

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



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## **AGENDA – February 19, 2020, at 6:00 P.M.**

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

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- 1. CALL TO ORDER**
- 2. CITIZEN COMMENTS**

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

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

### **3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 3A. Consider action to approve meeting minutes from the December 18, 2019 Historic Landmark Commission Regular Meeting.
- 3B. Consider action to approve a Certificate of Appropriateness for the replacement of the windows at 931 Main Street for the Piney Creek Chop House/Old Town Restaurant and Bar.
- 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.
- 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.

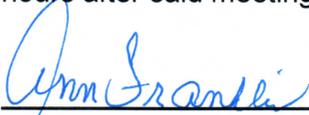
- 3E. Update and discussion on the Certified Local Government Application and Historic Resource Inventory.

**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](http://www.cityofbastrop.org). Said Notice was posted on the following date and time: Thursday, February 13, 2020, at 9:00 a.m. and will remain posted for at least two hours after said meeting has convened.



\_\_\_\_\_  
Ann Franklin, City Secretary



# STAFF REPORT

**MEETING DATE:** February 19, 2020

**AGENDA ITEM:** 3A

**TITLE:**

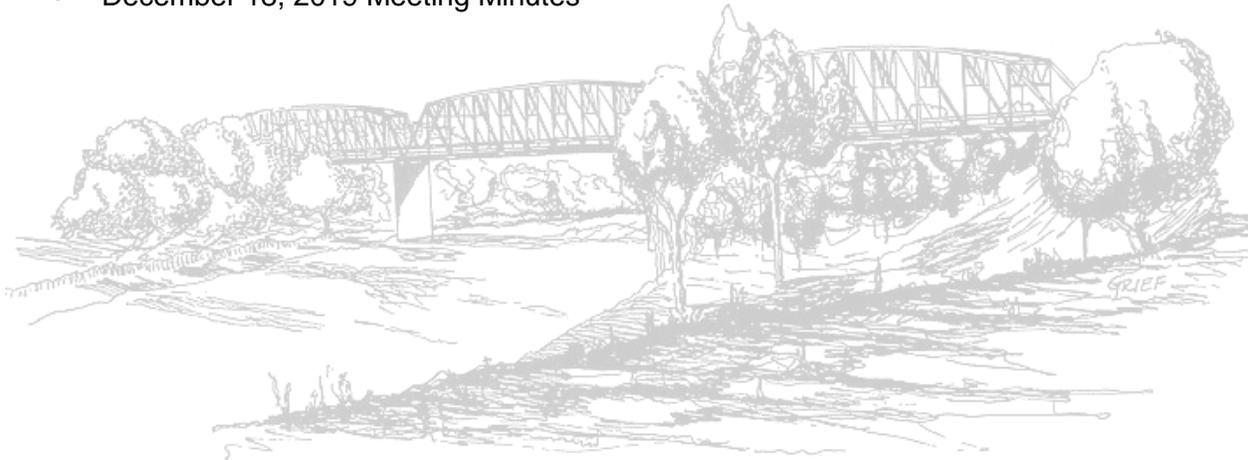
Consider action to approve meeting minutes from the December 18, 2019 Meeting.

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, Assistant Planning Director

**ATTACHMENTS:**

- December 18, 2019 Meeting Minutes



# HISTORIC LANDMARK COMMISSION MEETING

## Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, December 18, 2019 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

### 1. CALL TO ORDER

Susan Long called the meeting to order at 6:00 pm.

Christine Cartwright	Present
Pablo Serna	Present
Susan Long	Present
Blake Kaiser	Absent
Matt Lassen	Present
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 November 20, 2019 Historic Landmark Commission Regular Meeting.
- Matt Lassen made a motion to approve, the motion was seconded by Chris Cartwright, and carried unanimously.
- 3B. Consider action on a Certificate of Appropriateness for a new wall sign for the business at 0.6 acres of Building Block 5 West of Water Street, located at 1015 Main Street within the Bastrop Commercial National Register Historic District.
- Matt Lassen made a motion to approve with conditions, the motion was seconded by Christine Cartwright, and carried unanimously.
    - Applicant will relocate sign placement from brick wall to on top of canopy. Will require different bracing on roof.
- 3C. Discussion on Certified Local Government requirements, and receive feedback.
- Commissioners believe restructuring of significance statement to focus only on specific criteria is a good compromise for CLG application. New descriptions will leave out specific details provided by applicants at time of landmark approval.
- 3D. Discussion and consider action to approve the language for a plaque for the “Oldest Bastrop Fire Hydrant”, cost estimates, and future funding.
- Approval of language tabled until funding can be proven

## HISTORIC LANDMARK COMMISSION MEETING

# Meeting Minutes

3E. Discussion on the Rules of Procedure for the City Council and Boards & Commissions of the City of Bastrop, Texas.

### **4. UPDATES**

- 4A. Individual Requests from Historic Landmark Commissioners that particular items to be listed on future agendas (no group discussion allowed).
- Pablo Serna requested that the diagram from the Secretary of the Interior's sign guidelines be given to applicants who are requesting a Certificate of Appropriateness for signs in the historic district.

### **5. ADJOURNMENT**



# STAFF REPORT

**MEETING DATE:** February 19, 2020

**AGENDA ITEM:** 3B

**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, 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 transoms along Main Street, and adding a door along 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 replace the front window, add a blade sign to the front façade and add a rear double French door facing Alley B.



*Existing Building*

*Previous window style*

The existing front window and transoms have been replaced at some point. On either side of the transoms, you can see the remainder of a former arch-type windows that were in place. The property owner is proposing to replace the existing three panel store front window with a three section double leaf casement window (Attachment 3).



