

# Historic Landmark Commission Agenda

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*using the GoToWebinar App (looks like this  ) and use Webinar ID 219-716-051 to join the meeting, or log onto*

*the web at <https://attendee.gotowebinar.com/register/5928523124894283536>*



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## AGENDA – July 23, 2020 at 6:00 P.M.


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*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.*

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### 1. CALL TO ORDER

### 2. CITIZEN COMMENTS

**PLEASE NOTE: ANYONE WISHING TO ADDRESS THE BOARD MAY PROVIDE COMMENTS WITH FULL NAME, ADDRESS, PHONE NUMBER TO [plan@cityofbastrop.org](mailto:plan@cityofbastrop.org) BEFORE 4:30 P.M. ON JULY 23, 2020. SUBMITTED COMMENTS WILL BE READ ALOUD AT THE MEETING. COMMENTS FROM EACH INDIVIDUAL WILL BE LIMITED TO THREE (3) MINUTES WHEN READ ALOUD. OTHERWISE THE PUBLIC CAN LOG INTO <https://www.gotomeeting.com/webinar/join-webinar> ON THE WEB OR ON A SMART DEVICE USING THE GOTOWEBINAR APP (LOOKS LIKE THIS  ) AND USE WEBINAR ID 219-716-051 TO JOIN 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 on a Certificate of Appropriateness for the building on 0.116 acres of Building Block 10 West of Water Street, also known as the Bastrop Christian Church, located at 1106 Church Street to approve the material and color for the roof material for the steeple, to be a similar design and style as the Winchester, TX steeple example, and approve the removal of an existing chimney, and construction of steps on a structure designated with a Texas State Historical Marker.

**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](http://www.cityofbastrop.org). Said Notice was posted on the following date and time: July 20, 2020 at 5:55 pm and will remain posted for at least two hours after said meeting has convened.

  
\_\_\_\_\_  
Jennifer C. Bills, Assistant Planning Director



# STAFF REPORT

**MEETING DATE:** July 23, 2020

**AGENDA ITEM:** 3A

**TITLE:**

Consider action on a Certificate of Appropriateness for the building on 0.116 acres of Building Block 10 West of Water Street, located at 1106 Church Street to approve the material and color for the roof material for the steeple, to be a similar design and style as the Winchester, TX steeple example, and approve the removal of an existing chimney, and construction of steps on a structure designated with a Texas State Historical Marker.

**STAFF REPRESENTATIVE:**

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

**ITEM DETAILS:**

Site Address: 1106 Church Street (Attachment 1)  
Property Owners: Bastrop Christian Church  
Applicant Contact: Doug Perry, Property Chairman  
Existing Zoning: P-CS, Civic Space  
Designations: Texas State Historical Marker

**BACKGROUND/HISTORY:**

This case was presented to the Historic Landmark Commission on June 17, 2020 and July 15, 2020. At the July 15 meeting, the Commission voted to approve the use of the standing seam galvalume metal roof for the main body of the church, contingent upon the applicant bringing back a material and color of similar style as the church steeple in Winchester, TX (Attachment 6), which has textured metal on the steeple. The applicant is proposing to use the Classic Metal Roofing Systems Oxford Shingle (Attachment 7). You can see the specifications here: <https://www.classicmetalroofingsystems.com/product-info/styles/oxford-shingle/>

The Commission did not take action on the removal of the chimney or the addition of the steps. When changing the roof, they propose to remove the existing brick chimney, as it is no longer connected to an internal fireplace. On the north façade, there is an existing door that leads to a landing. In order to provide additional egress from the building, they propose to construct stairs to the north of the landing.

