

Presented by: Kennedy Higgins, Senior Planner, Development Services Department

Discussion began amongst commissioners and senior planner Kennedy Higgins explained the designation process for the commissioners and the requirements for local designation.

Public Hearing was closed at 7:26 pm.

Commissioner Gary Moss made a motion 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. Vice-chairwoman Lisa Laky seconded the motion. The motion passed unanimously.

- 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.

Presented by: Kennedy Higgins, Senior Planner, Development Services Department

Discussion began amongst the commissioners as how the sign would be placed on the building and asked for clarity from city staff.

Commissioner Gary Moss made a motion to approve the 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. Commissioner Janean Whitten seconded the motion. The motion passed unanimously.

# HISTORIC LANDMARK COMMISSION

## MEETING MINUTES

### January 15, 2024

#### 4. UPDATES

##### 4A. Discussion/Updates from last meeting

Chairman Blake Kaiser had requested status from the Carpenter's house remodel and was informed that the building official James Cowey reached out to the applicant but still has not received feedback from them.

City Council Member Cynthia Meyers had requested updates regarding STRs to be given to the historic commission and the commission was informed that there was a town hall meeting that will be held on January 22, 2025.

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

Commissioner Gary Moss wanted to bring back the conversation regarding historic homes that are in disarray and the process the city has to take in order to protect and save those homes before a demolition is needed.

Senior Planner Kennedy Higgins informed the commission about the open house meeting that will be held on January 23, 2025, as it related to the amendments that are being made to Chapter 2 and Chapter 5 of the comprehensive plan by HALFF.

#### 5. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting at 7:34 PM. Vice Chair Lisa Laky seconded the motion. The motion passed unanimously, and the meeting adjourned.

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Blake Kaiser  
Commission Chair

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Lisa Laky  
Commission Vice-Chair





# STAFF REPORT

**MEETING DATE:** February 5, 2025

**TITLE:**

Consider and act on 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.

**STAFF REPRESENTATIVE:**

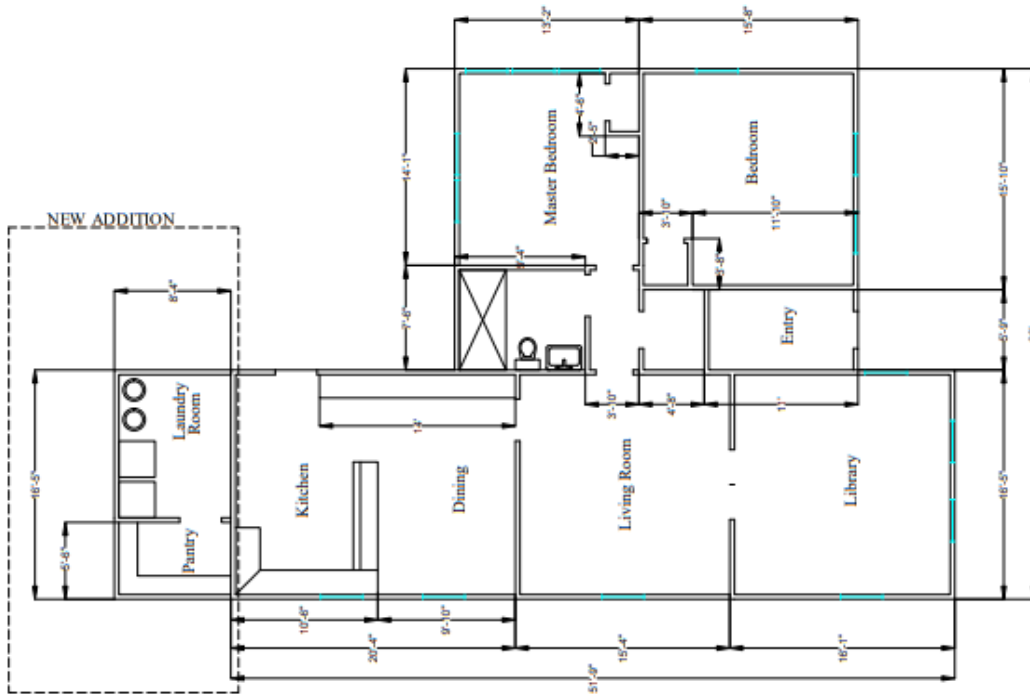
Kennedy Higgins, Senior Planner, Development Services Department

**ITEM DETAILS:**

Site Address: 1002 Pine Street  
 Property ID: 34817  
 Property Owner: Doris Oldfield  
 Agent: Michael Rose  
 Current Use: Residential  
 Existing Zoning: P-3 Neighborhood  
 Designations: NRHP and Local Historic Landmark

**BACKGROUND/HISTORY/PROPOSAL:**

This house was built circa 1910. The owner is requesting a Certificate of Appropriateness for a renovation that includes an 8x16 room addition to the north (rear elevation) on the existing structure. The addition will be to the kitchen that was added on in 1960. The asbestos siding will be replaced with wood siding to match appearance of original construction. The roof on the addition will be replaced with mill finish "R-panel" metal roofing to match the existing construction. The full height windows located in the dining room on the West side of the structure will be replaced with Anderson wood clad vinyl windows that meet IRC efficiency standards and maintain the full lite and wood frame appearance of the windows in the original structure on the West elevation. The shorter windows installed in the kitchen in the West elevation will be replaced with Anderson wood clad vinyl windows and maintain the full light, wood frame appearance of the original windows in the structure. The windows on the North and West elevations in the back inside corner of the home (kitchen, bedroom and bathroom) will be replaced with Anderson wood clad vinyl windows that maintain the full lite appearance of the original structure.



Proposed floor plan (Attachment 3)



Side Elevation



Side Elevation

**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)**

(a) 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 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.

**(1) 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.**

(2) 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.

(3) 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.

- (4) 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.
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize, a Building, Structure, object, or Site shall be kept to the greatest extent practical.
- (6) 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.
- (7) 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.**
- (8) For building materials, architecture standards, architectural details, massing for a variety of building types, see the Pattern Book.
- (9) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any Project.
- (10) 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.**
- (11) 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:**

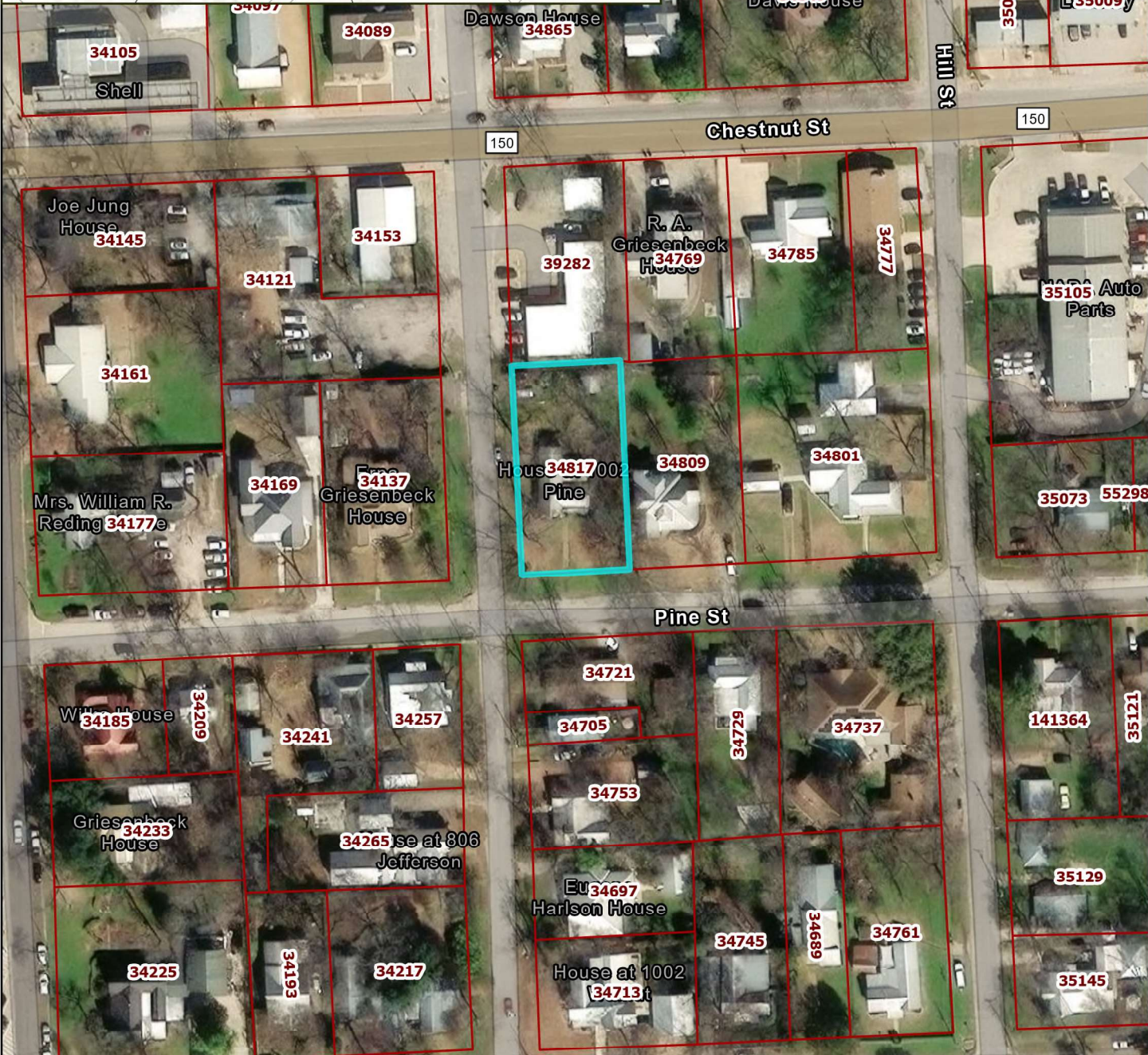
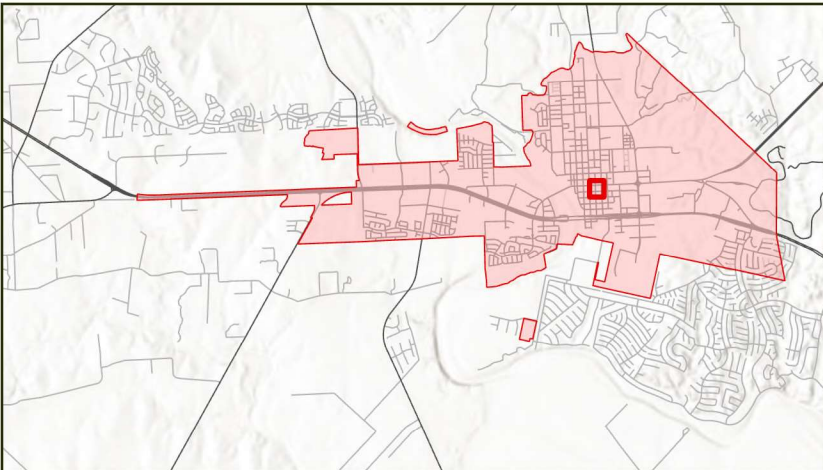
Consider and act on a Certificate of Appropriateness for an exterior renovation and addition of the main structure at 1002 Pine Street, being 0.314 acres out of Building Block 28 E of Water Street, within the City Limits of the City of Bastrop, Texas.

