

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 726-377-555 to join the meeting, or log onto the web at <https://attendee.gotowebinar.com/register/6696379165313293070>



AGENDA – August 19, 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 AUGUST 19, 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 726-377-555 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 July 15, 2020 Historic Landmark Commission Regular Meeting and the July 23 Commission Special Meeting.
 - 3B. Consider action on a Certificate of Appropriateness for 0.48 acres of Building Block 2 West of Water Street, also known as the Richard Starke House, located at 703 Main Street to install a new four-foot tall open panel fence along Main Street, designated on the National Register of Historic Places.
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- 3C. 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, to add a six-foot privacy fence at the rear of the building, visible from Alley B, within the Bastrop Commercial National Register Historic District.
- 3D. Discussion on the B³ Code Chapter 9 – Historic Landmark Preservation & The Iredell District and The Secretary of the Interior’s Standards for Historic Properties.
- 3E. Discussion on appropriate gutter and downspout styles for Main Street façades.

4. UPDATES

- 4A. Upcoming walking tour of Main Street Rehabilitation Project to discuss street furniture, including benches.
- 4B. 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: August 13, 2020 at 8:45 pm and will remain posted for at least two hours after said meeting has convened.



Jennifer C. Bills, Assistant Planning Director

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, July 15, 2020 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas and via GoToWebinar online.

1. CALL TO ORDER

The Chair called the meeting to order at 6:03 pm.

Commissioners:

Blake Kaiser, Chair	Present
Christine Cartwright	Present
Pablo Serna, Vice-Chair	Absent
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
Allison Land	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the June 17, 2020 Historic Landmark Commission Regular Meeting.

- Matt Lassen made a motion to approve as is. Susan Long seconded, and the motion passed by a vote of 6-0.

3B. 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 replace the cedar shake shingles with a metal galvanized roof, removal of an existing chimney, and construction of steps on a structure designated with a Texas State Historical Marker.

- Staff presented the item
- The Applicant, Doug Perry, and the roof installer were available by telephone.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

- Staff made available the material sample provided by the applicant.
 - Roof installer discussed installation plan and style.
 - Discussion commenced on materials, colors, textures, and style.
 - No citizen comments were made.
 - Recommendation to applicant on seeing color and texture options for the steeple.
 - Matt Lassen made a motion to approve a standing seam galvalume roof on the main church building and a conditional approval of a tiled steel roof on the steeple, similar in style to the Winchester roof, with color to be approved next Thursday, July 23, 2020, if the applicant meets the deadline to show a proposal in time for the meeting. Cheryl Long seconded, and the motion passed by a vote of 6-0.
- 3C. Consider action on a Certificate of Appropriateness for 0.316 acres of Building Block 13 East of Water Street, also known as the Jung-Pearcy House/Joe Jung House, located at 909 Pecan Street to install a new multi-tenant monument sign along Pecan Street, designated on the National Register of Historic Places, with a Texas State Historical Marker, and as a local Bastrop Historic Landmark.
- Staff presented the item with a recommendation to add a masonry base to be compliant with the B³ Code.
 - The Applicant was present via telephone.
 - Discussion commenced on signage, sight triangles, colors, materials.
 - Commission would like to see a color rendering of the sign.
 - No citizen comments.
 - Susan Long made a motion to postpone the sign until a color rendering of the sign is available. Chris Cartwright seconded, and the motion passed by a vote of 6-0.
- 3D. Consider action on a Certificate of Appropriateness for 0.09 acres of Building Block 9 West of Water Street, also known as the Kesselus Building, located at 912 Main Street, to install a new blade sign, designated as a Contributing Structure to the Bastrop Commercial National Register District and with a Texas State Historical Marker.
- Staff presented the item.
 - The Applicant was not present.
 - Discussion commenced on the material, style, clearance, and surrounding features.
 - No citizen comments.
 - Cheryl Long made a motion to approve. Chris Cartwright seconded, and the motion passed by a vote of 6-0.
- 3E. Distribution and discussion on reading the B³ Code Chapter 9 – Historic Landmark Preservation & The Iredell District and The Secretary of the Interior’s Standards for Historic Properties for discussion at the next meeting.
- Staff provided background on topic and requested the Commission read and familiarize themselves for discussion at next regular meeting.
 - Discussion commenced on the topic.
- 3F. Discussion on appropriate gutter and downspout styles for Main Street façades.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

- Discussion moved until next regular meeting.

4. UPDATES

4A. Upcoming walking tour of Main Street Rehabilitation Project to discuss street furniture, including benches.

- Date is to be determined.

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

- None

5. ADJOURNMENT

- Matt Lassen motioned for adjournment. Meeting adjourned by Chair at 7:17 pm.

Commission Chair

Commission Vice-Chair

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Thursday, July 23, 2020 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas and via GoToWebinar online.

1. CALL TO ORDER

The Chair called the meeting to order at 6:05 pm.

Commissioners:

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

City Council Liaison:

Bill Ennis	Absent
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Staff:

Jennifer Bills	Present
Allison Land	Present

2. CITIZEN COMMENTS

There were no citizen comments.

