

Historic Landmark Commission Meeting

Bastrop City Hall
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8840



AGENDA – June 19, 2019, at 6:00 P.M.

Historic Landmark Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Commission Secretary at (512) 332-8840, or write to 1311 Chestnut Street, Bastrop, TX 78602, or call Relay Texas through a T.D.D. (Telecommunication Device for the Deaf) 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. To address the Council, please submit a fully completed request card to the Board Secretary prior to the meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Commission cannot discuss issues raised or make any decision at this time. Issues may be referred to City Staff for research and possible future action.

To address the Commission concerning any item on the agenda, please submit a fully completed request card to the Board Secretary prior to the meeting.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the February 20, 2019 Historic Landmark Commission Regular Meeting.
- 3B. Consider action to approve a Certificate of Appropriateness for an exterior addition to a street facing façade at 1101 Hill Street which is a National Register Structure known as the Minnie Wilkes House.
- 3C. Discussion on the development at 921 Main Street.

4. UPDATES

- 4A. Individual Requests from Historic Landmark Commissioners that particular items to be listed on future agendas (no group discussion allowed).

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 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: June 13, 2019 at 10:00 a.m. and remained posted for at least two hours after said meeting was convened.

Traci Chavez

Traci Chavez, Deputy City Secretary



STAFF REPORT

MEETING DATE: June 19, 2019

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the February 20, 2019 Meeting.

STAFF REPRESENTATIVE:

Launa Johnson, Permit Technician

ATTACHMENTS:

- February 20, 2019 Meeting Minutes



**MINUTES OF BASTROP HISTORIC LANDMARK COMMISSION
MEETING
February 20, 2019**

The Bastrop Historic Landmark Commission met in a Regular Meeting on Wednesday February 20, 2019 at 6:00 p.m. at Bastrop City Hall, located at 1311 Chestnut Street, Bastrop, Texas.

Members present were:

Christine Cartwright	<u>Present</u>	Susan Long	<u>Present</u>
Dan Hays-Clark	<u>Present</u>	Janean Whitten	<u>Absent</u>
Blake Kaiser	<u>Present</u>	Matthew Lassen	<u>Present</u>
Pat Crawford	<u>Absent</u>		

CALL TO ORDER

Chair Hays-Clark called the meeting to order with a quorum being present. 6:00 p.m.

CITIZEN COMMENTS

No citizen speakers.

ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the September 5, 2018 Historic Landmark Commission Special Meeting.

A motion was made by Commissioner Cartwright to approve the meeting minutes for the September 5, 2018 Historic Landmark regular meeting, seconded by Commissioner Blake Kaiser. Motion was approved on a 4-0 vote. Commissioner Lassen abstained from the vote as he was not on the Commission at the time of the last meeting.

3B. Consider action to approve a Certificate of Appropriateness for the exterior remodel, adding an elevator, at 1704 Main Street, also known as the Elbert S. Orgain House.

A motion was made by Commissioner Cartwright to approve the Certificate of Appropriateness for the exterior remodel, adding an elevator, at 1704 Main Street, seconded by Commissioner Kaiser. Motion was approved on a 5-0 vote.

4. UPDATES

4A. Individual Requests from Historic Landmark Commissioners that particular items to be included on future agendas (no group discussion allowed).

Commissioner Hays-Clark requested the home located at 909 Farm Street be added to the agenda for the next regular meeting, for discussion to invite the property owner to appl for Historic Landmark Status.

4B. Rules of Procedure for the City Council of City of Bastrop.

Booklets were passed to Commission members in attendance.

ADJOURNMENT

Chair Hays-Clark adjourned the meeting at 6:31 p.m. without objection.

APPROVED:

ATTEST:

Dan- Hays-Clark, Chair

Susan Long, Vice-Chair



STAFF REPORT

MEETING DATE: June 19, 2019

AGENDA ITEM: 3B

TITLE:

Consider action to approve a Certificate of Appropriateness for an exterior addition to a street facing façade at 1101 Hill Street which is a National Register Structure known as the Minnie Wilkes House.