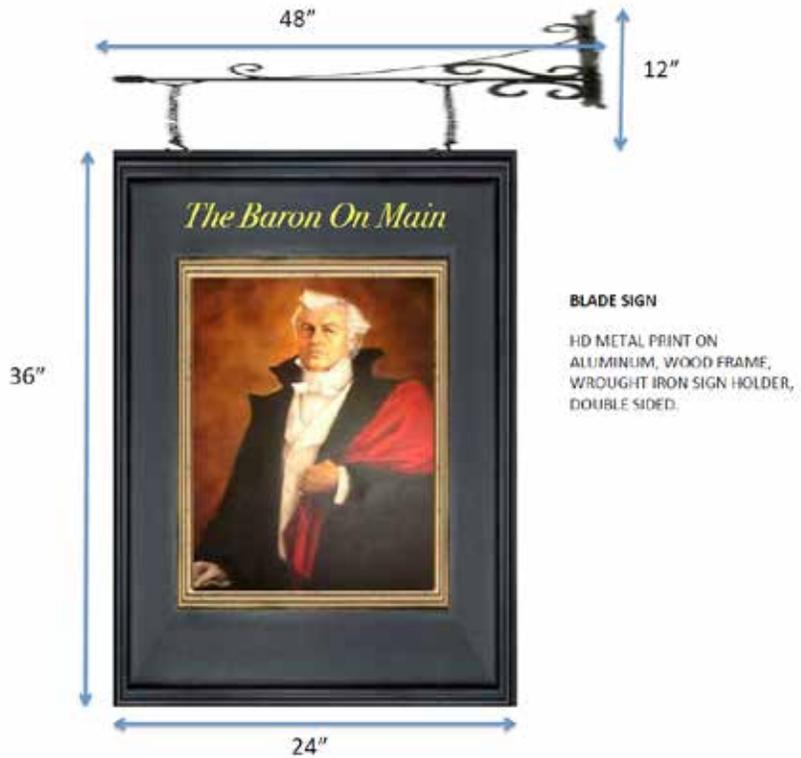
OPTION 1: This first option includes a 12' 6" Double leaf single light casement window unit (three section of double leaf casement windows milled together into one unit). The window unit is to be constructed of Spanish cedar, putty glazed with safety glass. The hardware provided will be 18 each 3" x 3" hinges, 1 each casement sash lock per section and 2 each slide bolts per section. Each pair of sash is to be rabbeted and beaded at the meeting stile.

### *Proposed Replacement Windows*

The owner is also proposing to add a exterior light to the south of the existing awning and wrought iron wall bracket to allow for hanging flower baskets above the existing transoms.

On the north side of the existing awning, the owner would like to install a 3-foot tall by 2-foot wide double-sided blade sign above the awning, approximately 11 feet from ground level. The sign would be a metal sign with a wood frame, hanging from a wrought iron bracket that would extend 4 feet from the building.

*Proposed Sign*



The back of the building faces Alley B, which is public alley. Due to constraints with existing infrastructure, the owner is proposing to install a landscape wall to allow screening of an outdoor patio. To control access, a double French door would be installed at the south end of the landscape screening.

926 MAIN STREET REAR VIEW

Italian Cypress shrubs will run along the perimeter of the property and will allow for access to city transformer. Emergency exit double french doors will be made of wood and glass and have a vintage look to match the building. The building should not be visible from the alley except via the glass of the doors. No changes to the exterior rear of the building will be made.



*Alley B View*

## **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.

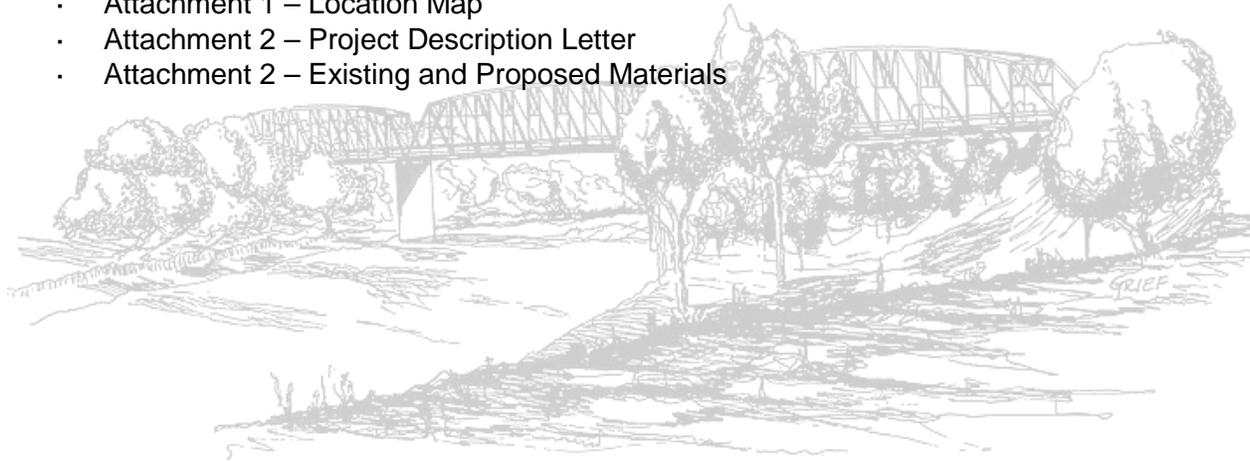
- (J) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

**RECOMMENDATION:**

Consider action 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 transoms along Main Street, and adding a door along Alley B, within the Bastrop Commercial National Register Historic District.

**ATTACHMENTS:**

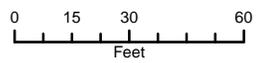
- Attachment 1 – Location Map
- Attachment 2 – Project Description Letter
- Attachment 2 – Existing and Proposed Materials



# Attachment 1 Location Map



## 926 Main Street Certificate of Appropriateness



1 inch = 50 feet



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.

