

# Historic Landmark Commission Meeting

Bastrop City Hall  
1311 Chestnut Street  
Bastrop, TX 78602  
(512) 332-8840



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## AGENDA – September 5, 2018, 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 Council, please submit a fully completed request card to the Board 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**

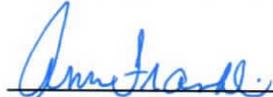
- 3A. Consider action to approve meeting minutes from the March 21, 2018 Historic Landmark Commission Regular Meeting.
- 3B. Consider action to approve a Certificate of Appropriateness for a sign at 813 Main Street for the Ma'Coco Restaurant.
- 3C. Public hearing and consider action to approve a Certificate of Appropriateness for Relocation of the "Long Kitchen" from the LCRA property at 1405 Willow Street to the historic A.A. Erhard House (Whitten property) at 1106 Pecan Street.
- 3D. Consider action to extend an invitation to properties:
- 400 Farm Street - Fisherman's Park Fireplace
  - 1307 Church Street - Hall-Sayers-Perkins House

**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](http://www.cityofbastrop.org). Said Notice was posted on the following date and time: August 30, 2018 at 10:00 a.m. and will remain posted for at least two hours after said meeting has convened.

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

**MINUTES OF BASTROP HISTORIC LANDMARK COMMISSION  
MEETING  
March 21, 2018**

The Bastrop Historic Landmark Commission met in a Regular Meeting on Wednesday March 21, 2018 at 6:00 p.m. at Bastrop City Hall, located at 1311 Chestnut Street, Bastrop, Texas. Members present were:

Christine Cartwright	<u>Present</u>	Susan Long	<u>Present</u>
Dan Hays-Clark	<u>Present</u>	Kathryn Lang	<u>Absent</u>
Blake Kaiser	<u>Present</u>	Diana Rose	<u>Absent</u>
Pat Crawford	<u>Present</u>		

**CALL TO ORDER**

At 6:05 p.m. Chair Hays-Clark called the meeting to order with a quorum being present. Kathryn Lang and Diana Rose were absent.

**CITIZEN COMMENTS**

None

**ITEMS FOR INDIVIDUAL CONSIDERATION**

3A. Consider action to approve minutes from February 21, 2018.

A motion was made by Commission Member Cartwright to approve the meeting minutes for the February 21, 2018 Historic Landmark Commission regular meeting, seconded by Board Member Crawford, motion was approved on a 5-0 vote.

3B. Update on the draft Historic Landmark Preservation Ordinance and approve any amendments, if necessary.

Updates were given by staff on status of the Historic Landmark Preservation Ordinance.

3C. Discuss Certified Local Government criteria and the process for application to the Texas Historical Commission.

Updates were given by staff on the process for application to apply for Certified Local Government criteria.

**4. WORKSHOP**

- 4A. Watch Part 4: Certificate of Appropriateness Review webinar from the Texas Historical Commission's *Building a Strong Preservation Program* series. (About 25 minutes)

No discussion.

**5. DIRECTOR OF PLANNING UPDATES**

- 5A. Suggestions from the Historic Landmark Commission for any items to be included on future agendas.

None

**ADJOURNMENT**

**Chair Hays-Clark adjourned the meeting at 7:02 p.m. without objection.**

APPROVED:

ATTEST:

\_\_\_\_\_  
Insert name and title of signer

\_\_\_\_\_  
Insert name of person attesting

# HISTORIC LANDMARK COMMISSION STAFF REPORT



**MEETING DATE:** September 5, 2018

**AGENDA ITEM:** 3B

**TITLE:**

Consider action to approve a Certificate of Appropriateness for a sign at 813 Main Street for the Ma'Coco Restaurant.

**STAFF REPRESENTATIVE:**

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

**ITEM DETAILS:**

Site Address: 813 Main Street (Attachment 1)  
Property Owners: Baham Interest LP  
Applicant Contact: Javier Magana  
Previous Use: Restaurant  
Existing Zoning: Historic Main Street  
Designations: National Register and Local Historic Landmark

**BACKGROUND/HISTORY:**

The previous business in this location was Urban Cowboy. The new restaurant is requesting a new double blade sign on the existing iron hanger and will be 9 feet 3 inches above the sidewalk. (Attachment 3). The new sign face will be 4 feet wide and 2.5 feet tall (10 square feet) (Attachment 4).