STA STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

ITEM DETAILS:

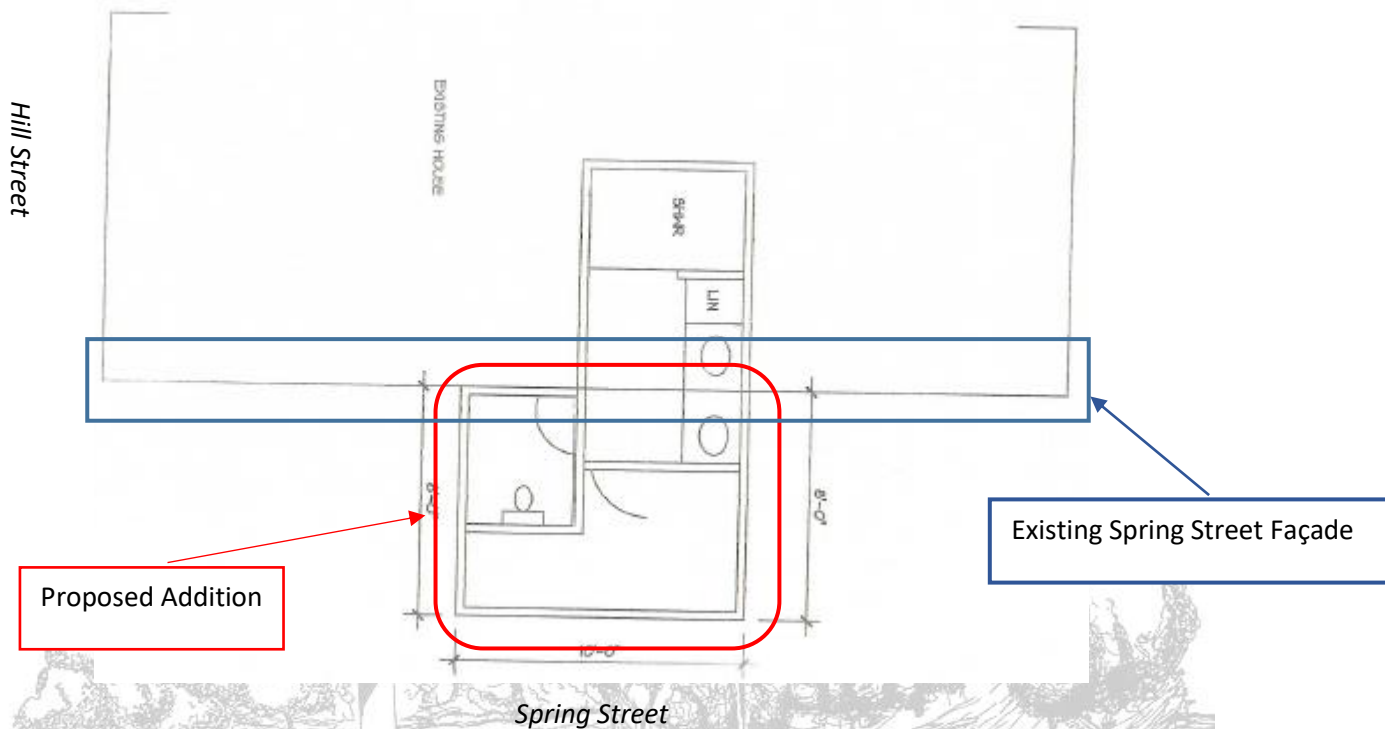
Site Address: 1101 Hill Street (Attachment 1)
Property Owner: Joshua and Angela Coy
Current Use: Residence
Existing Zoning: Downtown Form-Based Code: Neighborhood
Designations: National Register of Historic Places

BACKGROUND/HISTORY:

The property at 1101 Hill Street was built circa 1900 and is referenced as the Minnie Wilkes House. The structure's architectural style is Victorian, having a gabled roof with eave returns, front porch, porch eave brackets and two over two windows. The property was listed in the National Register of Historic Places in 1978.



The property owner is requesting to add on to the structure on the southern elevation that faces Spring Street. The addition would extend the structure eight feet for a 10-foot portion of the façade.



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.

Code of Ordinances Chapter 14 – Zoning

Per Section 14.03.003 (f) *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.

The proposed addition will use the same style and materials that currently exist on the structure. No existing windows and doors will be removed. The construction materials and style will need to match the existing to blend with the historic architectural style.

The applicant will still have to submit building permits and a survey that shows the setbacks to meet Building and Zoning codes.