**ATTACHMENTS:**

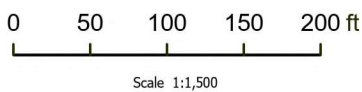
- Attachment 1: Location Map
- Attachment 2: Project Description Letter
- Attachment 3: Floor Plan and Elevations



# 1002 Pine St.



1/23/2025



Scale 1:1,500

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.



3540 N Loop 1604 E. San Antonio, TX 78247

Re: 1002 Pine St. Bastrop, TX 78602

**Project Description Letter**

Bastrop HLC,

The proposed renovation at the above referenced address includes the addition of an 8' x 16' room to the North (rear) elevation on the existing structure. In addition to this, the addition built circa 1960 on the North elevation (kitchen and dining room) will be leveled to the pier and beam foundation and rebuilt to match the existing roofline of the original structure built circa 1910.

**Siding.** The asbestos siding will be replaced with wood siding to match appearance of original construction.

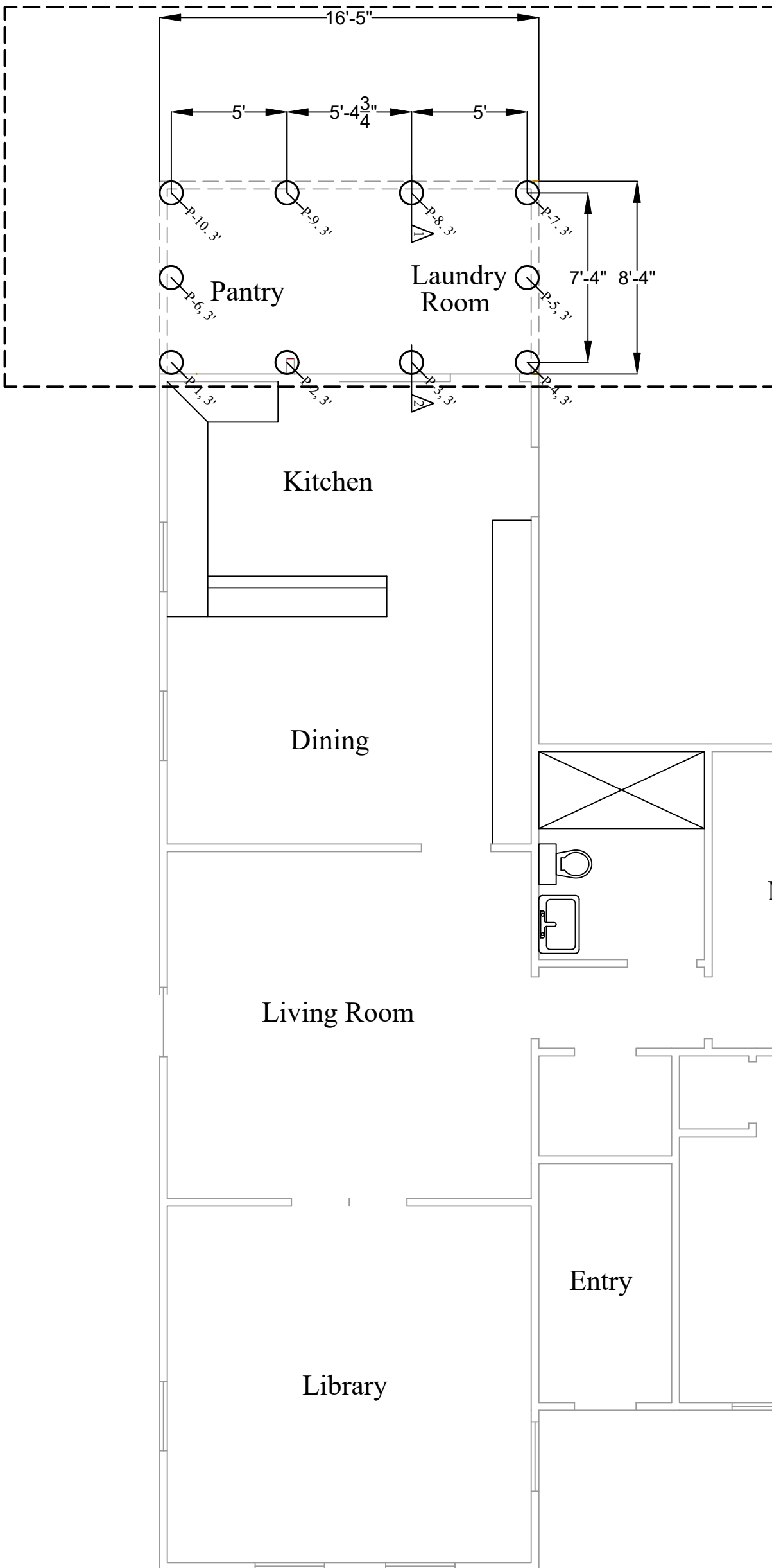
**Windows.** The full height windows located in the dining room on the West side of the structure will be replaced with Anderson wood clad vinyl windows that meet IRC efficiency standards and maintain the full lite and wood frame appearance of the windows in the original structure on the West elevation. The shorter windows installed in the kitchen in the West elevation will be replaced with Anderson wood clad vinyl windows and maintain the full lite, wood frame appearance of the original windows in the structure. The windows on the North and West elevations in the back inside corner of the home (kitchen, bedroom and bathroom) will be replaced with Anderson wood clad vinyl windows that maintain the full lite appearance of the original structure.

**Roof.** The roof on the addition will be replaced with mill finish "R-panel" metal roofing to match existing construction.

Michael Rose  
Production Manager

# Attachment 3

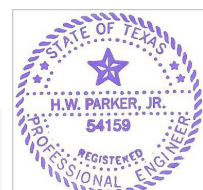
NEW ADDITION



**PIER SCHEDULE**  
 Typical all new piers  
 12" Dia w/ 4#5 vert bars  
 #3 @ 9" o.c. ties

## PIER LAYOUT PLAN

*Homer W. Parker, Jr.*



This Page was signed and sealed by Homer W Parker PE TX 54159. On 2025-01-14 10:51:55

The original copy of the PDF is kept at the office in Round Rock, Texas

**Project:** Private Residence  
 1002 Pine Street  
 Bastrop, TX



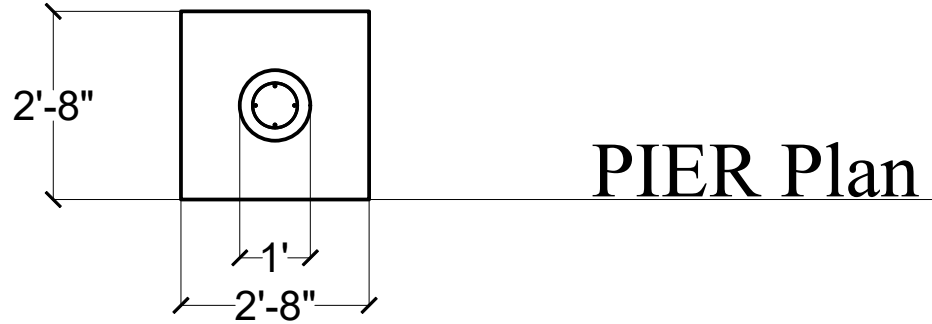
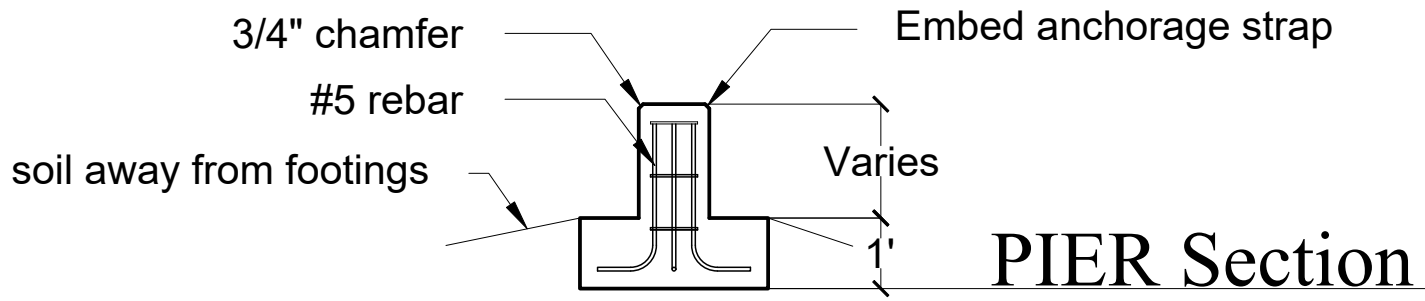
**Parker Engineering, LLC**  
 1601 Woodrock  
 Round Rock, Texas 78681  
 TX Firm 799

**Job Information**

Task No: 25-003  
 Scale: 3/16" = 1 ft

Date: 01/05/2025  
 Page: S - 1.0

# Attachment 3



## Specifications

1. Cover at bottom 3", sides 2"
2.  $f_c = 2500$  psi @ 28-days
3.  $f_y = 60$  ksi for bars > #4
4.  $f_y = 40$  ksi for bars < #5

## Footing Table

24" x 24" x 12"	4 #4 bars	6,000 lbs
30" x 30" x 16"	5 #4 bars	9,375 lbs
32" x 32" x 16"	5 #4 bars	10,670 lbs

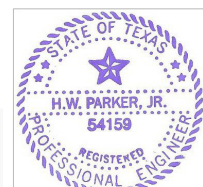
## General

All work to be performed under the 2021 IRC including fastening schedules, etc.