## Certificate of Appropriateness

Renovations for 926 Main Street will be in compliance with the HLC, Main Street and the Secretary of Interior standards.

Our first step was to conduct archival research at the Bastrop County Historical Society Museum to try and find any photographs or further documented historical records to show what the building looked like before subsequent renovations. Working closely with the museum's historians we searched the archives but were unable to find any historical photographs or descriptions prior to the changes made to the historic façade.

Fortunately, the building was owned by the same family since the first half of the 20<sup>th</sup> century, so we were able to uncover some of the various tenants, although not in a precise chronology as documentation is scarce.

Carol Schull, the most recent former owner and the former "Keeper of the National Register of Historic Places" in Washington, DC. gave the following description of the building:

*The building at 926 Main Street has been in my family for many years. The deed that we have shows that William Thedin, et al, (my great grandmother's father on my mother's side) left the building to my great grandparents Theodore Griesenbeck and Minnie Thedin Griesenbeck in 1907. I don't know when the Thedins acquired the building. The building was then owned by my grandmother Ethel Griesenbeck Tarver, who bequeathed it to my mother Shirley Roselle Tarver Edwards. She put the building into the Freddie Russle Edwards and Shirley Roselle Edwards Trust with Freddie Russle Edwards and Shirley Edwards as Trustees. After my mother's and father's deaths, the building was passed down to me and my two brothers Gary Michael Edwards and Russell Hall Edwards. We created the 926 Main Street Bastrop LLC and sold the building while it was in the LLC. We can name a few of the renters of the building over time but not in a precise way and not all of them. I don't believe we have any photographs.*

The original windows on the façade were replaced by metal storefront windows more than thirty years ago. Because no photographs are available for the façade, we would like to replace the three-panel configuration with casement window that open toward the street. This first option includes a 12' 6" Double leaf single light casement

window unit (three section of double leaf casement windows mullered together into one unit). The window unit is to be constructed of Spanish cedar, putty glazed with safety glass. The hardware provided will be 18 each 3" x 3" hinges, 1 each casement sash lock per section and t2 each slide bolts per section. Each pair of sash is to be rabbeted and beaded at the meeting stile.

If this first option for casement windows is not approved, the second option is to keep the existing 3-panel aluminum storefront windows in place.

A vintage styled blade sign will include a wrought iron arm that extends 5' from the wall and a 3' x 4' wood panel that will hang to the right of the door, 8' above the ground. There will be a light on either side of the wood panel.

Additional decorative elements may include an exterior light and flower pots:

**Light:** A vintage wrought iron light will potentially hang from the wall at least 8' from the ground and extended with a wrought iron angle arm that extends 1.5' from the wall. This will meet all new codes adopted by the city.

**Flower Pots:** There will be 8 non-permanent wrought iron brackets with flowers toward the top of the building. These planters can be removed during inclement weather

The front door will be kept if agreeable with existing fire code. If replacement is necessary to have the door open outward, a similar door in style and material will replace the existing door.

At the rear of the building Italian Cypress trees will be planted along the exterior of the property. French wood and glass doors will provide an emergency exit. The rear of the building will not be altered and should not be visible from the alley. City will have access to transformer.

## 926 Main Street: Existing Facade



926 Main Street: Existing Rear View



# 926 MAIN STREET FAÇADE VIEW

WROUGHT IRON FLOWER BRACKETS WITH TERRA COTTA PLANTERS AND BOUGAINVILLEA, 18" OFF THE WALL

KEEP EXISTING TRANSOM WINDOWS IN PLACE

EXTERIOR LIGHT, 8' OFF THE GROUND AT LOWEST POINT, 1' OFF THE WALL.

EXISTING BRICK DETAILS HIGHLIGHTED WITH DIFFERENT COLOR

BLADE SIGN, 8' OFF THE GROUND AT LOWEST POINT. WROUGHT IRON BRACKET WITH WOOD PANEL. SIGN IS LIGHTED ON EACH SIDE.

8" LETTERING, CONTRASTED COLOR TO BACKGROUND

ORIGINAL DOOR REPAIRED AND PAINTED



OPTION 1: This first option includes a 12' 6" Double leaf single light casement window unit (three section of double leaf casement windows mullered together into one unit). The window unit is to be constructed of Spanish cedar, putty glazed with safety glass. The hardware provided will be 18 each 3" x 3" hinges, 1 each casement sash lock per section and t2 each slide bolts per section. Each pair of sash is to be rabbeted and beaded at the meeting stile.

# 926 MAIN STREET FAÇADE VIEW



OPTIONAL  
WROUGHT IRON  
FLOWER BRACKETS  
WITH TERRA  
COTTA PLANTERS  
AND  
BOUGAINVILLIA,  
18" OFF THE WALL

KEEP EXISTING  
TRANSOM WINDOWS  
IN PLACE

OPTIONAL EXTERIOR  
LIGHT, 8' OFF THE  
GROUND AT  
LOWEST POINT, 1'  
OFF THE WALL.

EXISTING  
BRICK DETAILS  
HIGHLIGHTED  
WITH  
DIFFERENT  
COLOR

BLADE SIGN, 8' OFF  
THE GROUND AT  
LOWEST POINT.  
WROUGHT IRON  
BRACKET WITH  
WOOD PANEL. SIGN  
IS LIGHTED ON  
EACH SIDE.

8" LETTERING, CONTRASTED  
COLOR TO BACKGROUND

ORIGINAL  
DOOR  
REPAIRED  
AND PAINTED

OPTION 2: KEEP EXISTING 3-PANEL ALUMINUM STOREFRONT WINDOWS IN PLACE.