RECOMMENDATION:

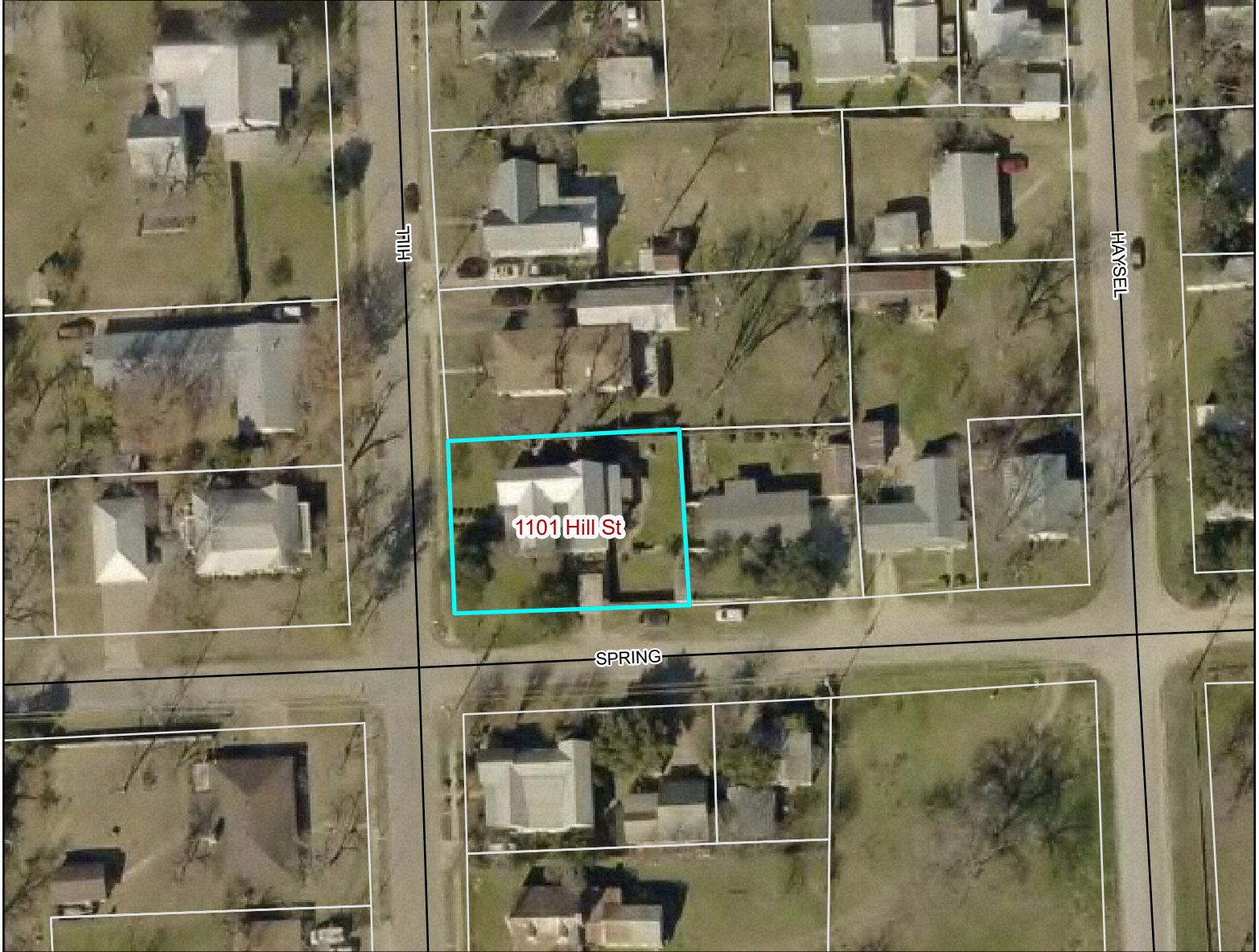
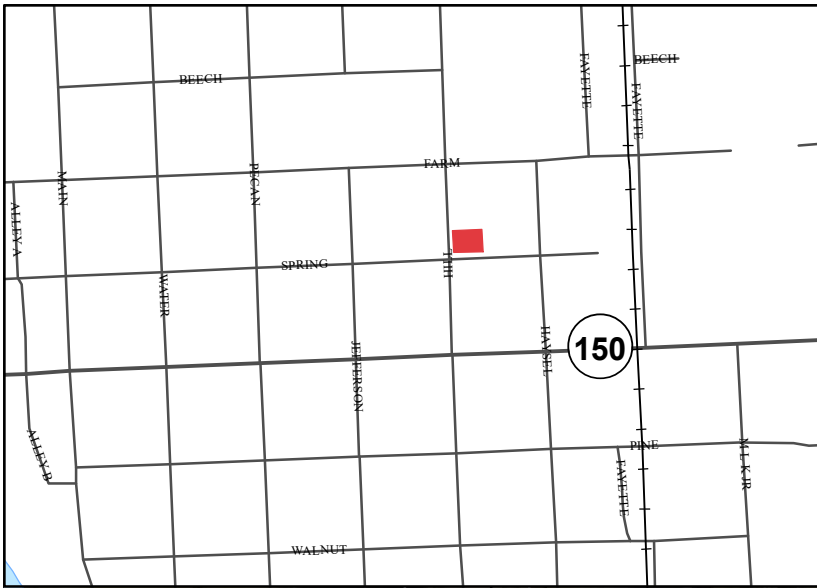
Consider action to approve a Certificate of Appropriateness for an exterior addition to a street facing façade at 1101 Hill Street which is a National Register Structure known as the Minnie Wilkes House with the conditions that the same exterior materials and construction style of the existing house be used on the addition.

