

# Historic Landmark Commission Agenda

Special Meeting

Council Chambers

1311 Chestnut Street

Bastrop, TX 78602



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**November 8, 2021 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**

*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.*

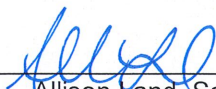
*To address the Commission concerning any item on the agenda, please submit a fully completed request card to the Commission Secretary prior to the meeting.*

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 3A. Consider action to approve 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.

**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: November 5, 2021 5:00 p.m. and will remain posted for at least two hours after said meeting has convened.



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Allison Land, Senior Planner



# STAFF REPORT

**MEETING DATE:** November 8, 2021

**AGENDA ITEM:** 3A

**TITLE:**

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.

**STAFF REPRESENTATIVE:**

Allison Land, Senior Planner/Historic Preservation Officer

**ITEM DETAILS:**

Site Address:	709 Spring Street (Attachment 1)
Property Owner:	Baham Interests Limited Partnership
Applicant:	Jimmy Crouch
Current Use:	Commercial
Existing Zoning:	P-5 Core
Designations:	Contributing Structure in the Bastrop Commercial District

**BACKGROUND/HISTORY:**

The main brick structure, historically known as the Elzner Hardware Building, has a single-story addition onto the rear wall made of wooden siding with a metal roof. Based on the materials and condition of the addition, the applicant estimates it was constructed 20-40 years ago. The applicant is proposing to replace rotten wall framing and replace the existing siding with treated plywood siding similar to the existing siding.

Siding Material:



View from the public alley/public parking area:



Existing Conditions:



**POLICY EXPLANATION:**

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

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

- a) In considering an application for a Certificate of Appropriateness, 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.

Applicable criteria

- (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.

- (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.
- (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.

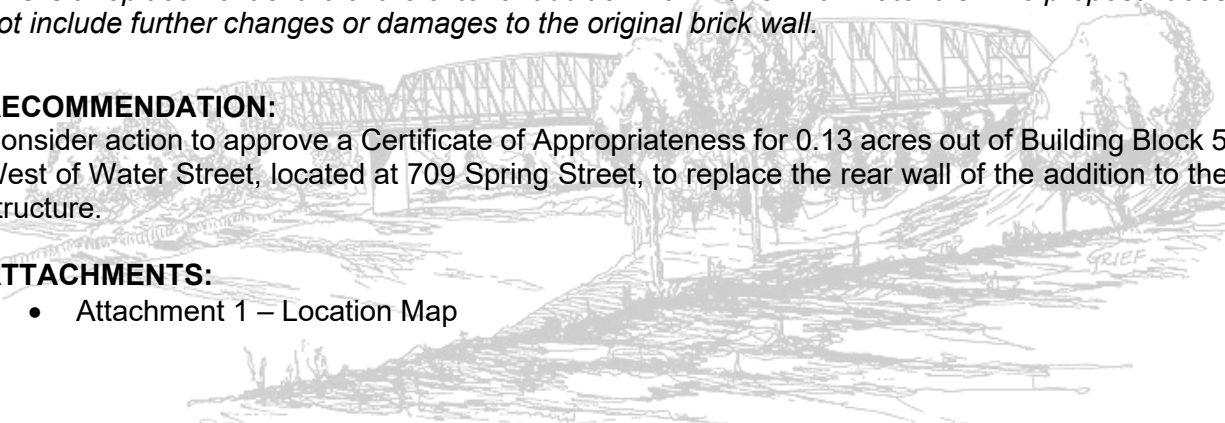
*The addition did not remove the original brick rear wall of the main structure. This replacement of the exterior to the addition is compatible with both the design and material of the existing addition. This is a replacement of the entire exterior addition wall with similar materials. The proposal does not include further changes or damages to the original brick wall.*