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.

- Staff presented the item
- The Applicant, Doug Perry, was available.
- Staff made available the material samples provided by the applicant.
- Applicant discussed standing seam in medium bronze (church) and oxford shingle in buckskin (steeple) colors.
- Pablo Serna made a motion to come back with material samples in the correct colors and one of three options: one - standing seam galvalume roof with dark metal

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

- shingle steeple, two - match both roof and steeple as close as possible to the current roof color in a grey palette, three – any other color combination for the board to consider. Christine Cartwright seconded, and the motion passed by a vote of 5-0.
- Susan Long made a motion to approve the chimney removal. Janean Whitten seconded, and the motion passed by a vote of 5-0.
 - Susan Long made a motion to approve construction of steps in the style of the other steps. Christine Cartwright seconded, and the motion passed by a vote of 5-0.

4. UPDATES

- 4B. Individual Requests from Historic Landmark Commissioners that particular items to be listed on future agendas (no group discussion allowed).
- None

5. ADJOURNMENT

- Pablo Serna motioned for adjournment. Susan Long seconded. Meeting adjourned by Chair at 6:55 pm.

Commission Chair

Commission Vice-Chair



STAFF REPORT

MEETING DATE: August 19, 2020

AGENDA ITEM: 3A

TITLE:

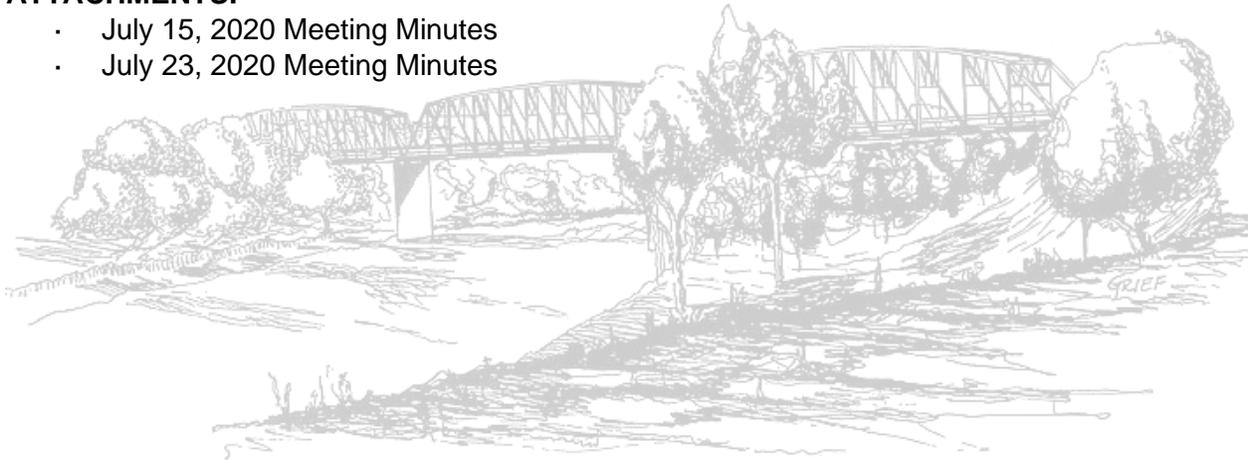
Consider action to approve meeting minutes from the July 15, 2020 Historic Landmark Commission Regular Meeting and the July 23 Commission Special Meeting.

STAFF REPRESENTATIVE:

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

ATTACHMENTS:

- July 15, 2020 Meeting Minutes
- July 23, 2020 Meeting Minutes





STAFF REPORT

MEETING DATE: August 19, 2020

AGENDA ITEM: 3B

TITLE:

Consider action on a Certificate of Appropriateness for 0.48 acres of Building Block 2 West of Water Street, also known as the Richard Starke House, located at 703 Main Street to install a new four-foot tall open panel fence along Main Street, designated on the National Register of Historic Places.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address: 703 Main Street (Attachment 1)
Property Owners: Mike Kinslow
Existing Zoning: P-4, Mix
Designations: National Register of Historic Places

BACKGROUND/HISTORY:

The applicant at 703 Main Street is requesting to install a four-foot tall Framed Hog-Pin Fence (Attachment 3) at the front and side property lines in front of the primary structure (Attachment 4). Beginning 10 feet back from the front façade, the applicant proposes to install a six-foot wood privacy fence. With the installation of the new sidewalk along Main Street, the applicant wishes to provide some delineation between the public right-of-way and his private property.



With the adopted of the Bastrop Building Block (B³) Codes, the Authentic Bastrop Pattern Book was made mandatory in the Iredell and Historic Bastrop Commercial Districts. As long as any property that is designated or within the one of the districts meets the requirements of the Pattern Book, the fence can be administratively approved by the Development Review Committee.

At the July 23, 2020 meeting of the DRC, the Committee approved the fence design and privacy fence height as proposed, but stipulated that the front fence is limited to three feet in height, per the Pattern Book.

Since the applicant wishes to deviate from the Pattern Book, the Historic Landmark Commission would be the approval authority for any changes from the Pattern Book with a Certificate of Appropriateness.

