

Historic Landmark Commission Agenda

Council Chambers
1311 Chestnut Street
Bastrop, TX 78602



April 21, 2021 at 6:00 P.M.

Historic Landmark Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Commission Secretary at (512) 332-8840, or write to 1311 Chestnut Street, Bastrop, TX 78602, or call Relay Texas through a T.D.D. (Telecommunication Device for the Deaf) at 1-800-735-2989 at least 48 hours in advance of the meeting.

1. CALL TO ORDER

2. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. To address the Commission, please submit a fully completed request card to the Commission Secretary prior to the meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Commission cannot discuss issues raised or make any decision at this time. Issues may be referred to City Staff for research and possible future action.

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

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the March 17, 2021 Historic Landmark Commission Regular Meeting.
 - 3B. Consider action on an amendment to the approved Certificate of Appropriateness for 0.068 acres of Building Block 5, West of Water Street, located at 1011 Main Street, to eliminate the flat roof awning, for a Structure located in the Bastrop Commercial National Register Historic District.
 - 3C. Consider action to amend the approved Certificate of Appropriateness for 921 Main Street Subdivision, Lot 1, located at 921 Chestnut Street, also known as the Art Institute, to install a new band sign on the front facade, for a Structure within the Bastrop Commercial National Register of Historic Places District.
 - 3D. Discussion on the Commission's history and past work towards implementation of Historic Landmark Preservation's Purpose and Intent.
 - 3E. Recognize Council Liaison Bill Ennis for his years of service to the Historic Landmark Commission.
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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: April 16, 2021 6:10 p.m. and will remain posted for at least two hours after said meeting has convened.



Jennifer C. Bills, Assistant Planning Director



STAFF REPORT

MEETING DATE: April 21, 2021

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the March 21, 2021 Historic Landmark Commission Regular Meeting.

STAFF REPRESENTATIVE:

Debra Adams, Commission Secretary/Permit Technician

ATTACHMENTS:

- March 21, 2021 Meeting Minutes



HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, March 17, 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 pm.6:00 PM

Commissioners:

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

City Council Liaison:

Bill Ennis	Absent
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Staff:

Jennifer Bills	Present
Debra Adams	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

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

Matt Lassen made a motion to approve the meeting minutes from the January 20, 2021 Historic Landmark Commission. Susan Long seconded the motion, and the motion carried unanimously.

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

Jennifer Bills presented the item to the Commission. Photo samples were provided for context.

Discussion commenced on the fireplace. The property history was provided with details and requirements to be considered. The item will be presented at City Council for approval once approved by HLC.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

The Commission asked what date it was created, and it was determined it was constructed in 1956. The Commission asked that an original picture be requested if possible and will there be any funds to take care of it. Jennifer stated there are no funds allocated at this time, it will have to go into the city budget with the park maintenance.

No citizen comments were made.

Susan Long made a motion to approve a resolution to add a local Historic Landmark designation to the fireplace/chimney structure on 0.85 acres of Bastrop Town Tract A11, located near Farm and Willow Streets in Fisherman's Park, to be known as the Mason Chalmers Fireplace, and forward to the April 13, 2021 City Council meeting. Cheryl Long seconded the motion, and the motion carried unanimously.

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

Jennifer Bills presented the item to the Commission.

Discussion commenced between Staff and the Commission on the blade, what type of business it was, the design of the sign, the location of the sign on the first floor due to the awning being too low for ADA requirements.

No citizen comments were made.

Matt Lassen 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 KC Outfitters, located within the Bastrop Commercial National Register Historic District. Susan Long seconded the motion, and the motion carried unanimously.

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

Jennifer Bills presented the item to the Commission.

Material samples of the glass and photos were provided to the Commission.

The Applicants David Lapp and Reid Sharp presented to the Commission.

Discussion commenced between Staff and the Commission on the project, the applicant requests for relief of the 60%, the history of the gas station, the merits of the request against the code the other banks will be sold. Pablo Serna discussed possible adding lights as like to the Opera House. Question if the brick is similar; little more Chicago Brick style. Questioned the color of the glass. Discussed heights. Discussed the inset of the windows. Susan Long questioned the curve and type of material being used.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

No citizen comments were made.

Matt Lassen made a motion to approve a Certificate of Appropriateness for a new building requesting a reduction in the window requirement to 13% of a front façade when the requirement is 60% for Lot 2 of the Main & Spring Subdivision, located at 714 Spring Street within the Iredell Historic District. Christine Cartwright seconded the motion, and the motion carried **unanimously (not possible if Pablo was against....)**. **Pablo Serna Nay** and all others approved.

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

Jennifer Bills presented the item to the Commission.

Due to the absence of HLC Council Liaison Bill Ennis it was decided the item would be discussed at next meeting. Brief discussion commenced on adding more houses to the registry.

No citizen comments were made.

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

Jennifer Bills presented the item to the Commission and it was decided this item(s) would be discussed in greater detail at the next meeting.

4. UPDATES

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

No more requests were made, and no action taken.

Jennifer announced that changing sign ordinances at the next P&Z meeting. Lighting. Modern channel letter signs will not be allowed. Fences on second tier on the amendments. B3 Pattern Book and Codes

5. ADJOURNMENT

Pablo Serna made a motion to adjourn, Susan Long seconded. Meeting adjourned by Chair at 7:05 pm.

Commission Chair

Commission Vice-Chair



STAFF REPORT

MEETING DATE: April 21, 2021

AGENDA ITEM: 3B

TITLE:

Consider action on an amendment to the approved Certificate of Appropriateness for 0.068 acres of Building Block 5, West of Water Street, located at 1011 Main Street, to eliminate the flat roof awning, for a Structure located in 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: 1011 Main Street (Attachment 1)
Property Owner: Luana Murphy
Applicant: Dick Clark & Associates/Mark Vornberg, Architect
Current Use: Commercial/Retail
Existing Zoning: P-5 Core
Designations: Bastrop Commercial National Register of Historic Places District

BACKGROUND/HISTORY:

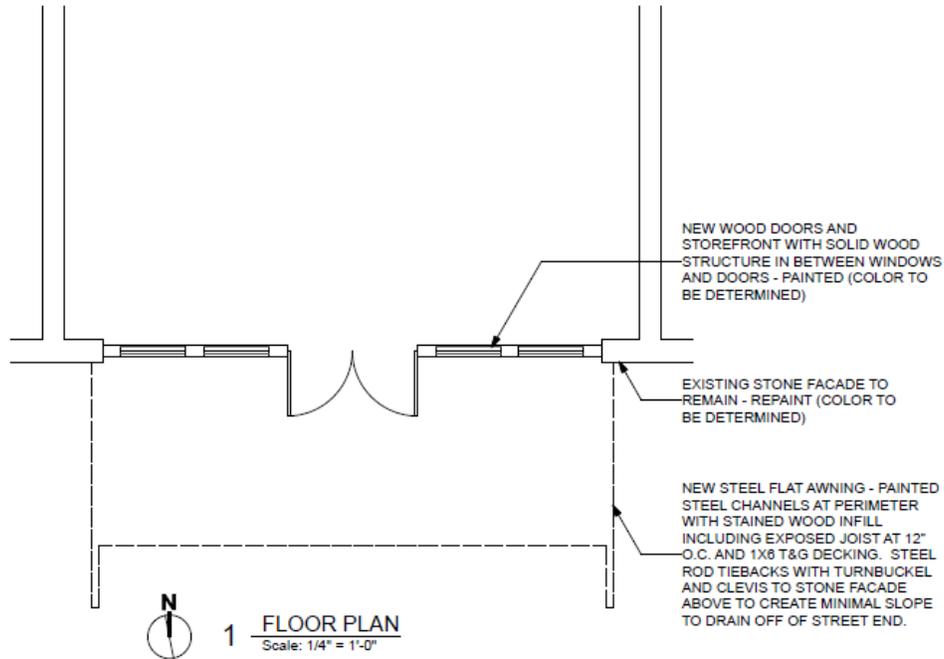
The property owner at 1011 Main Street presented changes at the December 16, 2020 HLC meeting and had a COA approved to remove the existing non-original storefront and awning, currently the Liberty Glenn building (Attachment 2).



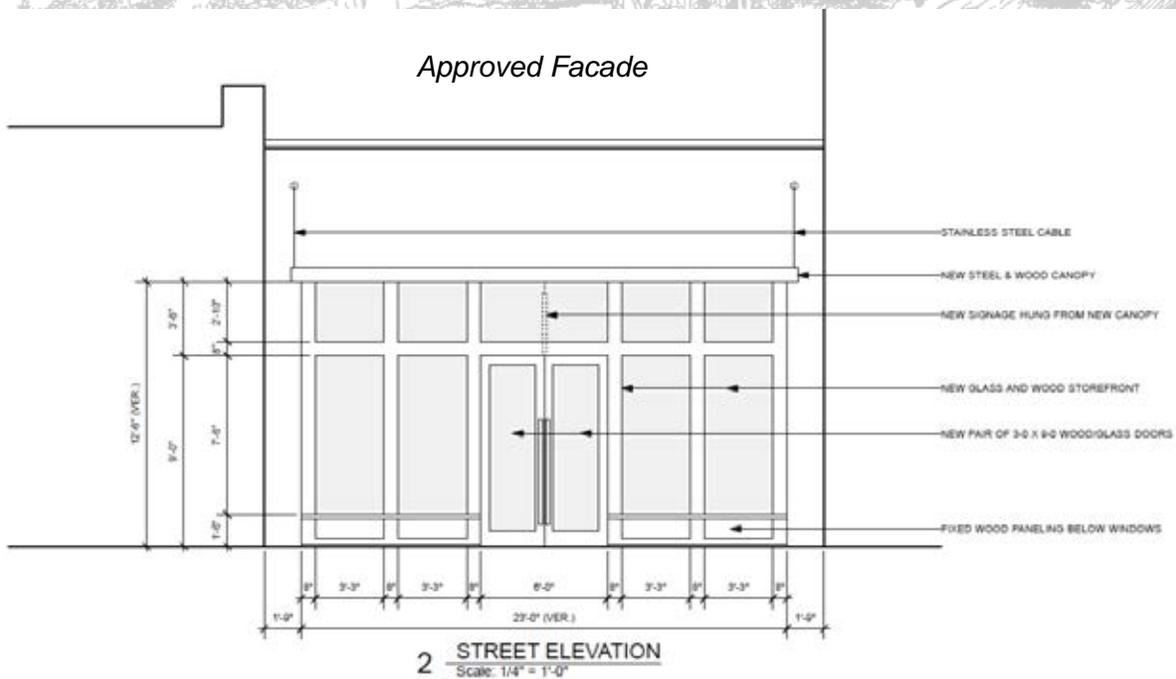
The current storefront and awning are obviously a more recent addition to the building that is not compatible with the overall downtown appearance. The storefront has changed over time, as the photo from 1942 seems to show a store front with a front door that is recessed three to five feet with angled display windows (Attachment 3).



The previously approved awning was a steel flat awing with painted steel channels at the perimeter and stained wood infill including exposed joists. The awning will be connected with steel rod tiebacks to the stone façade (Attachment 6).



The new storefront will be made with a solid wood structure and double wood doors in the middle (Attachment 6). The doors will be even with the windows and do not provide any inset from the front façade.

