

Historic Landmark Commission Agenda

Council Chambers
1311 Chestnut Street
Bastrop, TX 78602



February 16 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 October 20, 2021 Historic Landmark Commission Regular Meeting.

3B. Consider action to approve meeting minutes from the November 08, 2021 Historic Landmark Commission Special Meeting.

3C. Consider action to deny a Certificate of Appropriateness for painting masonry on 0.17 acres of Building Block 9 West of Water Street, located at 910 and 912 Main Street, known as the Kleinert and Kesselus Buildings, Texas Medallion Historic Structures and within the National Register Bastrop Commercial District.

3D. Discussion on the role of the Historic Landmark Commission including review of certificates of appropriateness and demolitions.

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 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: February 11, 2022, 5:20 p.m. and will remain posted for at least two hours after said meeting has convened.



Jennifer C. Bills, Director of Planning & Development

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, October 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 6:00 PM

Commissioners:

Blake Kaiser, Chair	Present
Pablo Serna, Vice-Chair	Absent
Susan Long	Present
Matt Lassen	Absent
Janean Whitten	Present
Cheryl Long	Absent
Sharah Johnson	Present

City Council Liaison:

Drusilla Rogers	Present
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Staff:

Allison Land	Present
Debra Adams	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Introduction of new Commission member Sharah Johnson.

3B. Consider action to appoint commission officers for the Historical Landmark Commission.

Allison Land presented the item to the Commission.

Discussion commenced between Staff and the Commission.

No actions were taken.

3C. Consider action to approve meeting minutes from the September 15, 2021, Historic Landmark Commission Regular Meeting.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

Janean Whitten made a motion to approve the meeting minutes from the September 15, 2021, Historic Landmark Commission meeting. Susan Long seconded the motion, and the motion carried unanimously.

- 3D. Consider action to approve a Certificate of Appropriateness for a blade sign on a structure at 0.050 acres of Building Block 3 West of Water Street, located at 815 Main Street, to be known as KC Outfitters, located within the Bastrop Commercial National Register Historic District.

Allison Land presented the item to the Commission. Photos were provided for context.

Discussion commenced between Staff and the Commission.

No citizen comments were made.

Sharah Johnson made a motion to approve a Certificate of Appropriateness for a blade sign on a structure at 0.050 acres of Building Block 3 West of Water Street, located at 815 Main Street, to be known as KC Outfitters, located within the Bastrop Commercial National Register Historic District. Janean Whitten seconded the motion, and the motion carried unanimously.

- 3E. 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 Cigar Shop, located within the Bastrop Commercial National Register Historic District.

Allison Land presented the item to the Commission. Photos were provided for context.

Discussion commenced between Staff and the Commission.

No citizen comments were made.

Sharah Johnson made a motion 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 Cigar Shop, located within the Bastrop Commercial National Register Historic District. Janean Whitten seconded the motion and the motion carried unanimously.

- 3F. Discussion on educational resources and notifications for properties located within a Historic District or with historic designations.

Allison Land presented the item to the Commission. Example was provided for context.

Discussion commenced between Staff and the Commission.

- New Addition flagged in any way for protection.
- Susan thinks the example is a good form and needs to be looked into further.
- Blake offered to reach out to Galveston to find out how they communicate this information to the buyer.
- Questions on demolition of homes in the Iredell District.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

No citizen comments were made.

4. UPDATES

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

- Discussion on demolition and what requires HLC approval.

5. ADJOURNMENT

Janean Whitten made a motion to adjourn, Susan Long seconded. Meeting adjourned by Chair at 6:54 pm.

Commission Chair

Commission Vice-Chair

HISTORIC LANDMARK COMMISSION MEETING

Special Meeting Minutes

The City of Bastrop Historic Landmark Commission met Monday, November 08, 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
Pablo Serna, Vice-Chair	Absent
Susan Long	Present
Matt Lassen	Present; 6:04 pm
Janean Whitten	Present
Cheryl Long	Absent
Sharah Johnson	Present

City Council Liaison:

Drusilla Rogers	Absent
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Staff:

Allison Land	Present
Debra Adams	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve a Certificate of Appropriateness for 0.13 acres out of Building Block 5 West of Water Street, located at 709 Spring Street, to replace the rear wall of the addition to the structure, located in the Bastrop Historical District.