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 9.3.002 Certificate of Appropriateness Exemptions:

(a) *Certificate of Appropriateness shall not be required for the following:*

(5) *New fence, railing or wall that is consistent with the Historic District's characteristics and applicable guidelines.*

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.**

Authentic Bastrop Pattern Book Requirements

FENCE DESIGN	FENCE TYPES
Fences and walls further define private areas around a residential structure. Coordinate the design and materials of these elements with the design and materials of the house in terms of color, materials, scale, and quality and detail.	There are three parts of the perimeter fence – front yard fence, transition fence, and privacy fence.
The design and installation of front yard, side yard, and rear yard fencing, as well as low walls and hedges, should not interfere with street visibility and distance requirements.	Front yard fence is located at the front of the lot and on the sides back 10 feet from the building facade.
Fence design needs to be approved by the DRC or the Town Architect.	On corner lots the fence should run 20 feet from the front of the building façade and perpendicular to it.
	Rear fence can be on the property line, or within 4 feet of it.

FENCE HEIGHT

Front yard fence should be no more than 36 inches high.

Transition fence is 12" to 18" higher than the front yard fence.

Privacy fence is usually 72" high.

A variety of fence design is encouraged and extended runs of similar fence design is discouraged.

MATERIALS

Picket fence shall be made of painted wood. A 20% transparency rate is required for front yard picket fences.

Transition fence is typically stone or masonry or material appropriate to the principal building materials.



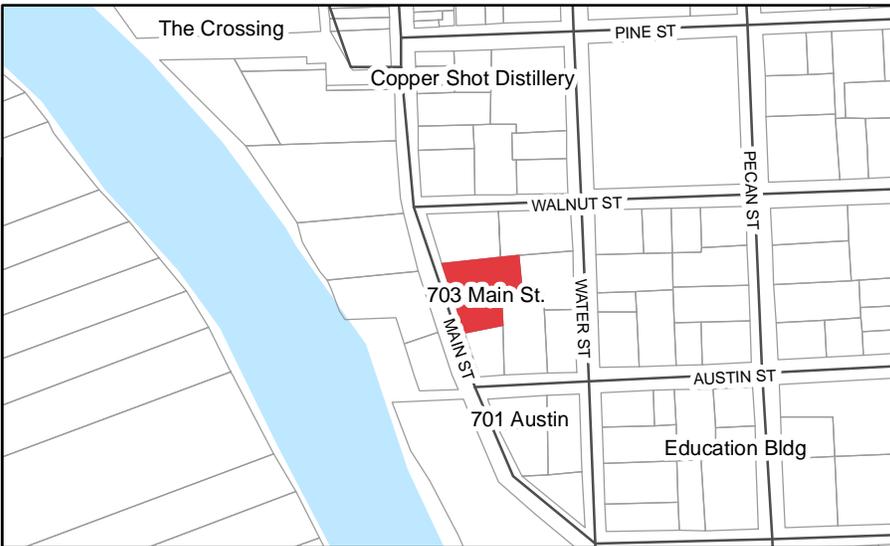
RECOMMENDATION:

Consider action on a Certificate of Appropriateness for 0.48 acres of Building Block 2 West of Water Street, also known as the Richard Starke House, located at 703 Main Street to install a new four-foot tall open panel fence along Main Street, designated on the National Register of Historic Places.

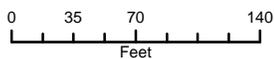
ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Letter from Applicant
- Attachment 3: Proposed Front Yard Fence Type
- Attachment 4: Fence Location
- Attachment 5: Pictures of the front yard

Attachment 1 Location Map



703 Main Street Certificate of Appropriateness Front Yard Fence



1 inch = 108 feet

Date: 8/13/2020

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.



719-244-0556
mokinslow@gmail.com

Michael Kinslow
703 Main St
Bastrop, TX
78602

July 31, 2020

Historic Landmark Commission
Bastrop, TX

Dear Commission,

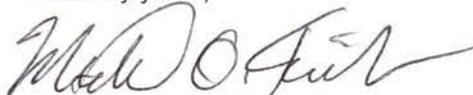
We are seeking a variance to the current code listed in the Pattern Book Landscape Standards - 3 (page 45). The front yard fence cannot exceed 3 feet.

We are requesting a variance of a 4 foot fence in the front yard due the safety of public and residents of the property.

We currently have two large dogs (labradors) that reside on the property, and we are building the fence to allow them to roam the entire yard area. With a three foot fence and being a high pedestrian traffic area with the new sidewalk being installed. I do not want someone placing their hand or arm onto my property and potential getting hurt. Additionally, I do not want my dogs to jump the fence to run lose in the downtown area. Secondly, we have several young grandchildren that visit the property throughout the year. By chance, a person could easily reach over a 3 foot fence and do them harm.