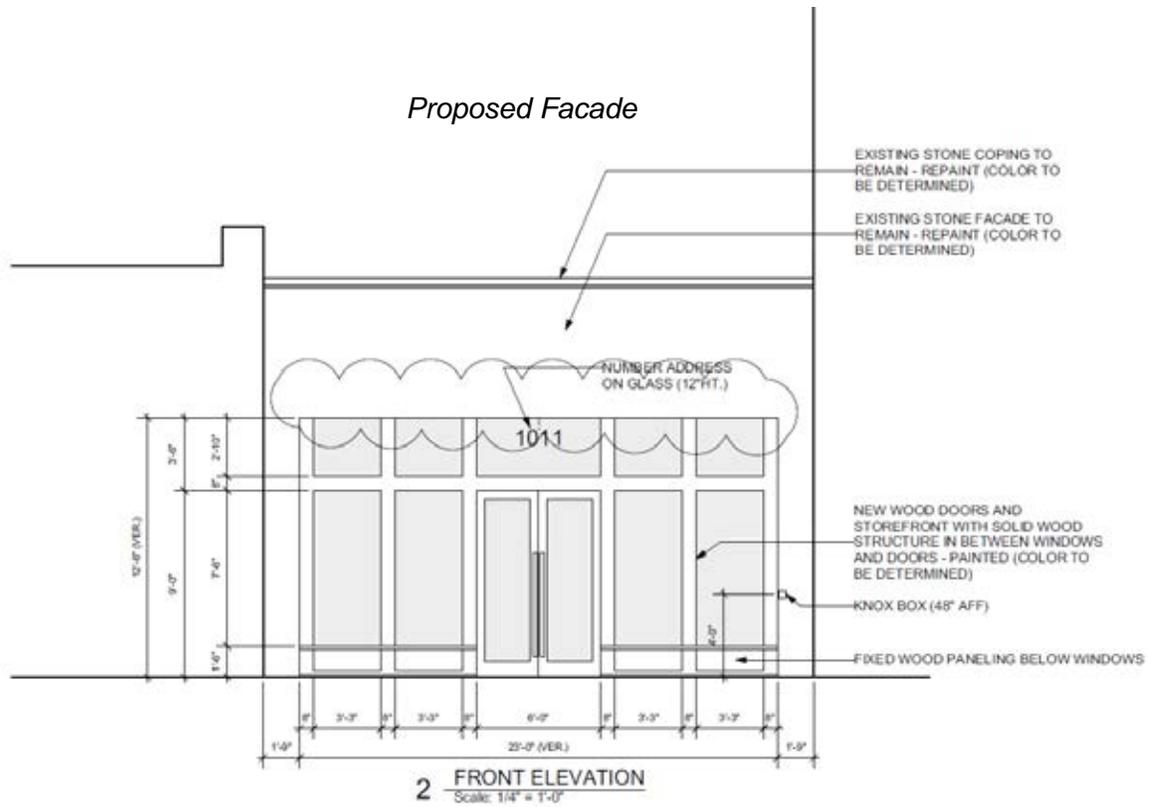


The applicant is asking to not replace the awning at this time. Per the Bastrop Building Block (B³) Code, all structures in Place Type 5 are required to have an encroachment on the primary frontage to add architectural detail and interaction between the Public and Private Realms.

STAFF RECOMMENDS:

Keeping the awning but allowing alterations on the style/structure.

Plant street trees to replace the encroachment and add pedestrian features along Main Street.



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.

Applicable criteria

- (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.**

This site has already been significantly altered.

- (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.

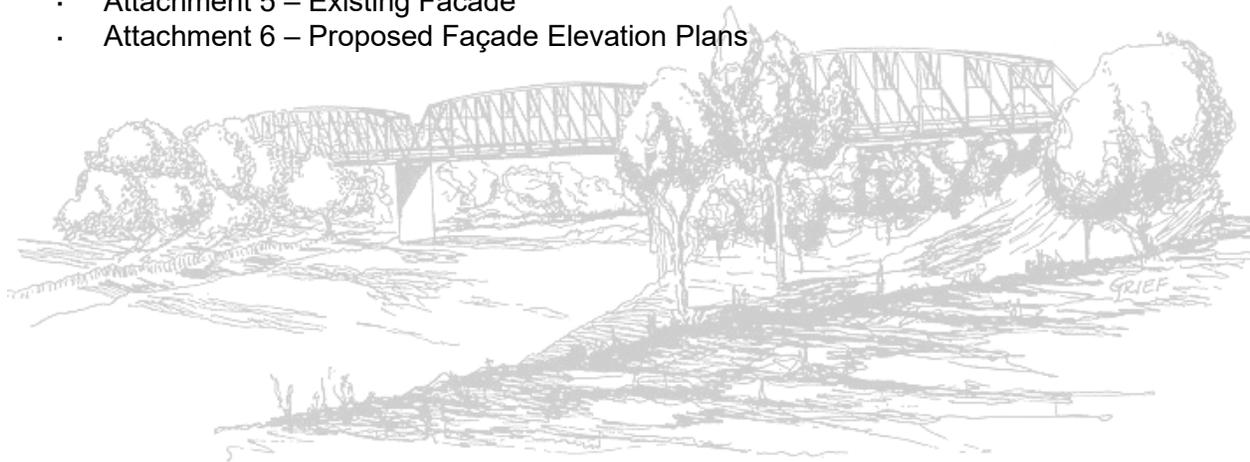
As the original storefront does not exist and has undergone significant changes over time, the goal for this project is the removal of non-historical element and the restoration of the façade to an earlier historic appearance or a style compatible with the historic style of the Bastrop Commercial District.

RECOMMENDATION:

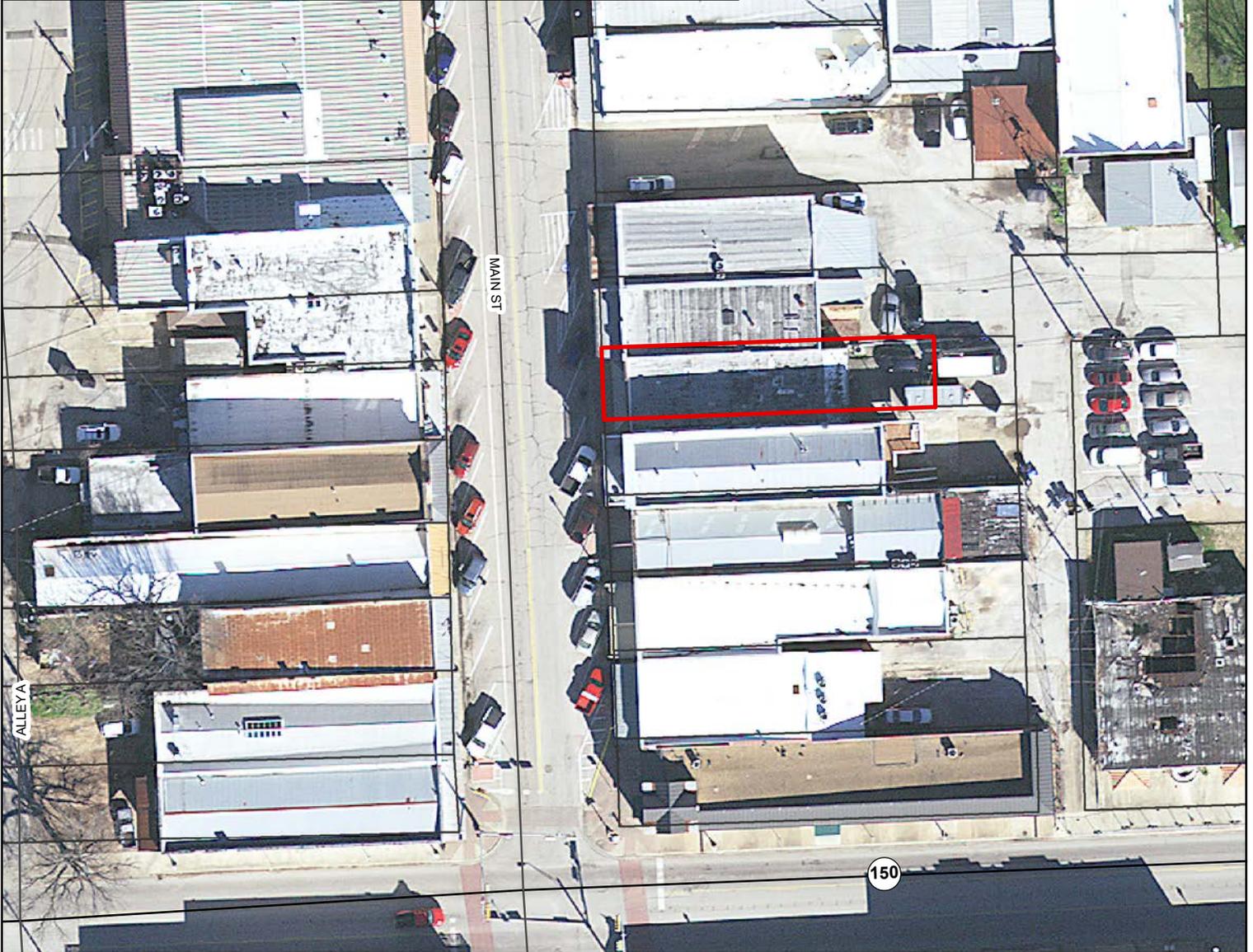
Consider action to deny the amendment to the approved Certificate of Appropriateness for 0.068 acres of Building Block 5, West of Water Street, located at 1011 Main Street, to eliminate the awning, for a Structure located in the Bastrop Commercial National Register Historic District.

ATTACHMENTS Attachment 1 – Location Map

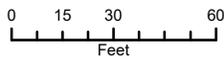
- Attachment 2 – Project Description
- Attachment 3 – Approved COA
- Attachment 4 – Historic Photographs
- Attachment 5 – Existing Façade
- Attachment 6 – Proposed Façade Elevation Plans



Attachment 1 Location Map



1011 Main St. Certificate of Appropriateness



1 inch = 56 feet



Date: 12/11/2020

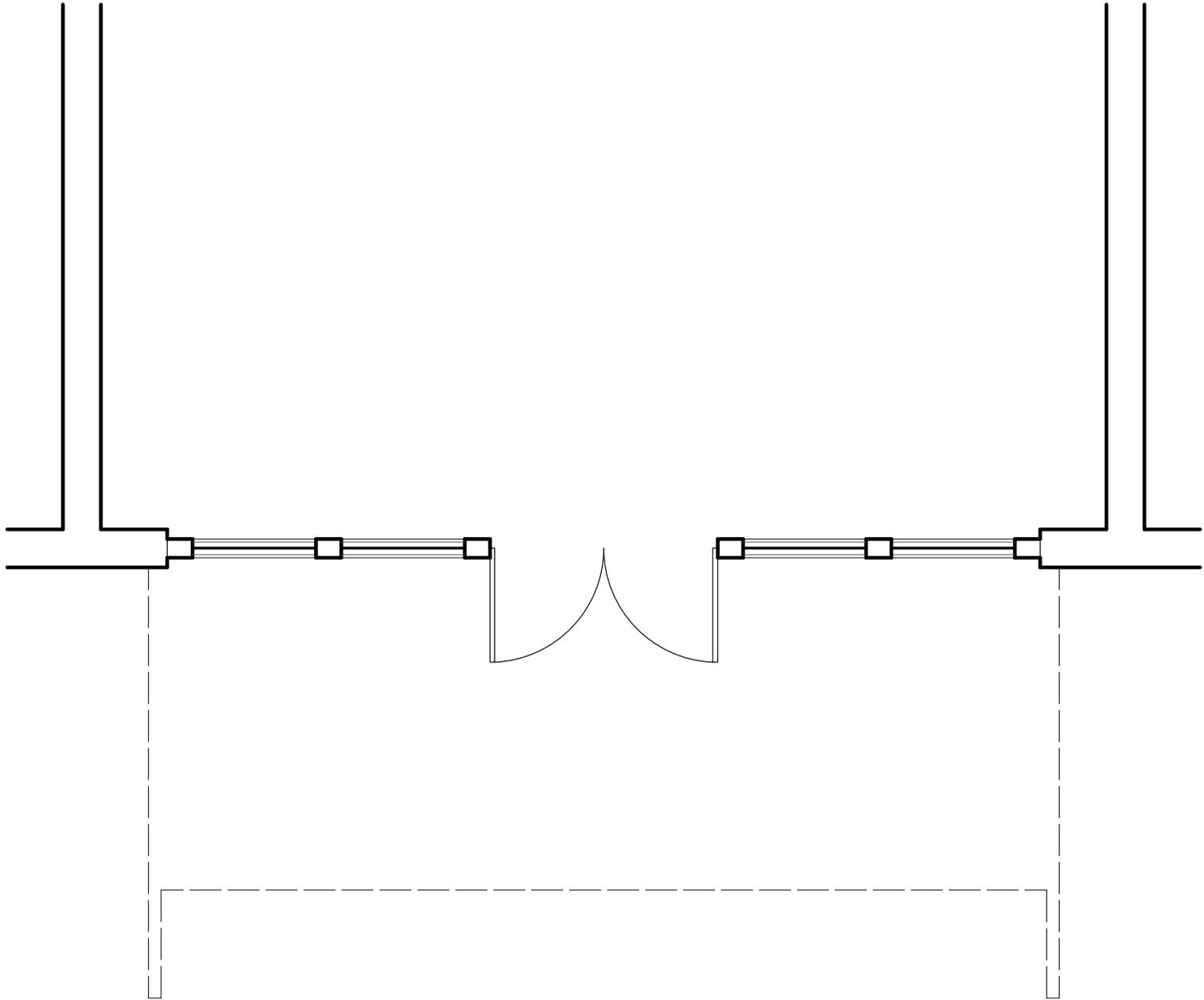
The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification 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.