Allison Land presented the item to the Commission. Photos were provided for context.

Discussion commenced between Staff and the Commission.

Applicant answered questions from the Commission.

No citizen comments were made.

HISTORIC LANDMARK COMMISSION MEETING

Special Meeting Minutes

Matt Lassen made a motion to approve a Certificate of Appropriateness for 0.13 acres out of Building Block 5 West of Water Street, located at 709 Spring Street, to replace the rear wall of the addition to the structure, located within the Bastrop Commercial National Register Historic District. Susan Long seconded the motion and the motion carried unanimously.

4. ADJOURNMENT

Matt Lassen made a motion to adjourn, Susan Long seconded. Meeting adjourned by Chair at 6:20 pm.

Commission Chair

Commission Vice-Chair



STAFF REPORT

MEETING DATE: February 16, 2022

AGENDA ITEM: 3C

TITLE:

Consider action to deny a Certificate of Appropriateness for painting masonry on 0.17 acres of Building Block 9 West of Water Street, located at 910 and 912 Main Street, known as the Kleinert and Kesselus Buildings, Texas Medallion Historic Structures and within the National Register Bastrop Commercial District.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development/Historic Preservation Officer
Allison Land, Senior Planner

ITEM DETAILS:

Site Address: 910/912 Main Street
Property Owner: Ryan and Samantha Holiday
Agent: Braden Wood
Current Use: Commercial
Existing Zoning: P5 Core
Designations: Texas Medallion, in National Register Bastrop Commercial District

BACKGROUND/HISTORY:

The businesses occupying 910 and 912 Main Street, Astro Records and The Painted Porch Bookstore, painted a mural on the rear wall of the building, which faces Alley B. This work was done without a Certificate of Appropriateness. Upon receiving a Notice of Violation, the applicant promptly submitted their application for this CoA. The building is historically designated at the state level and is part of the Bastrop Commercial District.

As seen in the attachments, the applicant indicates that the cleaning process was done in a manner that did not damage the wall (Attachment 2), and elastomeric paints designed for masonry surfaces were used (Attachment 4); however, painting brick on historic buildings is not advisable. Staff has attached a memo from the Building Official with industry data on painting exposed masonry and brick (Attachment 5). Once a masonry surface has been painted, it is very hard to remove.