**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.

Code of Ordinances Chapter 14 – Zoning

Per Section 14.03.003 (f) *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.

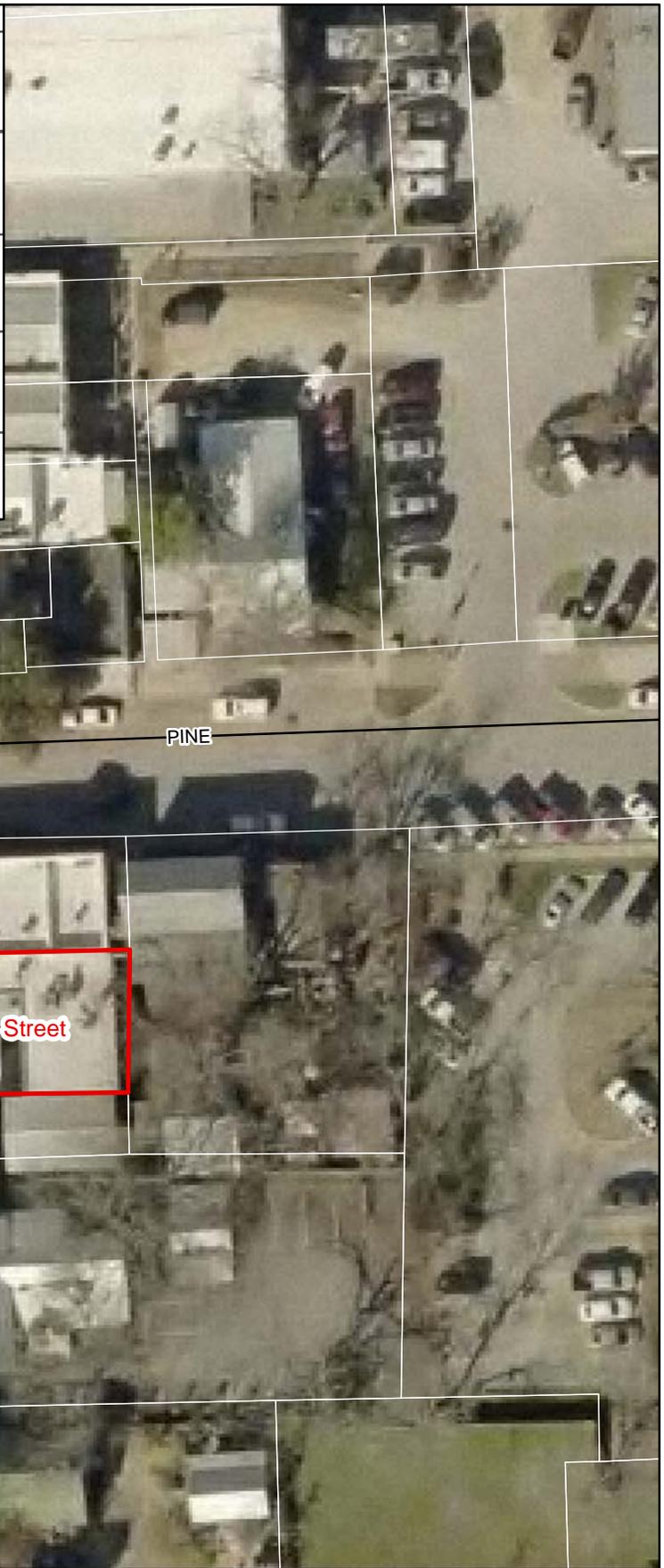
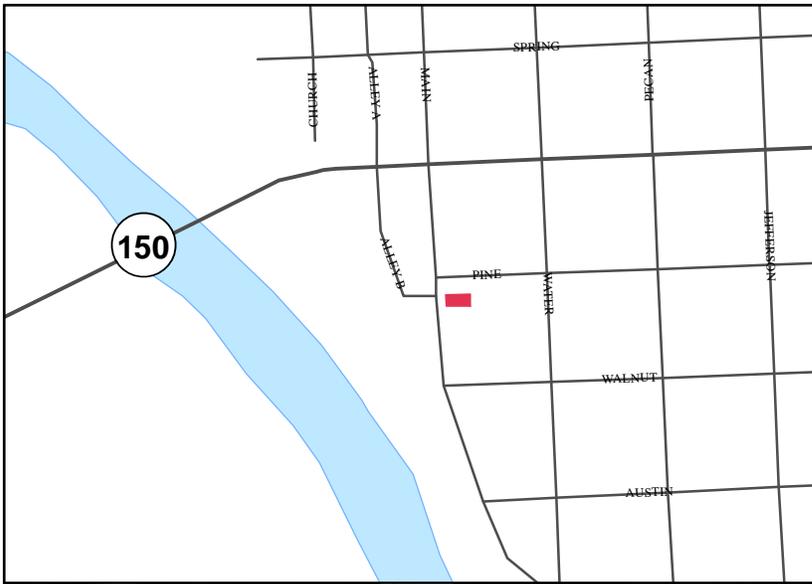
*The new sign is re-using the existing mounting hanger on the building. The sign is of an appropriate size and shape to be compatible with the historic structure and the historic form of signage over the pedestrian walkway.*