ATTACHMENTS:

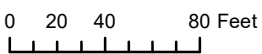
- Attachment 1 – Location Map
- Attachment 2 – Applicant Project Description

- Attachment 3 – Pictures of Existing Structure
- Attachment 4 – Proposed Addition
- Attachment 5 – 1101 Hill Street National Register of Historic Places Information





Attachment 1
 Location Map
 Certificate of Appropriateness
 1101 Hill St



The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

Date: 6/12/2019

RE: Coy House, 1101 Hill Street

To whom it may concern,

Included in the paperwork is a request to extend the south side of the house by 8 feet (8' x 10' total addition) which fits the cities guidelines for setbacks. We recently purchased the house in April and the house currently does not have a master bathroom or closet. The addition would be built using the exact same material, such as wood siding and a metal roof. The one stained glass window would also be reused to keep the same historic visual look of the home currently.

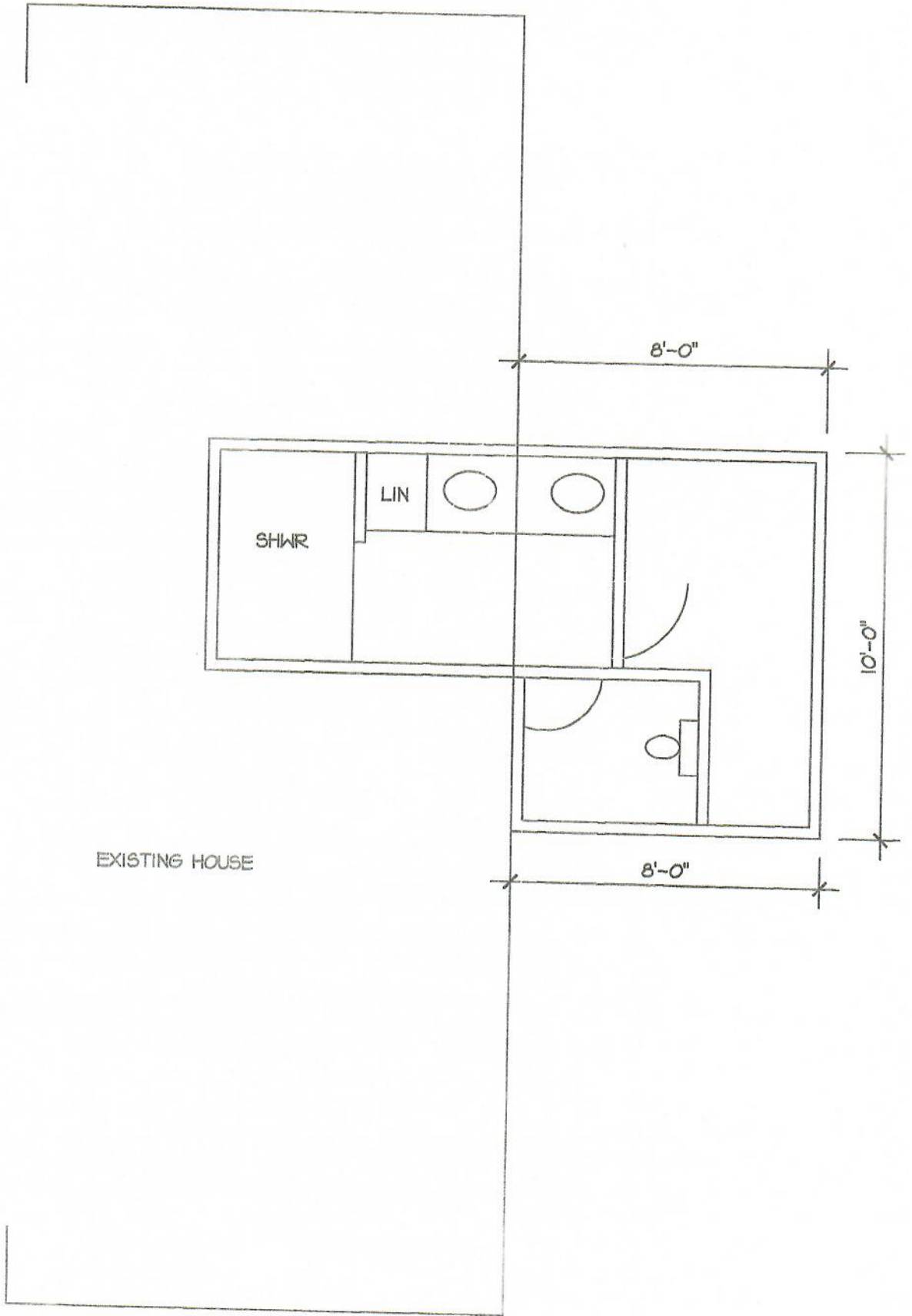


1101









EXISTING HOUSE

8'-0"

10'-0"

8'-0"

SHWR

LIN



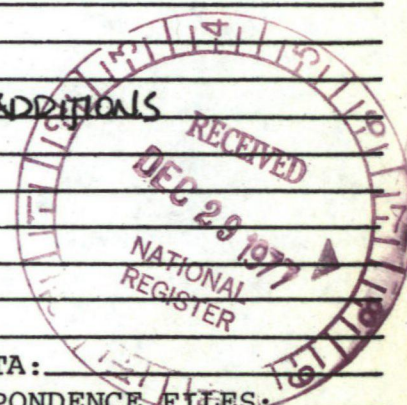
83

30

COUNTY: BAS QUAD: SE BLOCK: 31
