

Historic Landmark Commission Agenda

This meeting will be live streamed via GoToWebinar. If you would like to watch or participate and ask a question during the meeting, on a smart device

using the GoToWebinar App (looks like this ) and use Webinar ID 121-306-427 to join the meeting, or log onto

the web at <https://attendee.gotowebinar.com/register/5714830839506866702>



AGENDA – May 20, 2020 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

PLEASE NOTE: ANYONE WISHING TO ADDRESS THE BOARD MAY PROVIDE COMMENTS WITH FULL NAME, ADDRESS, PHONE NUMBER TO plan@cityofbastrop.org BEFORE 4:30 P.M. ON MAY 20, 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 121-306-427 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 to approve meeting minutes from the February 19, 2020 Historic Landmark Commission Regular Meeting.

3B. Consider action to approve a Certificate of Appropriateness for the building on 0.07 acres of building Block 3 West of Water Street, located at 813 Main Street to replace the

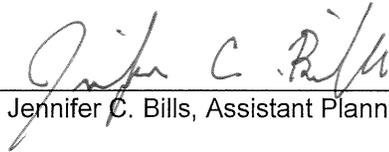
retractable overhead door with two sets of doors that match other existing doors, within the Bastrop Commercial National Register Historic District.

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: May 13, 2020 at 7:15pm and will remain posted for at least two hours after said meeting has convened.



Jennifer C. Bills, Assistant Planning Director

**CITY OF BASTROP
HISTORIC LANDMARK
COMMISSION**

**INSTRUCTIONS FOR
PARTICIPATION IN
ONLINE MEETING**



May 20, 2020 AT 6:00 P.M.

Due to the National, State, County, and City Declarations of Disaster related to the COVID-19 Virus and for the safety of the public, the City of Bastrop Historic Landmark Commission meeting to be held on May 20, 2020 at 6:00 p.m. will be held online. The meeting will be accessed via GotoWebinar. If you would like to participate, watch, or ask a question during the meeting, please log into <https://attendee.gotowebinar.com/register/5714830839506866702> on the web or on a smart device using the GoToWebinar App (looks like this ) and use Webinar ID 121-306-427 to join the meeting.

Anyone wishing to address the Board at this meeting may email all of the following information:

- Date of the Meeting
- Full Name & Address
- Phone Number
- Wishing to address Citizens' Comment or Agenda Item
- Comments

Email to plan@cityofbastrop.org before 4:30 p.m. on May 20, 2020. Submitted comments will be read aloud at the meeting. Comments from each individual will be limited to three (3) minutes when read aloud.

In the alternative, those wishing to comment on agenda items during the meeting are invited to log into the meeting using the information above and ask a question in the Chat box.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Commission to allow a member of the public to slur the performance, honesty and/or integrity of any person or threaten to harm any person. Accordingly, profane, insulting or threatening language will not be read aloud at the meeting.



STAFF REPORT

MEETING DATE: May 20, 2020

AGENDA ITEM: 3A

TITLE:

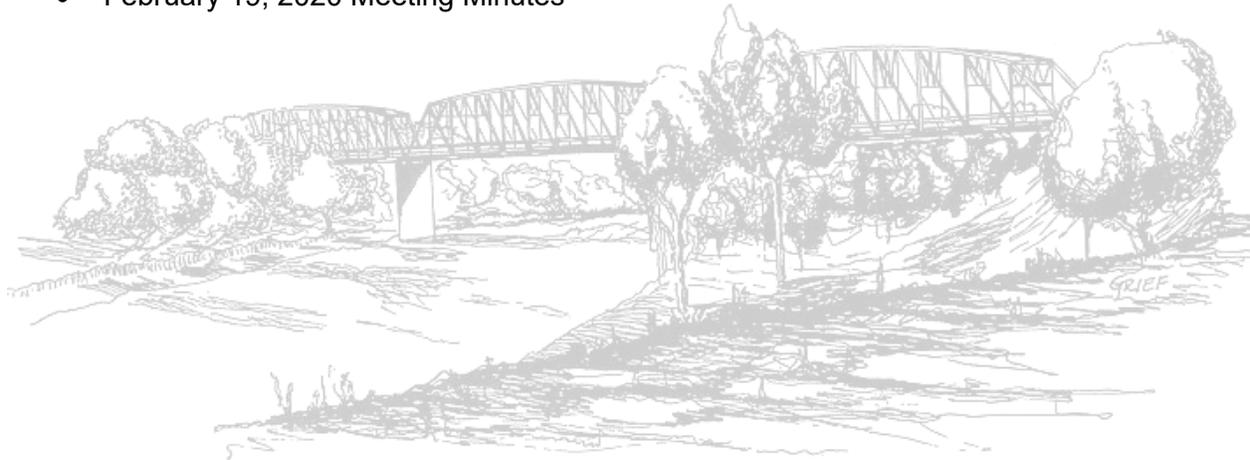
Consider action to approve meeting minutes from the February 19, 2020 Meeting.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Assistant Planning Director

ATTACHMENTS:

- February 19, 2020 Meeting Minutes



HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, February 19, 2020 at 6:03 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 6:03 pm.

Christine Cartwright	Present
Pablo Serna	Present
Susan Long	Present
Blake Kaiser	Present
Matt Lassen	Absent
Janean Whitten	Present
Cheryl Long	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the December 18, 2019 Historic Landmark Commission Regular Meeting.

- Pablo Serna made a motion to approve. Christine M. Cartwright seconded, and the motion passed unanimously.

3B. Consider action on a Certificate of Appropriateness for the building on 0.055 acres of Building Block 9 West of Water street, located at 926 Main Street, which will be a restaurant/wine bar use for the replacement of the front window, addition of a sign, a wall lamp, and brackets above the Main Street, and adding a door along Alley B, within the Bastrop Commercial National Register Historic District.

- Applicant was not present at this point in the agenda. Item was moved to the end of the agenda. Item was heard starting at 6:22 pm. Applicant was not present.

Staff presented the item.

Discussion on merits of the three door/window placement options, on protrusions into the public sidewalk, inseting doorways, copyright infringement, structural adequacy of back door, life safety and egress.

Citizen comments provided by Laura Wiggins. Spoke about historic relevance of 1950s picture and 1890s building and the general historic nature of Main Street.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

Four votes were called for the request:

1. Window/door placement on front façade:
 - a. Pablo Serna made a motion to approve the presented Option 3 with the conditions that the door swings outward and is set into the building at least 3 feet, with the inset either being a 90-degree or 45-degree angle. Christine M. Cartwright seconded, and the motion passed 6 -1, with Cheryl Long voting against.
2. Light and planter brackets
 - a. Pablo Serna made a motion to deny the request as presented. Janean Whitten seconded, and the motion passed unanimously.
3. Sign
 - a. Pablo Serna made a motion to approve the request as presented. Cheryl Long seconded, and the motion passed unanimously.
4. Rear door along Alley B
 - a. Pablo Serna made a motion to deny the request due to lack of information on door use and installation details. Christine M. Cartwright seconded, and the motion passed unanimously.

3C. Consider action on a Certificate of Appropriateness for the building on 0.16 acres of Building Block 4 West of Water Street, located at 703 & 707 Chestnut Street, also known as the Piney Creek Chop House for the replacement of windows on the structure, within the Bastrop Commercial National Register Historic District.

- Staff presented the item.

Applicant spoke about how a balcony used to be present and the clients did not wish to pursue replacing the balcony at this time. Applicant stated the first-story door was not necessary for egress out of the restaurant and that the windows are double-paned but designed to look like historic windows.

Pablo Serna made a motion to approve as presented. Janean Whitten seconded, and the motion passed unanimously.