## 926 MAIN STREET REAR VIEW

Italian Cypress shrubs will run along the perimeter of the property and will allow for access to city transformer. Emergency exit double french doors will be made of wood and glass and have a vintage look to match the building. The building should not be visible from the alley except via the glass of the doors. No changes to the exterior rear of the building will be made.

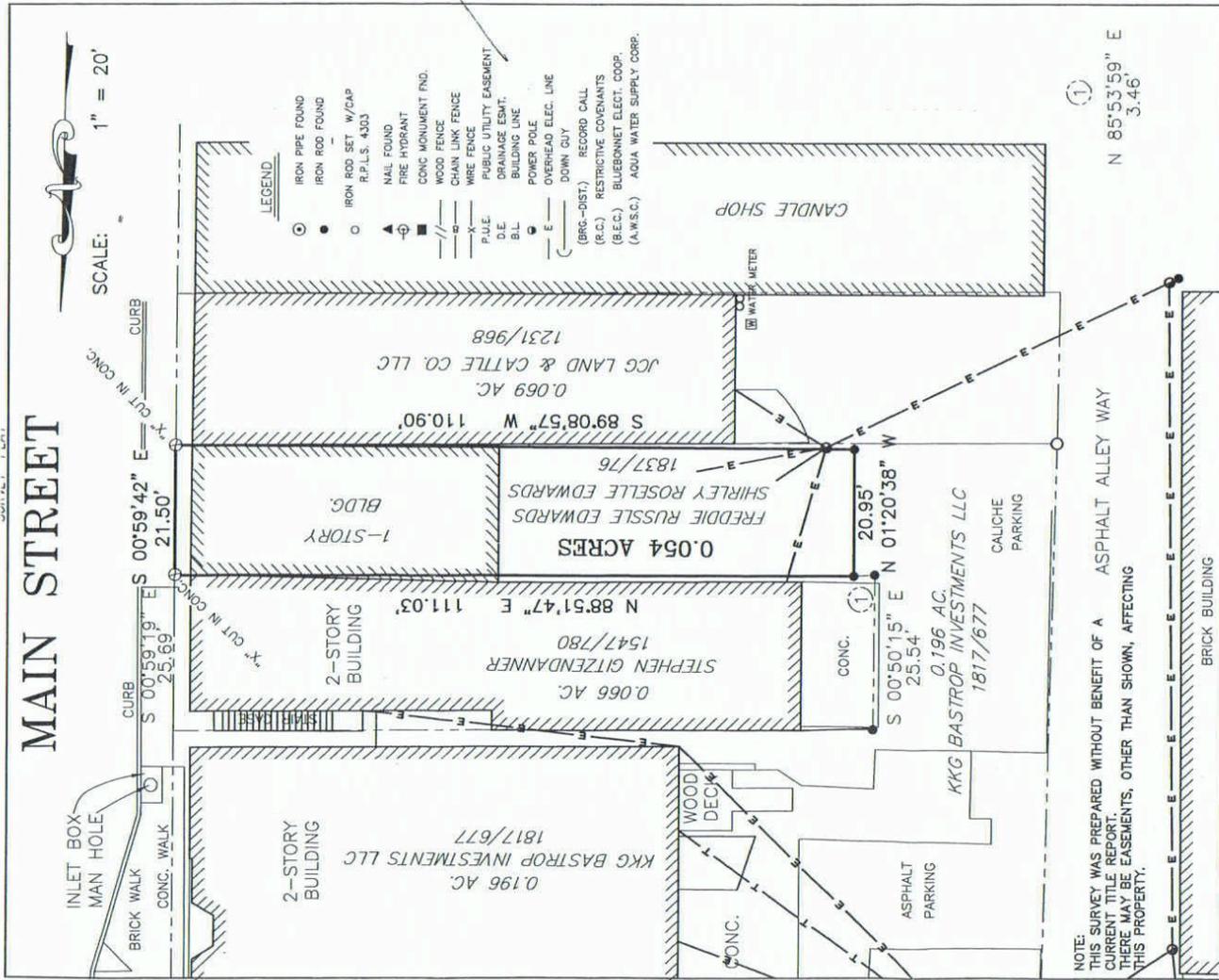




**BLADE SIGN**

HD METAL PRINT ON  
ALUMINUM, WOOD FRAME,  
WROUGHT IRON SIGN HOLDER,  
DOUBLE SIDED.

# SURVEY



TO THE OWNERS, LIENHOLDERS AND  
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48021G0355E, EFFECTIVE JAN. 19, 2006.

  
 JULY 14, 2008

REFERENCE EDWARDS/SHULL  
 ADDRESS 926 MAIN STREET, BASTROP, TEXAS  
 LEGAL DESCRIPTION: 0.054 AC. OUT OF BUILDING BLOCK 9, WEST OF WATER STREET, IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS

JAMES E. GARON & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 924 Main Street  
 Bastrop, Texas 78602  
 (512) 303-4185  
 Fax (512) 321-2107

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS, OTHER THAN SHOWN, AFFECTING THIS PROPERTY.