 CITY: BA LOT: 8
 NAME: MINNIE WILKES HOUSE COUNTY: BASTROP
 ADDRESS: 1101 HILL CITY: BASTROP
 ARCHITECT/BUILDER: _____ PERIOD: FDT
 STYLE: VICTORIAN DATE: C. 1900's
 OWNER: MRS. ROBERT MOORE THEME: AAV
 SIGNIFICANCE: 1-STORY FRAME, SIMPLE VICTORIAN PLAN, GABLE ROOF
W/ EAVE RETURNS, FRONT PORCH CONVERTED INTO SCREEN PORCH, PORCH
EAVE BRACKETS, WINDOWS 2/2.

DESIGNATION: NR NHL THL HABS HAER OTHER: _____
 ORIGINAL USE: RESIDENCE
 PRESENT USE: RESIDENCE
 PHYSICAL CONDITION: FAIR
 altered/unaltered: E. SCREEN PORCH, REAR ADDITIONS
 CONSTRUCTION: FRAME
 roof material: CORRUGATED TIN
 RELATIONSHIP TO SURROUNDINGS: _____

BIBLIOGRAPHIC DATA: _____
 INFORMANT: _____
 RECORDED BY: SK/MT PHOTOGRAPHIC DATA: _____
 DATE: 12/18/76 SEE INFO/CORRESPONDENCE FILES: _____



	COUNTY	QUAD	BLOCK	LOT	31
	CITY		BA	SE	8

NAME: Minnie Wilkes House
 ADDRESS: 1101 Hill St.
 COUNTY: Bastrop
 CITY: Bastrop
 PERIOD: EDT
 ARCHITECT/BUILDER: _____
 DATE: c. 1900's
 OWNER: Mrs. Robert Moore
 THEME: AAV
 STYLE: Victorian

DESCRIPTION: 1-story frame, simple Victorian plan, gable roof, y eave returns, front porch converted into screen porch, porch eave brackets, windows 1/2.