## The loads for design:

DL<sub>roof</sub> = 15 psf  
 DL<sub>floor</sub> = 20 psf  
 LL<sub>floor</sub> = 40 psf  
 LL<sub>roof</sub> = 20 psf  
 LL<sub>wind</sub> = 25 psf  
 LL<sub>snow</sub> = 10 psf

Allowable Bearing Soil based on IBC presumptive loads 1, 500 psf for soil conditions at 1002 Pine St. identified as the Bosque loam, CL with a PI < 29



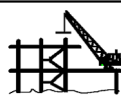
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*Homer W. Parker, Jr.*

**Project:** Private Residence  
1002 Pine Street  
Bastrop, TX



**Parker Engineering, LLC**  
1601 Woodrock  
Round Rock, Texas 78681  
TX Firm 799

## Job Information

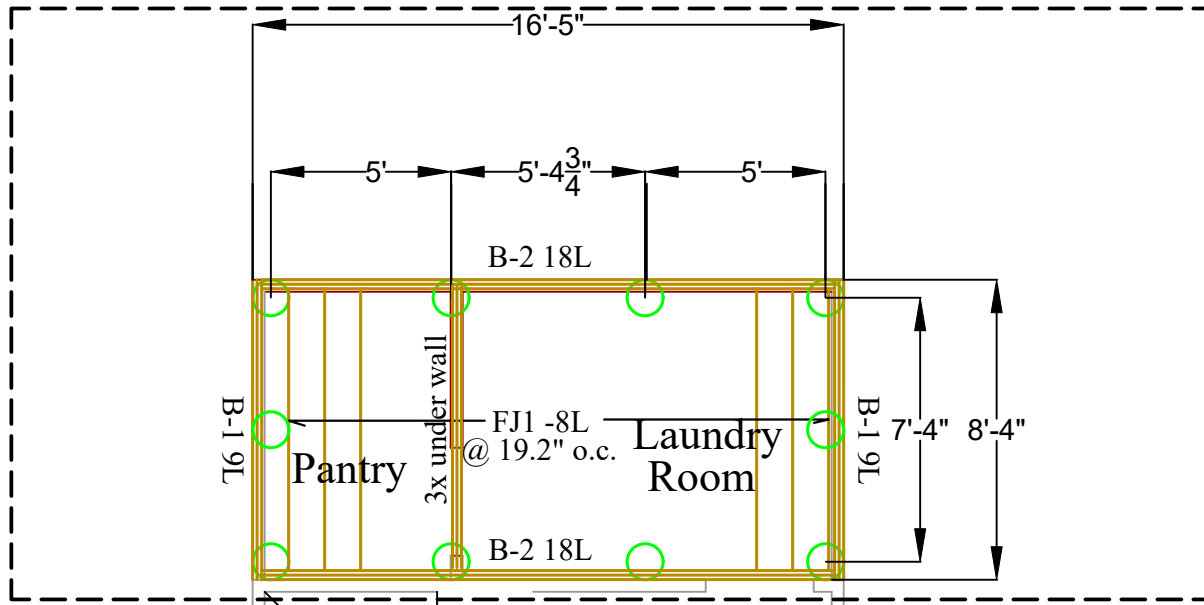
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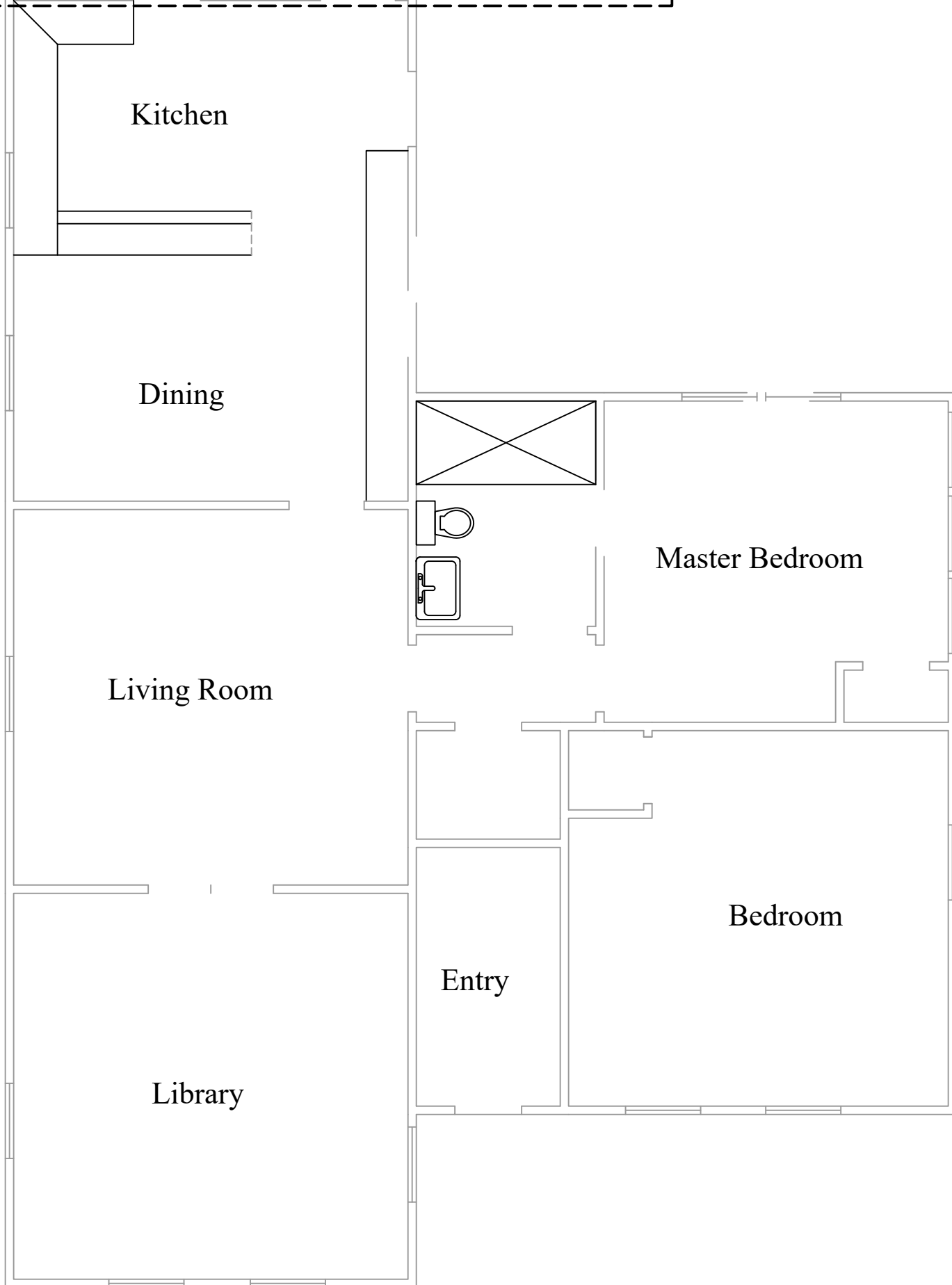
# Attachment 3

NEW ADDITION

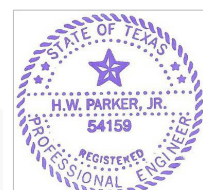


## BEAM SCHEDULE

- B-1 (2) 2 x 12" SP
- B-2 (2) 2 x 12" SP



## FLOOR FRAMING - Addition



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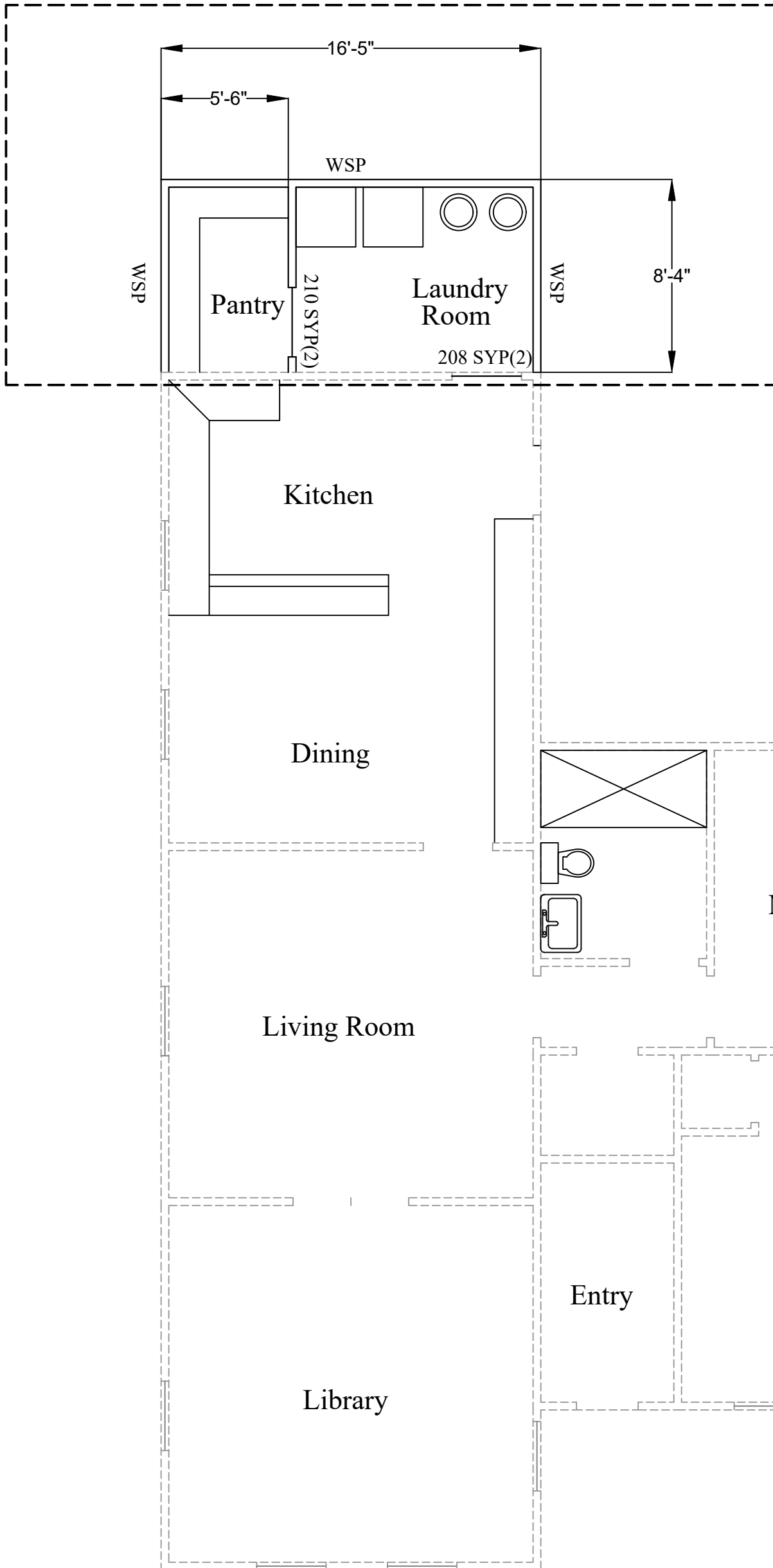
### Job Information