Project Description

1011 Main Street

Need to modify previous Certificate of Appropriateness to

- 1.) change back windows to be white storefront aluminum and add an additional window where we uncovered an existing previous opening into the office area.
- 2.) Remove new awning proposed for front facade. No awning will be provided at this time.



1

FLOOR PLAN

Scale: 1/4" = 1'-0"

















1942

013,021,0



BASTROP FURNITURE CO.

BASTROP FURNITURE CO.

CAFE

CLUB CAFE



BLACK & WHITE Interiors



Liberty Glenn
Home Décor





1011

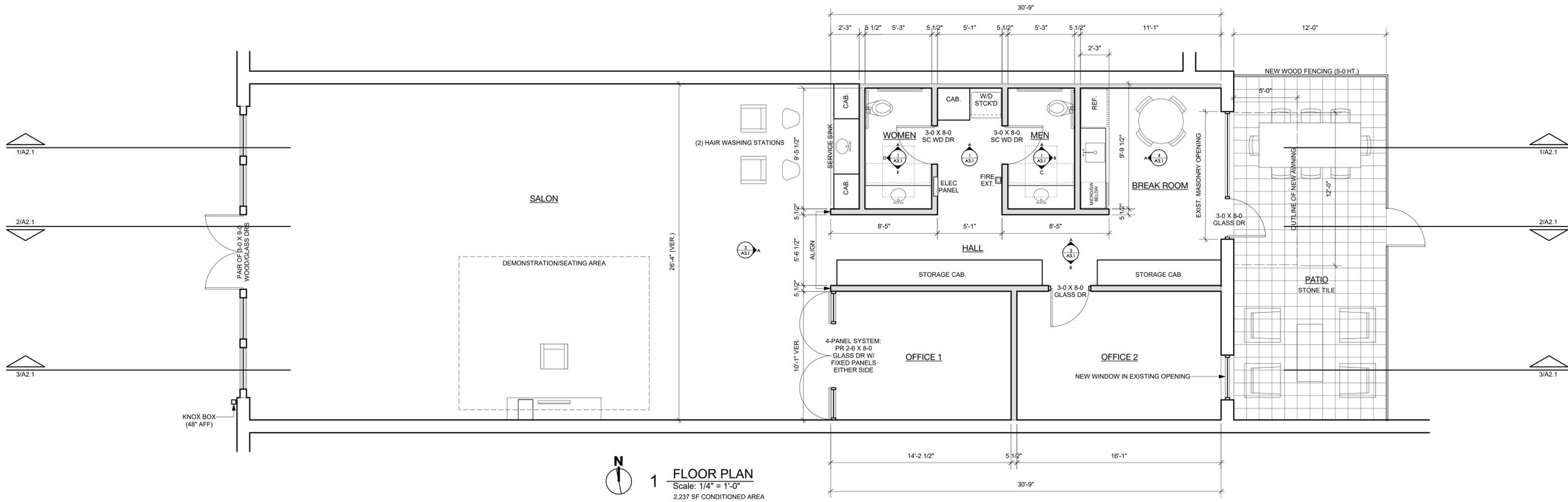
ROP HOBBIES

BIDEN HARRIS

VISA



MAIN STREET



1011 MAIN STREET
DOWNTOWN BASTROP, TEXAS

DRAWN BY
KKG

SET ISSUE
04.02.2021

REVISIONS

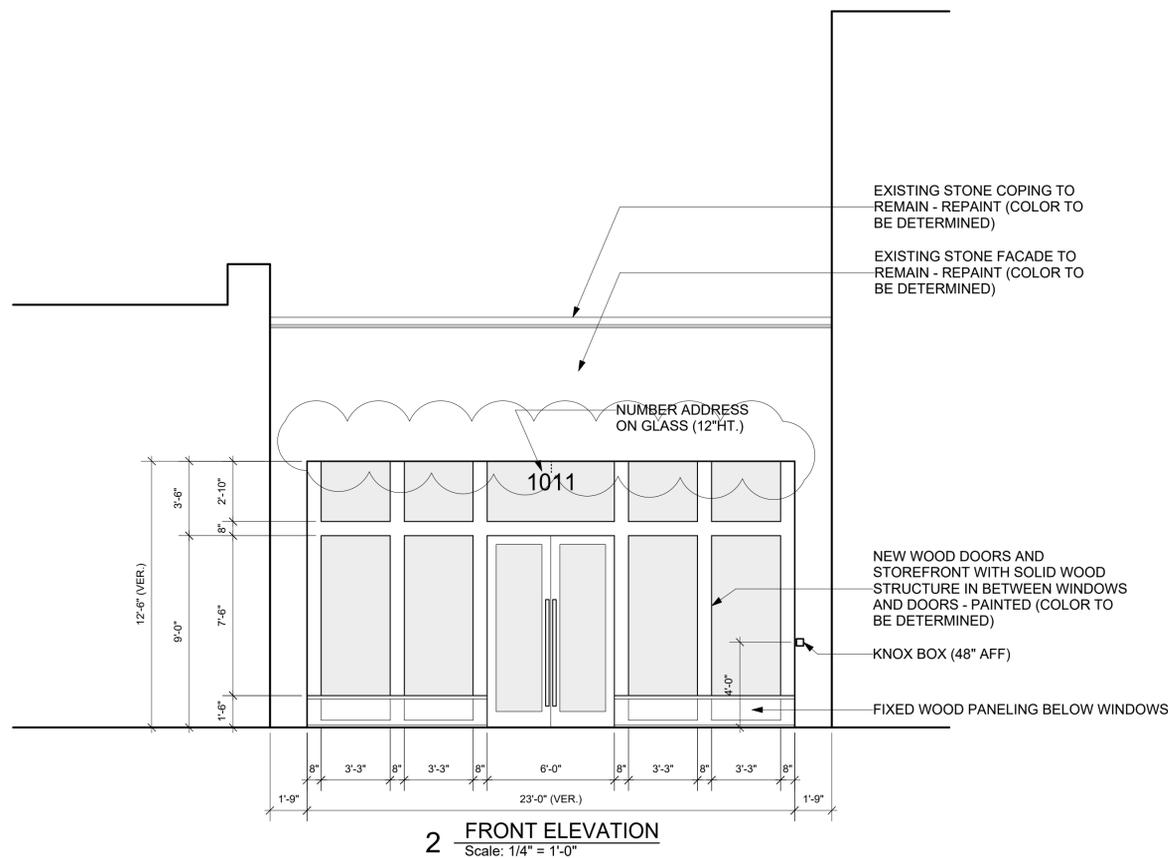
SHEET TITLE

FLOOR PLAN
LOWER LEVEL

SHEET

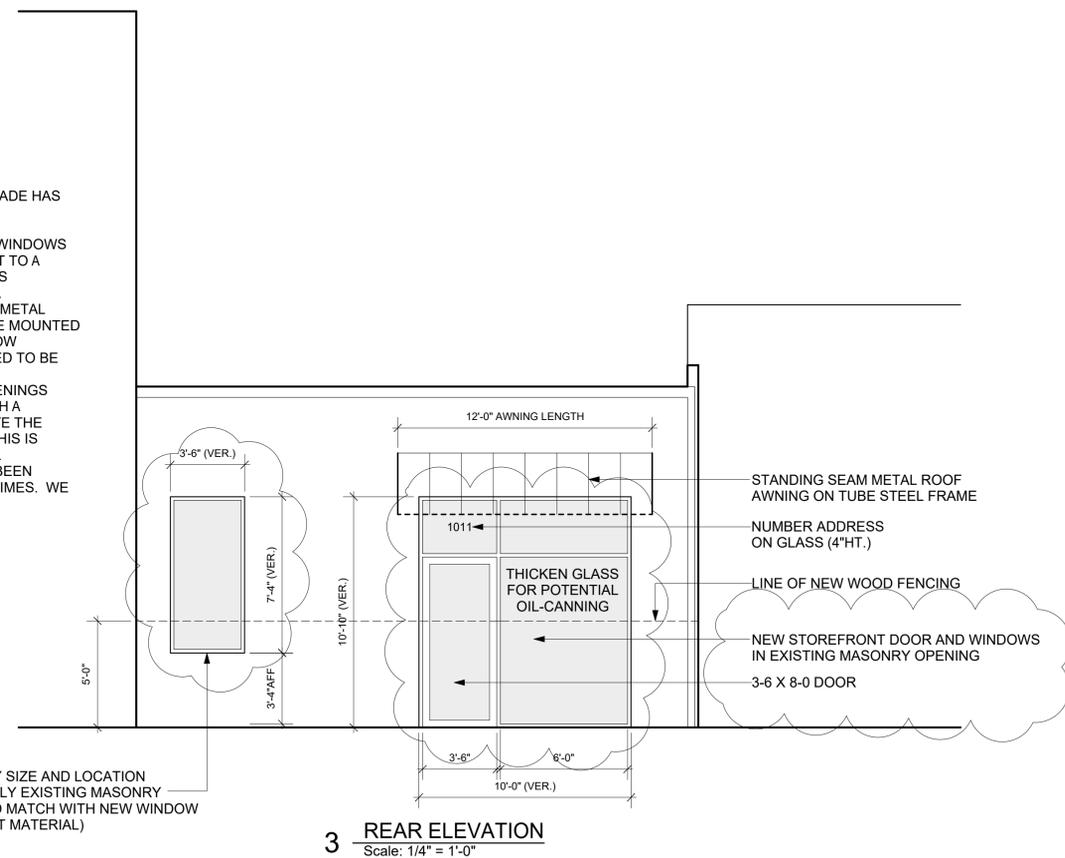
A1.2

CAUTION: DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY ONLY BE USED IN CONJUNCTION WITH THIS PROJECT.



NOTE:
THE ORIGINAL HISTORIC FACADE HAS ALREADY HAD SIGNIFICANT MODIFICATIONS.
-THE CURRENT DOORS AND WINDOWS ARE ALUMINUM STOREFRONT TO A HEIGHT OF ONLY 8'-0". THIS IS PROPOSED TO BE REMOVED.
- THE CURRENT AWNING IS A METAL AWNING IN A HIP ROOF STYLE MOUNTED BELOW THE ORIGINAL WINDOW OPENINGS. THIS IS PROPOSED TO BE REMOVED.
- THE EXISTING WINDOW OPENINGS WERE PARTIALLY FILLED WITH A STUCCO MATERIAL TO IMITATE THE ORIGINAL STONE FACADE. THIS IS PROPOSED TO BE REMOVED.
- THE ORIGINAL STONE HAS BEEN PAINTED OVER NUMEROUS TIMES. WE PROPOSE TO REPAIR.

NOTE: VERIFY SIZE AND LOCATION OF PREVIOUSLY EXISTING MASONRY OPENING AND MATCH WITH NEW WINDOW (STOREFRONT MATERIAL)



This electronic drawing file is released under the authority of Mark Vorberg, Texas Registration # 17707 on [current date], who maintains the original file. This electronic drawing file may be used as a background drawing. Pursuant to Rule 1.103 (f) of the Rules and Regulations of the Texas Board of Architectural Examiners, the user of this electronic drawing file agrees to assume all responsibility for any modification to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modifications to this electronic drawing file without the Architect's express written permission.