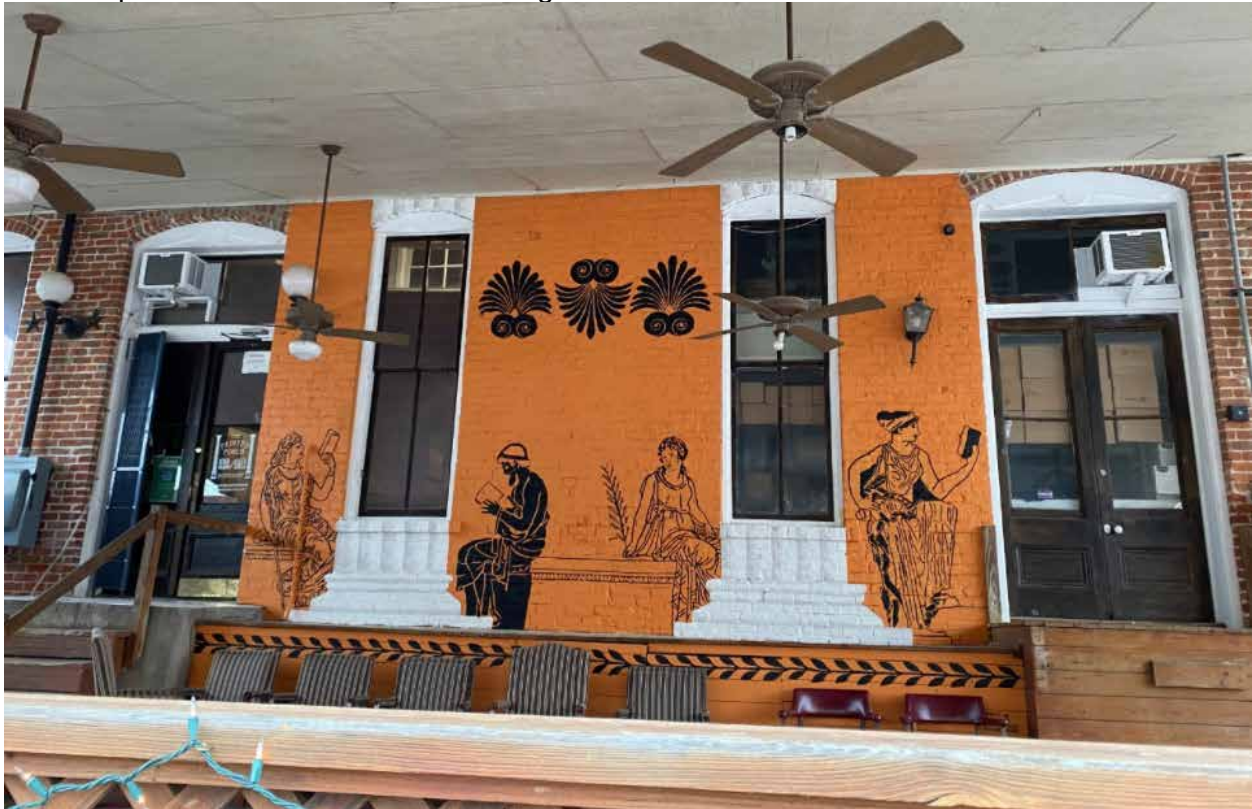
The location of the mural and business is shown below:



The view from the alley is shown below:



The completed mural is shown in the image below:



POLICY EXPLANATION:

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

Section 9.3.006 Criteria of Approval of a Certificate of Appropriateness (COA)

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

- (C) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.
- (D) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (E) Distinctive stylistic features or examples of skilled craftsmanship which characterize, a building, structure, object, or site shall be kept to the greatest extent practical.**
- (F) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. **In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other 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.**

