

Historic Landmark Commission Agenda

Council Chambers
1311 Chestnut Street
Bastrop, TX 78602



March 17, 2021 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 Commission, please submit a fully completed request card to the Commission 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 Commission Secretary prior to the meeting.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the January 20, 2021 Historic Landmark Commission Regular Meeting.

3B. Public hearing and consider action to recommend approval of a resolution to add a local Historic Landmark designation to the fireplace/chimney structure on 0.85 acres of Bastrop Town Tract A11, located near Farm and Willow Streets in Fisherman's Park, to be known as the Mason Chalmers Fireplace, and forward to the April 13, 2021 City Council meeting.

3C. Consider action to approve a Certificate of Appropriateness for a blade sign on a structure at 0.185 acres of Building Block 3 West of Water Street, located at 705 Pine Street, to be known as KC Outfitters, located within the Bastrop Commercial National Register Historic District.

3D. Consider action on a Certificate of Appropriateness for a new building requesting a reduction in the window requirement to 13% of a front façade when the requirement is 60% for Lot 2 of the Main & Spring Subdivision, located at 714 Spring Street within the Iredell Historic District.

- 3E. Discussion on the Commission's history and past work towards implementation of Historic Landmark Preservation's Purpose and Intent.
- 3F. Discussion and possible action on recommendations to Planning & Zoning Commission on appropriate fence styles and sizes for the Bastrop Commercial National Register District and the Iredell Historic District.

4. UPDATES

- 4A. Update on the Joint Planning & Zoning Commission and City Council meeting on January 28, 2021.
- 4B. 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 is 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 convenience that is readily accessible to the public, as well as to the City's website, www.cityofbastrop.org. Said Notice was posted on the following date and time: March 12, 2021 5:05 p.m. and will remain posted for at least two hours after said meeting has convened.



Jennifer C. Bills, Assistant Planning Director



STAFF REPORT

MEETING DATE: March 17, 2021

AGENDA ITEM: 3A

TITLE:

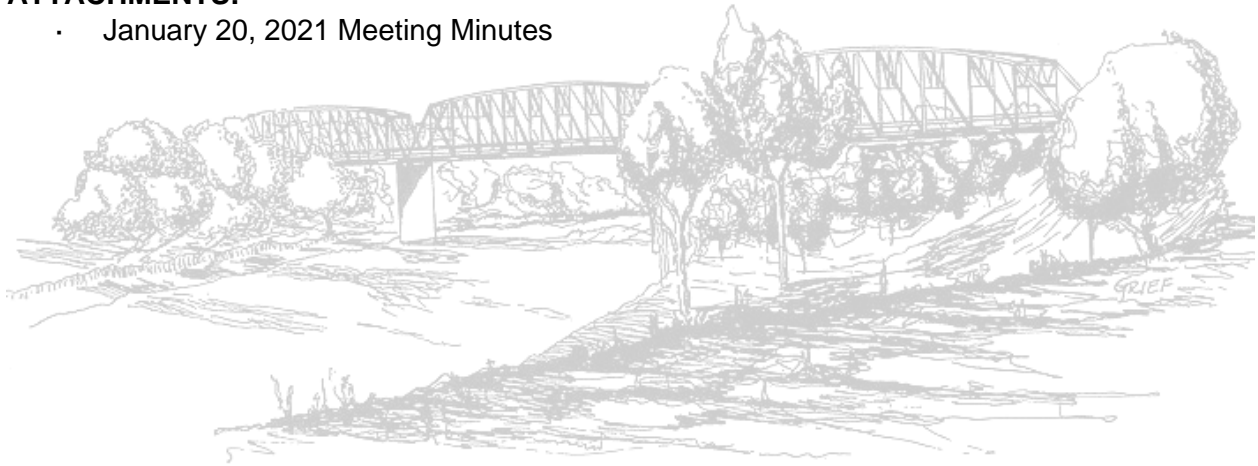
Consider action to approve meeting minutes from the January 20, 2021 Historic Landmark Commission Regular Meeting.

STAFF REPRESENTATIVE:

Debra Adams, Commission Secretary/Permit Technician

ATTACHMENTS:

- January 20, 2021 Meeting Minutes



HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, January 20, 2021 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

The Chair called the meeting to order at 6:02 pm.

Commissioners:

Blake Kaiser, Chair	Present
Christine Cartwright	Present
Pablo Serna, Vice-Chair	Present via Phone
Susan Long	Present
Matt Lassen	Present
Janean Whitten	Present
Cheryl Long	Present

City Council Liaison:

Bill Ennis	Present
------------	---------

Staff:

Jennifer Bills	Present
Debra Adams	Present
Shirley Ellis	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the December 16, 2020 Historic Landmark Commission Regular Meeting.

- Pablo Serna made a motion to approve and Janean Whitten seconded, and the motion carried unanimously.

3B. Public Hearing and consider action to approve a Certificate of Appropriateness for Demolition or Relocation to remove two residential structures at the First United Methodist Church, located on First United Methodist Church of Bastrop Subdivision, Lot 1, at 1204 and 1206 Water Street, for properties within the Iredell Historic District.

- Ms. Bills presented the item.
- Photos were provided.
- The Applicants were available for questions.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

- Discussion commenced on removal of the houses. Serna asked about making sure that the orientation of future buildings would face Water Street. Bills stated that the B³ Codes require a build-to line, lot occupation, glazing and encroachments so future buildings would interact with the public frontage.
- No citizen comments were made.

Cheryl Long made a motion to approve the Certificate of Appropriateness for the removal of the two structures and Matt Lassen seconded. Three members abstained due to conflicts of interest. The motion carried 4-0.

- 3C. Consider action on a Certificate of Appropriateness for 0.48 acres of Building Block 2 West of Water Street, also known as the Richard Starke House, located at 703 Main Street to allow six-foot tall posts on a 52-inch-tall open panel fence along Main Street, designated on the National Register of Historic Places.