N 85°53'59" E  
 3.46'

ASPHALT ALLEY WAY

BRICK BUILDING

© 2008 All Rights Reserved by James E. Garon & Associates  
 Use of this survey for any purposes other than this transaction is prohibited



# STAFF REPORT

**MEETING DATE:** February 19, 2020

**AGENDA ITEM:** 3C

**TITLE:**

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 REPRESENTATIVE:**

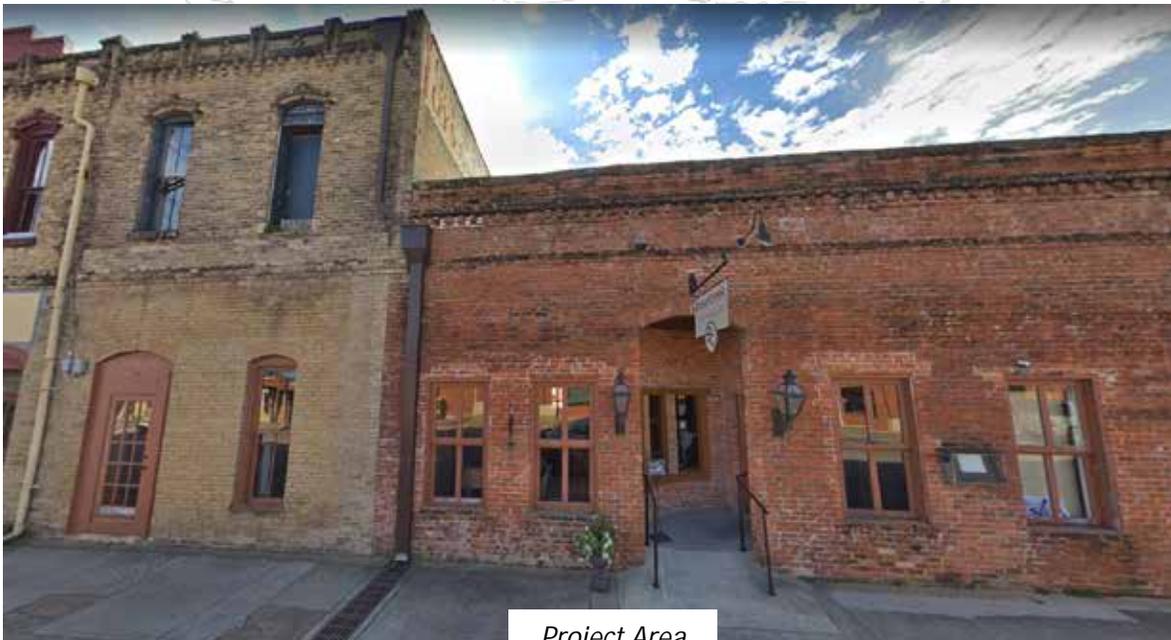
Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

**ITEM DETAILS:**

Site Address: 701 & 703 Chestnut Street (Attachment 1)  
Property Owner: Kevin Plunket  
Agent: Dan Hays-Clark  
Current Use: Commercial/Retail  
Existing Zoning: P-5 Core  
Designations: Bastrop Commercial National Register of Historic Places District

**BACKGROUND/HISTORY:**

The property owner of 701 and 703 Chestnut Street is proposing to replace a door and seven windows along the north-facing wall on the first and second floors of the building.



*Project Area*

The existing windows are two over two double hung wood windows. One window on the second story was at some point replace by a door. These will all be replaced with Pella Architectural Series, two over two, wood double hung sashes with Enduraclad exterior with an Auburn brown finish (Attachment 1). The brick sill will be rebuilt on the second story window that is currently a door.



*Proposed Replacement Windows*



*Proposed Exterior Finish*

The proposed replacement door at the street level for 701 Chestnut Street will be a Masonite fiberglass, smooth finish door that will match the period and style of the doors already existing along the street façade of Chestnut Street.



*Existing and Proposed Door*

**POLICY EXPLANATION:**

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*Criteria of Approval of a Certificate of Appropriateness:*

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- (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.
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- (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:**

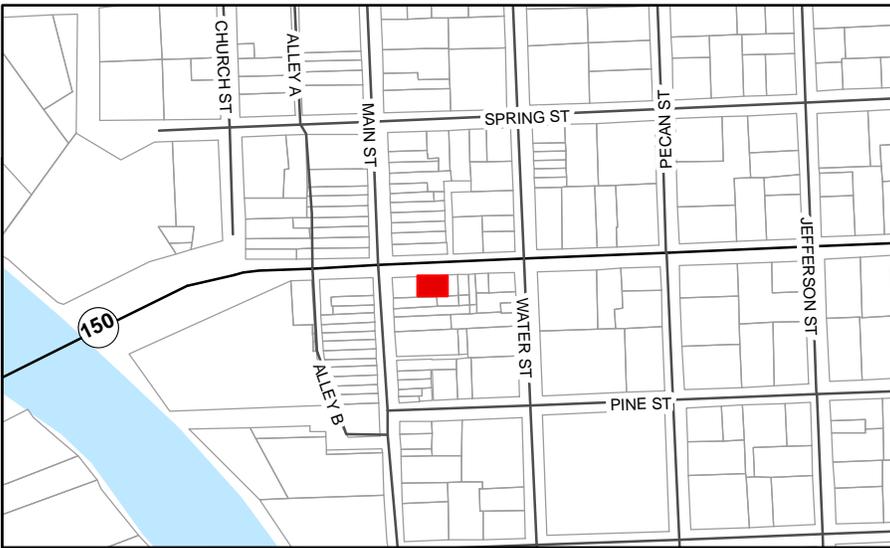
Consider action on a Certificate of Appropriateness for the building on 0.16 acres of Building Block 4 West of Water street, located at 703 & 707 Chestnut Street, also known as the Piney Creek Chop House for the replacement of windows on the structure, within the Bastrop Commercial National Register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

**ATTACHMENTS:**

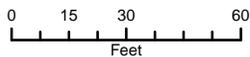
- Attachment 1 – Location Map
- Attachment 2 – Project Description Letter
- Attachment 2 – Existing and Proposed Materials



# Attachment 1 Location Map



## 703/707 Chestnut Street Piney Creek Chop House Certificate of Appropriateness



1 inch = 50 feet

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.





January 24, 2020

City of Bastrop Historic Landmark Commission  
1311 Chestnut Street  
Bastrop, Texas 78602

RE: Certificate of Appropriateness – 931 Main Street / 705 Chestnut Street

Dear Commission:

We are in application to you for the replacement of nine windows and one door for the Piney Creek Chop House / Old Town Restaurant and Bar along Chestnut Street.