SIGNIFICANCE: This house is a typical example of a Victorian home in Bastrop.

DESIGNATION: NR NHL RTHL HABS HAER OTHER: A
 ORIGINAL USE: Residence
 PRESENT USE: Residence
 PHYSICAL CONDITION: Fair
 Altered/unaltered: Screen porch, rear additions
 CONSTRUCTION: wall: Frame roof: Corrugated tin
 RELATIONSHIP TO SURROUNDINGS: _____
 ACREAGE/BOUNDARY DESCRIPTION: _____

BIBLIOGRAPHIC DATA: _____
 INFORMANT: _____
 RECORDED BY: SK, MY PHOTOGRAPHIC DATA: _____
 DATE: 12-18-76 SEE INFO/CORRESPONDENCE FILES: _____

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY resource area is approx. 4,000 acres

UTM REFERENCES. (no map available with UTM markings---Latitude & Long. below)

A	3.0					B					
	ZONE	EASTING	NORTHING				ZONE	EASTING	NORTHING		
C						D					
	ZONE	EASTING	NORTHING				ZONE	EASTING	NORTHING		

VERBAL BOUNDARY DESCRIPTION

(A) 30°05'30"/97°16'38" (B) 30°05'30"/97°20'30"^{019'50"}
 (C) 30°08'14"/97°16'38" (D) 30°08'14"/97°20'30"^{19'50"}

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME/TITLE: Marie Deacon Landon, Historian Stan Klein, Draftsman
Joe R. Williams, Project Director

ORGANIZATION: _____ DATE: _____

STREET & NUMBER: _____ TELEPHONE: _____

CITY OR TOWN: _____ STATE: _____

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:
 NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE: *[Signature]* DATE: Dec 13, 1977

TITLE: Texas State Historic Preservation Officer

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION: *[Signature]* DATE: 12/22/78

ATTEST: *[Signature]* DATE: 12/20/78

KEEPER OF THE NATIONAL REGISTER

NAME: MINNIE WILKES HOUSE

ADDRESS: 1101 HILL

CO BLK BAS 31
CITY QUAD LOT BA SE 8



VIEW: WEST ELEVATION

RECORDED BY: SK-MY

DATE: 12-18-76

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000828



STAFF REPORT

MEETING DATE: June 19, 2019

AGENDA ITEM: 3C

TITLE:

Discussion on the new development at 921 Main Street.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

BACKGROUND/HISTORY:

The lot at 921 Main Street has been vacant since the previous building burned down in 2003. For the integrity of the buildings on both sides, as well as the consistent use of the 900 block of Main Street, the Bastrop Economic Development Corporation has been working to construct a new two-story, 9,000 square foot building in this space. The front façade will blend with the existing buildings, with a single door entry on the first floor and a second story gallery with double door access. Preliminary renderings will be presented at the meeting.

The Bastrop Economic Development Corporation would like to solicit feedback from the Historic Landmark Commission, as this building intends to be compatible with the Downtown Bastrop National Register District. The area is zoned Downtown Form-Based Code – Historic Main Street. The building must follow the FBC development standards, but does not need a Certificate of Appropriateness, as the code does not have infill standards or review requirements.

POLICY:

6.2 - Historic Main Street (HMS) Zone.

(A) Illustrations and Intent.

This Character Zone is generally located in the Historic 800 through 1100 blocks of Main Street. This character zone is intended to preserve and enhance the existing historic character of these Main Street blocks.

To that end, development standards in this zone will require any improvements (public and private) and reconstruction (including any infill) to be consistent with the historic architecture of the block. ***Changes to the any Significant or Historic Landmarks within this zone shall meet the Historic Landmark Preservation Standards per Chapter 14.03 of the City of Bastrop Zoning Ordinance. Standards in this section shall only apply to new construction or additions to existing buildings.***

ATTACHMENTS:

N/A