- Ms. Bills presented the item. This item had been considered and approved at a previous meeting, but changes to the fence were made by the owner. Above the 52-inch-tall fence panels, the owner left 18 to 22 inch fence posts, to allow for the hanging of lights and plants.
- The Commission discussed the applicability of the pattern book, language that is used needs to be more specific. Fence does not match what was first submitted. Moving forward the Commission shouldn't allow revisions when the finished product does not match what was approved.
- The Applicant, Mike Kinslow, was available for questions.
- A material sample was not available. Photos were provided.
- No citizen comments were made.

Cheryl Long made a motion to approve the additional height of the fence posts at 18 – 22 inches above the 52-inch-tall panels. Matt Lassen seconded the motion as stated. The motion carried by a vote of 4-3 (Cartwright, Whitten, and Serna against).

- 3D. Consider action on a Certificate of Appropriateness for 0.48 acres of Building Block 2 West of Water Street, also known as the Richard Starke House, located at 703 Main Street to replace 12 windows with a prairie style window, designated on the National Register of Historic Places.

- Ms. Bills presented the item.
- A material sample was not available. Photos were provided.
- The Applicant, Mike Kinslow, was available for questions.
- Discussion commenced on window style.
- No citizen comments were made.

Christine Cartwright made a motion to approve and Susan Long seconded, and the motion carried unanimously.

- 3E. Consider action on a Certificate of Appropriateness for 0.184 acres of Building Block 5, West of Water Street, located at 710 Chestnut for a 42-inch-tall horizontal style metal fence along the front property line, for a site in the Iredell Historic District.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

- Ms. Bills presented the item.
- A material sample was not available. Photos and a site drawing were provided.
- The Applicants, Bill and Lisa Gossett were available for questions.
- The Commission discussed that the site drawing showed a vertical fence, but the picture example showed a horizontal fence. The applicant clarified that they would like the horizontal fence. Bills pointed out that the front fence also includes 10-foot-tall posts with a top beam that will provide an entry feature.
- No citizen comments were made.

Matt Lassen made a motion to approve with the following conditions:

1. The span of each panel cannot exceed 60 inches on center.
2. Must have a continuous top rail.
3. Height cannot exceed 42 inches.
4. 10-foot-tall embellishment entry way allowed as shown.

Pablo Serna seconded the motion as stated. The motion carried unanimously.

3F. Discussion on the Commission's history and past work towards implementation of Historic Landmark Preservation's Purpose and Intent.

- Mr. Bill Ennis provided information from the original creation of the Historic Landmark Commission and research that was done on properties that may be eligible for designation. Mr. Ennis provided documents for Commissioners to review and discuss at the next meeting.

Take documents home, review and will review at next meeting.

3G. Discussion and possible action on recommendations to Planning & Zoning Commission on appropriate fence styles and sizes for the Bastrop Commercial National Register District and the Iredell Historic District.

- Ms. Bills informed the Commission that the Planning & Zoning Commission and City Council would be holding a joint meeting on January 28, 2021 to review upcoming code amendments. Changes to the fence requirements will be presented as one of the items to consider for amendment. Once feedback is received, the HLC can begin to craft standards to recommend for adoption.

4. UPDATES

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

- No requests were made, and no action taken.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

5. ADJOURNMENT

- Matt Lassen made a motion to adjourn,
- Cheryl Long seconded.

- Meeting adjourned by Chair at 7:30 pm.

Commission Chair

Commission Vice-Chair



STAFF REPORT

MEETING DATE: March 17, 2021

AGENDA ITEM: 3B

TITLE:

Public hearing and consider action to recommend approval of a resolution to add a local Historic Landmark designation to the fireplace/chimney structure on 0.85 acres of Bastrop Town Tract A11, located near Farm and Willow Streets in Fisherman's Park, to be known as the Mason Chalmers Fireplace, and forward to the March 9, 2021 City Council meeting.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

ITEM DETAILS:

Site Address: Near Farm Street and Willow Street (Attachment 1)
Property Owner: City of Bastrop
Current Use: Park
Existing Place Type Zoning: Civic Space (P-CS)
Designations: None

BACKGROUND/HISTORY:

The City of Bastrop, as the property owners of Fisherman's Park is requesting the Historic Landmark Commission consider this property for local Historic Landmark designation, on behalf of the family of Mason Chalmers, represented by Ken Kesselus. Once the Commission makes a recommendation, it will be placed on the April 13, 2021 City Council agenda for public hearing and consideration.



For a structure or site to be designated as a local Historic Landmark, it must meet the criteria of Section 9.2.002 listed below. In Attachment 2, Mr. Kesselus has provided the history of the fireplace as the basis for meeting the eligibility criteria.

POLICY EXPLANATION:

Chapter 9 of the Bastrop Building Block (B³) Code

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.
- (c) Process for designation of historic landmarks.
 - (1) Owners of property being considered for designation as a historic landmark shall be notified prior to the Commission hearing on the recommended designation. The Commission shall provide notice to property owners within two hundred (200) feet of the property and conduct a public hearing.
 - (2) 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.
 - (3) Upon designation of a historic landmark, the City Council shall cause the designation to be noted as follows:
 - (A) Recorded in the official real property records of Bastrop County.
 - (B) Designated on the historic resource map of the city.
 - (C) 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 sending the property owner a statement that describes the impact of the designation to the property 15 days before the first hearing.

NOTIFICATION:

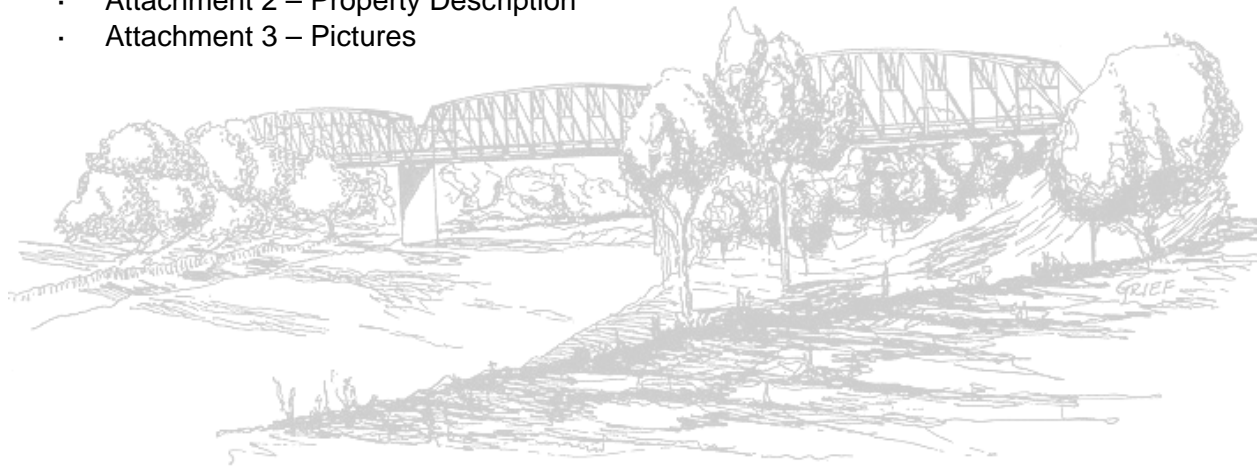
One property owner within 200 feet of parcel R24605 were notified of the public hearing on through a newspaper advertisement and posted mail on February 26, 2021. No comments have been received as of the writing of this report.

RECOMMENDATION:

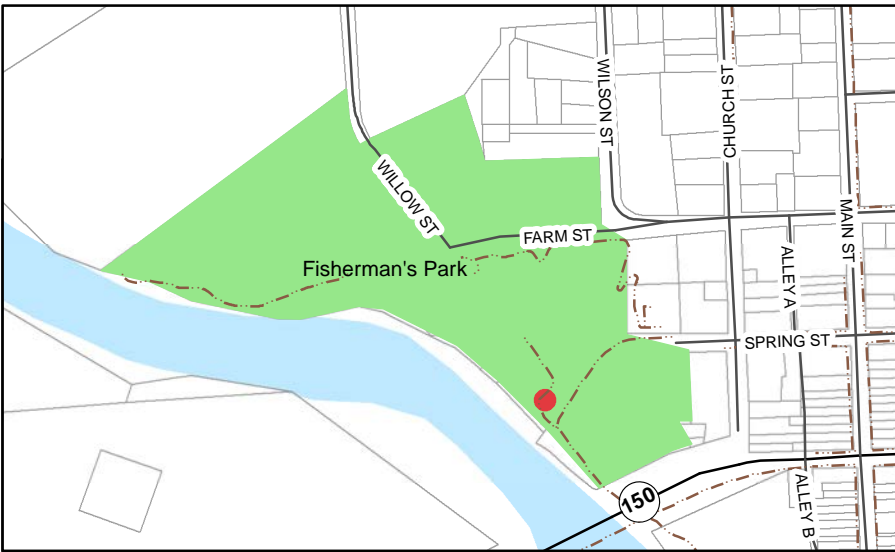
Hold public hearing and consider action to recommend approval of a resolution to add a local Historic Landmark designation to the fireplace/chimney structure on 0.85 acres of Bastrop Town Tract A11, located near Farm and Willow Streets in Fisherman’s Park, to be known as the Mason Chalmers Fireplace, and forward to the March 9, 2021 City Council meeting.

ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Property Description
- Attachment 3 – Pictures



Attachment 1 Location Map



Chimney Historic Landmark Designation



1 inch = 50 feet

Date: 1/27/2021

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.



February 6, 2021

To the City of Bastrop Historic Landmark Commission and City Council

Submitted by

- Bastrop Citizens: Forrest Chalmers, Sarah Chalmers, and Ken Kesselus
- and other nephews and nieces of Mason Chalmers – Richard Kesselus, Tom Deal, Roy Chalmers, Clifford Ray Chalmers, Lee Chalmers Davis, Bronice Chalmers Merworth, and Chip Chalmers.

Mason Calhoun Chalmers, 1917 -2010, life-long Bastropian, fisherman, and lover of the beautiful and abundant stretch of the Colorado River that runs through Bastrop and Bastrop County, both donated and sold much of the land used to develop Fisherman's Park. We believe that it is highly appropriate that a historic designation be given to a chimney/fireplace there, the only remnant of Mr. Chalmers's hand-built cabin, constructed on the banks of the river solely by himself.

Our purpose is to ask you and the city council to grant historic designation to and affix a Bastrop historic marker on this chimney/fireplace, now standing at the center of Fisherman's Park, as a fitting tribute to the structure as well as his life and contributions to the Bastrop Community.

We understand that, since the city now owns the chimney/fireplace, representatives of Bastrop citizens must make application for the marker.

The following paragraphs describe the structure's compliance with all categories set out in the Historical Landmark ordinance.

1. *Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;*
2. *Is associated with the lives of persons significant in our past;*

Mason Chalmers represented a family composed of many Bastrop citizens who for more than a hundred years have played significant roles in the life of this community. Voters elected his grandfather Calhoun Mason Chalmers to the office of county treasurer from 1904 until his death in 1922, and his aunt Bessie Warren later held the same office. Mason's uncle Tom Chalmers served on the Bastrop City Council in the 1960s, as did his nephew Ken Kesselus who also served as mayor in the 21st century. Many of Mason's uncles, aunts, nephews, and cousins contributed freely of their lives in many ways to make the community a better place to live. His aunt Bessie Warren, brothers Leroy and Tracy Chalmers, nephew Forrest Chalmers and niece Sarah Chalmers owned and operated the iconic Drive N Grocery in north Bastrop for more than 70 years. In Mason's last years, he became a popular and prominent figure on Main Street and other parts of Bastrop as he walked many miles each day wearing his trademark First National Bank cap and khaki trousers, often stopping along the way to engage others in conversation. One of ten children of Owen and Lutie Chalmers, Mason lived his entire life in Bastrop, except for the years of the World War II when he served in the US Army. Four of his brothers also saw military service – in the Marines, Navy, and Army Air Corps – making Mason's mother a rare "Five Star Mother."