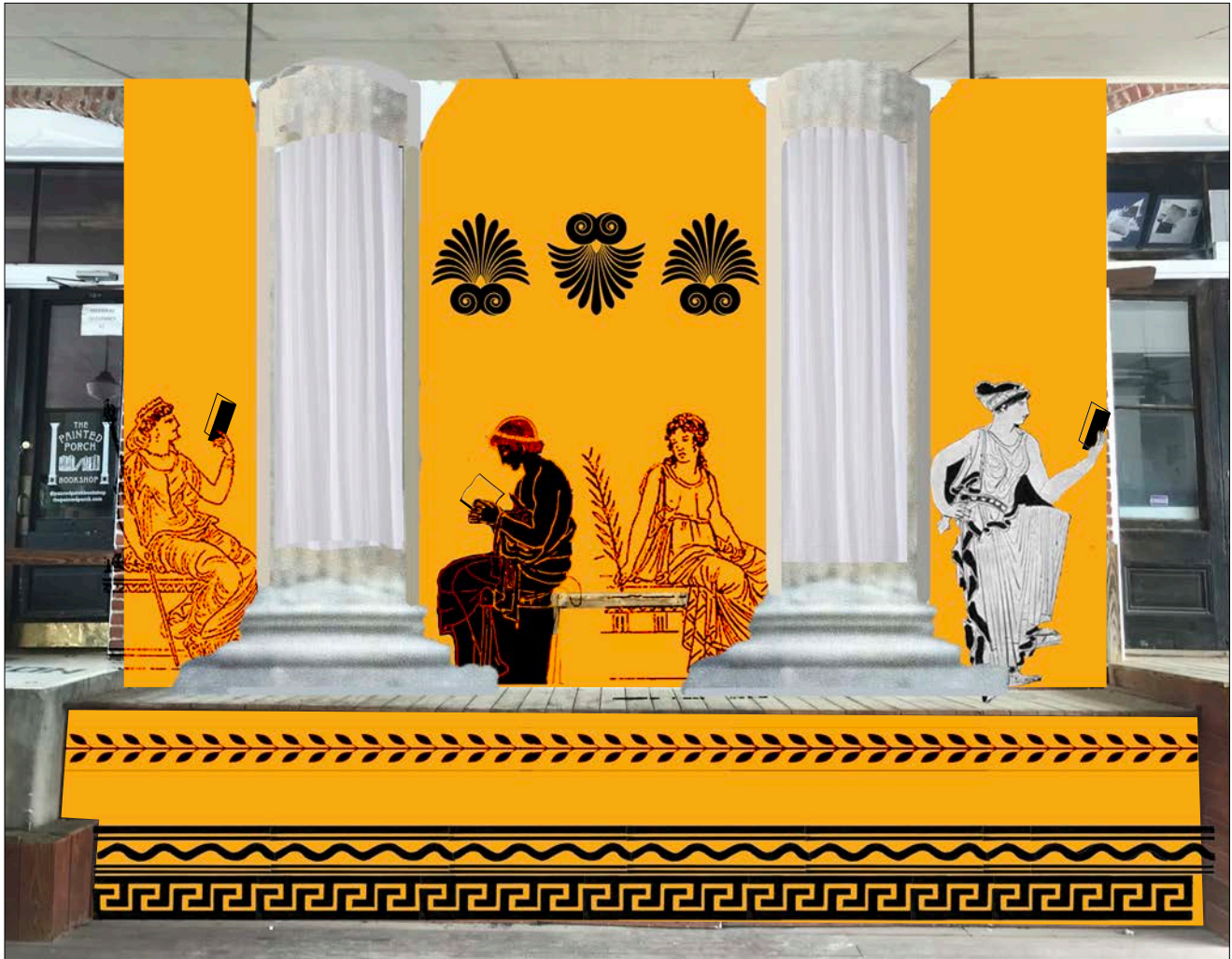
RECOMMENDATION:

Consider action to deny a Certificate of Appropriateness for painting masonry on 0.17 acres of Building Block 9 West of Water Street, located at 910 and 912 Main Street, known as the Kleinert and Kesselus Buildings, Texas Medallion Historic Structures and within the National Register Bastrop Commercial District.

ATTACHMENTS:

- Attachment 1: Project Description Letter
- Attachment 2: Cleaning Process Letter
- Attachment 3: Art Institute of Austin Letter
- Attachment 4: Green Design Build Letter
- Attachment 5: Memo from Building Official

POINTED PORCH BOOKSTORE MURAL



Book Mural

Prepared for: City of Bastrop Permitting Office

Prepared by: Braden T. Wood, Personal Assistant and Project Coordinator

December 29, 2021

EXECUTIVE SUMMARY

Goals

The goal of this mural is to highlight the importance of bookstores and more importantly the reading of books. Our intentions are not to advertise or market books but rather to create an experience and a cool space for all those who enter the store from the alleyway.

Project Outline

This mural shows an image of four individuals reading books. By looking at the dress of the individuals, one can see that the mural carries the theme of ancient philosophers who prioritized the reading of books. We wanted to make a simple piece of art that would make the back of this building a little more presentable to those who entered the book store from the back alleyway.