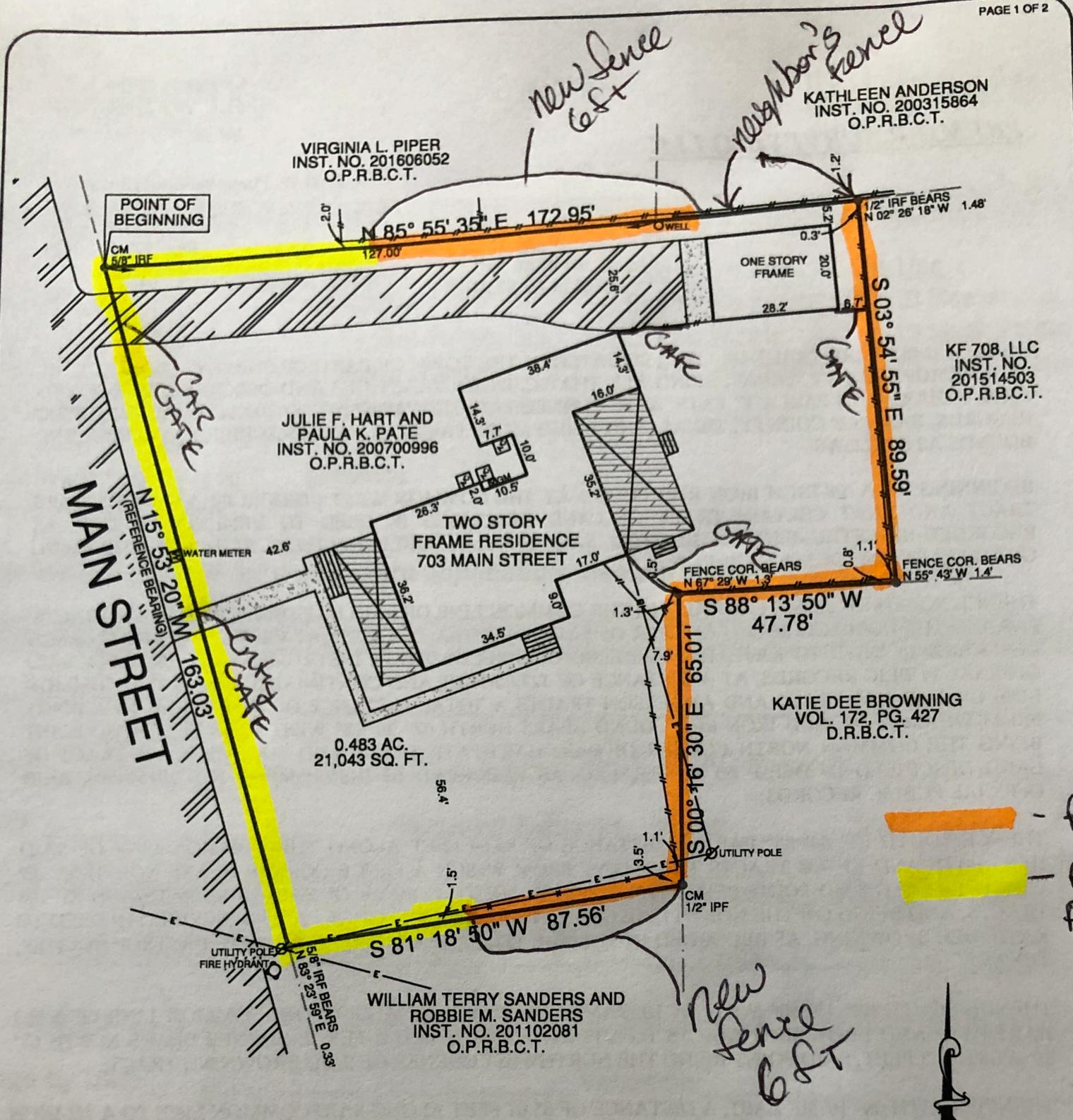
I have attached the following documents into my folder: Survey of Property with description of where the back, side and front fence will be installed, photos of material used. I will be using a framed panel fence in the front yard that will have a height of 4 feet.

Sincerely yours,



Michael O. Kinslow

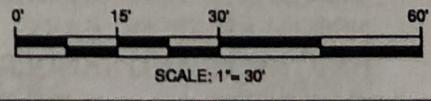




LEGEND:

—●—●—	WIRE FENCE	▨	ASPHALT
—○—○—	CHAINLINK FENCE	▩	CONCRETE
—□—□—	WROUGHT IRON FENCE	▧	GRAVEL
—#—#—	WOOD FENCE	▤	TILE
—V—V—	VINYL FENCE	▥	WOOD
—E—E—	ELECTRIC LINE	▦	BRICK
GM	GAS METER	▧	STONE
EM	ELECTRIC METER	▨	RAILROAD TIE (WOOD)
IPF	IRON PIPE FOUND		
IRF	IRON ROD FOUND		
IRS	IRON ROD SET		
CM	CONTROLLING MONUMENT		

NOTES:
BEARINGS ARE BASED ON THE RECORDED DEED.