Task No: 25-003  
Scale: 3/16" = 1 ft

Date: 01/05/2025  
Page: S - 1.2

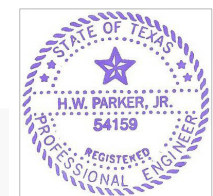
# Attachment 3

NEW ADDITION



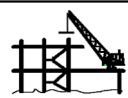
HEADER SCHEDULE  
 208 - (2) 2 x 8 SYP#2  
 210 - (2) 2 x 10" SYP

## NEW WALL PLAN - Addition



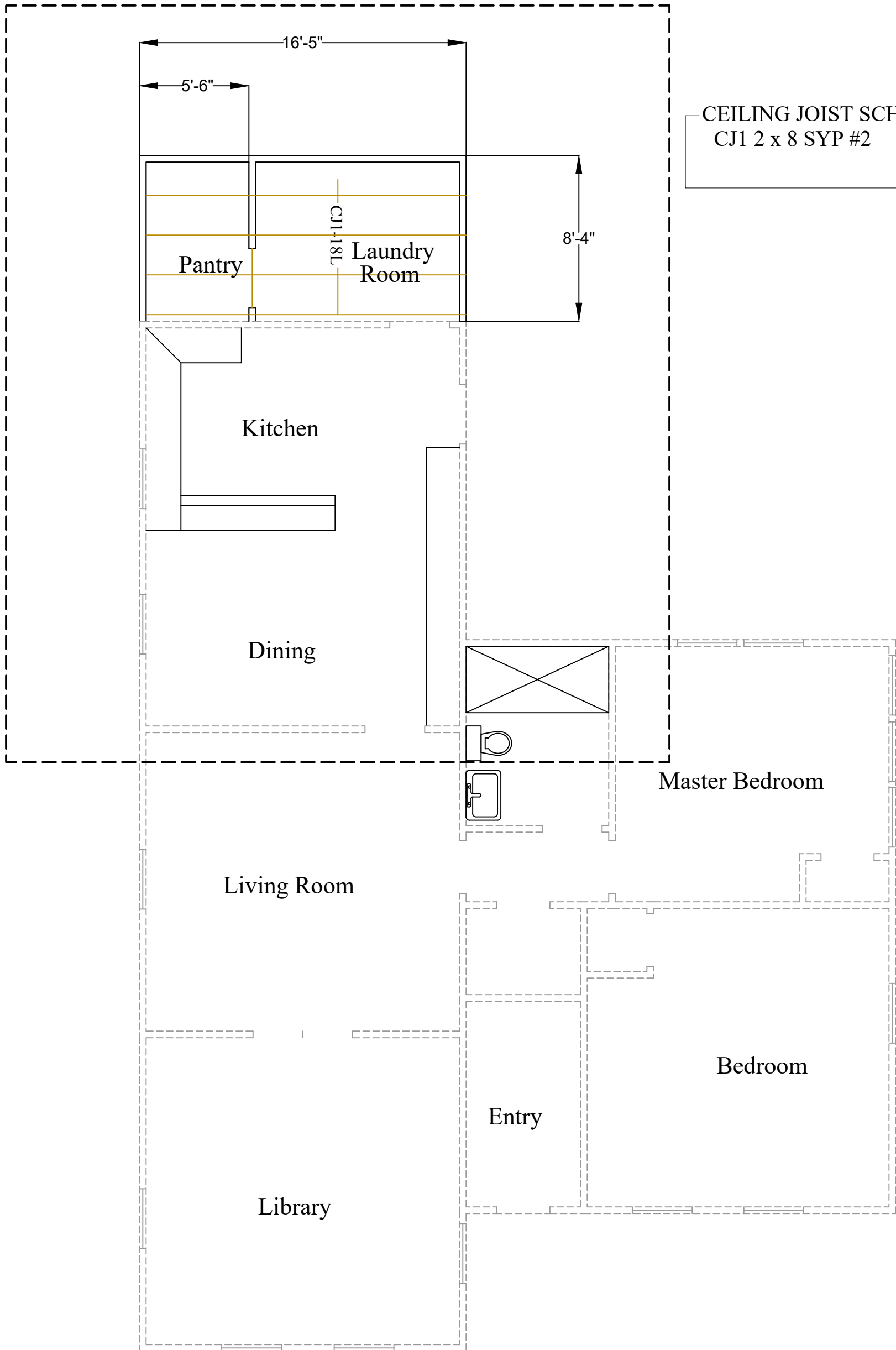
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		Task No: 25-003 Scale: 3/16" = 1 ft	Date: 01/05/2025 Page: S -2.0

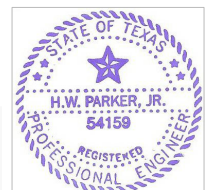
# Attachment 3

NEW ADDITION



CEILING JOIST SCHEDULE  
CJ1 2 x 8 SYP #2

## NEW CEILING PLAN - Addition

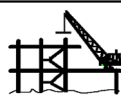


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Round Rock, Texas 78681  
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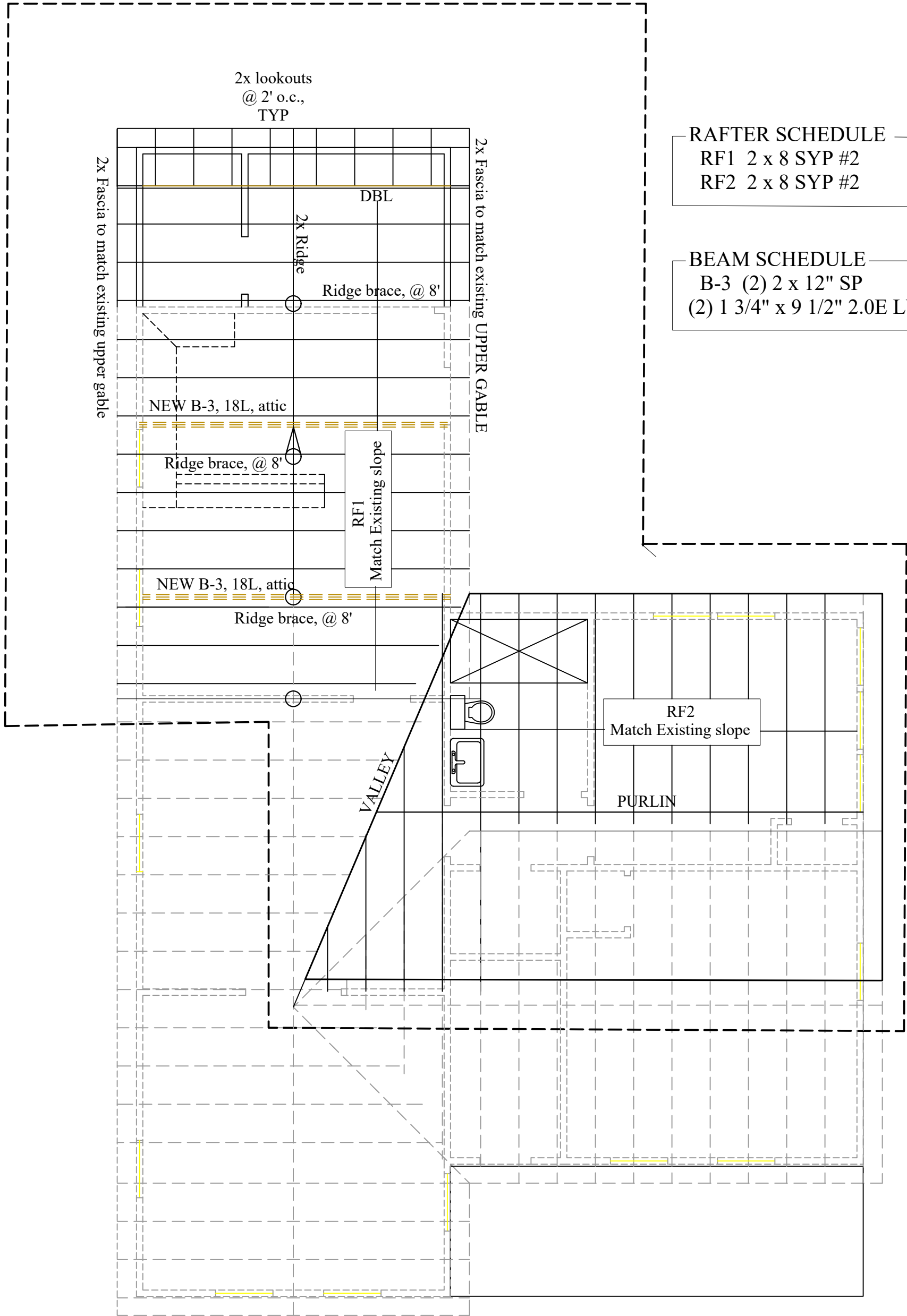
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Task No: 25-003  
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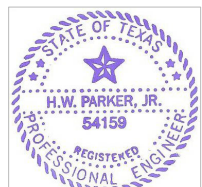
Date: 01/05/2025  
Page: S -2.1