The land that is now Fisherman's Park has a long history of use by individuals and all citizens over the nearly two centuries of the town's history. In the very early years of Bastrop, at a spot very near the Chalmers chimney/fireplace, the council designated springs for common use by all citizens. A later council declared all land immediately along the river as a town commons. Eventually, future councils sold this land to individuals. In the 1920s, Mason's parents rented the "old hospital," a large wooden house that stood where the First National Bank's drive in facility is now located. Owen Chalmers rented the nearby bottom, much of which is now the park, from Mr. Miley, and Mason and his brothers farmed the land to feed their large family, and they often gathered pecans there in order to make money.

By the 1950s, the ownership of the bottom fell into the hands of several owners, and three home were constructed there – one by a Mr. Henecke, one by Holmes Jenkins, and the third was Mason's cabin, built in 1956. Eventually, Mason acquired nearly a dozen acres of land now in the park. When the city desperately needed his property to expand a tiny park at the "boat docks," he sold most of it to the city for a more than a fair price to the citizens, and he donated another acre.

3. *Possesses significance in history, architecture, archeology, or culture;*
4. *embodies the distinctive characteristics of a type, period, or method of Construction;*
5. *Represents the work of a master designer, builder, or craftsman;*

The craftsmanship that Mason Chalmers exemplified constructing the chimney/fireplace represents the can-do, make-do skills of early Bastropians who used what they could find and learned by trial and error to produce what urban dwellers could provide through hiring professionals. They, like Mr. Chalmers, eventually produced effective structures. His craftsmanship is a significant example of local folk architectural art. He used what he could find from the area near the cabin and around Bastrop for materials, and he built, with frugal ingenuity, a lasting, useful structure, as verified by the fact that the chimney/fireplace still works well and can be used as a park attraction and activity center.

6. *Represents an established and familiar visual feature of the City.*

Although the city tore down the cabin, it considered the chimney/fireplace a significant enough structure to leave it standing proudly on the bank of the river, in the center of the park and at the foot of one of its primary entrances. It is the only structure remaining from the land's pre-park use. In addition, in the 1990s, the city asked the Bastrop Junior High building trades class, under direction of Mason's nephew Richard Kesselus, to the attached slab and roof, thereby making the chimney/fireplace more than ever useful.

A final note:

While it might not fit the literal definition of your mission, we believe the following quote from a noted local historian and member of Bastrop County Historical Commission bears consideration.

Too often we focus too much, often exclusively, on honoring structures built by the rich and well-born, those that are fancy and famous, and the large and impressive. In the 21st century leaders in historic preservation have recognized this general bias and many involved have concentrated on recovering the story of the forgotten and excluded from past preservation and historic narrative – women, Native Americans, African Americans, and Hispanics. I believe that another neglected category includes people like most of us in Bastrop, the common and unfamous, the ordinary folk who should be considered extra-ordinary. Mason Chalmers is one of those, and I believe that structures like his chimney/fireplace fall into the category of preserving and honoring the exemplary work of such citizens.











STAFF REPORT

MEETING DATE: March 17, 2021

AGENDA ITEM: 3C

TITLE:

Consider action to approve a Certificate of Appropriateness for a blade sign on a structure at 0.185 acres of Building Block 3 West of Water Street, located at 705 Pine Street, to be known as KC Outfitters, located within the Bastrop Commercial National Register Historic District.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

ITEM DETAILS:

Site Address: 705 Pine Street (Attachment 1)
Property Owner: Cheri Todee
Agent: Kari Sneed, KC Outfitter
Current Use: Commercial/Retail
Existing Zoning: P-5 Core
Designations: Structure in the Bastrop Commercial National Register Historic District

BACKGROUND/HISTORY:

The property owner of 705 Pine Street is proposing to add a new blade sign. The sign will be made of aluminum and

Proposed Sign



The sign will be located on the existing metal bracket that was previously permitted between the second story windows. Per the Bastrop Building Block (B³) Code, a blade sign can be up to four feet in height and length but cannot be more than 6 square feet in size. The applicant has proposed the sign to be 3-foot by 3-foot square, but the sign can be scaled to meet the requirements and maintain the look of the sign.



POLICY EXPLANATION:

When a Certificate of Appropriateness is required, no work can begin before the Historic Preservation Officer or the Commission has first issued a Certificate of Appropriateness. The Certificate of Appropriateness shall be in addition to and not in lieu of any permits required (i.e. building, sign, alcohol, etc.). The Building Official cannot approve any application for a sign or building permit to a structure and/or site that requires but does not have a Certificate of Appropriateness.

Criteria of Approval of a Certificate of Appropriateness:

- (1) In considering an application for a Certificate of Appropriateness, the commission shall be guided by any locally adopted design standards, and where applicable, the following from the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*. Any adopted design standards and *Secretary of the Interior's Standards* shall be made to the property owners of historic landmarks.
 - (A) **Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.**
 - (B) The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any

historic material or distinctive architectural features should be avoided when possible.

- (C) **All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.**
- (D) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (E) Distinctive stylistic features or examples of skilled craftsmanship which characterize, a building, structure, object, or site shall be kept to the greatest extent practical.
- (F) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other building or structures.
- (G) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (H) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (I) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.
- (J) **Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.**

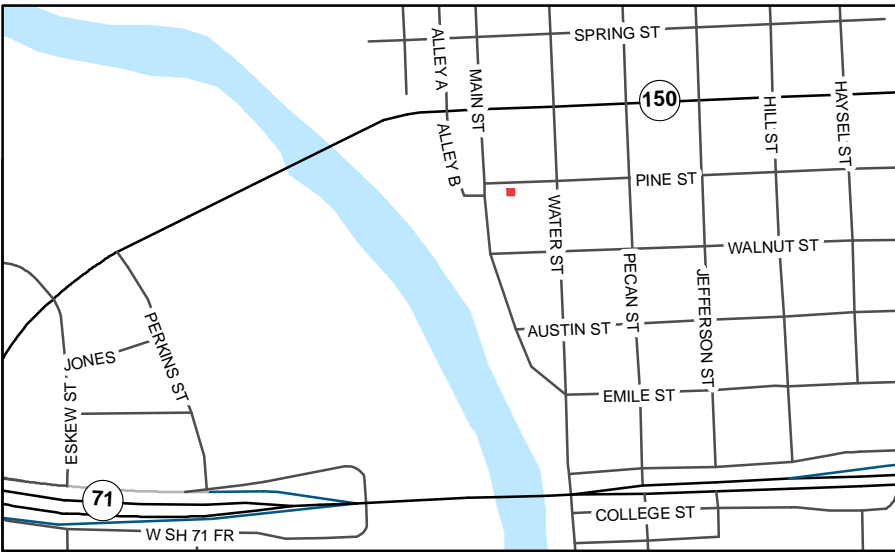
RECOMMENDATION:

Consider action to approve a Certificate of Appropriateness for a blade sign on a structure at 0.185 acres of Building Block 3 West of Water Street, located at 705 Pine Street, to be known as KC Outfitters, located within the Bastrop Commercial National Register Historic District.

ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Project Description Letter
- Attachment 2 – Existing and Proposed Materials

Attachment 1 Location Map



Date: 3/12/2021

Certificate of Appropriateness 705 Pine St Sign

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.



1 inch = 45 feet





KC OUTFITTER
Bastrop, Texas





STAFF REPORT

MEETING DATE: March 17, 2021

AGENDA ITEM: 3D

TITLE:

Consider action on a Certificate of Appropriateness for a new building requesting a reduction in the window requirement to 13% of a front façade when the requirement is 60% for Lot 2 of the Main & Spring Subdivision, located at 714 Spring Street within the Iredell Historic District.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

ITEM DETAILS:

Site Address: 714 Spring Street (Attachment 1)
Property Owners: First National Bank
Applicant Contact: David Lapp, Level5
Existing Zoning: P-5 Core
Designations: Iredell Historic District

BACKGROUND/HISTORY:

With the adoption of the Bastrop Building Block (B³) Code in November 2019, the City Council adopted the Iredell Historic District, which covers all of the Farm Lots and Building Blocks of the original 1920 Iredell Plat Map. Along with the local district, Council adopted the Authentic Bastrop Pattern Book that has some mandatory elements within the district. One of these is material standards.

The Authentic Pattern Book includes references for suggested building styles and features, as well as some mandatory requirements such as fence types and place, as well as appropriate building materials (Attachment 4).

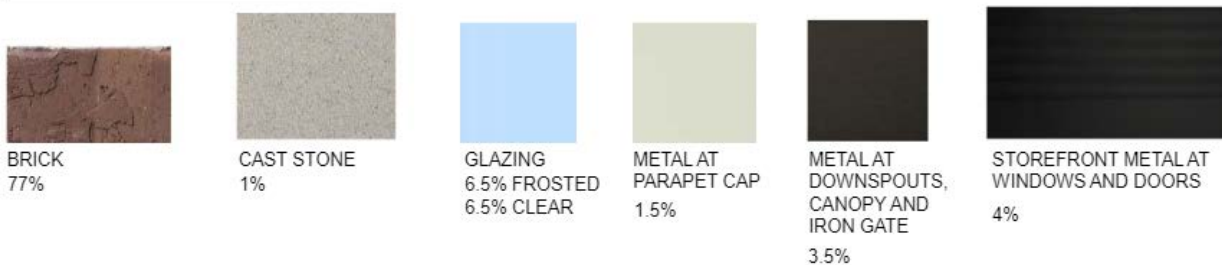
For Commercial Buildings in the Pattern Book, ground floor openness is critical for the street experience. Its height needs to be 15 feet or more and 60% of the walls at this level should have transparent storefront windows (Page 28).

Due to the use as a bank with office, the applicant is requesting to reduce the amount of window area on the front façade to 13% (6.5% Frosted, 6.5% Clear).



The applicant has provide the materials breakdown. All of the materials are allowed by the Pattern Book and the B³ Code.

MATERIALS AND QUANTITIES



Per the policy stated below, the COA can be approved administratively if all materials in the Pattern Book are met.

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. 9.3.004 Administrative Approval of a Certificate of Appropriateness

(a) Certificate of Appropriateness may qualify for Administrative Approval by the Historic Preservation Officer if the proposed Project meets all of the following conditions:

- (1) The property is not located in a national Historic District;
- (2) All of the material Standards identified in the Pattern Book are met;**
- (3) The proposed Structure or Site is not designated as a local, state, or national Historic Landmark.

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 building or structures.
- (G) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (H) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (I) **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.**
- (J) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

RECOMMENDATION:

Consider action on a Certificate of Appropriateness for a new building requesting a reduction in the window requirement to 13% of a front façade when the requirement is 60% for Lot 2 of the Main & Spring Subdivision, located at 714 Spring Street within the Iredell Historic District.

ATTACHMENTS:

Attachment 1: Location Map

Attachment 2: Letter from Applicant

Attachment 3: Proposed Architectural Renderings

Attachment 4: Authentic Bastrop Pattern Book – Commercial Building Standards

Attachment 5: Examples of Materials (will be at meeting)



Attachment 1 Location Map



Certificate of Appropriateness 714 Spring St Glazing



1 inch = 45 feet

Date: 3/12/2021

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.





Think strategically · Build creatively

FNB Bastrop Project Description Letter

LEVEL⁵, LLC

2018 Powers Ferry Rd SE
Suite 750
Atlanta, GA 30339
P · 404-761-0008
F · 678-539-2850
www.level5.com

LEVEL5, LLC has contracted with First National Bank of Bastrop to construct their new downtown branch.

The branch will be built on the Northwest corner of Spring and Water streets adjacent to the small building currently operating as the FNB ATM drive thru.