- Four of the windows were added during an earlier remodel on each side of the entrance into Piney Creek Chop House.
- One early window (two over two) on the street level of the two story portion along Chestnut.
- One contemporary door on the street level of the two story portion along Chestnut.
- One early window (two over two) on the second story along Chestnut.
- Remove added door, replace with window, and rebuild brick sill on the second story along Chestnut.
- Replace two aluminum windows on the second story overlooking the roofs to the South.

All windows will be replaced with Pella Architectural Series, two over two, wood double hung sashes with Enduraclad exterior in Auburn brown, with double pane Low-E insulated true divided glass. The door will be Masonite fiberglass, smooth finish, Low-E tempered divided light to resemble other period style doors used along Chestnut Street, finished in brown to match windows.

Your role and consideration in this project is appreciated.

Sincerely,

  
Dan Hays-Clark

design  
planning  
consultation

[512] 303-7701  
post office box 1206  
bastrop, texas 78602

**Project area along Chestnut Street**





**Replace four windows on each side of entrance along Chestnut Street**



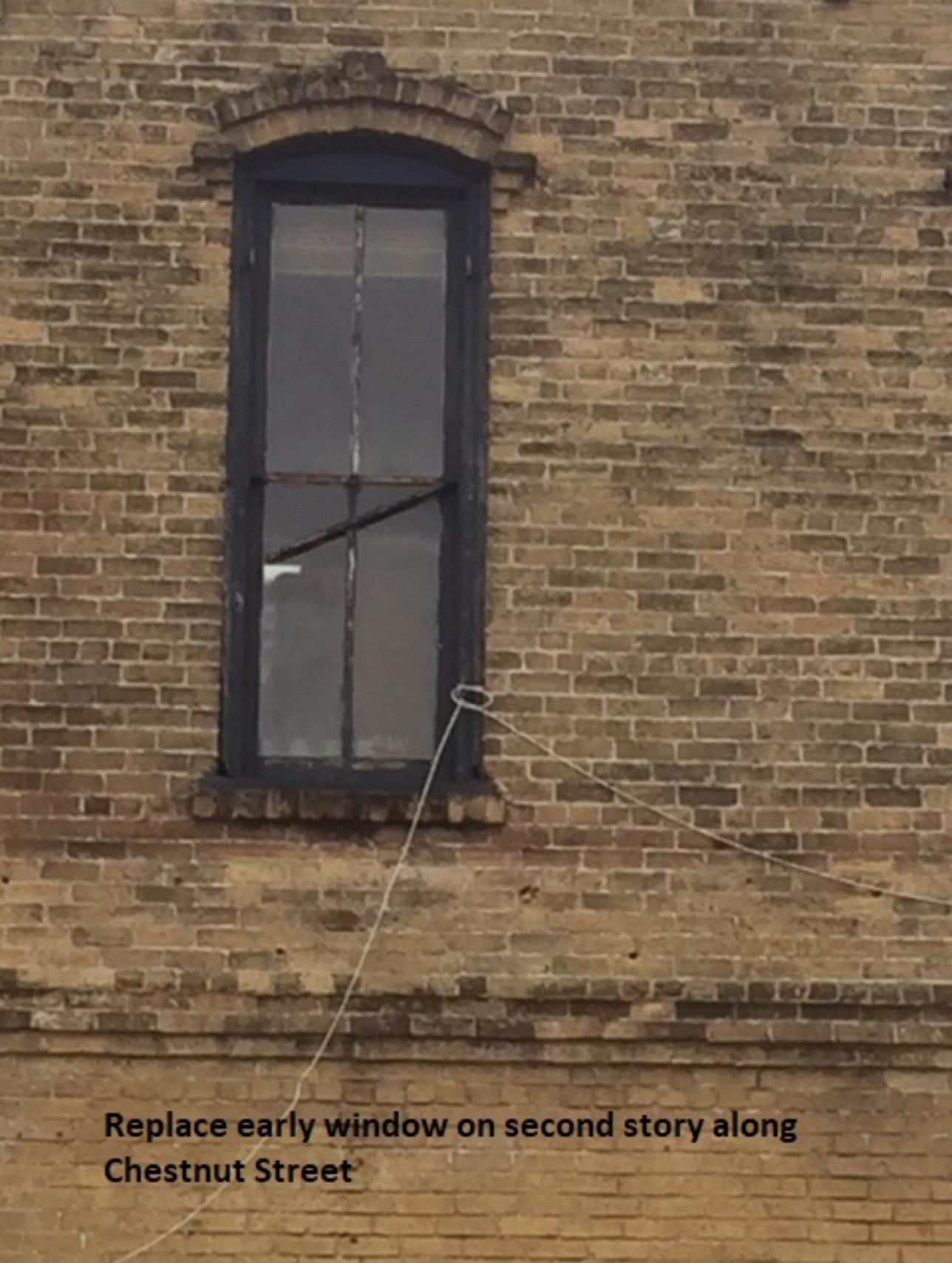
Replace added windows with period style two over two

**Early window, street level along Chestnut Street**



**Contemporary door, street level along Chestnut Str.  
Replace with period style door.**





**Replace early window on second story along  
Chestnut Street**

**Replace second story door with window  
rebuild brick sill**

**Two story portion along Chestnut Street**





## ✔ Intricate detailing.

Architect Series traditional products feature distinctive, fine-furniture detailing that adds drama and architectural interest to your home, inside and out.