# Attachment 3

## NEW ROOF ADDITION



## NEW ROOF PLAN



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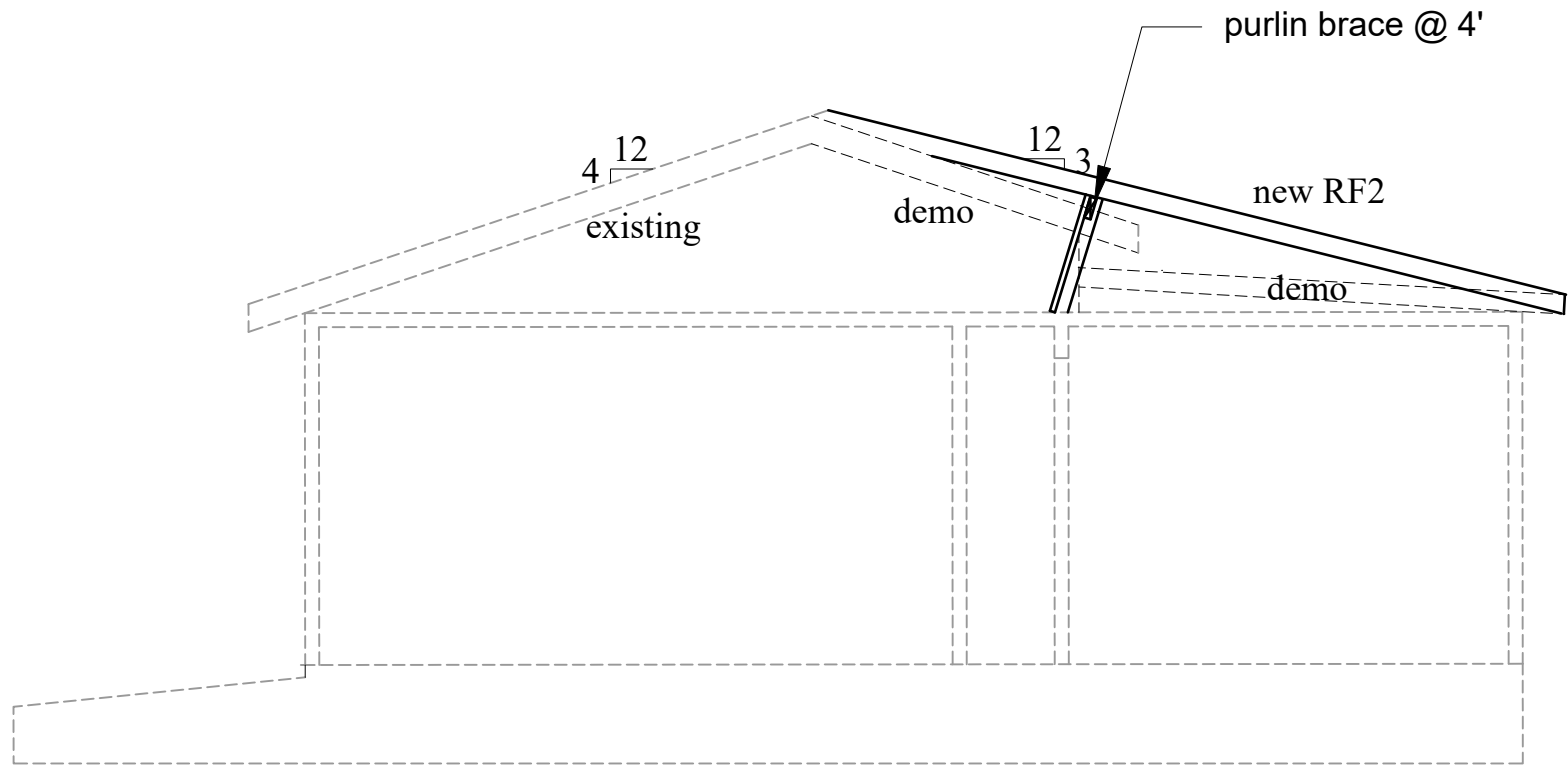
**Parker Engineering, LLC**  
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Round Rock, Texas 78681  
TX Firm 799

**Job Information**

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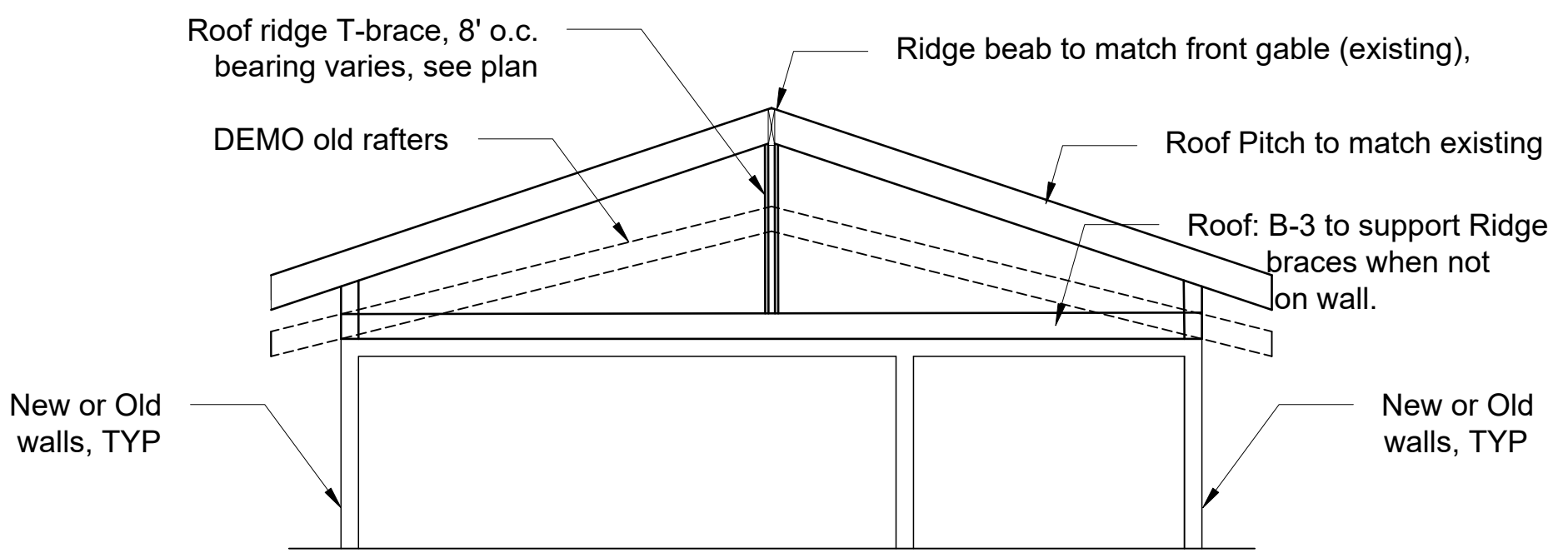
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# Attachment 3



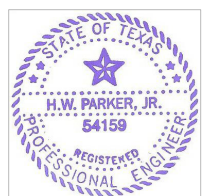
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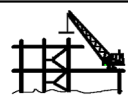
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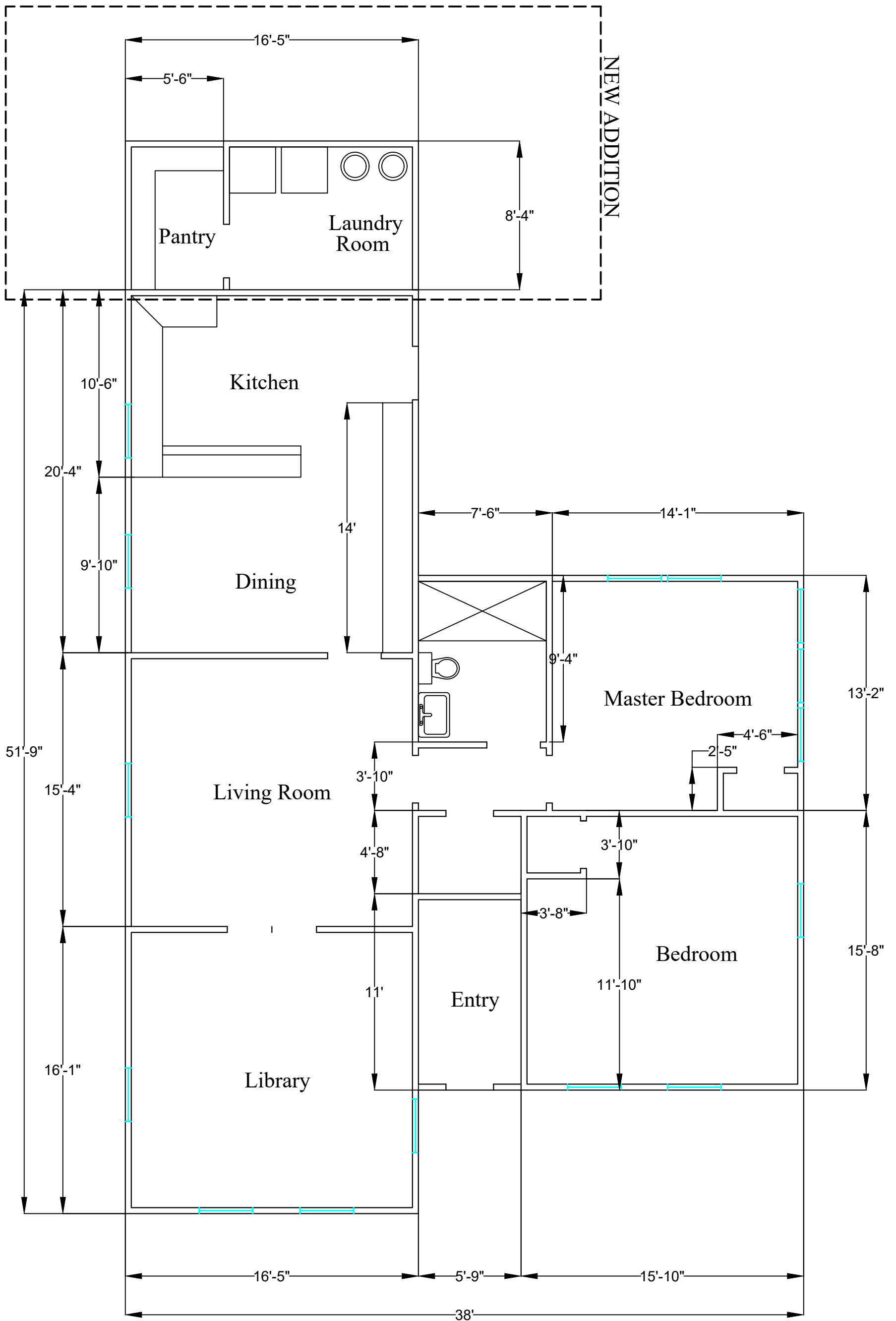


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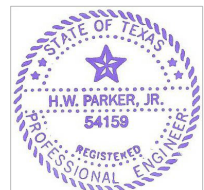
*Homer W. Parker*

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			Task No: 25-003 Scale: NTS	Date: 01/05/2025 Page: S-3.2

