

Historic Landmark Commission Meeting
Bastrop City Hall
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8840



AGENDA – March 18, 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, by writing 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 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. Discussion on the *B³ Code - Chapter 9: Historic Landmark Preservation & The Iredell District and Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, with regard to providing guidance to applicants, including placement and hanging of signage.

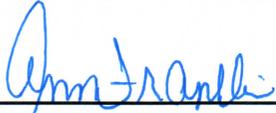
4. UPDATES

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

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: Wednesday, March 11, 2020, at 1:00 p.m. and will remain posted for at least two hours after said meeting has convened.



Ann Franklin, City Secretary

Cancelled



STAFF REPORT

MEETING DATE: March 18, 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.

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.

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: March 18, 2020

AGENDA ITEM: 3B

TITLE:

Discussion on the *B³ Code - Chapter 9: Historic Landmark Preservation & The Iredell District* and *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, with regard to providing guidance to applicants, including placement and hanging of signage.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

BACKGROUND/HISTORY:

The Historic Landmark Preservation ordinance was adopted to protect landmarks and districts of historical importance. One of the ways the Commission accomplishes this is through Certificates of Appropriateness (COAs) that review criteria from locally adopted design standards and from the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Within this guide, there are four different levels of treatments that are appropriate to consider when making changes to historic sites or buildings.

- Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.
- Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

The Secretary of the Interior's Guide is attached for discussion. Any materials that the board would like to provide to applicants as guidance to applicants for Certificates of Appropriateness will need to be in line with these guidelines, as well as the Bastrop Building Block (B³) Codes.

ATTACHMENTS:

- Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

- Bastrop Building Block Code - Chapter 9: Historic Landmark Preservation & The Iredell District
- <https://www.cityofbastrop.org/upload/page/0107/B3%20Code%20-%20UPDATED%20-%20JANUARY%2015%202020.pdf>
- Authentic Bastrop Pattern Book
<https://www.cityofbastrop.org/upload/page/0107/docs/B3%20PATTERN%20BOOK%20-%20Compressed.pdf>