SEAL



PROJECT

1011 MAIN STREET
 DOWNTOWN BASTROP, TEXAS

DRAWN BY
 KKG

SET ISSUE
 04.02.2021

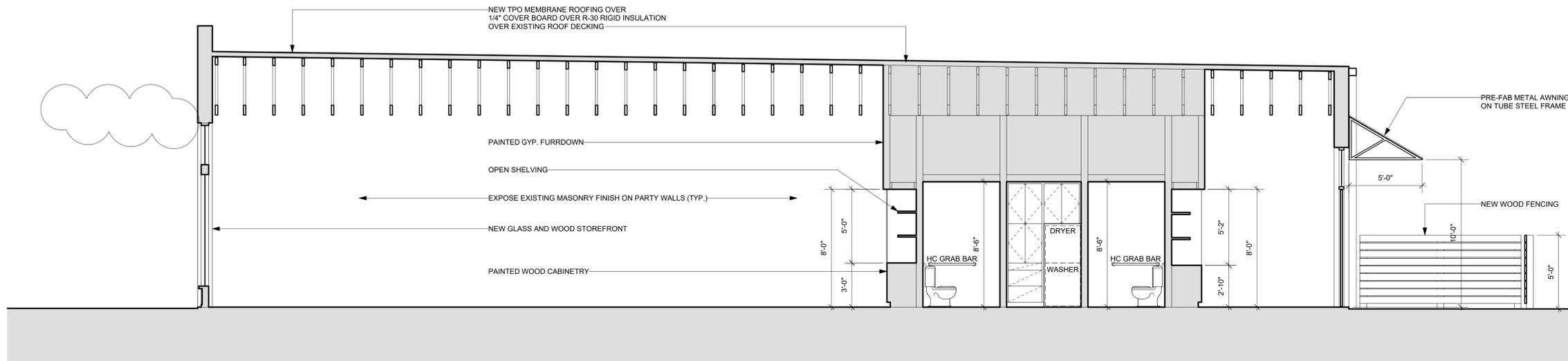
REVISIONS

SHEET TITLE
 INTERIOR ELEVATIONS

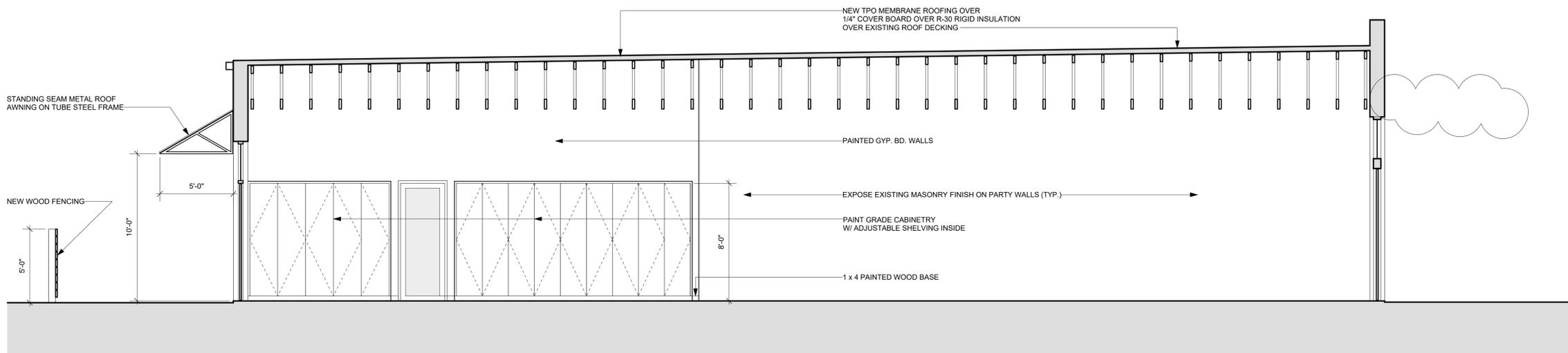
SHEET

A2.1

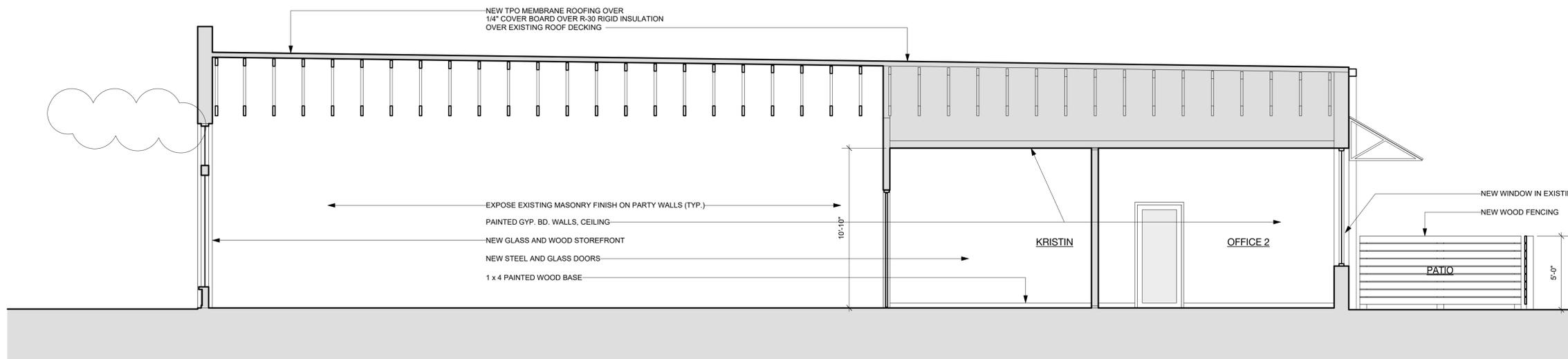
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 PROJECT



1 SECTION A
 Scale: 1/4" = 1'-0"



2 SECTION B
 Scale: 1/4" = 1'-0"



3 SECTION C
 Scale: 1/4" = 1'-0"



STAFF REPORT

MEETING DATE: April 21, 2021

AGENDA ITEM: 3C

TITLE:

Consider action to amend the approved Certificate of Appropriateness for 921 Main Street Subdivision, Lot 1, located at 921 Chestnut Street, also known as the Art Institute, to install a new band sign on the front facade, for a Structure within the Bastrop Commercial National Register of Historic Places District.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address: 921 Main Street (Attachment 1)
Property Owner: Bastrop Economic Development Corporation/The Art Institute
Agent: Kerry Torres, Building Image Group
Current Use: Commercial/Retail
Existing Zoning: P-5 Core
Designations: Structure within the Bastrop Commercial National Register of Historic Places District

BACKGROUND/HISTORY:

The property owner of 921 Main Street is proposing to add a new non-illuminated band sign.

ARCHITECTURAL RENDERING - OPTION A



This sign will be on the newly constructed Art Institute Building. This sign will be in on the left side of the façade in the decorative masonry inset below the cornice. The artwork below shows the sign that was approved on November 18, 2020.



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) (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) (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.