**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:**

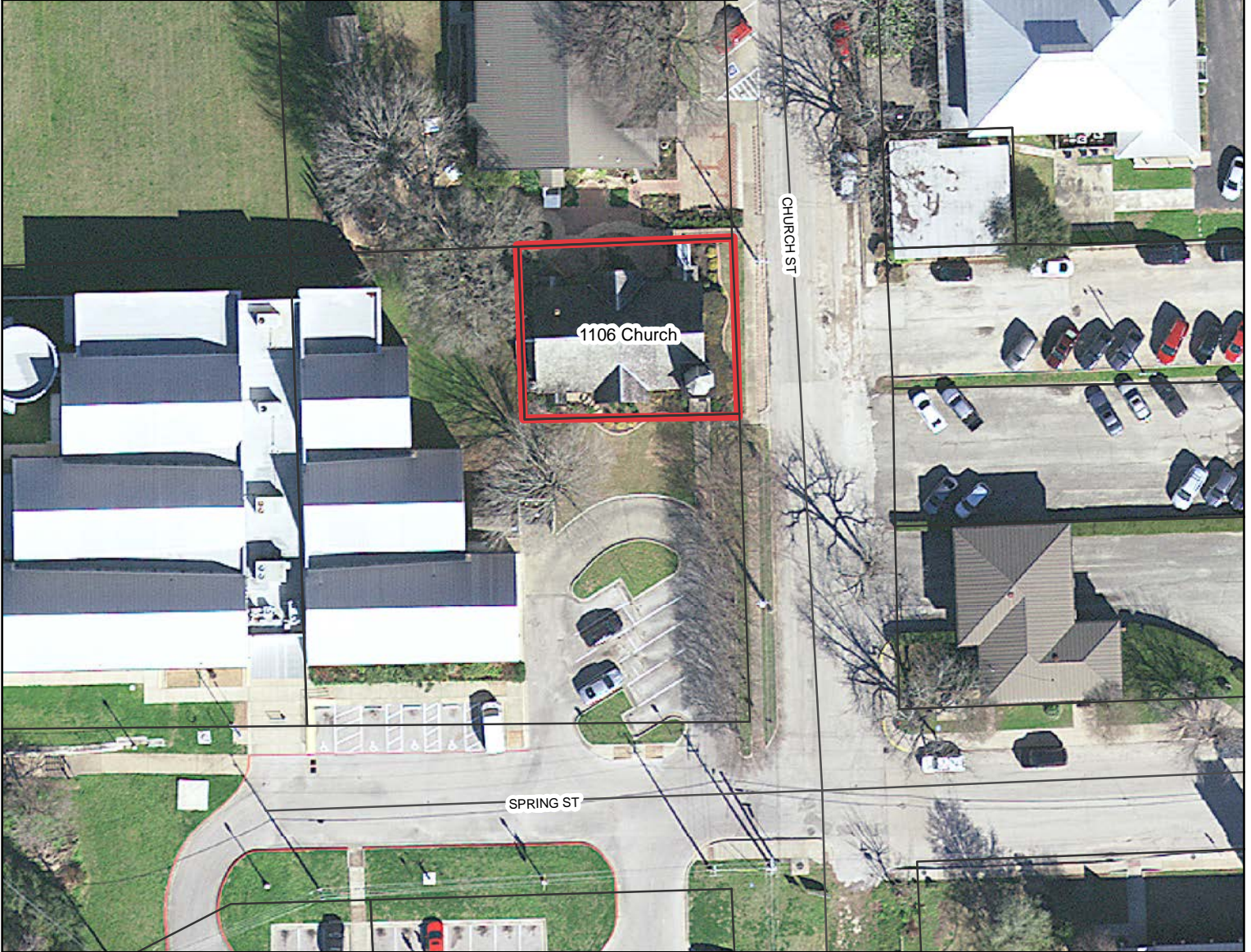
Consider action on a Certificate of Appropriateness for the building on 0.116 acres of Building Block 10 West of Water Street, located at 1106 Church Street to approve the material and color for the roof material for the steeple, to be a similar design and style as the Winchester, TX steeple example, and approve the removal of an existing chimney, and construction of steps on a structure designated with a Texas State Historical Marker.

**ATTACHMENTS:**

- Attachment 1: Location Map
- Attachment 2: Letter from Applicant
- Attachment 3: Existing Building
- Attachment 4: Proposed Changes and Material Example
- Attachment 5: Metal Roof Material Information
- Attachment 6: Winchester TX Church Steeple
- Attachment 7: Example of Material for Steeple



# Attachment 1 Location Map



## 1106 Church Street Certificate of Appropriateness Roof Material Change/ Chimney Removal



1 inch = 54 feet

Date: 6/9/2020

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.