- All materials used in the creation of this mural were carefully chosen. We specifically used elastomeric brick paints so that the brick could breath and have longevity over the years. (In the material description, you can see the paints that were used.)
 - The brick was cleaned prior to the painting of the mural.
 - All the painting was done by local art students.
 - The mural is approximately 20Wx10T.
 - Only 20% of the mural can be seen from those driving in the alleyway. One must be on or very near the awning of "Painted Porch" in order to see the full mural.
 - The address of this mural is located underneath the back awning of 910 Main St. Bastrop, Tx 78602 or the business of "Painted Porch Bookstore."
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Hello,

So what takes place during a vertical surface being cleaned that has grout, such as brick. Is what is referred to as a soft wash. We use chemicals to kill and loosen any organic growth on the surface. Such as mildew, algae, cob webs, dirt dauber nests, spider webs, etc... after we apply the cleaner, we let it dwell for about 10 to 15 minutes. After that time, we soft wash away the grime. Soft wash meaning, any pressure under 1,000psi. As do not damage the grout in between bricks. After the wall dries. We applied an elastomeric paint to the wall. That's most of the work I can think of that went into my part of the wall mural.

Colby

CEO and owner of Power- washing pros

January 19th, 2022

To all parties concerned with the integrity or fortitude of the Painted Porch Bookshop mural:

I understand the concerns with painting a historic building and I'm writing to you to elaborate on the careful decision-making process behind the mural for The Painted Porch Bookshop.

I have done extensive research as well as coordinating with other professionals with high experience to select the paint used for the mural. I wanted to ensure that the type of paint used would not be detrimental to the bricks of the building and maintained the fortitude of the building. Elastomeric Masonry Brick Exterior Paint was chosen specifically for the longevity of the wall and the mural alike. This paint creates a secure coating on the surface so that moisture is unable to intrude the walls. Elastomeric paint is stretchy and can shift with the wall to withstand climate changes and even settling of the structure.

The wall was meticulously prepped by a highly reputable team from the Mural Supply Company out of Austin and the process and concerns were discussed and agreed upon by all parties. For the preparation of the wall, holes and cracks were sealed before beginning. The bricks were then power-washed, scrubbed, and thoroughly dried before applying the base coat of the elastomeric paint. The Mural Supply Company has wide-ranging experience in wall preparations, various types of paint, and murals.

Each step behind the making of the mural for the Painted Porch was delicately chosen with the spirit of the building in mind out of respect for its history and for my clients.

Sincerely,

Cassandra "Jynx" Garza

Head Designer and Artist

Future Graduate of The Art Institute of Austin



January 28, 2022

Re: Elastomeric Paint over Brick

Property: 910 Main Street Bastrop, TX 78602

Requested By: Mr. Braden Wood

For: City of Bastrop

To Whom It May Concern,

The question was posed to me regarding the effects the application of elastomeric paint over brick. As a Registered Licensed Building Professional as well as the recipient of the most coveted award given by the Construction Specifications Institute, I can emphatically say that a quality elastomeric paint applied to a masonry surface has absolutely no harmful effect to brick. The elastomeric paint must be applied per the manufacturer's specifications. Elastomeric paint is a coating specifically made to protect masonry surfaces. Like other paints, it is applied in liquid form, which then hardens into a flexible, watertight covering. This paint can stretch and return to its original form without causing damage if applied correctly.