**RECOMMENDATION:**

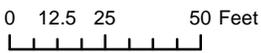
Consider action to approve a Certificate of Appropriateness for a sign at 813 Main Street for the Ma'Coco Restaurant.

**ATTACHMENTS:**

- Attachment 1: Location Map
- Attachment 2: Letter from Applicant
- Attachment 3: Sign Location
- Attachment 4: Sign Face



Location Map  
 Certificate of Appropriateness  
 813 Main Street



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

Date: 8/29/2018

To Whom It May Concern:

Javier & Judith Magaña will be Opening Ma'Coco at 813 Main St. Bastrop, TX 78602. Our business concept is a Baja Cuisine restaurant. We are applying for a blade signage permit with the City of Bastrop. By adding the double sided blade signage we are looking to enhance the façade of the building to fit our business theme. Having a double sided sign will facilitate the visibility to driving and walking traffic through Main St.

Sincerely,  
Javier & Judith Magaña

\*existing iron rod \*

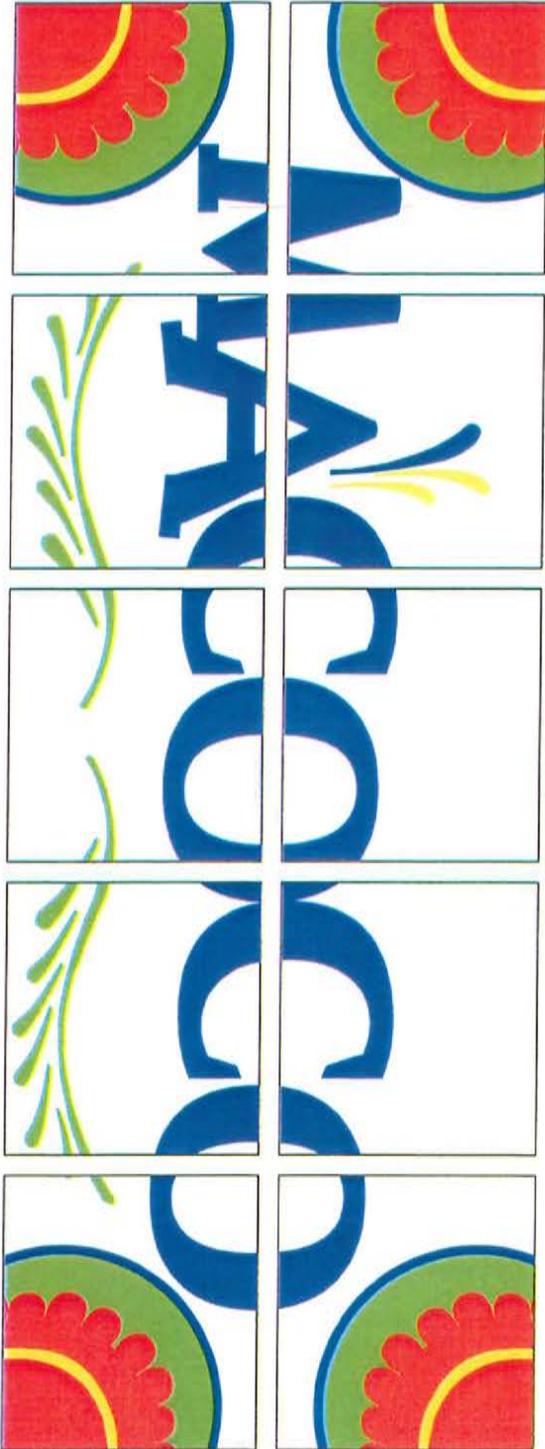


4x2 1/2

~~2x3~~ FOOT PROJECTION SIGN  
MOUNTED ON EXISTING  
HARWARE  
MDO SIGN 1/2 THICK

DOUBLE SIDED





*Cocina Mexicana*

48 x 30

# HISTORIC LANDMARK COMMISSION STAFF REPORT



**MEETING DATE:** September 5, 2018

**AGENDA ITEM:** 3C

**TITLE:**

Public hearing and consider action to approve a Certificate of Appropriateness for Relocation of the “Long Kitchen” from the LCRA property at 1405 Willow Street to the historic A.A. Erhard House (Whitten property) at 1106 Pecan Street.

**STAFF REPRESENTATIVE:**

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

**ITEM DETAILS:**

Site Address: 1106 Pecan Street (Attachment 1)  
Total Acreage: 0.368 acres  
Legal Description: 0.368 acres of Building Block 10 East of Water Street

Property Owners: Lee Bryan Whitten  
Agent Contact: Dan Hays-Clark

Existing Use: Single-family residential/office/retail  
Existing Zoning: Neighborhood Professional Office  
Designations: National Register and Local Historic Landmark

**BACKGROUND/HISTORY:**

The applicant is seeking to move the Long Kitchen that is currently located on the LCRA event property by Fisherman’s Park. (Attachment 2). The kitchen was originally located at 1106 Pecan Street which is the historic A.A. Erhard property, which is shown in the bird’s eye view drawn by Augustus Koch in 1887 (Attachment 3). The outbuilding (Attachment 4) still has the original roof that matching the primary building (Attachment 5) at 1106 Pecan Street. The location is very closed to the original, moved to the north a couple of feet due to the side setback (Attachment 6).