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## FLOOR PLAN



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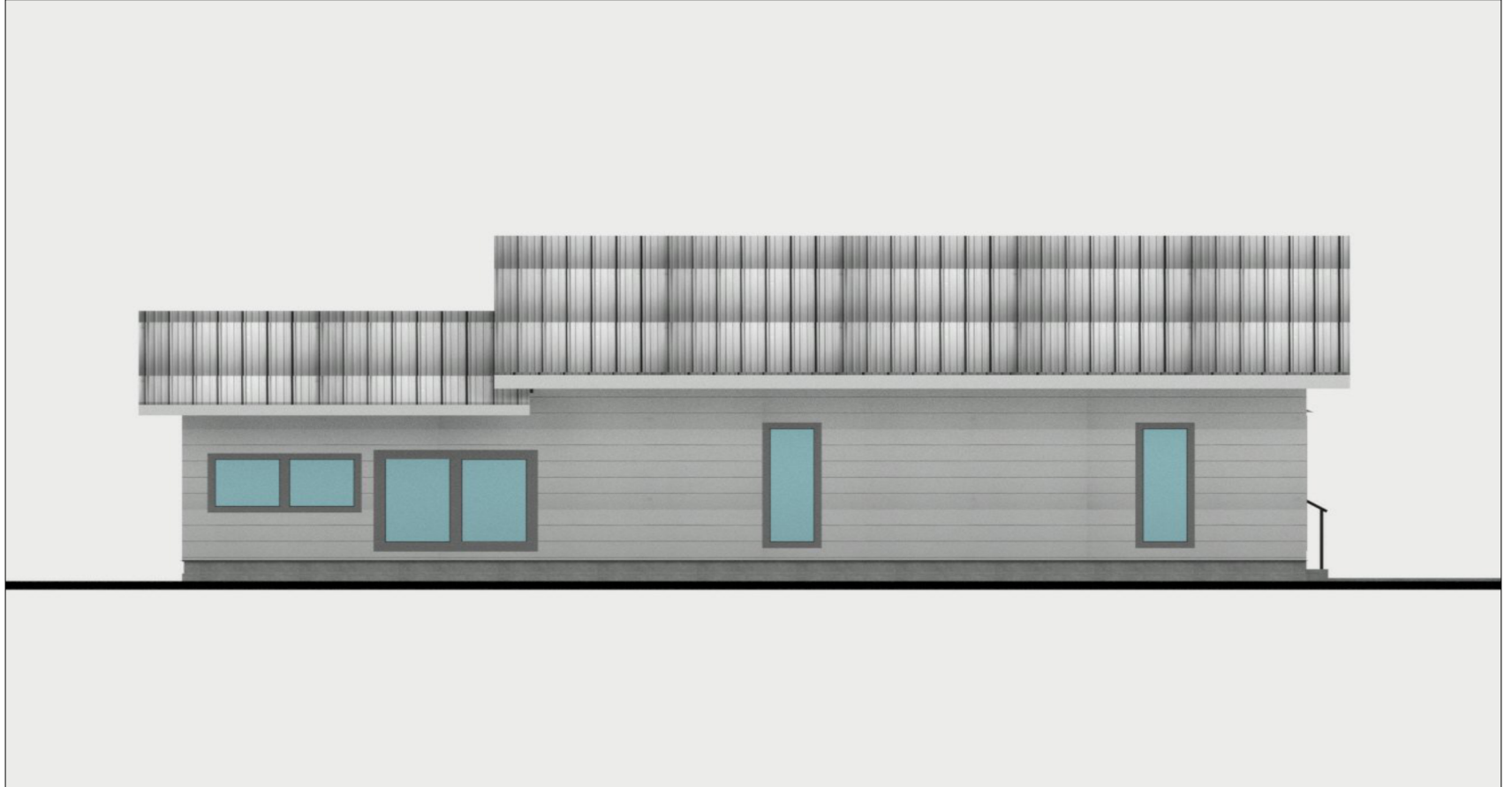
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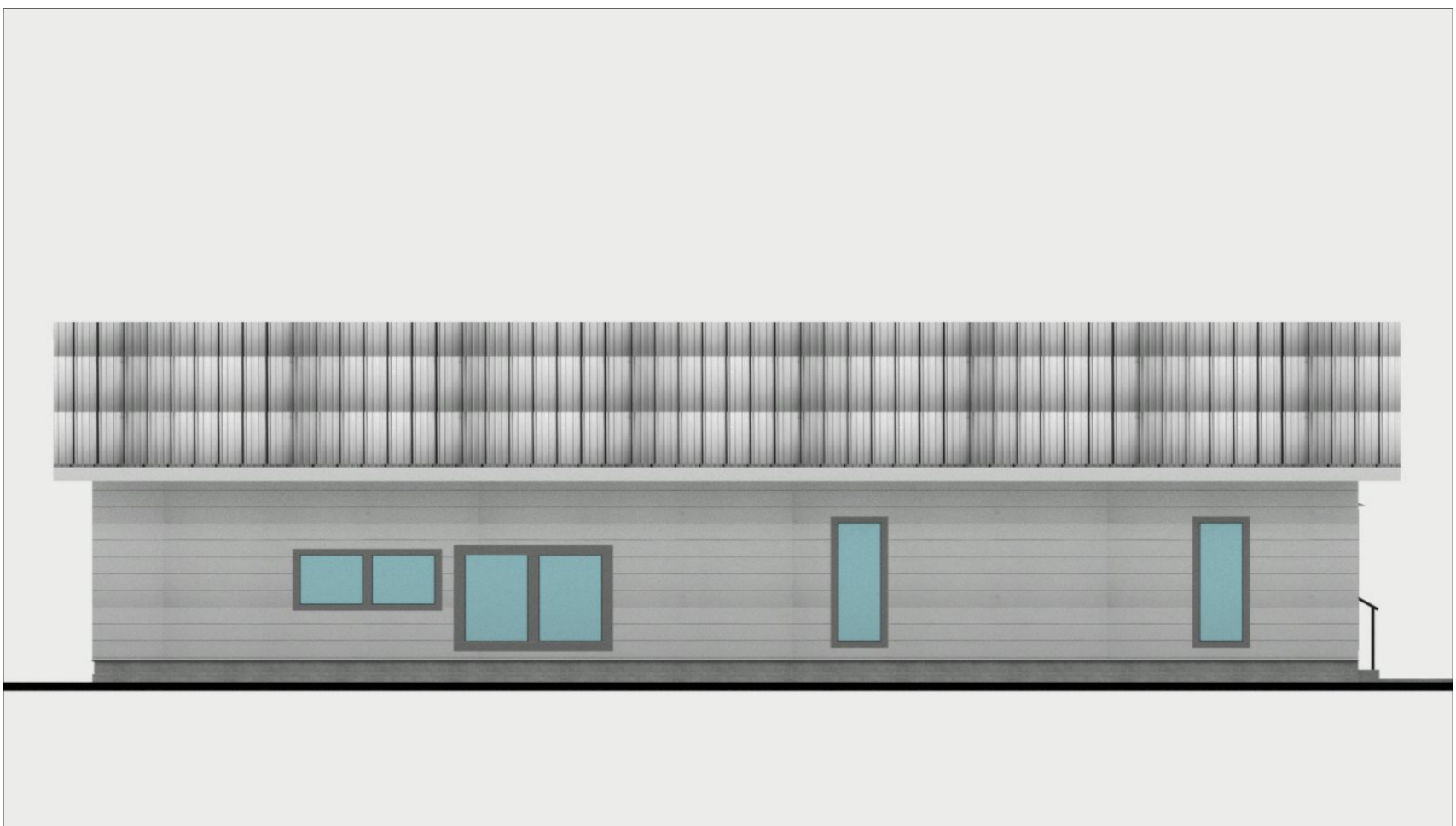
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Scale: 3/16" = 1 ft

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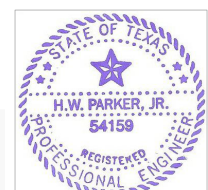