3D. Consider action on a Certificate of Appropriateness for the building on 0.076 acres of Building Block 4 West of Water Street, located at 927 Main Street, also known as the Chamber of Commerce for a new blade sign for All City Real Estate, within the Bastrop Commercial National Register Historic District.

- Staff presented the item.

Applicant spoke about the sign design.

Christine M. Cartwright made a motion to approve as presented. Janean Whitten seconded, and the motion passed unanimously.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

3E. Update and discussion on the Certified Local Government Application and Historic Resource Inventory.

- Staff did not have any updates.

Pablo Serna provided a debrief of the Texas Historical Commission workshop for Certified Local Government that he attended. Workshop recommendations included: have a plan, define the area and project, use the provided forms when conducting surveys, notify the police department of survey dates, have surveyors wear identifying information. There are several types of surveys that include different levels of information. Discussion on the requirements for the application versus the requirements of a survey.

4. UPDATES

4A. Update on the research for vendors and pricing on a marker for the “Oldest Bastrop Fire Hydrant”.

- Item was pulled from this agenda and requested to be added to the next HLC meeting agenda.

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

- The Commission requested to discuss ways to provide guidance on hanging signs to applicants.

5. ADJOURNMENT

- Meeting adjourned by Chair at 7:08 pm.



STAFF REPORT

MEETING DATE: May 20, 2020

AGENDA ITEM: 3B

TITLE:

Consider action on a Certificate of Appropriateness for the building on 0.07 acres of building Block 3 West of Water Street, located at 813 Main Street to replace the retractable overhead door with two sets of doors that match other existing doors, 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: 813 Main Street (Attachment 1)
Property Owner: Baham Limited Interests LLC
Agent: Dan Hays-Clark
Current Use: Commercial/Restaurant
Existing Zoning: P-5 Core
Designations: Bastrop Commercial National Register of Historic Places District

BACKGROUND/HISTORY:

The property owner of 813 Main Street is proposing to replace the existing overhead glass retractable door which was added to the structure around 2012-2014 (Attachment 2).



The proposed replacement is two mahogany double doors (Attachment 6), which will match the existing doors along the back of the courtyard (Attachment 5). The doors were approved by the Historic Landmark Commission in 2008 (Attachment 3).

Proposed Replacement Doors



Existing Doors at the back of the Courtyard



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.