**POLICY EXPLANATION:**

A permit for demolition, removal, or relocation for any Historic Landmark or any structure or site within a local historic district shall not be granted by the City without the review and approval of a Certificate of Appropriateness by the Historic Landmark Commission in accordance with the provisions of the Zoning Ordinance.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – Downtown Bastrop: The Downtown Bastrop character area allows for a wide range of residential, retail, entertainment, professional service, and institutional land uses. The character area’s range of land uses may be mixed on individual parcels or developments sites, and within individual buildings. Building form and lot arrangement will support an urban character with structures framing the street. The scale of land uses, and transitions between them will compliment historic building form and

intensity, but increased development intensity may be allowed on a case-by-case basis to encourage viable investment in center city Bastrop.

*This Certificate of Appropriateness complies with the Future Land Use Plan. The kitchen is a part of the historic building form for the downtown.*

Cultural Arts and Tourism Assets - Historic Downtown Bastrop. The historic center of the community serves as a living artifact of Bastrop's significance in Texas history. The buildings and streetscapes offer visitors an appealing aesthetic and understanding of the city's architectural chronology.

*The building serves as part of the original fabric of the downtown and demonstrates the historic arrangement of structures with the separate kitchen.*

#### Code of Ordinances Chapter 14 – Zoning

Per Section 14.03.004 Certificate of Appropriateness Required for Demolition or Relocation:

(1) When considering the Certificate of Appropriateness for Relocation, the Commission shall consider the following:

(A) The style of construction and compatibility with the local Historic District

*The structure was originally built on the Whitten property and served as the kitchen for the primary residential structure that is on the lot.*

(B) The historic value and structural state of the structure;

*The structure has been well-maintained on the LCRA property and still has the original roof that matches the main property.*

(C) The historic value of the site;

*The structure exemplifies the style of construction from the period where kitchens were built as separate structures at a distance from the main structure so in the event that the kitchen caught on fire, the main structure would not be affected.*

(D) The reasons for preserving the structure on an alternate site;

*The structure was originally moved from this site, so it will restore the building to the historic location.*

(E) The character of the neighborhood;

*The addition of this building will enhance the neighborhood, as it will restore the site to an earlier historic period.*

(F) Any other factors the Commission deems appropriate when considering the proposed relocation.