CURRENT - North Elevation



REMODEL - North Elevation

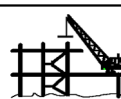
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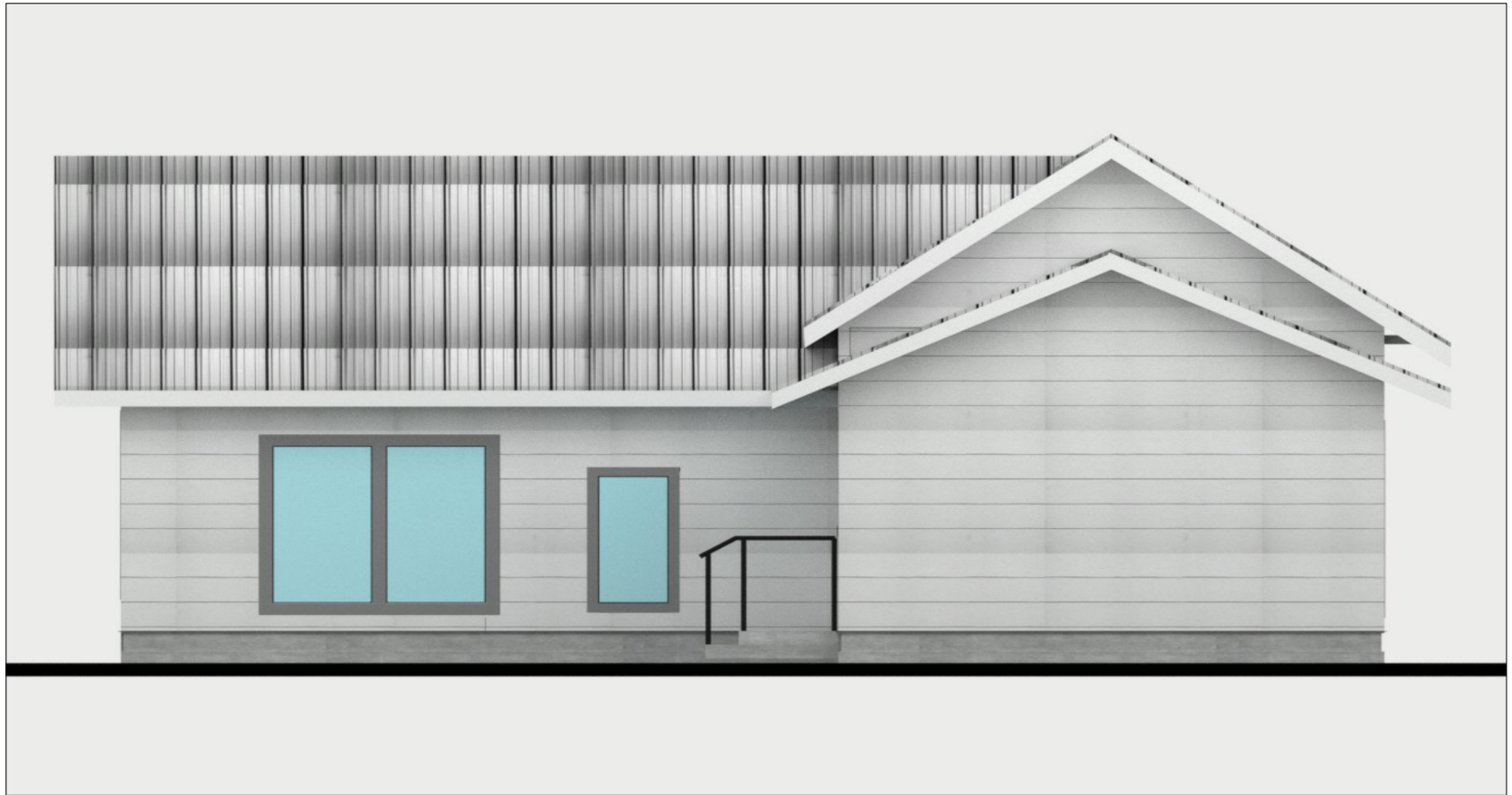
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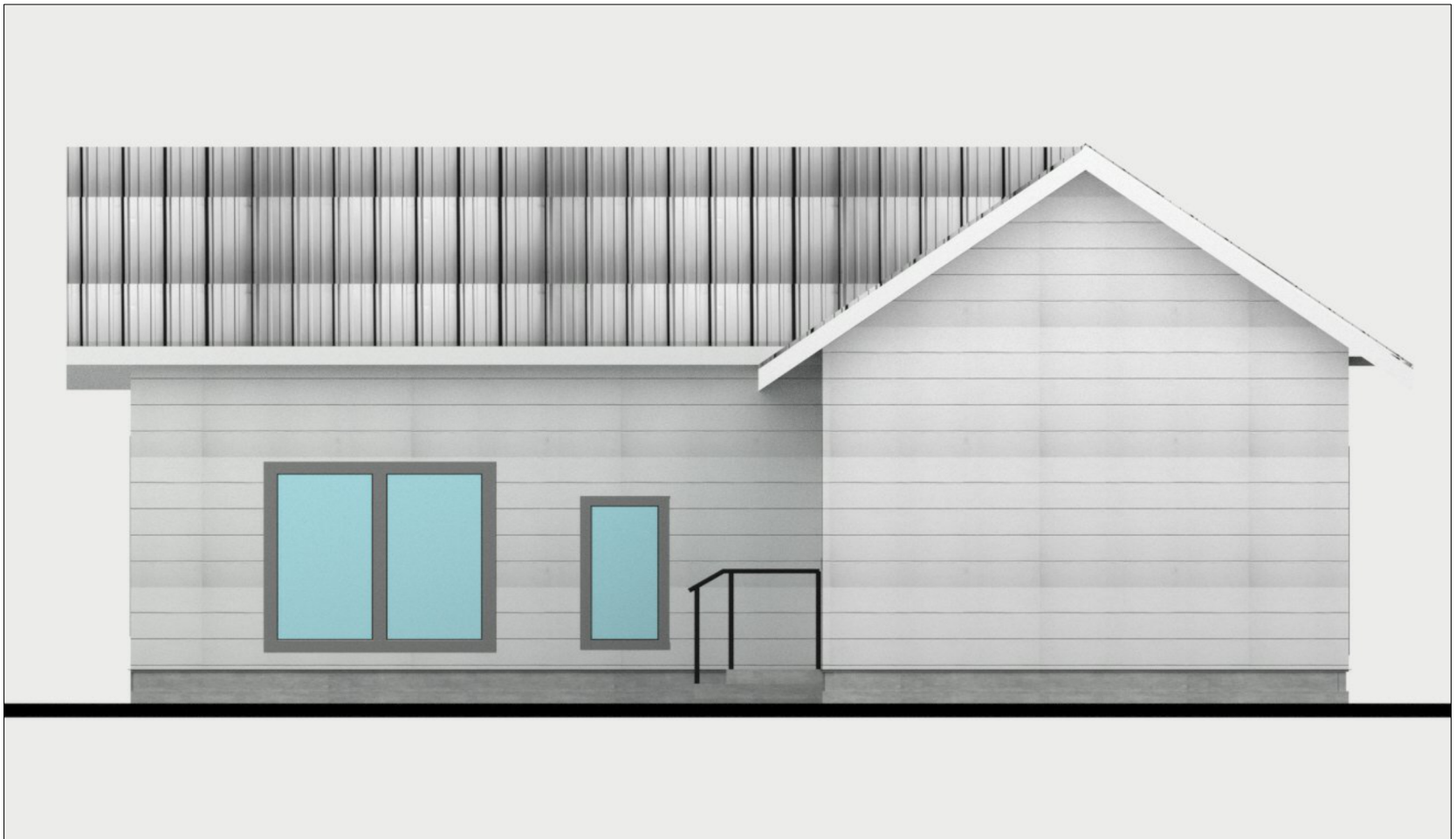
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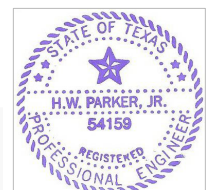
# Attachment 3



CURRENT - East Elevation



REMODEL - East Elevation

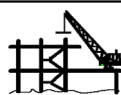


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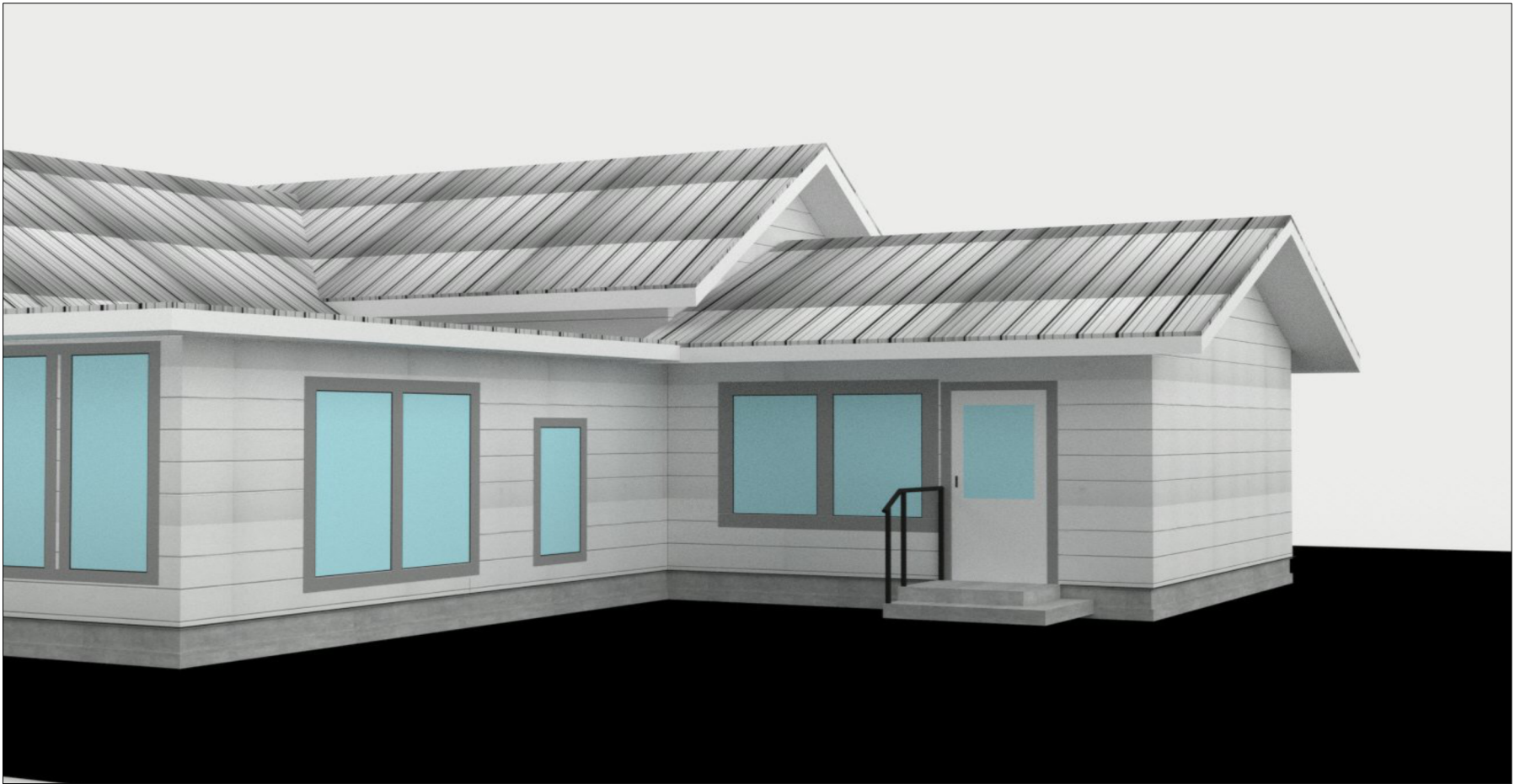
**Job Information**