Bastrop Christian Church – Roof Replacement and Exterior Steps  
Application For Certificate of Appropriateness (CoA)

The Bastrop Christian Church is seeking the certificate of appropriateness to replace the current roof with a metal (galvalume) roof and removing the existing chimney. The chimney serves no purpose since there is no fireplace or other need. The original materials have deteriorated to the point that the entire structure is unstable resulting in danger to the congregants as well as to the building itself. It also continues to be a source of leaks resulting in interior damage.

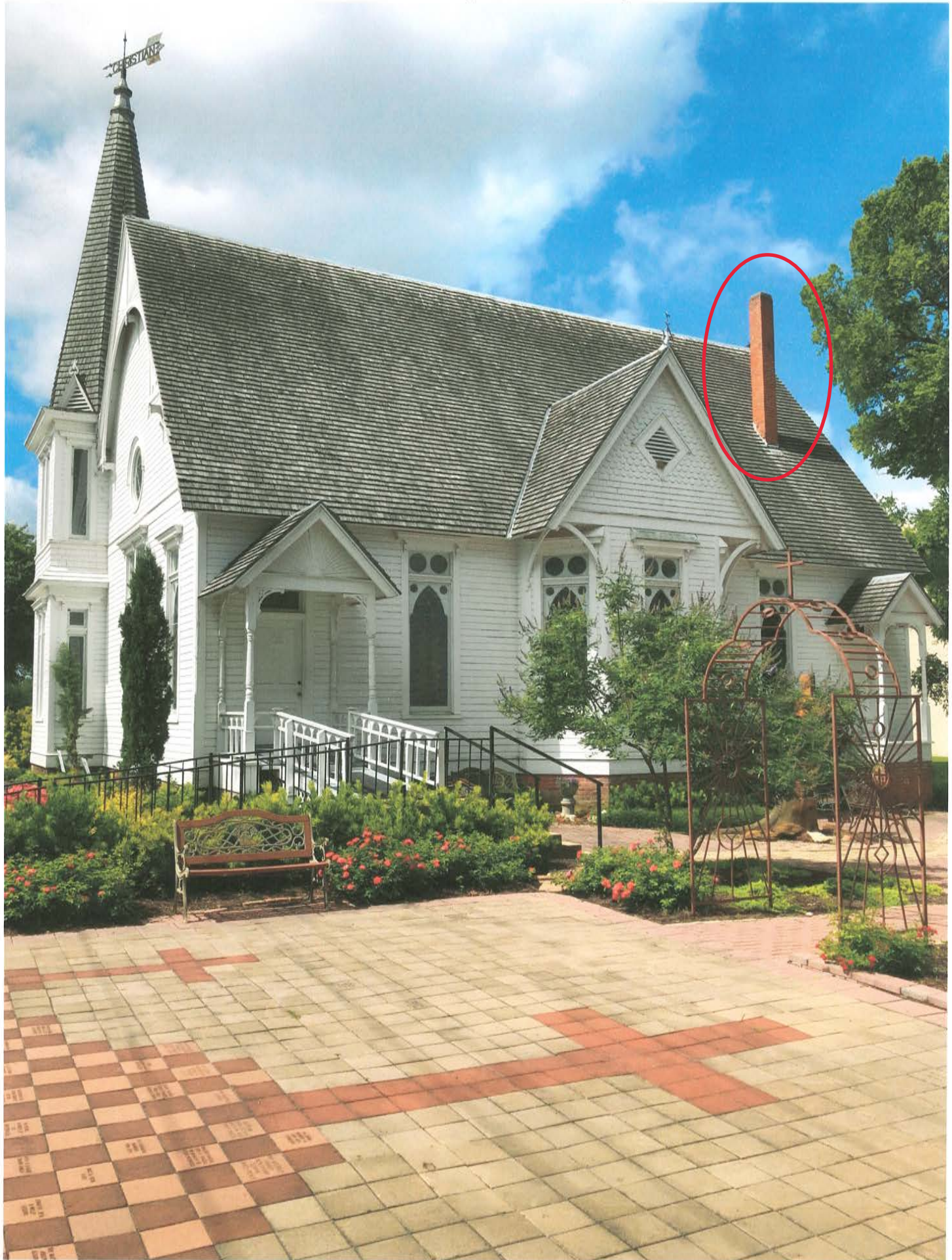
The existing roof is a very old cedar shake that has continual leak issues in addition to being a fire hazard. We believe that the metal roof would be best for longevity as well as blending with the historical character of the community. Real shakes are highly flammable and are outlawed in many communities. The roof would be comparable to the one at Calvary Episcopal Church, which is next door and has similar historical value.