RECOMMENDATION:

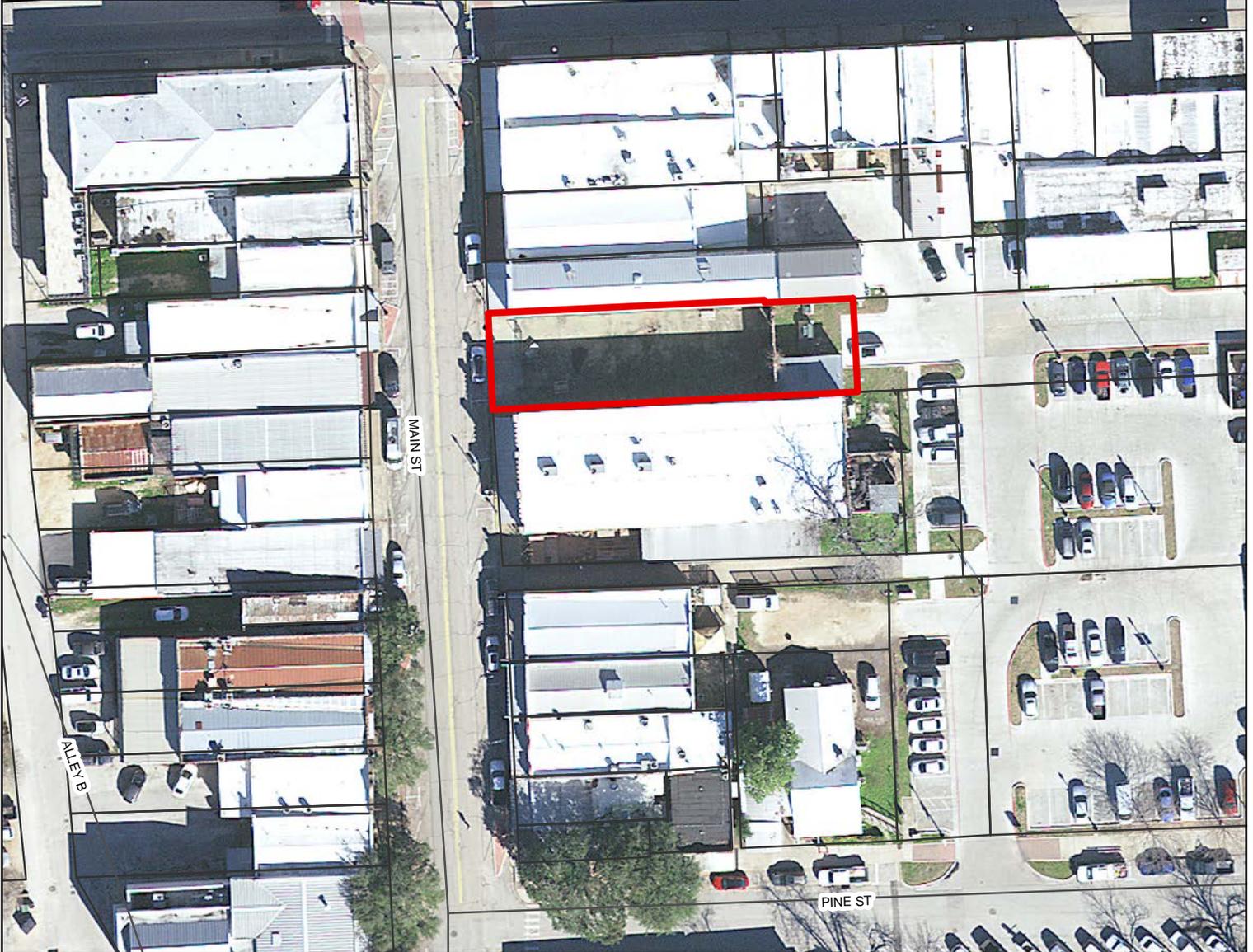
Consider action to approve the amendment to the approved Certificate of Appropriateness for 921 Main Street Subdivision, Lot 1, located at 921 Chestnut Street, also known as the Art Institute, to install a new band sign on the front facade, for a Structure within the Bastrop Commercial National Register of Historic Places District.

ATTACHMENTS:

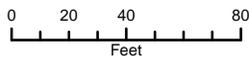
- Attachment 1 – Location Map
- Attachment 2 – Sign Location
- Attachment 2 – Proposed Sign



Attachment 1 Location Map



921 Main Street Certificate of Appropriateness New Sign



1 inch = 67 feet

Date: 11/12/2020

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.



ARCHITECTURAL RENDERING - OPTION A



Rendering represents visual intent only. Actual scale may vary.



Building Image Group, Inc.
1200 E. Third St. | Studio One
Austin, TX 78702

TESCL 18350

© Building Image Group, Inc.

PROPOSAL #
P11076

DATE
10.20.2020

DRAWN BY
MHP

PROJECT

THE ART INSTITUTES

Exterior Sign Package - 921 Main St., Bastrop, TX

INTELLECTUAL PROPERTY OF BUILDING IMAGE GROUP

Qty: 1
Exterior Wall Sign **E.1**

APPROVED BY: _____

SPECIFICATIONS

Flat cut acrylic logo; paint using Matthews Acrylic Polyurethane; satin clear coat; flush stud mount as required to stucco facade; non-illuminated.



Finish Schedule

- PMS Warm Red C
- PMS 1235C
- PMS 0821C
- PMS 285C
- Black



Building Image Group, Inc.
1200 E. Third St. | Studio One
Austin, TX 78702

TESCL 18350

© Building Image Group, Inc.

PROPOSAL #
P11076

DATE
10.20.2020

DRAWN BY
MHP

PROJECT

THE ART INSTITUTES
Exterior Sign Package - 921 Main St., Bastrop, TX

INTELLECTUAL PROPERTY OF BUILDING IMAGE GROUP

Qty: 1
Exterior Wall Sign **E. 1**

APPROVED BY: _____



STAFF REPORT

MEETING DATE: March 17, 2021

AGENDA ITEM: 3E

TITLE:

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

STAFF REPRESENTATIVE:

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

BACKGROUND/HISTORY:

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

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

SEC. 9.1.002 HISTORIC LANDMARK COMMISSION

(e) The commission shall be empowered to:

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

ATTACHMENTS:

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