LEGAL DESCRIPTION:
BEING A 0.483 ACRE TRACT OF LAND SITUATED IN THE TOWN OF BASTROP SURVEY, ABSTRACT NO. 11, BASTROP COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JULIE F. HART AND PAULA K. PATE, AS RECORDED IN INSTRUMENT NO. 200700996, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	AUT-78-125-AUT17003404-SJ
BORROWER	MICHAEL O. KINSLOW AND SHERI A. KINSLOW
TECH	MSP
FIELD	TG

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48021C0355 E, DATED JANUARY 19, 2006.

DATE: 06/05/17 JOB NO.: 17-04321
FIELD: 06/05/17

703 MAIN STREET, BASTROP, TX 78602
0.483 AC., TOWN OF BASTROP SURVEY, ABS. NO. 11



Robert T. Paul, Jr.
Registered Professional Land Surveyor

Premier Surveying LLC
5700 W. Plano Parkway Suite 2700
Plano, Texas 75093
972.612.3601 Office | 972.964.7021 Fax
premierorders@premier-surveying.com
www.premiersurveying.com

DATE: _____
ACCEPTED BY: _____



Premier Surveying LLC
5700 W. Plano Parkway Suite 2700
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200



703 Main Street









STAFF REPORT

MEETING DATE: August 19, 2020

AGENDA ITEM: 3C

TITLE:

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, to add a six-foot privacy fence at the rear of the building, visible from Alley B, 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: 926 Main Street (Attachment 1)
Property Owner: 926 Bastrop, LLC
Agent: Ian Reddy
Current Use: Commercial/Retail
Existing Zoning: P-5 Core
Designations: Bastrop Commercial National Register of Historic Places District

BACKGROUND/HISTORY:

The property owner of 926 Main Street is proposing to add a fence at the rear of the building, visible from Alley B. The applicant had previously proposed a living wall with a door at the property line. They have since revised the proposed fence to a six-foot tall privacy fence. The main concern for the placement of the fence on the property is placing an appropriate fence that does not conflict with the existing electric transformer and electric meters on the property.

The new proposal has the fence at a distance of 21 feet from the transformer, outside of the Public Utility Easement and leave the meters and HVAC equipment accessible (Attachment 3).

The Authentic Bastrop Pattern Book does not contain clear guidelines for commercial properties that open on alleys. Additionally, this request amends the previous COA request from February 19, 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.

Section 9.3.002 Certificate of Appropriateness Exemptions:

(a) Certificate of Appropriateness shall not be required for the following:

- (5) New fence, railing or wall that is consistent with the Historic District's characteristics and applicable guidelines.*

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.

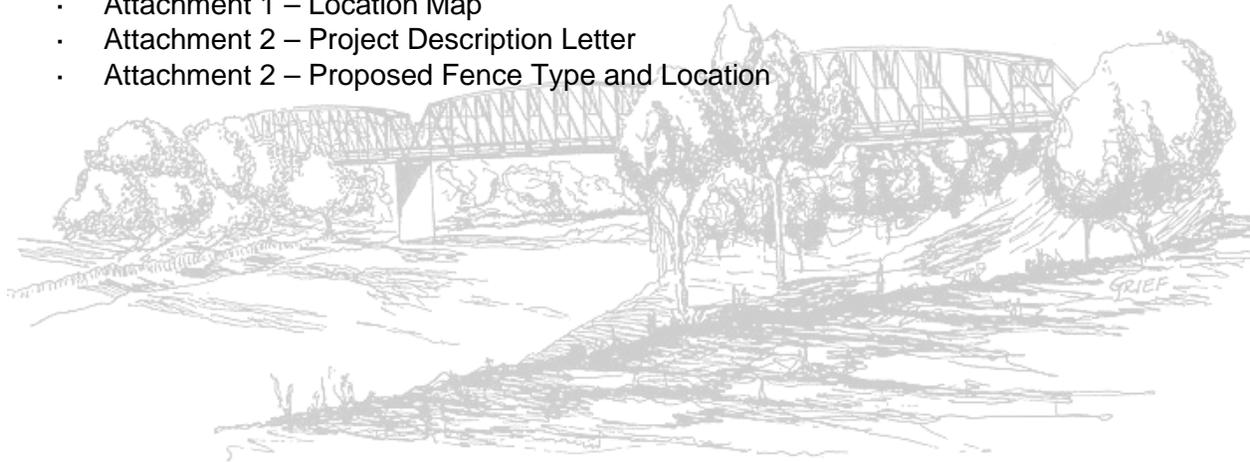
- (I) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, 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 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, to add a six-foot privacy fence at the rear of the building, visible from Alley B, within the Bastrop Commercial National Register Historic District.

ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Project Description Letter
- Attachment 2 – Proposed Fence Type and Location



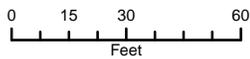
Attachment 1 Location Map



926 Main Street Certificate of Appropriateness

Date: 2/12/2020

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.



1 inch = 50 feet



The vacant rear section of 926 Main Street is neglected and unused, due largely to two obstructions that are impediments to the historic building and its property -- a city transformer rendering more than half of the historic property unusable, and a recently built two-story parking structure that cuts off the building's access to the alley. This proposal is for a cedar fence designed to allow the tenant to utilize a small section of the remaining property, by providing a pause between the historic building and the two unsightly obstructions.