Additionally, steps leading from an existing exterior door on the east side must be installed for safety purposes to comply with fire codes. They will be constructed with ground contact treated 2x lumber and will match the existing woodwork on the porch to which it will be affixed. The building is already a registered historical landmark. It is our desire to preserve it in its usable condition. Please contact me if you need any clarification.

Doug Perry, property chairman, Bastrop Christian Church

221-923-8194

Existing Building





Proposed changes



Galvalume Roofing



*Color-Selector*

**MCELROY  
METAL**  
Metal Roof & Wall Panels



*Quality . . .*

*Service . . .*

*Performance . . .*

**Paint Specifications**

COLOR	REFLECTANCE	EMISSIVITY	SRI
ALMOND	0.60	0.84	70
ASH GRAY	0.39	0.84	41
BONE WHITE	0.71	0.85	86
BRANDYWINE	0.26	0.85	24
BRITE RED	0.42	0.84	45
BUCKSKIN	0.38	0.86	41
CHAMPAGNE METALLIC	0.38	0.80	38
CHARCOAL	0.32	0.85	32
COLONIAL RED	0.33	0.85	34
COPPER PENNY	0.49	0.85	55
DARK BRONZE	0.26	0.84	24
EVERGREEN	0.26	0.84	24
*GALVALUME PLUS	0.69	0.19	62
HARTFORD GREEN	0.25	0.85	23
LEADCOAT	0.37	0.82	38
MANSARD BROWN	0.30	0.85	30
MATTE BLACK	0.27	0.86	26
MEDIUM BRONZE	0.30	0.87	31
PATINA GREEN	0.46	0.85	51
PATRICIAN BRONZE	0.27	0.86	26
PREWEATHERED GALVALUME	0.30	0.79	27
REGAL BLUE	0.26	0.85	24
REGAL WHITE	0.68	0.86	82
ROMAN BLUE	0.26	0.85	24
SANDSTONE	0.54	0.86	63
SILVER METALLIC	0.57	0.78	64
SLATE GRAY	0.43	0.85	47
SURREY BEIGE	0.40	0.86	43
TERRA COTTA	0.35	0.85	36
TEXAS SILVER METALLIC	0.58	0.78	66

\*Bare Acrylic Coated Galvalume

**Notes:**

- Solar Reflectance is a measure of the amount of solar energy that is immediately reflected from the surface.
- Solar Emissivity is the ability of a material to emit the residual heat back into the surrounding atmosphere.
- The Solar Reflectance Index (SRI) is a measure of the roof's ability to reject solar heat, considering reflectance, emissivity and convection across the surface.

**General Notes:**

- Inventory and color offering can change without notice. Please contact your McElroy representative to confirm availability.
- Other widths and gauges are available on some items.
- Galvalume® is McElroy's standard substrate. G90 is available upon request.
- McElroy Metal features Fluoron® PVDF coatings on all products.
- Fluoron is manufactured by Sherwin-Williams Corporation.

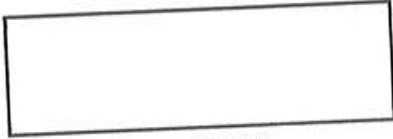


CORPORATE OFFICE

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Website: [www.mcelroymetal.com](http://www.mcelroymetal.com)  
E-mail: [info@mcelroymetal.com](mailto:info@mcelroymetal.com)