*Staff has not identified any other required factors for the relocation.*

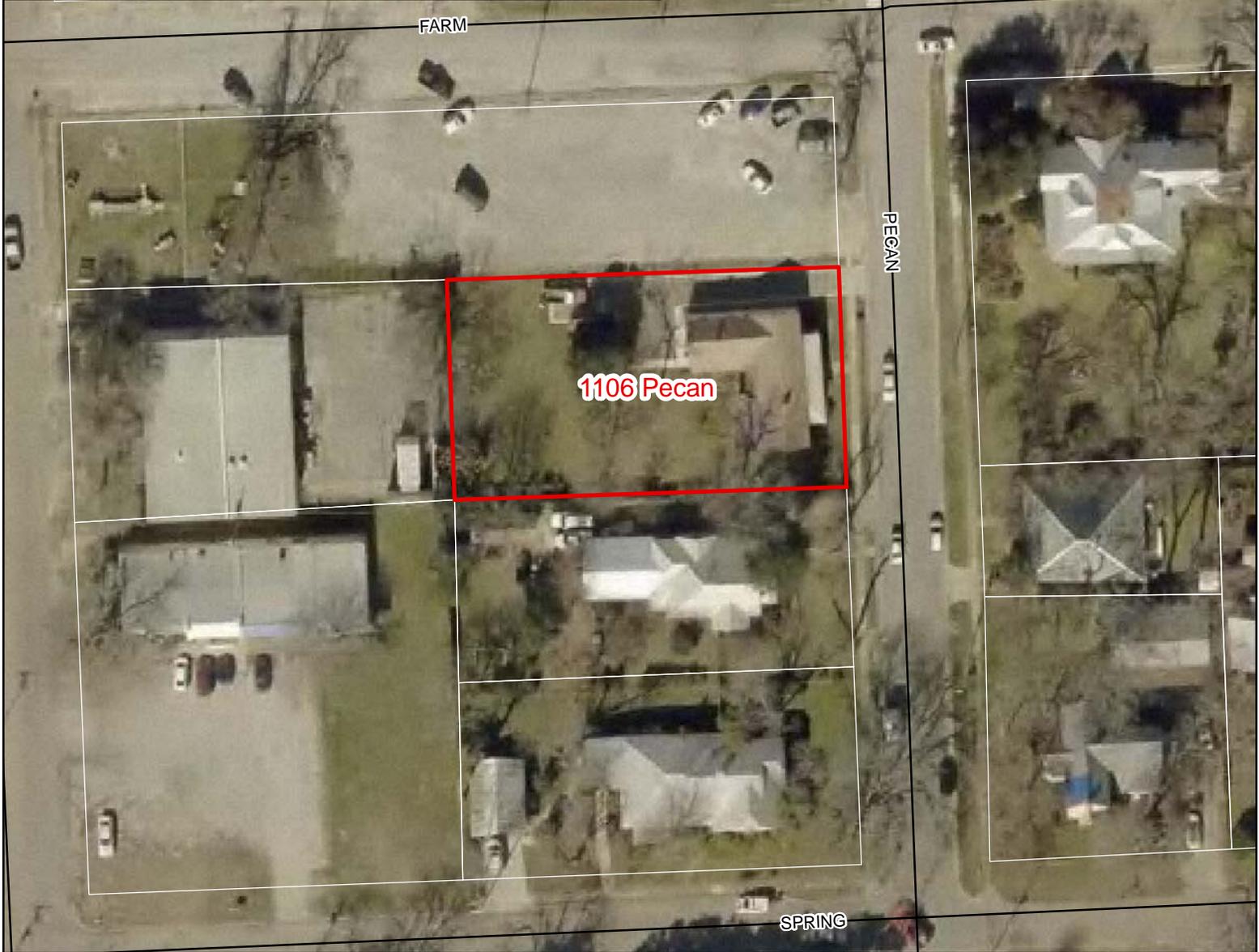
#### **RECOMMENDATION:**

Hold a public hearing and consider action to approve a Certificate of Appropriateness for Relocation of the “Long Kitchen” from the LCRA property at 1405 Willow Street to the Whitten property at 1106 Pecan Street.