**Proposed replacement windows / two over two, true divided glass, wood interior**



**proposed clad window  
exterior / color**



**Proposed masonite fiberglass door with low-E  
divided light / color**

Other period style doors used along Chestnut Street





# STAFF REPORT

**MEETING DATE:** February 19, 2020

**AGENDA ITEM:** 3B

**TITLE:**

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 REPRESENTATIVE:**

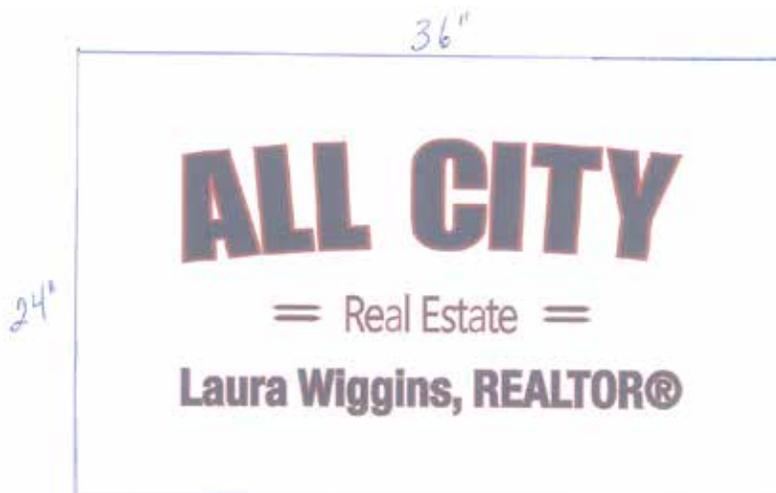
Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

**ITEM DETAILS:**

Site Address: 927 Main Street (Attachment 1)  
Property Owner: Bastrop Chamber of Commerce  
Agent: Laura Wiggins  
Current Use: Commercial/Retail  
Existing Zoning: P-5 Core  
Designations: Bastrop Commercial National Register of Historic Places District

**BACKGROUND/HISTORY:**

A tenant at 927 Main Street which houses the Chamber of Commerce is proposing the addition of a blade sign that will hang from the existing awing. The sign will be made of 3 millimeter thick metal and will be 3-foot wide by 2-foot tall, with a minimum of 8 feet of clearance from the ground. The sign will hang north of the existing Bastrop Chamber of Commerce sign (Attachment 3).



*Proposed Sign*

## **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:**

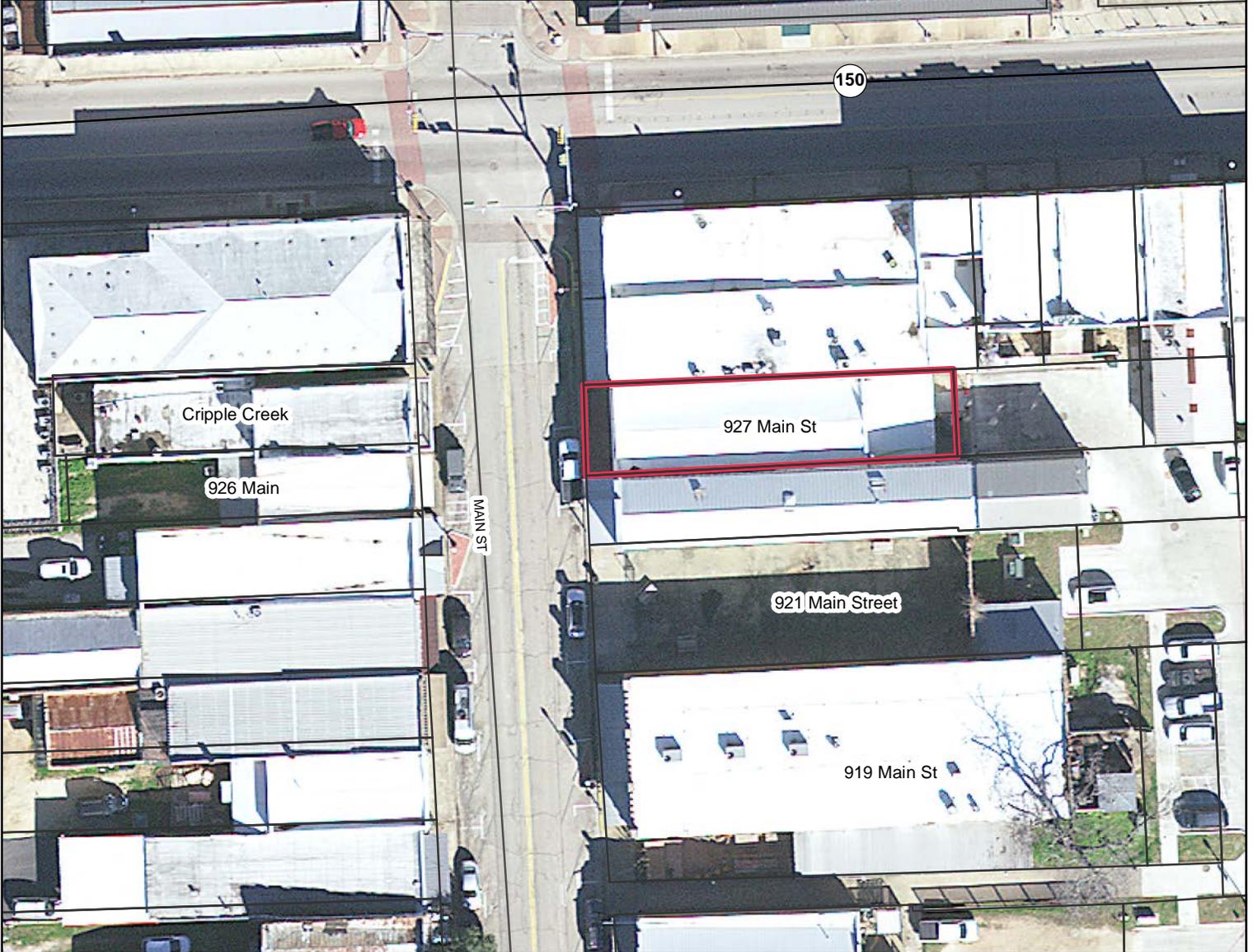
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**ATTACHMENTS:**

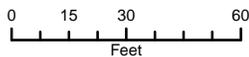
- Attachment 1 – Location Map
- Attachment 2 – Project Description Letter
- Attachment 2 – Sign and Proposed Location on Awing



# Attachment 1 Location Map



## 927 Main Street Certificate of Appropriateness All City Real Estate Sign



1 inch = 50 feet



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.