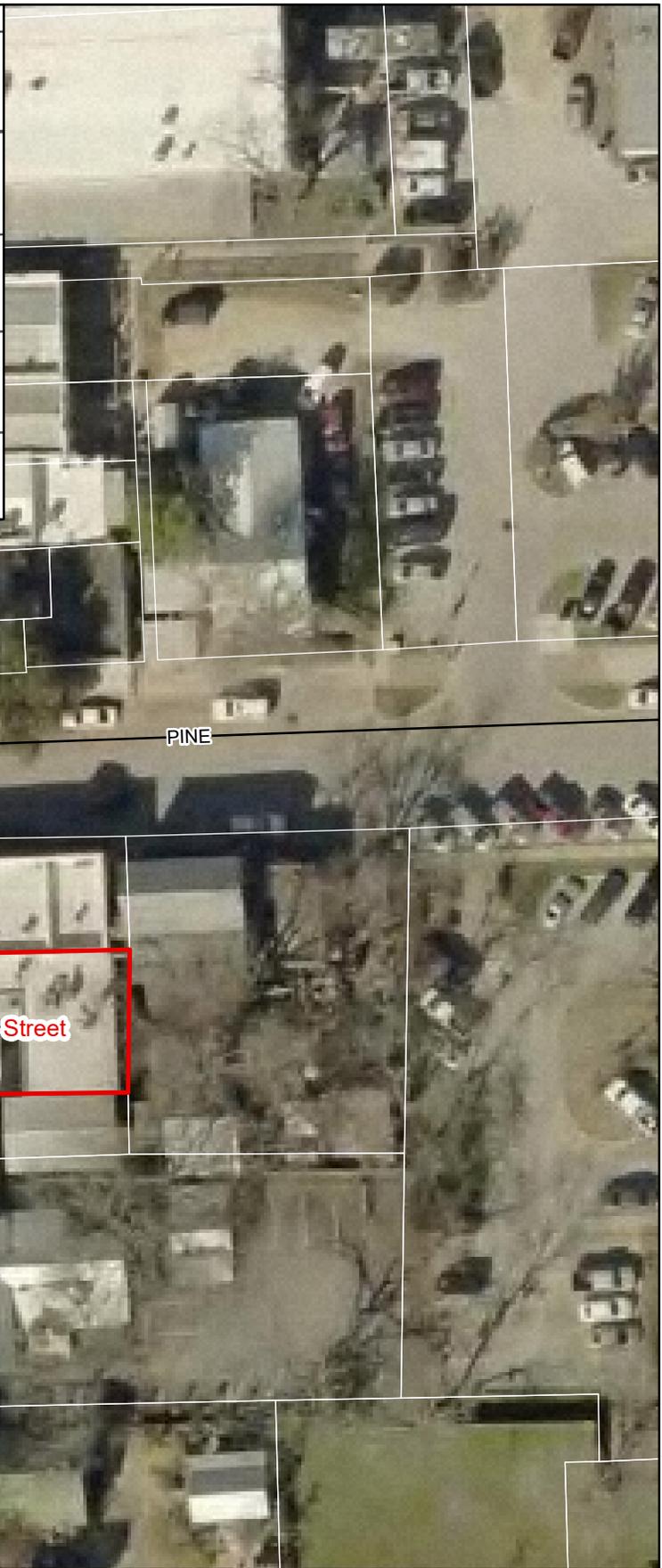
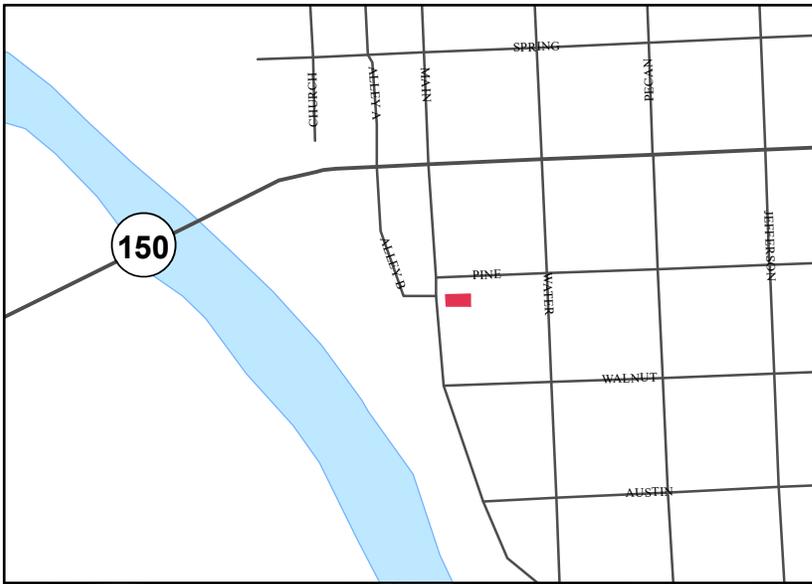
RECOMMENDATION:

Consider action to approve a Certificate of Appropriateness for the building on 0.07 acres of building Block 3 West of Water Street, located at 813 Main Street to replace the retractable overhead door with two sets of doors that match other existing doors, within the Bastrop Commercial National Register Historic District.