**ATTACHMENTS:**

- Attachment 1: Location Map
- Attachment 2: Letter from Applicant
- Attachment 3: 1887 Augustus Koch sketch
- Attachment 4: Picture of the kitchen
- Attachment 5: Picture of the primary building
- Attachment 6: Proposed Site Layout





Location Map  
 Certificate of Appropriateness  
 1106 Pecan Street



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Date: 8/29/2018



August 09, 2018

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

Attn: Planning Department

Re: Application for Certificate of Appropriateness / 1106 Pecan Street, The A.A. Erhard House

Dear Commission;

We are in application to you seeking approval to relocate the original outbuilding Kitchen to its original historic location on the lot of the A. A. Erhard House located at 1106 Pecan Street.

The Kitchen is currently owned by the Lower Colorado River Authority, LCRA, and presently located on their property at 1205 Wilson Street. LCRA has gifted the Kitchen to Mr. and Mrs. Bryan Whitten to be raised and moved back to the original location. The original footings for the kitchen piers are still evident on the lot and the Kitchen is depicted on the Early Birds Eye View Map of 1887.

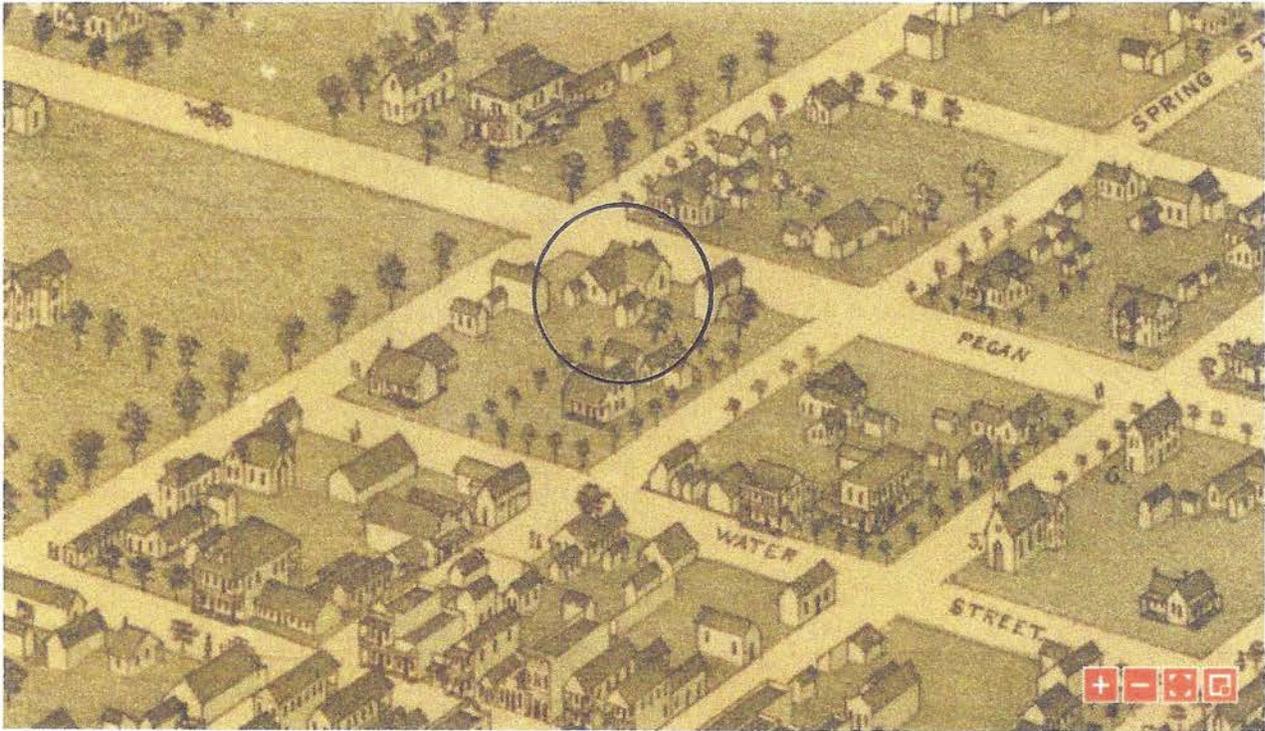
The project also includes repair and restoration of existing ship-lap siding, window sash and frame repair, pier replacement to match brick piers on the main home, paint and landscaping.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Hays-Clark', written over a white background.