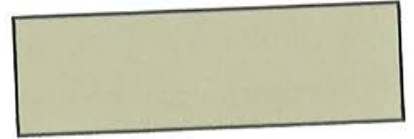
**STANDARD  
COLORS**



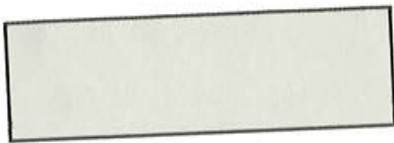
**REGAL WHITE**



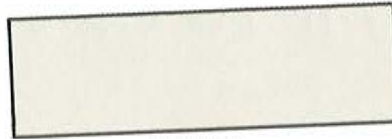
**BONE WHITE**



**SURREY BEIGE**



**SANDSTONE**



**ALMOND**



**BUCKSKIN**



**ASH GRAY**



**SLATE GRAY**



**CHARCOAL**



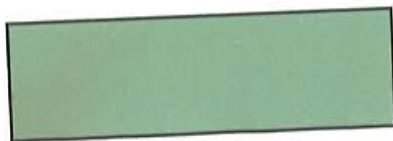
**MATTE BLACK**



**MEDIUM BRONZE**



**DARK BRONZE**



**PATINA GREEN**



**EVERGREEN**



**MANSARD BROWN**



**COLONIAL RED**



**ROMAN BLUE**



**PATRICIAN BRONZE**



**TERRA COTTA**

While standing seam roofing systems have been used for generations, 138T and 238T panels feature technological advances in roofing that set a new standard for standing seam performance. 138T and 238T systems are classified as symmetrical standing seam systems that feature mechanically seamed caps. This product family offers many advantages including patented recover solutions featuring the industry's best method to recover existing metal or shingle roofs. The most important advantage of the 238T and 138T systems are that they are easy to repair or alter after installation. Unlike asymmetrical standing seam systems, individual 138T and 238T panels can be removed and replaced. With Galvalume roof life expectancy approaching 60 years, this ability to replace individual panels is very important. Mechanical seamers and hand crimpers are available for rent through Developmental Industries (DI) at [mcelroyseamers.com](http://mcelroyseamers.com).



LUTHERAN  
CHURCH

ST. PETER'S LUTHERAN CHURCH  
SUNDAY SERVICES 8:00 A.M.  
SUNDAY SCHOOL  
& BIBLE CLASS 10:00 A.M.  
101 W. 10th Street







ST. MICHAEL'S LUTHERAN CHURCH  
SUNDAY SERVICE 9:00 A.M.  
SUNDAY SCHOOL  
&  
BIBLE CLASS 10:45 A.M.  
REV. RAYE HILL, PASTOR