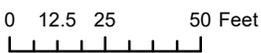
ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Project Description Letter
- Attachment 2 – Prior Certificate of Appropriateness by HLC in 2008
- Attachment 4 – Area to be Modified
- Attachment 5 – Existing Doors on Site
- Attachment 6 – Proposed New Doors





Attachment 1 - Location Map
 Certificate of Appropriateness
 813 Main Street



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

Date: 5/13/2020



May 4, 2020

Historic Landmark Commission
City of Bastrop
1311 Chestnut Street
Bastrop, Texas 78602
Attn: Planning Department

Re: Application for Certificate of Appropriateness for 813 Main Street "Union Hall building"

Dear Commission;

We are in application to you seeking approval to install two (2) pair of wood / glass doors along the North wall of the courtyard. The proposed doors are to match the two (2) existing single doors currently located along the East wall of the courtyard, which were approved for use by this commission in 2008, and are to replace the overhead glass garage door added to the structure 2012-2014. The proposed doors are solid wood with true divided insulated low E glass panes and are to compliment the original front doors located along the Main Street façade.

We thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Hays-Clark', is written over the word 'Sincerely,'.

Daniel Hays-Clark

**NOTICE OF MEETING
HISTORIC LANDMARK COMMISSION
JUNE 17, 2008**

The City of Bastrop Historic Landmark Commission will meet on Tuesday, June 17, 2008 at 6:00 p.m. in the City Council Chambers, 904 Main Street, Bastrop, Texas.

(The Commission may, at any time, recess the Regular Session at the request of the Chair, a Commissioner, the Planning Director, or legal counsel for any purpose authorized by the Texas Open Meetings Act, Texas Government Code Chapter 551)

1. Call to order.
2. Roll call.
3. Disposition of the meeting minutes of May 21, 2008.
4. Citizens comments.

New Business.

5. Discussion and possible action on a proposed plan to cure the conditions amounting to Demolition by Neglect at 1205 Pecan, presented by Saxon Mortgage and Deutsch Bank.
6. Discussion and possible action to designate "Bastrop Springs", at the foot of Pine Street, as a Significant Landmark.
7. Discussion and possible action on a Certificate of Appropriateness to demolish the existing garage with approval of the plans for a new garage at 1601 Main Street.
8. Discussion and possible action on a Certificate of Appropriateness for the façade design at 813 Main Street.
9. Discussion with Ms. Mickelson regarding status of ordinance revision work.
10. Discussion and possible action regarding setting a special joint workshop with the Planning and Zoning Commission regarding proposed bed and breakfast regulation update.

Old Business.

11. Announcements.
12. The Bastrop Historic Landmark Commission will adjourn regular session and convene as the Design Committee for the Bastrop Main Street Advisory Board. The Design Committee will have a separate agenda.
13. The Bastrop Historic Landmark Commission will reconvene into regular session.
14. Adjourn.

E-Mark

21-25



APPLICATION FOR HISTORIC LANDMARK
CERTIFICATE OF APPROPRIATENESS

Property Address: 813 Main Street, Bastrop
Legal Description: .075 acre, part of building block 3, east
Structure(s) Being Altered or Added: of Main Street
Owner of the Property: William (Bill) Ennis
Mailing Address: 813 Main Street, Bastrop, TX 78602
Telephone Number: (512) 925-2295 Email: bennis@txoga.org

This application shall include the following:

- 1. A detailed description of the proposed work.
- 2. Location and photographs of the property changes, if available.
- 3. Elevation drawings, photographs or illustrations of the proposed changes.
- 4. Information regarding the materials to be used. *(The Landmark Commission may ask that samples be provided).*
- 5. If the proposal includes signs or lettering, detailed information regarding such signs or lettering must be provided. *(The Building Official must approve any proposed signs).*
- 6. Any other information which the Commission may deem necessary in order to visualize the proposed work.

A Certificate of Appropriateness does not replace the requirement for obtaining other permits such as a building permit, site development permit or sign permit.

William Ennis 06/13/2008
Signature of Owner Date

Signature of Agent (if any) Date
(If an Agent signs, a letter, signed by the owner, must be attached hereto granting authorization to the Agent to act on the owner's behalf.)