Daniel Hays-Clark



## Bastrop in 1887

During what might have been his fourth tour of Texas, Augustus Koch paused to sketch a bird's-eye view of Bastrop, a small city of approximately 2,000 persons about thirty miles southeast of Austin. The city is located on the east bank of the Colorado River on a bluff that is generally level until it rises gently to form the low hills east of town, home to the remnants of the "Lost Pines," which fueled a modest lumber business for several decades. The Spaniards had established a fort at this location in about 1804, and it later became a part of Stephen F. Austin's "Little Colony." The Camino Real, or the Old San Antonio Road, ran through the town, which was platted along the conventional lines of a Hispanic town in 1832 (hence the regular layout evident in the bird's-eye view). Bastrop was incorporated under the laws of the Republic of Texas in 1837.[1]

Despite Bastrop's location adjacent to a river that periodically flooded and that had no bridge across it until 1890, the city became the site of such varied businesses as the Bastrop Iron Manufacturing Company, the Bastrop Coal Company, and Lone Star Mills during the 1860s and 1870s. By the mid-1880s, three schools, two cotton gins, several general stores, and a number of churches served the community. The main trunk of the Houston and Texas Central Railway passed through the northern part of Bastrop County, missing the city, which did not secure rail service until 1886, when the locally owned Taylor, Bastrop and Houston Railway connected the city to Taylor and thence to Houston.[2]

Koch depicted the town looking east-northeast, with the business district paralleling Main Street near the river. The courthouse, built in 1883–84, is a block to the east in the center of a small square, surrounded by trees.[3] The courthouse characteristically towers over the nearby structures, even the two-story ones, as was the wont of most bird's-eye-view artists. Compare the courthouse to the nearby Masonic Temple (6 on map, corner of Pecan and Chestnut streets), for example, and the Roman Catholic Church (5, at the corner of Chestnut and Water streets). Historic photographs suggest that the church's spire might have been almost as tall as the courthouse's tower.[4] The jail and the sheriff's office are also shown on the square. Gill's Branch (or Creek) is correctly illustrated as it forms from two branches that drain the distant hills and meanders along the eastern side of town en route to its confluence with the Colorado River.









# HISTORIC LANDMARK COMMISSION STAFF REPORT



**MEETING DATE:** September 5, 2018

**AGENDA ITEM:** 3D

**TITLE:**

Consider action to extend an invitation to properties:

- 400 Farm Street - Fisherman's Park Fireplace
- 1307 Church Street - Hall-Sayers-Perkins House

**STAFF REPRESENTATIVE:**

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

**BACKGROUND/HISTORY:**

The Historic Landmark Commission Chair has requested that two properties be extended invitations to become local Historic Landmarks.

- 400 Farm Street – Fisherman's Park Fireplace

This structure was built in 1956 by Mason Calhoun Chalmers who donated much of the land for Fisherman's park. The fireplace is the only remains of his hand built cabin. A video is attached to the email for this item.

- 1307 Church Street – Hall-Sayers-Perkins House

The house was built in 1832 by N.B. Tanner. The structure is listed on the National and State Registers. The original do trot was by for C.K. Hall, and renovated to Greek revival in 1851 by Dr. David Sayers, the father of Governor Joseph D. Sayers; and again renovated to Victorian in 1910.



**POLICY EXPLANATION:**

A structure or site is considered a local Historic Landmark if it is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places.

- (2) A structure or site also may be designated by the City as a Historic Landmark if it meets two or more of the criteria set out below.
  - (A) Possesses significance in history, architecture, archeology, or culture;
  - (B) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
  - (C) Is associated with the lives of persons significant in our past;
  - (D) Embodies the distinctive characteristics of a type, period, or method of construction;
  - (E) Represents the work of a master designer, builder, or craftsman; or
  - (F) Represents an established and familiar visual feature of the City.

**RECOMMENDATION:**

Consider action to extend an invitation to properties:

- 400 Farm Street - Fisherman’s Park Fireplace
- 1307 Church Street - Hall-Sayers-Perkins House