LUTHERAN  
CHURCH

# OXFORD SHINGLE

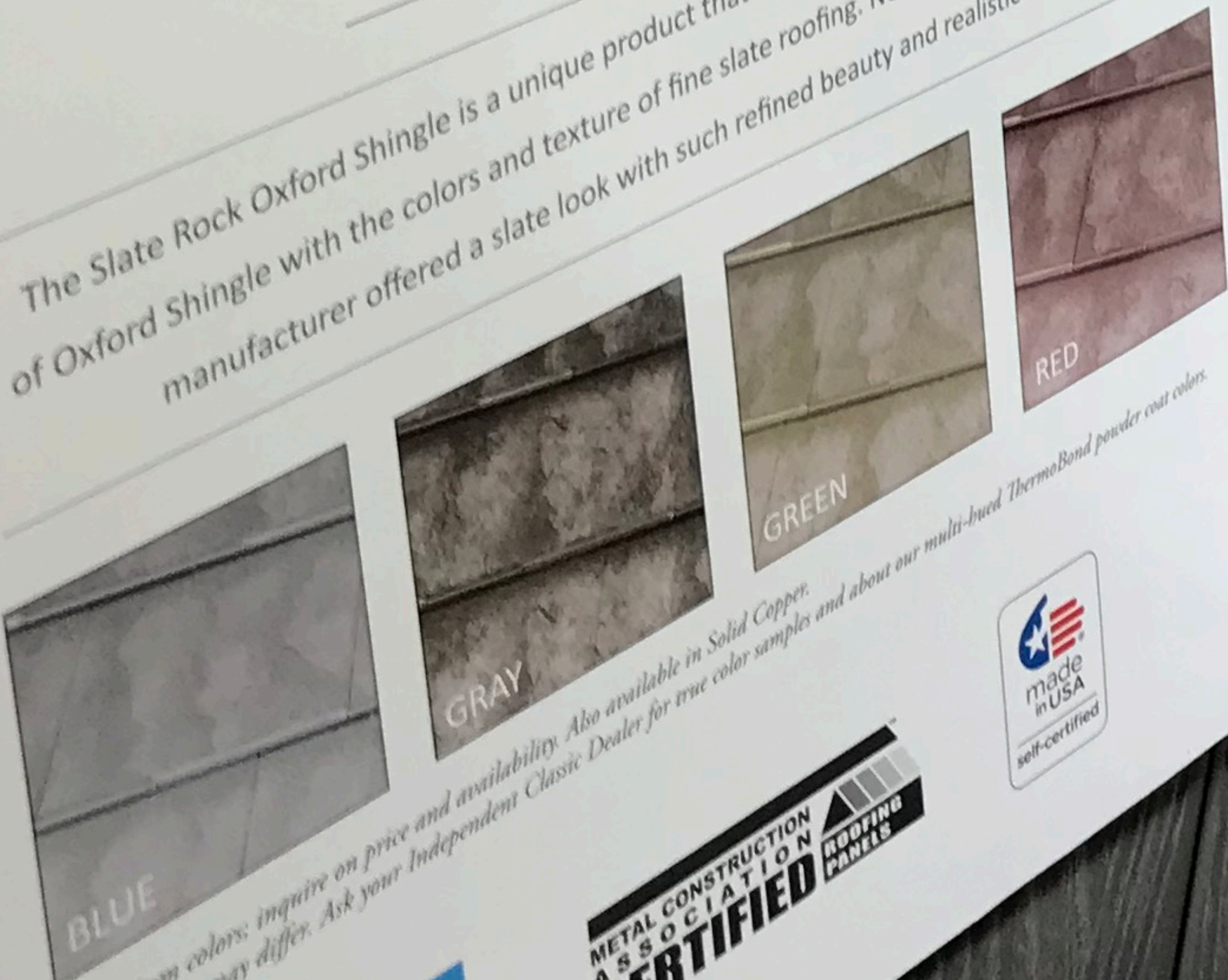
*Beautiful. Durable. For Life.*

Oxford Shingle is in a class by itself. It causes neighbors to stop and take a closer look. It protects your home with unparalleled strength. It understands that a cleaner planet isn't just a nice idea, it's a necessity. It gives your home the beauty, durability, energy efficiency, and innovative design that no other roofing material can live up to.



## SLATE ROCK OXFORD

The Slate Rock Oxford Shingle is a unique product that combines the proven design and integrity of Oxford Shingle with the colors and texture of fine slate roofing. Never before has a metal roofing manufacturer offered a slate look with such refined beauty and realistic coloring.



\*Premium colors; inquire on price and availability. Also available in Solid Copper. Actual color may differ. Ask your Independent Classic Dealer for true color samples and about our multi-level ThermoBond powder coat colors.



# SLATE ROCK

— OXFORD —

To meet the needs of homeowners who want an authentic slate appearance for their roofs, we are pleased to introduce the Slate Rock version of Oxford Shingle. This unique product combines Oxford Shingle's proven integrity with the colors and textures of high-end slate roofing.

With a focus on refined beauty, color variation, and texturing, Slate Rock offers homeowners a look that could never before be achieved in metal roofing.



Slate Rock's proprietary four-layer PVDF coating from Valspar is applied in a high definition print process that enhances Oxford Shingle's three-dimensional detail. The result is stately elegance and beauty that enhances all styles of residential architecture.

Slate Rock Oxford Shingle is truly the latest development in residential metal roofing technology, far ahead of competing products. And, it comes with our fully transferable and non pro-rated Lifetime / 40-Year Limited Warranty.

Designed to the highest standards of quality and performance, Slate Rock Oxford will increase your home's beauty, value, and protection. Available in four natural slate shades.

## OUR COMMITMENT TO GREEN

Classic Metal Roofing Systems is deeply committed to the stewardship of our natural resources and the environment.

- **We reuse and recycle** – Oxford Shingle is made from 95% post-consumer recycled aluminum. It is 100% recyclable.