Approved

Historic Landmark Commission Date

Disapproved

Historic Landmark Commission Date

DESCRIPTION OF WORK ON 813 MAIN STREET

The buildings at 813 Main have served many purposes during the years of their existence. From a tannery to a drug store to an inn to a bar, the buildings have continued to be the only commercial example of Federal Style/Texas Colonial Architecture in the downtown area. This is not to say that adjustments have not been made over the years that are not suited to the buildings. However, these adjustments have not diminished the simplicity and purity of the Federal/Texas Colonial appearance.

To date, we have begun general clean up and removal of obvious additions that do not suit the façade. We have:

- Removed existing metal stairs and landing in the courtyard which was added within the past 10 years.
- Removed the existing cinder block wall along street facade at courtyard which was added in the last century. (Does not appear on the bird's eye view completed in 1887. Had been damaged by tree roots and was unsafe.)
- Removed existing aluminum windows in the oldest portion of the building and replaced with custom wood sash windows to period
- Painted the exterior
- Added custom iron trellises to courtyard to reflect scale of windows

All of the above work, except the trellises, was either maintenance related or involved removal of recently installed features that detracted from the appearance of the building.

It is now time to begin work on features that we believe will add to the appearance of this complex of buildings and enhance their tremendous historical value to the city. We plan, with your concurrence, to:

- Replace the courtyard wall with a custom cast and forged iron fence built to compliment the existing gate and complimentary to the building's period.
- Add canvas canopies with no sides and only 15° slope to represent period canopies. (Important to the protection of the windows and doors from the sun.)
- Remove existing arched light Victorian doors in rear of courtyard and replace with custom wood doors with divided four light designed to period and intended to match front doors. (The arched light doors are not representative of Federal Architecture and were added during one of the many renovations.)
- Paint and restore the existing fountain
- Remove courtyard tiles, currently damaged, and replace with flagstone.

All of the above changes have been reviewed by architects from the Texas Historical Commission and approved for their style appropriateness.

Thank you for your consideration.

**NOTICE OF MEETING
HISTORIC LANDMARK COMMISSION
July 9, 2008**

The City of Bastrop Historic Landmark Commission will meet on Wednesday, July 9, 2008 at 6:00 p.m. in the City Council Chambers, 904 Main Street, Bastrop, Texas.

(The Commission may, at any time, recess the Regular Session at the request of the Chair, a Commissioner, the Planning Director, or legal counsel for any purpose authorized by the Texas Open Meetings Act, Texas Government Code Chapter 551)

1. Call to order.

2. Roll call.

3. Citizens comments.

New Business.

4. Discussion and possible action on a proposed plan to cure the conditions amounting to Demolition by Neglect at 1205 Pecan, presented by Saxon Mortgage and Deutsch Bank.

5. Discussion and possible action on a Certificate of Appropriateness for the façade design at 813 Main Street.

6. Discussion and possible action to invite 1002 Chestnut to apply for Significant Landmark Status.

7. Discussion and possible action to invite 1005 Hill Street (stage coach inn) to apply for Significant Landmark Status. 1, 2, 3, 4, 6, 7

8. Discussion and possible action to invite 813 Main to apply for Significant Landmark Status. 1, 2, 3, 4, 6, 7

9. Discussion and possible action to invite 920 Main to apply for Significant Landmark Status. 1, 3, 4, 6.

10. Discussion and possible action to invite 1004 Main to apply for Significant Landmark Status. 4, 6

11. Discussion with Ms. Mickelson regarding status of ordinance revision work.

Old Business.

12. Announcements. *By Bastrop Springs 7.22.08@COUNCIL*

13. The Bastrop Historic Landmark Commission will adjourn regular session and convene as the Design Committee for the Bastrop Main Street Advisory Board. The Design Committee will have a separate agenda.

14. The Bastrop Historic Landmark Commission will reconvene into regular session.

15. Adjourn.



green chai
cafe

Cafe
MON-SAT 10AM-4PM
SUN 10AM-2PM
PASTA SANDWICHES
PLUS
ALL YOUR FAVORITES!
SMITHIES
SHAKES
FLOATS

Attachment 6 – Proposed Replacement Doors