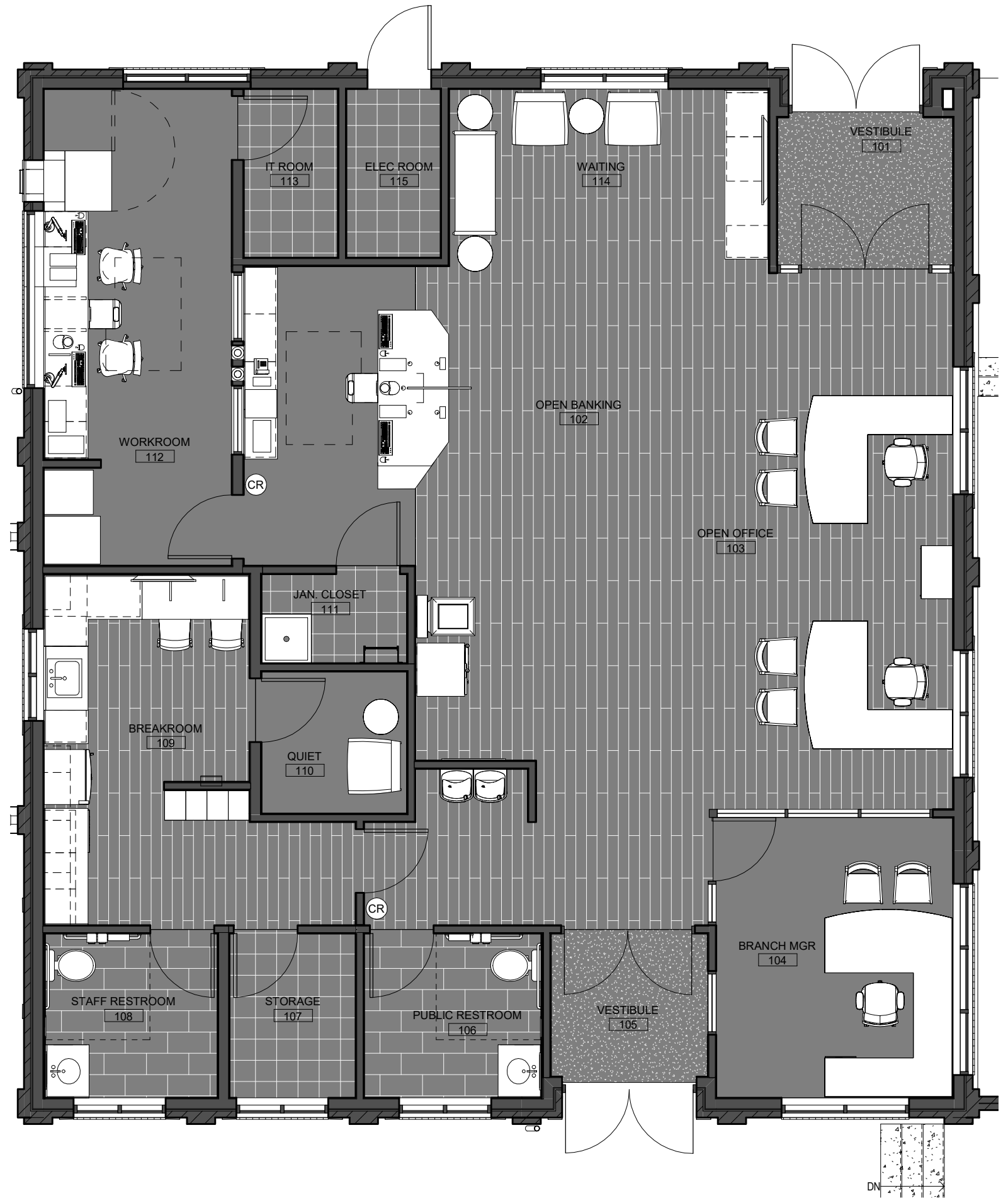
The building will be 2,150 sf with a 3 lane remote drive thru directly adjacent to the new branch. The exterior of the branch will be predominately brick using cast stone accents at various places with window and brick arches that are similar to the shape of the arches on the Opera House across the street.

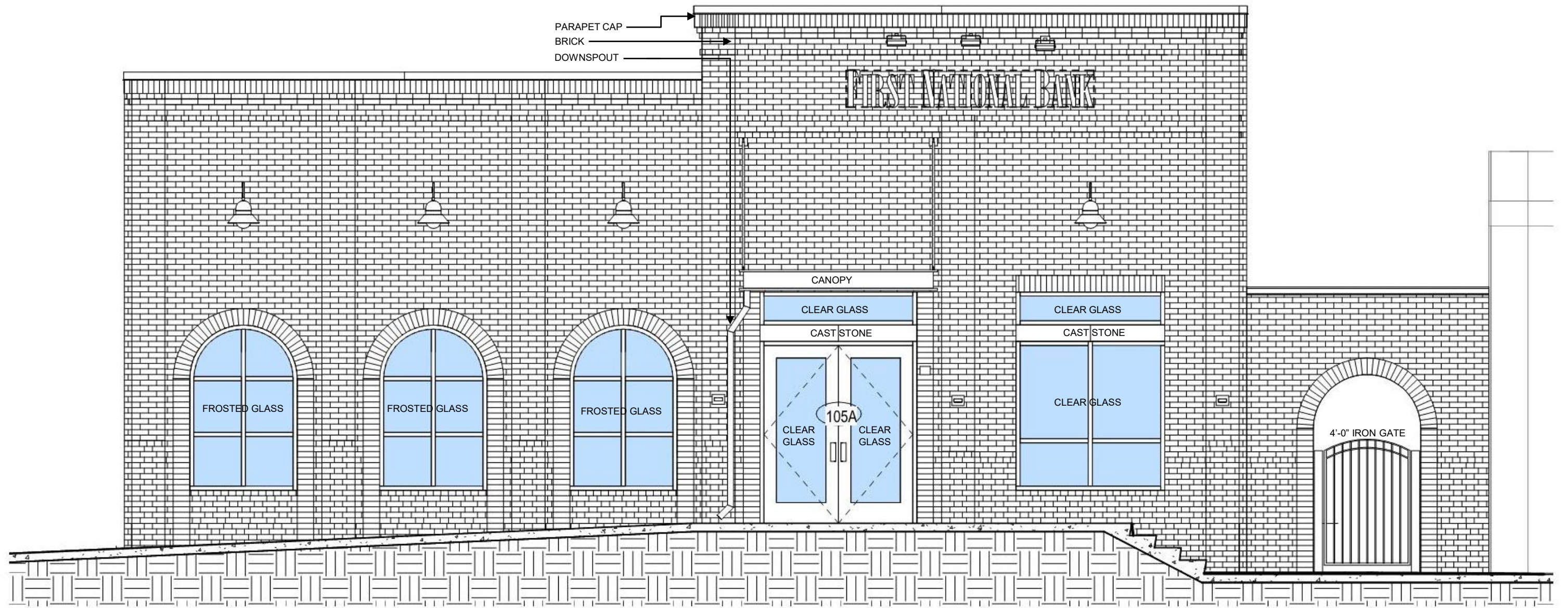
The drive thru will have stucco sides with ½ brick columns and a standing seam metal roof.