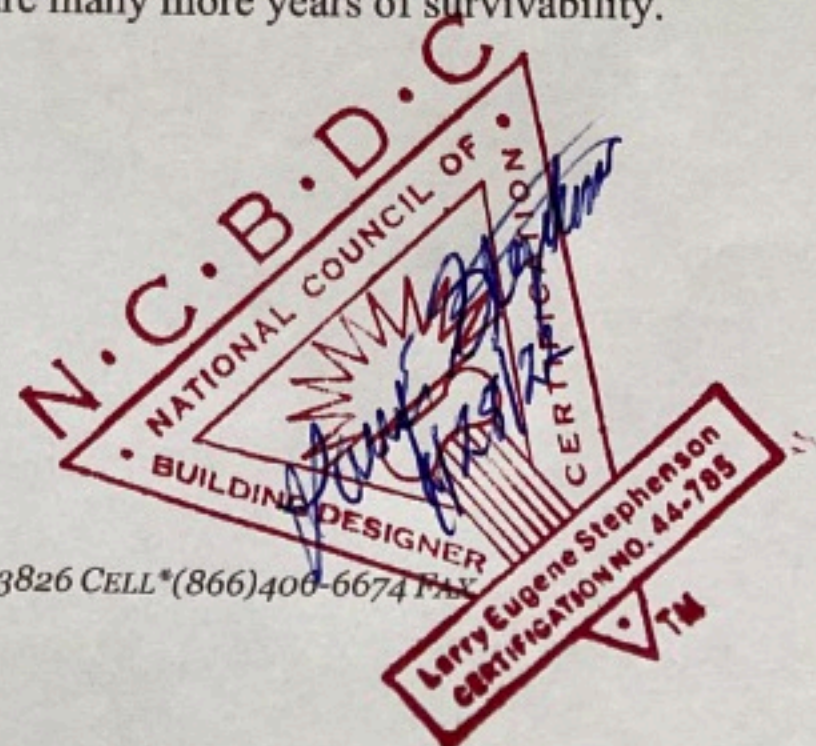
One of the best reasons to use elastomeric paint is that it places a secure coating on the surface you are painting. This coating creates a barrier so that moisture is unable to penetrate the walls. This will work well on surfaces such as masonry, stucco, poured concrete, roofs, bricks, wood, and metal. Brick and mortar construction exposed to the elements of weather, i.e. rain, wind, heat and cold weather, over a period of time can lose its structural integrity due to moisture infiltration to not only to mortar but the bricks as well.

Elastomeric's were specifically designed to form a moisture resistance barrier with enhanced adhesion characteristics that maintain the ability to expand and contract with extreme temperatures. Another justification for the application of elastomeric paint to older brick surfaces known and proven to be true is its ability to seal cracks, crevices, and imperfections that may have developed over a period of time. Elastomeric paint unlike other paints, is more costly but has an extremely long lifespan. The application of a quality elastomeric to a brick-and-mortar surface does no harm to the brick-and-mortar; this application only enhances the longevity, moisture resistance and durability to the area of the wall to which it was applied.

It was my professional observation of the area to which the elastomeric paint was applied has provided a much-needed application or pointing-up to ensure many more years of survivability.

Sincerely,

Larry E. Stephenson Sr, (CPBD AIBD)
cc. File



TO: Jennifer Bills, Director of Planning & Development
From: Shirley Ellis, Building Official
Date: February 9, 2022
Subject: Painting Exterior Masonry on a Historic Building



DATA FROM THE INDUSTRY

According to preservation best practices, unpainted masonry houses and buildings should not be painted. Brick is chosen as a building material due to its durability and built-in color, so for the most part, brick is not made with the intention of being painted. According to the Brick Industry Associations. If your historic house or building has been painted for years, your masonry is probably deteriorating or damaged. Deterioration can happen if bricks are too soft.

Brick "breathes." Unless it can't. Trapped moisture is the main issue in the relationship between brick and paint. "Once you put a membrane [like paint] over the brick, it can no longer breathe," says Mike Palmer, a masonry contractor and president of the upstate New York chapter of Mason Contractors Association of America.

If you paint the exterior brick and there's moisture trapped in it, "once you go through a freeze-and-thaw cycle, [the brick can] degrade as moisture freezes inside it," Palmer says. When exterior brick erodes — and if the mortar between the brick erodes — your home's structural integrity is at risk.

Before choosing to paint brick, consider the following: the Brick Industry Association advises using a porous or highly vapor-permeable paint for exterior brick walls, so the brick can breathe. Historic preservation masonry supply companies are available across the country to provide you with the right breathable paint for your project.

"Choosing a high-quality paint is vital for painting brick successfully," says Rick Watson, Sherwin-Williams. Watson recommends using specific masonry paint products for painting brick, starting out with a conditioner and a primer, and then using a breathable latex exterior.

The natural chemical property of bricks may affect your paint's durability as well. According to the Brick Industry Association, most bricks are neutral, but mortar often has a basic alkalinity. Paint products can be affected, so alkaline-resistant primer is usually recommended.