**RECOMMENDATION:**

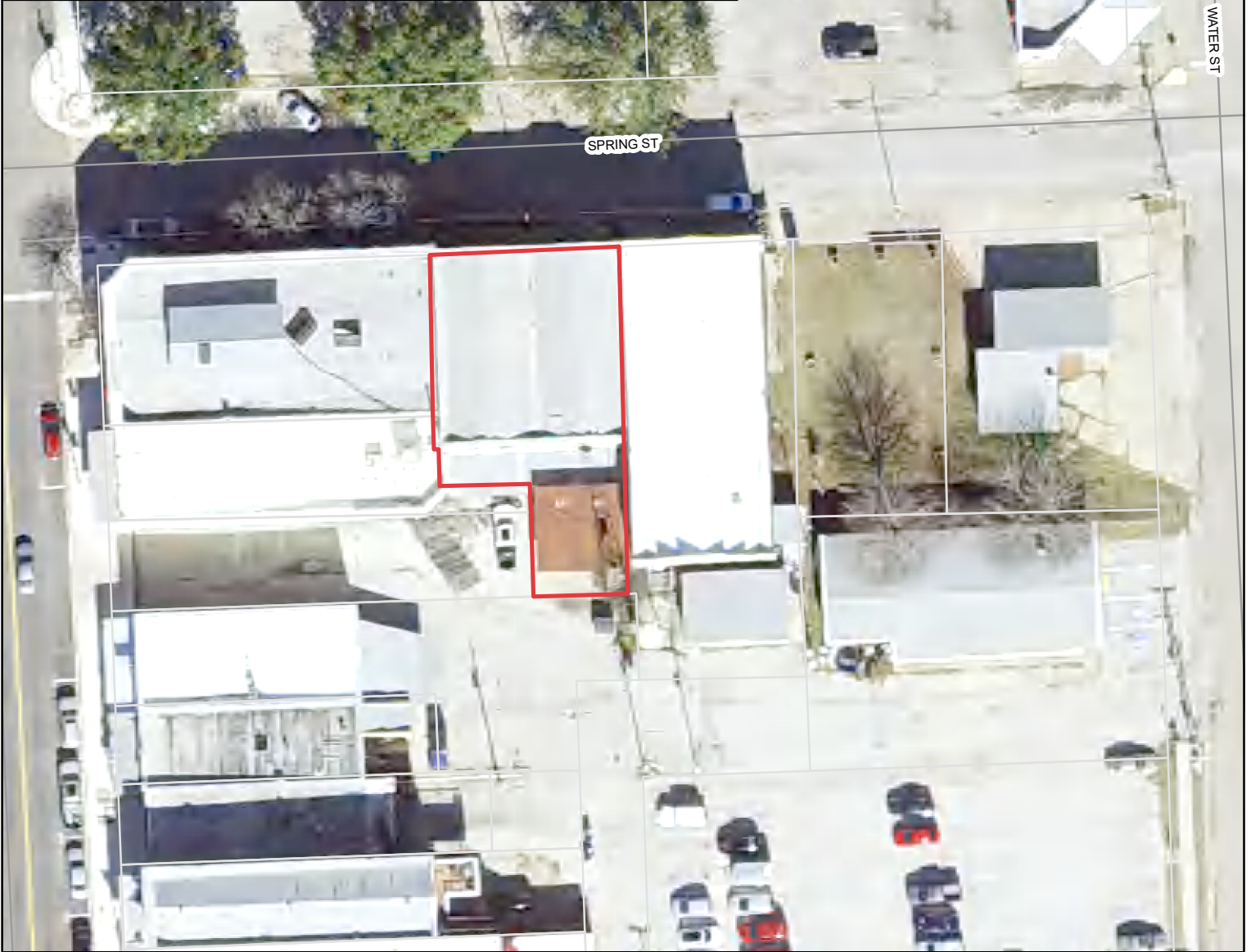
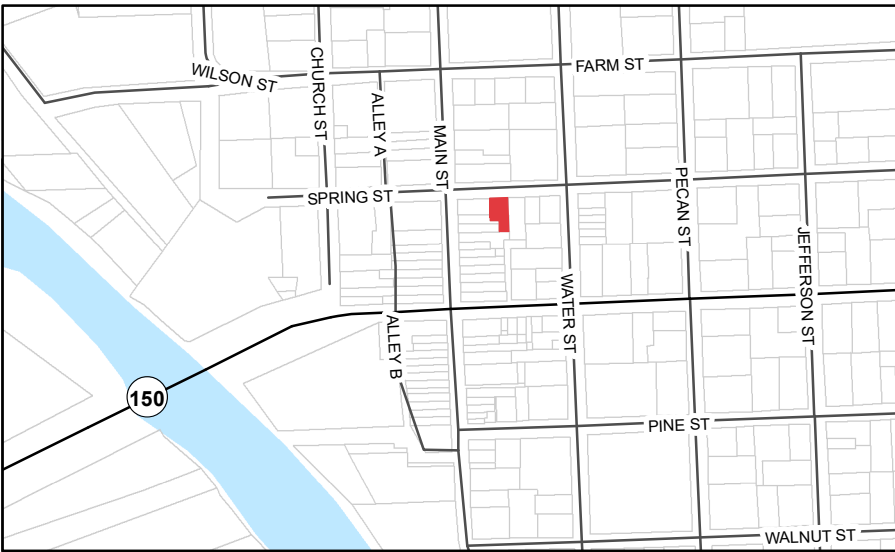
Consider action to approve a Certificate of Appropriateness for 0.13 acres out of Building Block 5 West of Water Street, located at 709 Spring Street, to replace the rear wall of the addition to the structure.

**ATTACHMENTS:**

- Attachment 1 – Location Map



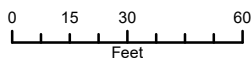
# Attachment 1 Location Map



## Certificate of Appropriateness

Date: 11/5/2021

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.



1 inch = 50 feet