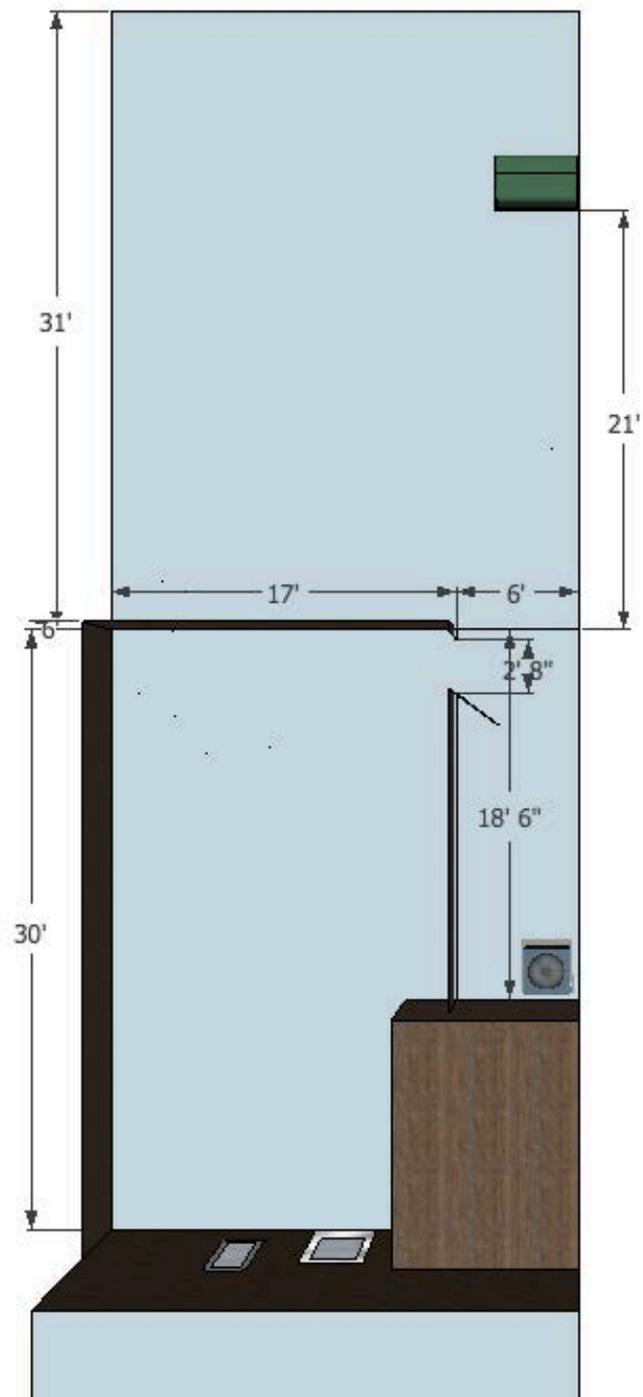
The 6 foot fence will be made of Western Red Cedar to match the existing historic shed at the rear of the building. The fence will connect to the shed and run 18 1/2 feet eastward toward the back of the property and 17 feet southward toward the adjacent building. The low profile Dog-Ear Pickets will be constructed on both sides of the fence and are 5/8 inch x 5-1/2 inch x 6 feet. The pickets attach to two horizontal, 2 inch x 4 inch x 6 feet backer rails and fastened with wood screws. 4 inch x 4 inch posts will sit vertically, 6 feet apart from one another and connect the rails with steel fasteners. The posts are set into the ground with concrete. A 32" door will be constructed with the same cedar wood and placed on the northern side of the fence facing the adjacent building, to avoid direct view from the alley.