DATA FROM THE CONTRACTOR

Elastomeric Masonry Brick Exterior Paint was chosen specifically for the longevity of the wall and the mural alike. This paint creates a secure coating on the surface so that moisture is unable to intrude the walls. Elastomeric paint is stretchy and can shift with the wall to withstand climate changes and even settling of the structure. Cassandra Garza, Head Designer and Artist, Future Graduate of the Art Institute of Austin.

A letter from Larry Stephenson, Sr., Registered Licensed Building Professional with the National Council of Building Designers details the reasons to use elastomeric paint, all of which are the direct opposite of the recommendations from the Brick Industry Association, Sherwin-Williams associate and the NY Chapter of the Mason Contractor Association of America.

Mr. Stephenson does not provide any documentation of expert knowledge or experience in the properties of brick and the painting of hereof.



STAFF REPORT

MEETING DATE: February 16, 2022

AGENDA ITEM: 3D

TITLE:

Discussion on the role of the Historic Landmark Commission including review of certificates of appropriateness and demolitions.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development/Historic Preservation Officer
Allison Land, Senior Planner

BACKGROUND/HISTORY:

This item was placed on the agenda at the request of Commissioners at the last regularly scheduled meeting. Information was requested specifically regarding certificates of appropriateness (COA) and the Commission's role in demolitions. The three main documents providing authority and standards for review are:

1. Bastrop Building Block (B³) Code – Chapter 9
2. Authentic Bastrop Pattern Book
3. Secretary of the Interior's Standards for Historic Properties

The Bastrop Building Block (B³) Code – Chapter 9 contains the Commission's purpose and the powers that have been established by the City Council, the requirements for a certificate of appropriateness, and the requirements for demolition of buildings, in addition to other historic preservation items.

The purpose of a COA is to ensure that modifications to a structure or site, or removal of a structure from a site, are appropriate to the style of the building and maintain the character of the surrounding neighborhood.

Demolitions do not require a COA if the Building Official declares the building a dangerous structure or determines that demolition is necessary for the preservation of public health, safety and welfare.

The Texas Historical Commission has a webinar series, titled *Building a Strong Preservation Program*, that provides a series of five videos that provide guidance to understanding historic preservation. Each video is approximately 20 – 25 minutes in length and may be accessed here: <https://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government/clg-reference-center>

POLICY:

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.

SEC. 9.3.006 CRITERIA FOR APPROVAL OF 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.

SEC. 9.4.001 COA FOR DEMOLITION OR RELOCATION REQUIRED

(a) A permit for Demolition, Removal, or Relocation for any local, state, or national Historic Landmark or any structure or Site within a Historic District shall not be granted by the City without the review and approval of a Certificate of Appropriateness by the Historic Landmark Commission in accordance with the provisions of this article.

(c) When considering the Certificate of Appropriateness for Demolition, the Historic Landmark Commission shall consider the following:

- (1) The historic value of the Structures or Site;
- (2) The state of repair of the Structures or Site;
- (3) The existing and potential usefulness, including the economic usefulness, of the Structures, buildings or objects on the Lot, parcel or Site;
- (4) The reasons for preserving the Structures, buildings or objects on the Lot, parcel or Site;
- (5) The character of the neighborhood; and
- (6) Any other factors the Historic Landmark Commission deems appropriate when considering the proposed Demolition.

(d) When considering the Certificate of Appropriateness for Relocation, the Historic Landmark Commission shall consider the following:

- (1) The style of Construction and compatibility with the local Historic District;
- (2) The historic value and structural state of the Structure;
- (3) The historic value of the Site;
- (4) The reasons for preserving the Structure on an alternate Site;
- (5) The character of the neighborhood;
- (6) Any other factors the Historic Landmark Commission deems appropriate when considering the proposed Demolition.

ATTACHMENTS:

- Bastrop Building Block Code: <https://www.cityofbastrop.org/page/plan.home>
- Authentic Bastrop Pattern Book: <https://www.cityofbastrop.org/page/plan.home>
- Secretary of the Interior's Standards for Historic Properties: <https://www.nps.gov/tps/standards.htm>