Task No: 25-003  
Scale: 3/16" = 1 ft

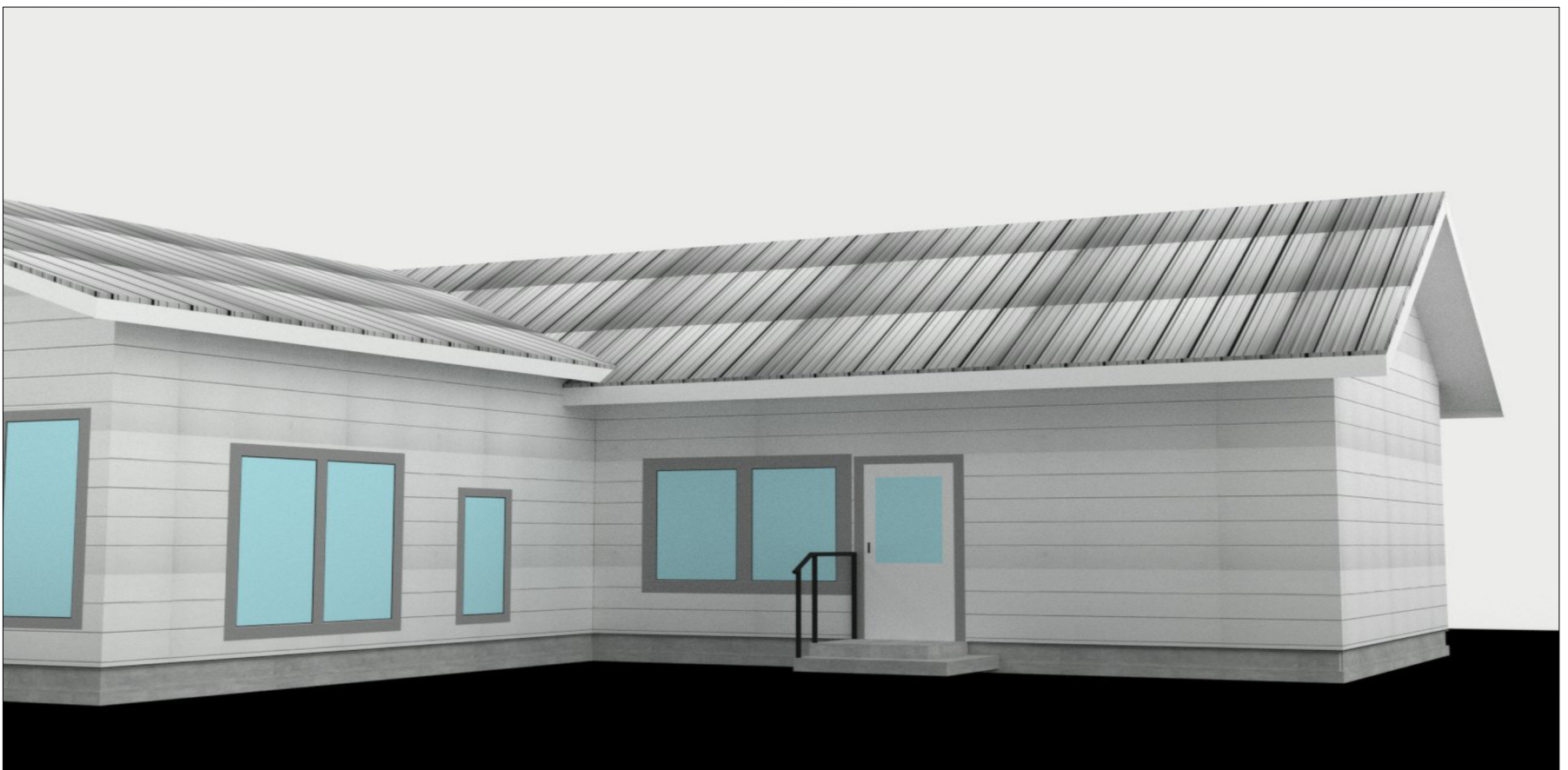
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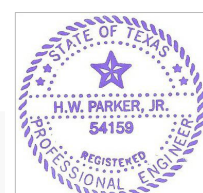


CURRENT - Perspective



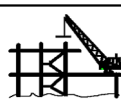
REMODEL - Perspective

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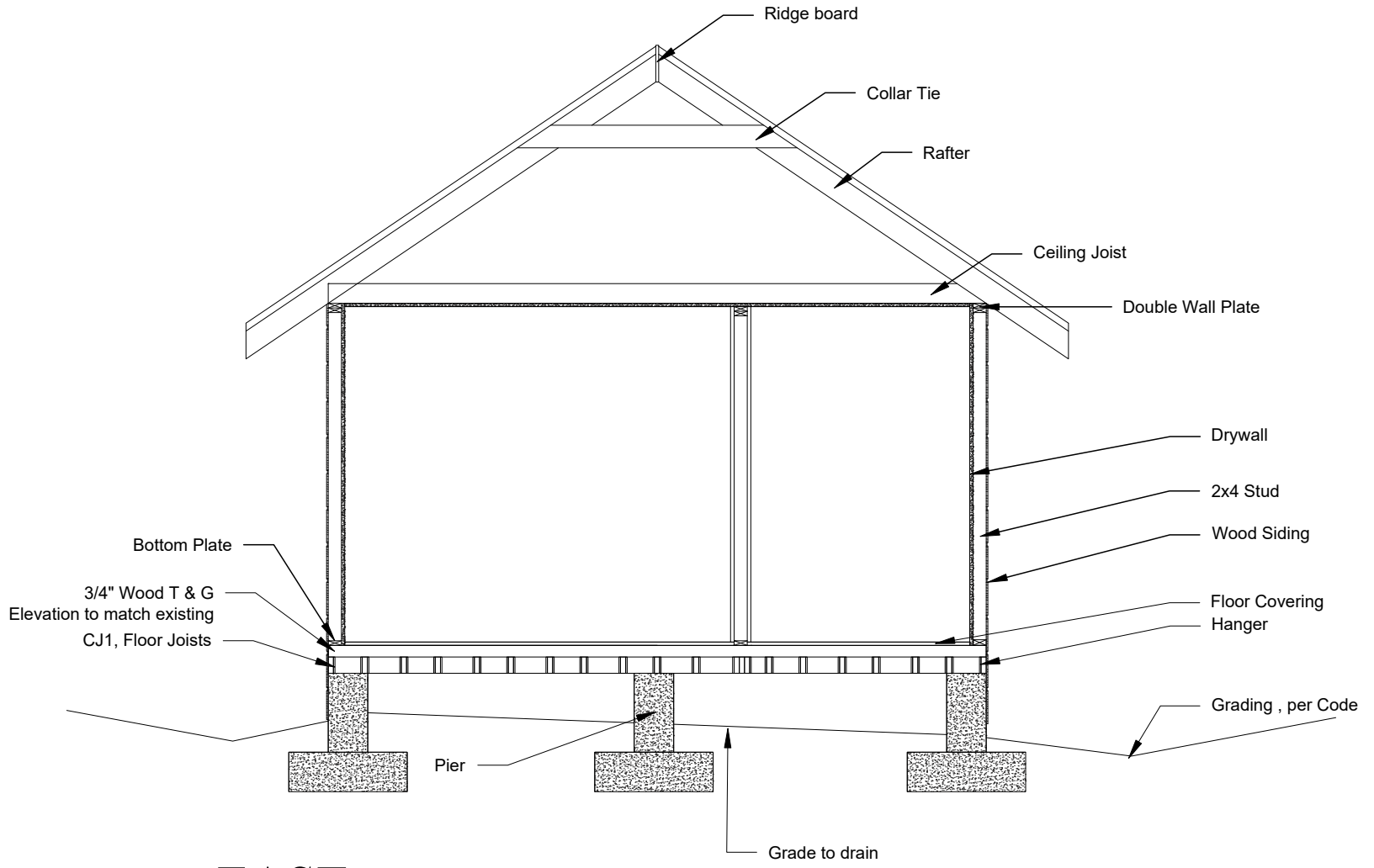
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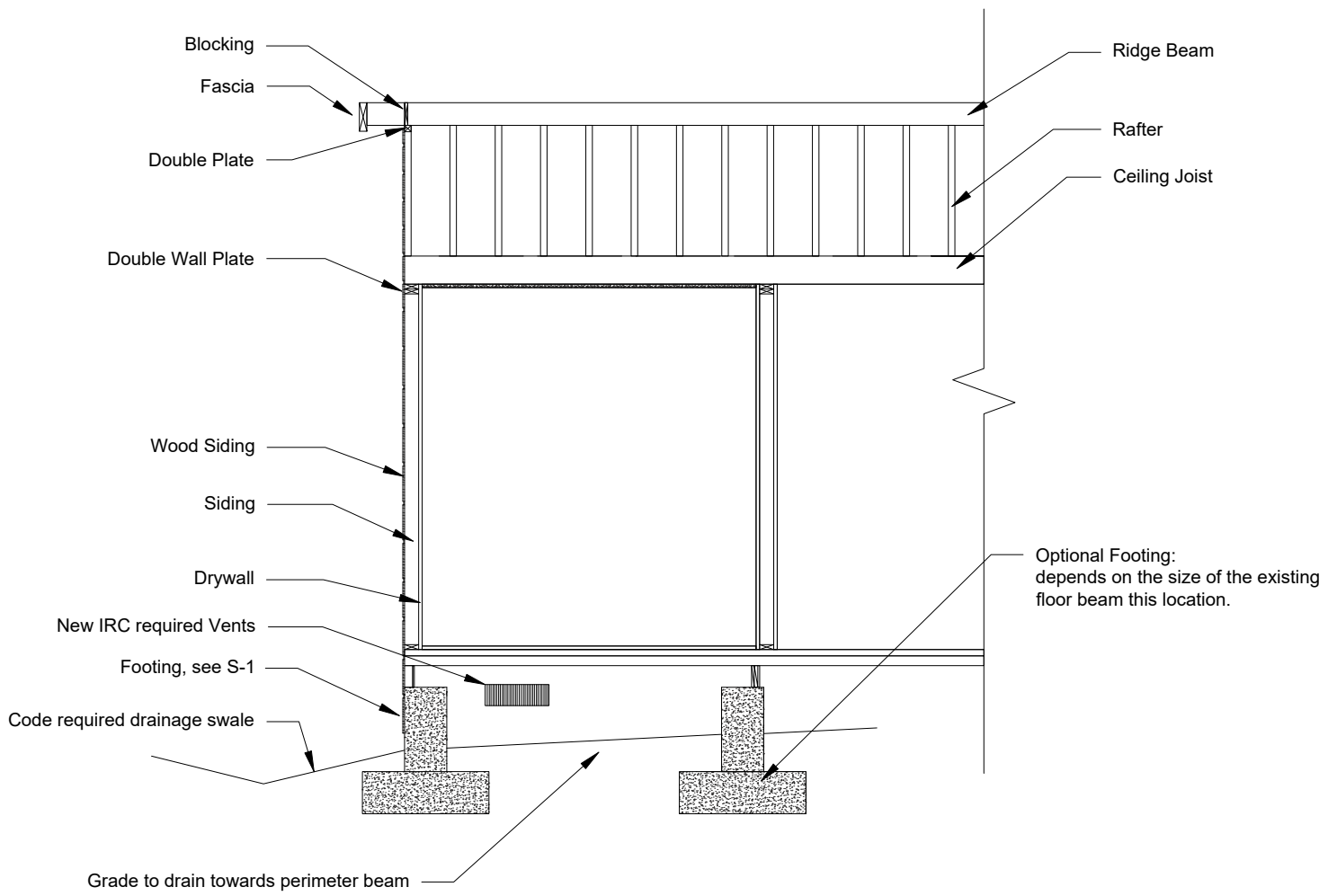
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# Attachment 3



**1 EAST**  
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**2 NORTH**  
Scale: N.T.S.



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