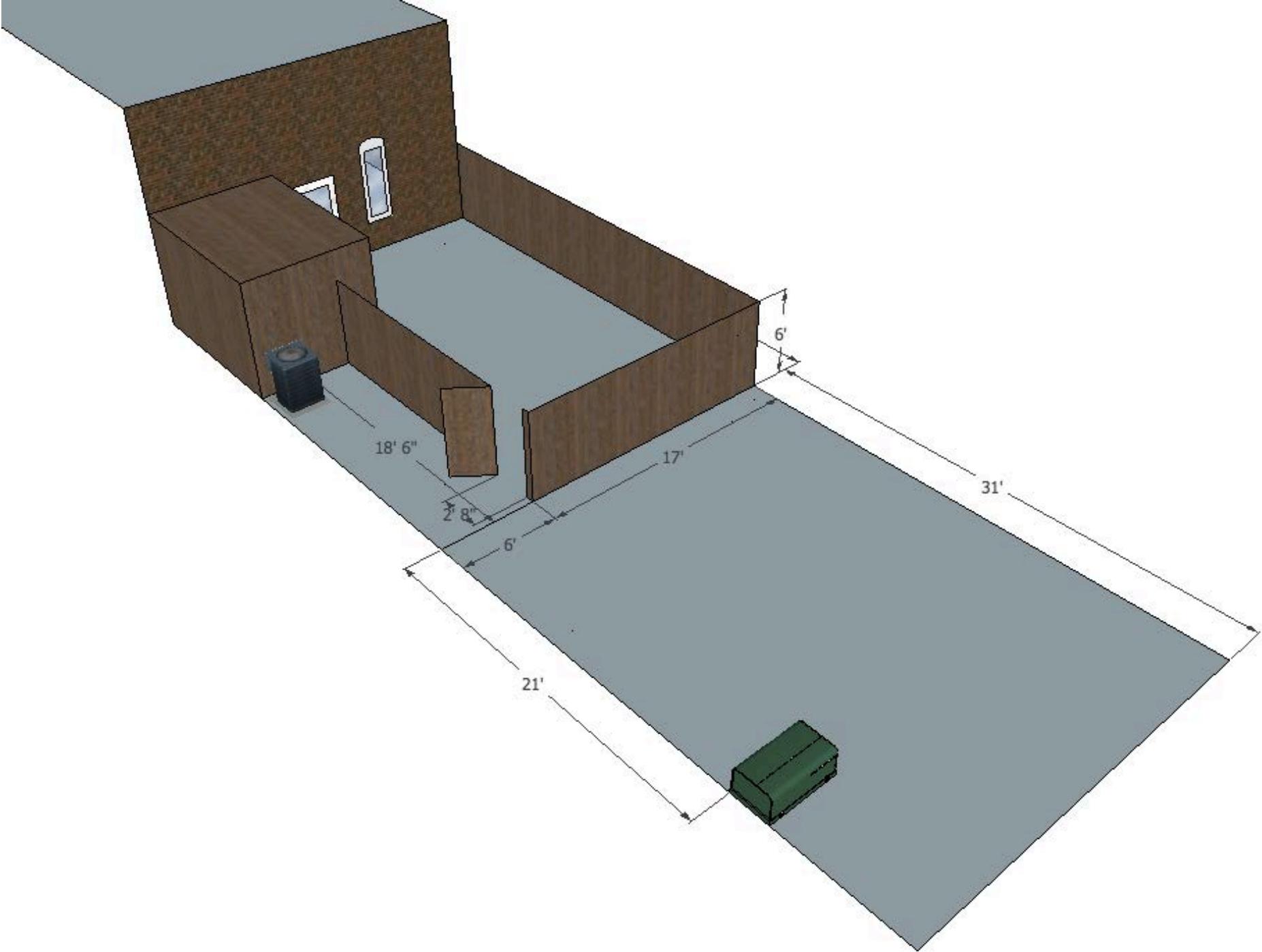
Additionally, foliage will be designed on both sides of the fence and will weave seamlessly with the rear of the building, existing historic shed and cedar fence, to further spotlight the original historic elements of the property and draw attention away from the city transformer and parking structure.