Bastrop Power and Light is removing the overhead electrical lines and placing them underground around the perimeter of the site not only to clean up the site appearance but also to upgrade the property to the West to underground electrical services.

The balance of the site will be a combination of concrete curbs, decorative perimeter fencing, pervious pavers for drainage, asphalt paving and an extensive landscaping package. We are creating a courtyard between the existing building and the new branch to enhance the elevation appearance and also including a bike rack and public sidewalks around the perimeter of the project.

Submitted by:
David N Lapp
Senior Project Manager
LEVEL5, LLC





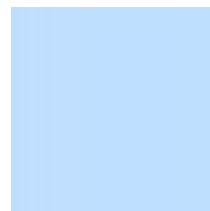
MATERIALS AND QUANTITIES



BRICK
77%



CAST STONE
1%



GLAZING
6.5% FROSTED
6.5% CLEAR



METAL AT
PARAPET CAP
1.5%



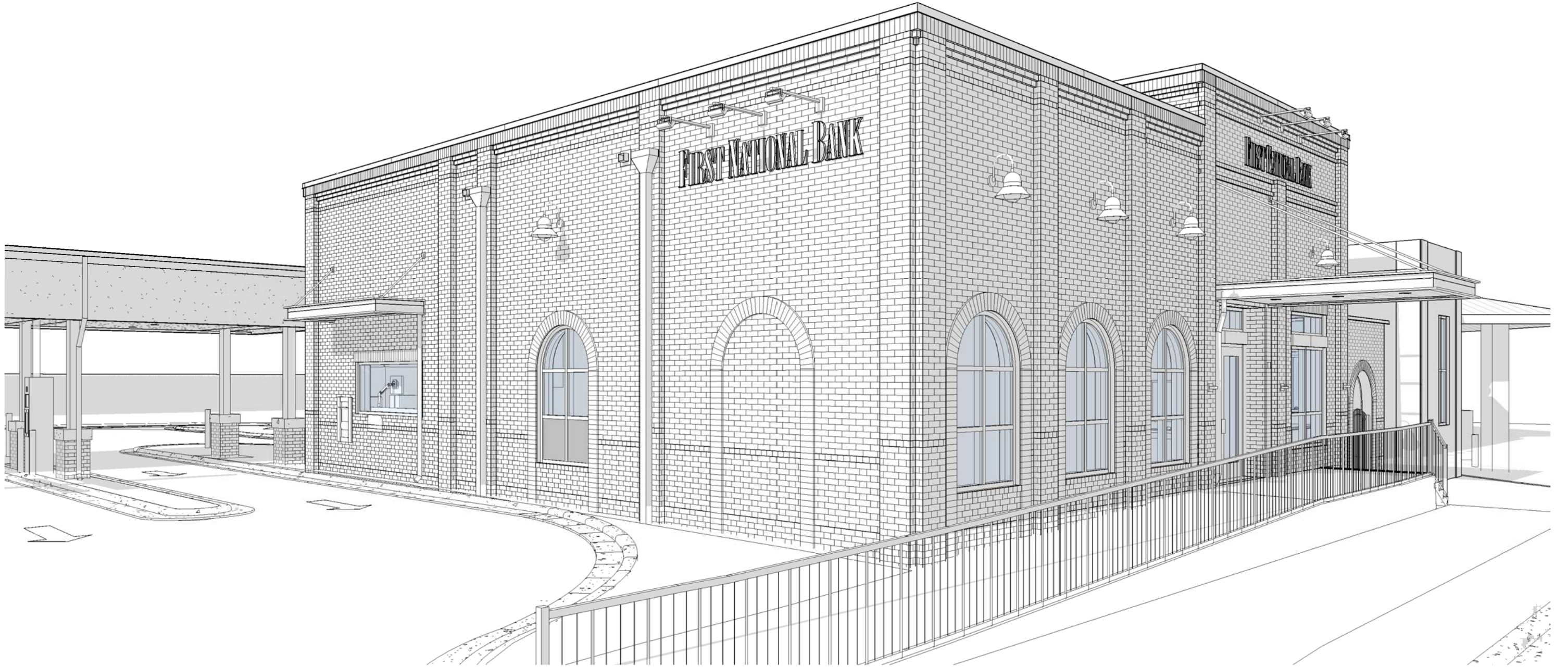
METAL AT
DOWNSPOUTS,
CANOPY AND
IRON GATE
3.5%



STOREFRONT METAL AT
WINDOWS AND DOORS
4%









MASSING, FACADE DESIGN, MATERIALS

Buildings should have a coherent formal vocabulary and exhibit a hierarchy in their composition. Buildings fronting major public spaces should have relatively simple fronts and roofs, with wings and plan articulations on secondary sides. Buildings should have a distinctly different bottom, top, and middle. Well defined roof lines are greatly encouraged. An expression line should delineate division between the ground floor and upper floors. The ground floor should have higher plate height than the upper floors. Pitched roofs are recommended for smaller buildings. A cornice should delineate the tops of facades for buildings with a flat roof. The use of arcades, porches, and colonnades is strongly recommended. Corner conditions need to be distinguished by a specially articulated portion of the building addressing both frontages in a similar manner. Buildings should be 2-4 stories high. Entries to the buildings should be well expressed (covered, recessed) and should be apparent.

Windows should be vertically proportioned and utilize distinct frames, materials, and colors for window surrounds. Awnings and shutters are recommended in accord with the building style selected. Wall-to-roof transition is a strong flavor giver and should be given special care to create a regionally appropriate expression. Building planes should avoid the large monolithic appearance of uninterrupted sameness; rather, they should be differentiated for reasons of scale, light control, and relatedness to the space they face or enclose. No mechanical equipment should be mounted on the exterior of the building in public view.