## Laura Wiggins

- 2'x3' Metal Sign 3mm thick
- Maximum letter height of 8"
- Attach to under side of awning using chain and allowing a minimum clearance of 8 feet.

36"

**ALL CITY**

= Real Estate =

**Laura Wiggins, REALTOR®**

24"

Google Maps 924 Main St

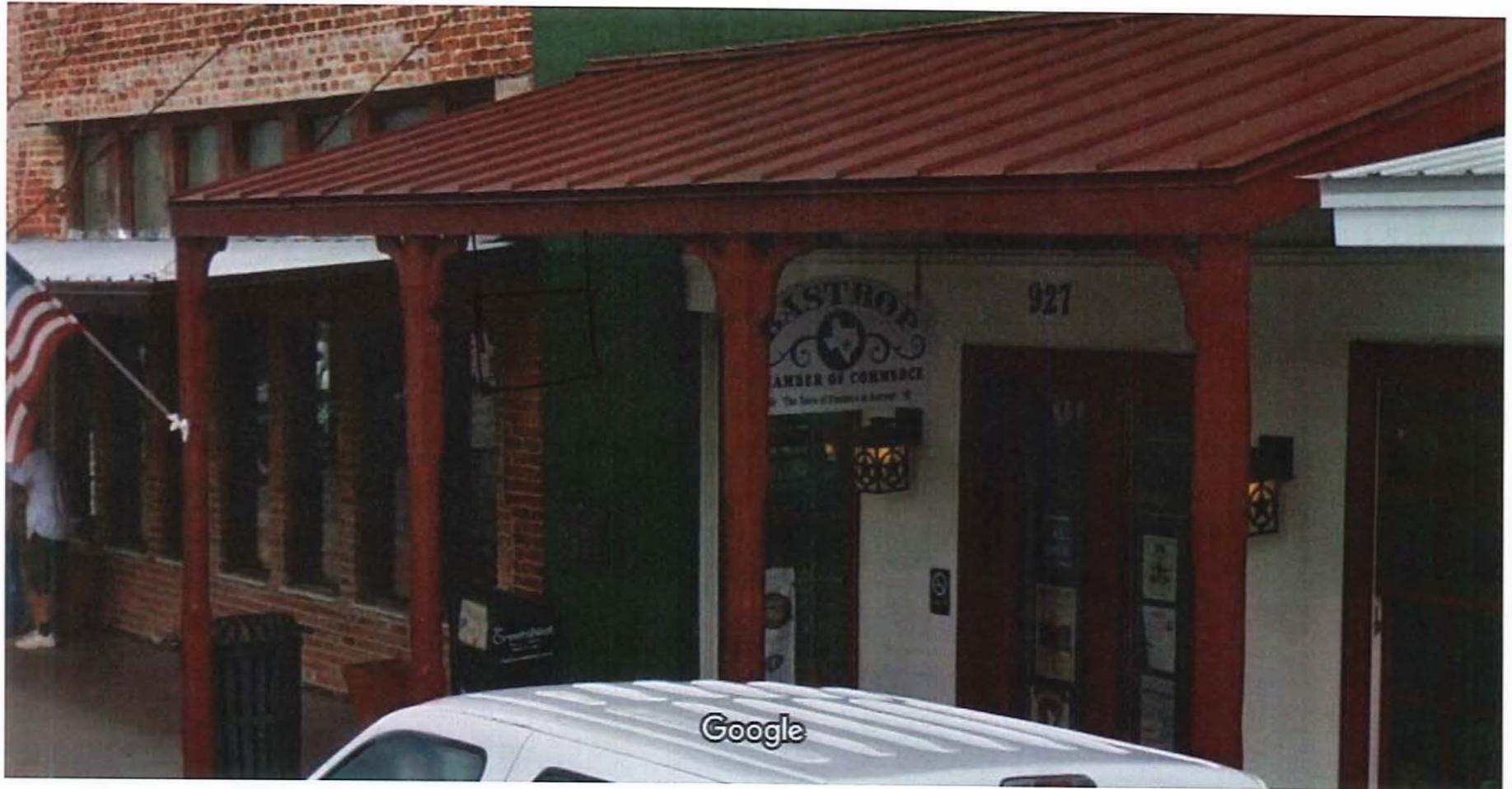


Image capture: Nov 2016 © 2020 Google

Bastrop, Texas

Google

Street View



# STAFF REPORT

**MEETING DATE:** February 19, 2020

**AGENDA ITEM:** 3E

**TITLE:**

Discussion on Certified Local Government requirements, including board resumes and Historic Resources Inventory.

**STAFF REPRESENTATIVE:**

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

**BACKGROUND/HISTORY:**

The Texas Historical Commission (THC) has the Certified Local Government (CLG) Program, which is a local, state, and federal partnership designed to help cities and counties develop high standards of preservation. The program helps local communities by providing access to financial and technical services to further the identification, evaluation, designation and protection of buildings, sites, districts, structures, and objects. The Texas Historical Commission administers the program at the state level and the National Park Service is the responsible federal agency.

Staff is still working on revising the Historic Resource Inventory and getting pictures of the final properties.

**ATTACHMENTS:**

N/A