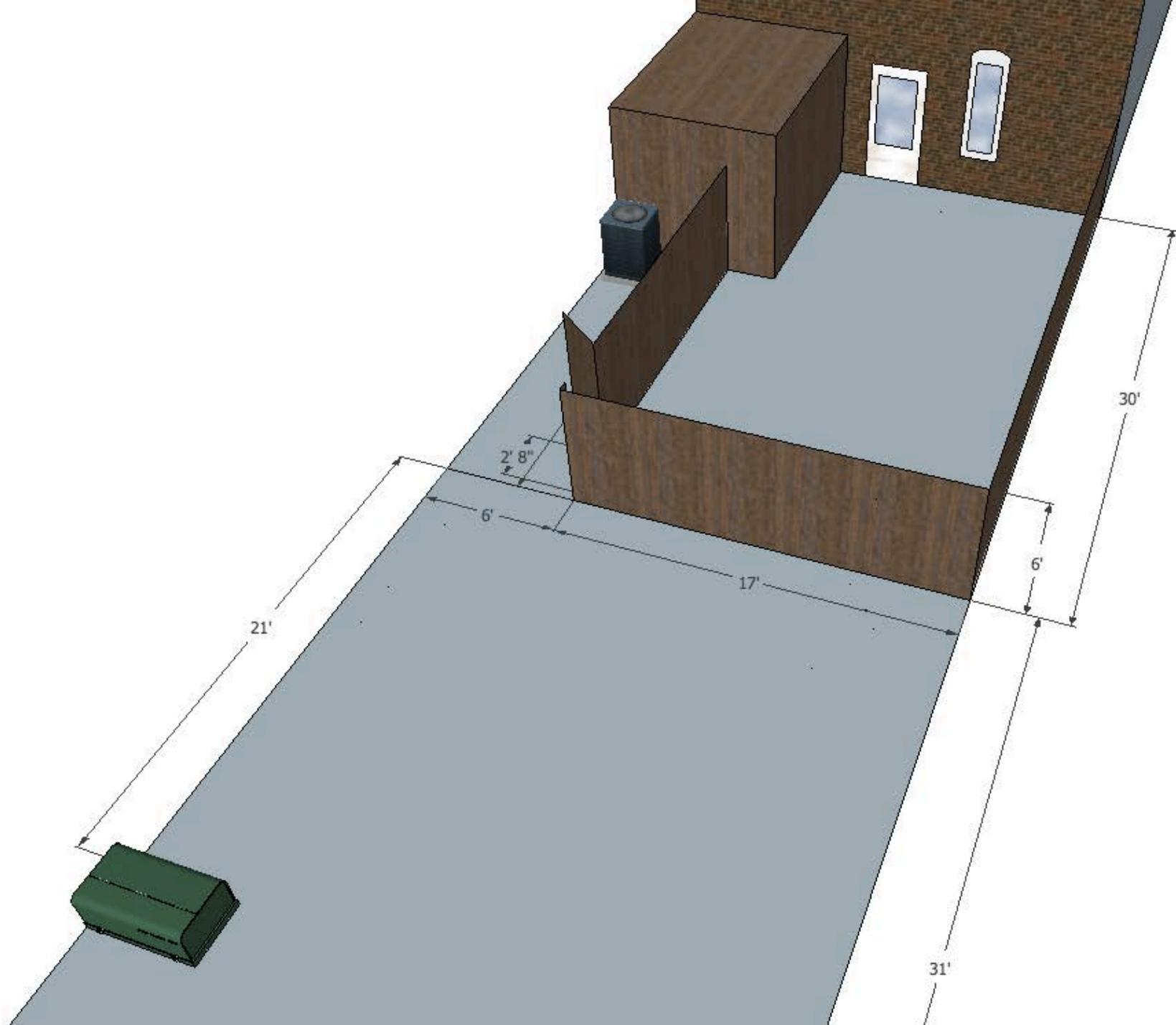
926 Main Street: Existing Rear View



Footprint of new
wood fence









STAFF REPORT

MEETING DATE: August 19, 2020

AGENDA ITEM: 3D

TITLE:

Discussion on the B³ Code Chapter 9 – Historic Landmark Preservation & The Iredell District and The Secretary of the Interior’s Standards for Historic Properties.

STAFF REPRESENTATIVE:

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

BACKGROUND/HISTORY:

At the last meeting staff distributed copies of the adopted B³ Code Chapter 9 – Historic Landmark Preservation, the Authentic Bastrop Pattern Book and the Secretary of the Interior’s Standards for Historic Properties. These are all adopted standards that the HLC should be using to review and make Certificate of Appropriateness decisions. We will begin discussion Chapter 9 about the roles and responsibilities of the Historic Landmark Commission, then the criteria used to review and approve Certificates of Appropriateness as well as designated Historic Landmarks and Districts.

ATTACHMENTS:

Bastrop Building Block Code

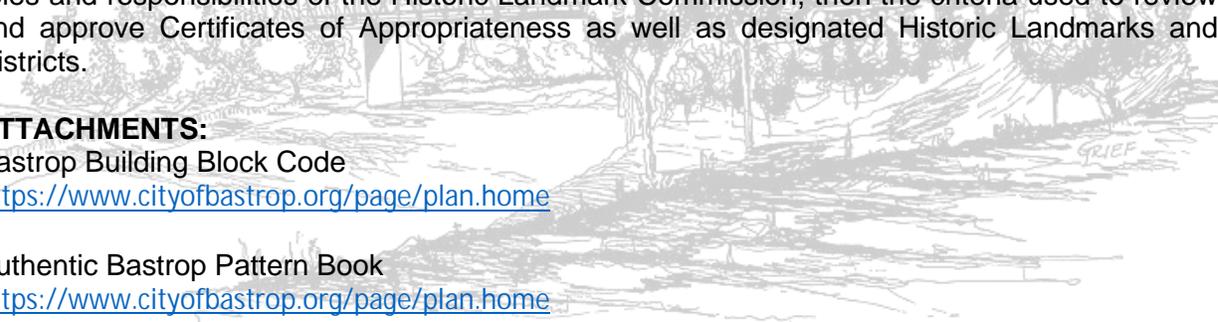
<https://www.cityofbastrop.org/page/plan.home>

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>





Staff Report

MEETING DATE: August 19, 2020

AGENDA ITEM: 3E

TITLE:

Discussion on appropriate gutter and downspout styles for Main Street façades.

STAFF REPRESENTATIVE:

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

BACKGROUND/HISTORY:

At the June 17, 2020 meeting, the Commission discussed options for downspout and gutter styles. Vice-Chair Serna offered to bring some material samples to the next meeting for discussion.

With the widening of the sidewalks along Main Street, existing canopies that once extended to the edge of the sidewalk now extend halfway into the new sidewalk. Many buildings have downspouts that are draining rainwater from the building roofs and awnings. Some of these downspouts extend over the edge of the canopy and are now draining water into the middle of the sidewalk from a height of 8-10 feet.

A property owner has expressed interest in installing a gutter along the edge of the canopy and adding downspouts to an existing canopy that does not currently have existing downspouts.

POLICY EXPLANATION:

All of the canopies along Main Street extend into the street right-of-way (ROW), so any new construction will have to be approved by the City. The Commission can discuss providing recommendations for gutter and downspout standards in order to create consistent and historically compatible options for future improvements.

ATTACHMENTS:

None.