Acceptable wall materials for commercial buildings are: stone, brick or a combination of the two, stucco, cast stone, rock, marble, granite, tile, and glass block. Also acceptable are Hardi planks and sheets, and textured or patterned pored-in-place concrete with integrated color. EIFS can be used only as accent material. Acceptable roofing materials are: standing seam metal roof, stone and clay roof tile.

GROUND FLOOR, ADDRESSING OPEN SPACE, PARKING

A. Ground floor openness is critical for the street experience. Its height needs to be 15 ft or more and 60% of the walls at this level should have transparent storefront windows. For colonnades, arcades, and porches column spacing should be equal or less than the column height. Buildings facing major open space should relate to it by using porches, arcades or colonnades as well as have a meaningful functional connection. Buildings should relate to each other in terms of scale and materials. Building surrounding the same public space should utilize: 1) The same architectural character; 2) Similar floor or cornice height; 3) Similar treatment of wall-to-roof transition; and 4) Similar treatment of door and window openings.

B. Buildings should be interwoven with landscaping for desired aesthetic and functional results. Open space between buildings should not be a leftover space but rather typologically identifiable as pedestrian ways, forecourts, urban gardens, courtyards and playgrounds. Additions and expansions to buildings should be inspired by the original building character and be in harmony with the original design intent. Buildings at street terminations and building at corners should acknowledge their special location by specific design elements. Such elements may be more than one story high and may be enhanced by towers and arcades.

C. Windows, doors, and trim should be compatible with the architectural style. Specialty windows, such as circles, ovals, and fans, can be used but sparingly and for accent purposes only and should be of the same materials as the rest of the windows. Awnings are encouraged. Roofing and exterior materials are the same as courtyard apartments.

D. Visual impact of surface parking lots, loading, and service areas should be minimized. Parking lots should be located to the side or rear of buildings to allow building fronting on primary public streets. Loading areas should not be visible from any primary streets.

E. Roof-mounted equipment should be screened from view with enclosures that are consistent with the building architecture.

Commercial Building Standards



STAFF REPORT

MEETING DATE: March 17, 2021

AGENDA ITEM: 3E

TITLE:

Discussion on the Commission's history and past work towards implementation of Historic Landmark Preservation's Purpose and Intent.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

BACKGROUND/HISTORY:

Council Liaison Ennis will be bringing information for this topic to the meeting.

Chapter 9 of the B³ Code contains purpose and the powers that have been established by the City Council.

SEC. 9.1.002 HISTORIC LANDMARK COMMISSION

(e) The commission shall be empowered to:

- (1) Approve or disapprove Certificates of Appropriateness, Demolition or Removal of historic Structures, and economic hardship applications.
- (2) Conduct surveys and maintain an Inventory of significant historic, architectural, and cultural landmarks.
- (3) Make recommendations to the City Council on the designation of historic landmarks, Historic Districts, Contributing and non-Contributing Structures.
- (4) Make recommendations for properties to the National Register of Historic Places.
- (5) Increase public awareness of the value of historic, cultural, and architectural Preservation by developing and participating in public education programs.
- (6) To assist the City Council in the adoption of Design Guidelines for the exteriors of historic landmarks, properties located inside of Historic Districts, and Contributing and non-Contributing Structures, to address architectural and general design elements of Structures, including acceptable materials for Construction; appropriate architectural character, scale, and detail; acceptable appurtenances or Additions to new or existing Structures; and acceptable textures and ornamentation.
- (7) Prepare and submit annually to the City Council a report summarizing the work completed during the previous year.
- (8) To perform any other functions requested by City Council.

ATTACHMENTS:

- Bastrop Building Block Code
<https://www.cityofbastrop.org/page/plan.home>



STAFF REPORT

MEETING DATE: March 17, 2021

AGENDA ITEM: 3F

TITLE:

Discussion on appropriate fence styles and sizes for the Bastrop Commercial National Register District and the Iredell Historic District.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

BACKGROUND/HISTORY:

The HLC regularly reviews and approves fences in the City's historic districts. In order to provide guidance for code updates to streamline the fence process, the HLC can consider implementing basic fence style requirements with size and placement requirements.

To start this discussion, I requested Commissioners send in examples of Bastrop area fences. I have compiled the types of fences into several categories.

- Corrugated Metal
- Decorative Metal & Masonry
- Decorative Metal
- Horizontal Open Wood
- Looped Wire
- Masonry
- Open Picket
- Timber
- Welded Wire
- Wire
- Wood Privacy

The examples collected are attached for discussion at the meeting.

Also, I've attached the City of San Antonio's Draft Fences in Historic District guide. This is a good starting point for the information the Commission can recommend for including into the B³ Codes.

POLICY EXPLANATION:

B³ Code - Authentic Bastrop Pattern Book Requirements

FENCE DESIGN

Fences and walls further define private areas around a residential structure. Coordinate the design and materials of these elements with the design and materials of the house in terms of color, materials, scale, and quality and detail.

The design and installation of front yard, side yard, and rear yard fencing, as well as low walls and hedges, should not interfere with street visibility and distance requirements.

Fence design needs to be approved by the DRC or the Town Architect.

FENCE TYPES

There are three parts of the perimeter fence – front yard fence, transition fence, and privacy fence.

Front yard fence is located at the front of the lot and on the sides back 10 feet from the building facade.

On corner lots the fence should run 20 feet from the front of the building façade and perpendicular to it.

Rear fence can be on the property line, or within 4 feet of it.

FENCE HEIGHT

Front yard fence should be no more than 36 inches high.

Transition fence is 12" to 18" higher than the front yard fence.

Privacy fence is usually 72" high.

A variety of fence design is encouraged and extended runs of similar fence design is discouraged.

MATERIALS

Picket fence shall be made of painted wood. A 20% transparency rate is required for front yard picket fences.

Transition fence is typically stone or masonry or material appropriate to the principal building materials.



Setting the privacy fence a minimum distance from the front building wall allows for a better landscape area between homes.

RECOMMENDATION:

ATTACHMENTS:

- Attachment 1 - Examples of Existing Fences (please see print outs from previous packet)
- Attachment 2 – San Antonio Draft Policy Guide for Fences