- **We are energy-efficient** – Oxford Shingle's technologically advanced Kynar 500° or Hylar 5000° coatings – featuring Classic's Exclusive hi-R® Heat Barrier technology – help reduce energy costs by up to 25% and reduce attic heat gain by up to 34%.

- **We save for the future** – Oxford Shingle can, in most cases, be installed over existing roofing materials, saving the earth from being filled with used temporary roofing.

Ask about available cool roofing tax credits and utility incentives in your area. Call us at 800-543-8938.

*Proudly Manufactured in the USA.*



Kynar 500® is a registered trademark of Arkema, Inc.  
Hylar 5000® is a registered trademark of Solvay Solexis, Inc.

## WHAT DOES MCA CERTIFICATION MEAN?

The Metal Construction Association (MCA) Certified Metal Roofing Program was developed as a way to recognize metal roofing manufacturers who adhere to exacting quality control procedures, as well as products which utilize metals and coatings that meet high performance standards.

Classic Metal Roofing Systems is one of five metal roofing manufacturers from around the world manufacturing "Premium" products under the MCA program.

Because of the stringent requirements of the MCA Certified Metal Roofing Program, homeowners who choose Oxford Shingle can be assured they are purchasing a product of the highest quality which utilizes only "first quality" raw materials and does not include lower quality raw materials purchased in the "secondary" or "distressed" market. Using Oxford Shingle ensures long term satisfaction.

# OXFORD SHINGLE

BEAUTIFUL. DURABLE. FOR LIFE.



**A Division of Isaiah Industries, Inc.**  
8510 Industry Park Drive | Piqua, OH 45356  
Phone: 800-543-8938 | Fax: 937-778-5116  
www.classicroof.com | info@classicroof.com

*It causes neighbors to stop and take a closer look. It protects your home with unparalleled strength. It understands that a cleaner planet isn't just wishful thinking, it's a necessity. And it will be around for generations. Beautiful. Durable. And definitely for life.*

# OXFORD SHINGLE

SLATE ROCK  
— OXFORD —

## VISUALLY CAPTIVATING. AGGRESSIVELY PROTECTIVE. PASSIONATELY DESIGNED.

Oxford Shingle is in a class by itself. It gives your home the beauty, durability, energy efficiency, and innovative design that no other roofing material can live up to. Oxford Shingle is designed for peak performance using only first quality aluminum, 21<sup>st</sup> century coatings, and passionate design to protect and enhance the beauty of your home.

## A LIFETIME OF INSPIRATION.

There's not much left in the world that can boast a lifetime of beauty, strength, and energy efficiency like Oxford Shingle. Classic's investment-grade aluminum is combined with advanced paint systems and our exclusive hi-R® Heat Barrier Coating to reduce your home's carbon footprint. Homeowners can save up to 25% on their energy bills with Oxford Shingle. A Classic roof works hard so your climate control system works easier. In the end, your home uses less energy which keeps your costs down and reduces the strain on our nation's energy consumption.

At Classic Metal Roofing Systems, we place our 35+ years of experience, innovation, and commitment behind every roof we make. We believe in the quality of materials and design so much that we back every shingle with our Lifetime/40 Year Transferable Limited Warranty. The Oxford Shingle warranty will protect your home for as long as you own it and new homeowners for up to 40 years from the point of installation.



## THE BLENDING OF STYLE AND SUBSTANCE.

- Lifetime/40 Year Transferable Limited Warranty
- Classic's exclusive hi-R® Heat Barrier Coating reflects radiant heat and reduces energy costs by up to 25%
- Made from 95% post-consumer recycled content
- Produced from rustproof aluminum
- Wide range of colors to complement your home
- Low weight for easy installation over existing roofs
- Kynar 500® or Hylar 5000® coatings protect against peeling, chalking, cracking, and fading
- Resists water, rot, and insects
- Fully recyclable and environmentally friendly
- Adds value to your home

## BEAUTIFUL. DURABLE. FOR LIFE.

*Color. To create. To revive. To make it truly your own.*



*\*Also available in Brite Red. Actual color may differ. Ask your Independent Classic Dealer for true color samples.*



 **CLASSIC**  
METAL ROOFING SYSTEMS

*The World's Most Beautiful Metal Roofs*