

Historic Landmark Commission Agenda

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AGENDA – September 16, 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 Commission may provide comments with full name, address, phone number to plan@cityofbastrop.org before 4:30 P.M. on September 16, 2020. Submitted comments will be read aloud at the meeting. Comments. Comment 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 501-820-995 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 August 19, 2020 Historic Landmark Commission Regular Meeting and the August 24, 2020 Commission Special Meeting.

3B. Consider action on a Certificate of Appropriateness for 0.336 acres of Building Block 9 West of Water Street, located at 805 Spring Street to install a new four-foot tall vintage style, double looped wire fence along Spring Street, within the Iredell Historic District.

3C. Discussion on the B³ Code Authentic Bastrop Pattern Book and The Secretary of the Interior's Standards for Historic Properties.

3D. 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: September 10, 2020 at 5:30 p.m. and will remain posted for at least two hours after said meeting has convened.



Jennifer C. Bills, Assistant Planning Director



STAFF REPORT

MEETING DATE: September 16, 2020

AGENDA ITEM: 3A

TITLE:

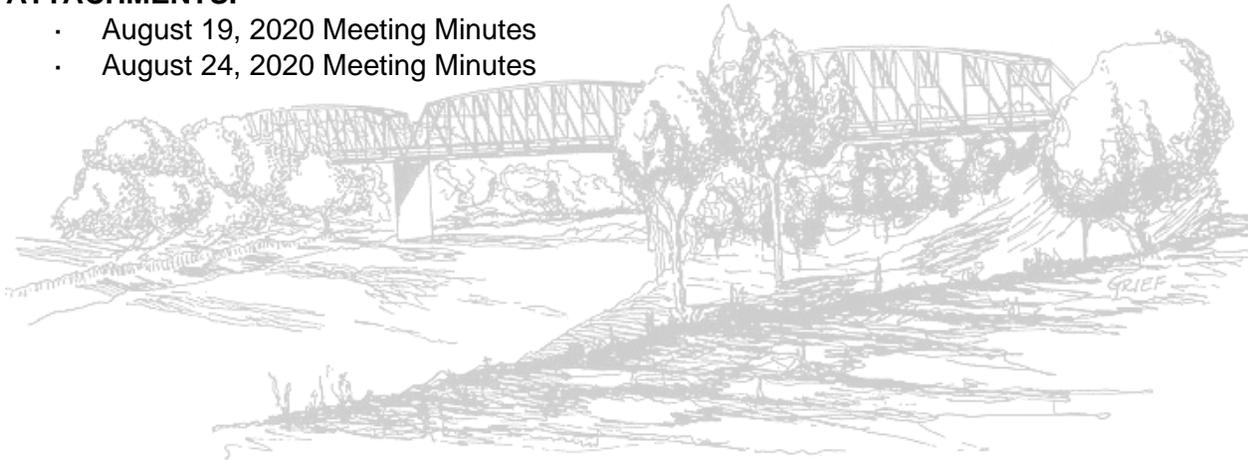
Consider action to approve meeting minutes from the August 19, 2020 Historic Landmark Commission Regular Meeting and the August 24, 2020 Commission Special Meeting.

STAFF REPRESENTATIVE:

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

ATTACHMENTS:

- August 19, 2020 Meeting Minutes
- August 24, 2020 Meeting Minutes



HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, August 19, 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 6:01 pm.

Commissioners:

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

City Council Liaison:

Bill Ennis	Present
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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 July 15, 2020 Historic Landmark Commission Regular Meeting and the July 23 Commission Special Meeting.

- Matt Lassen made a motion to approve as is. Christine Cartwright seconded, and the motion passed unanimously.

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.

- Staff presented the item.
- Staff made available the material sample provided by the Applicant.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

- The Applicant was available for questions and discussed the request for additional height, post height, and materials.
 - Discussion commenced on materials, style, color, and height.
 - No citizen comments were made.
 - Matt Lassen made a motion to approve the 52” height desired by the homeowner. Christine Cartwright seconded, and the motion passed unanimously.
- 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.
- Staff presented the item.
 - Staff made available the material sample provided by the applicant.
 - The Applicant was not available.
 - Discussion commenced on alley visibility, occupancy, style, and gate.
 - No citizen comments were made.
 - Susan Long made a motion to approve the 6-foot fence. Janean Whitten seconded, and the motion passed unanimously.
- 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.
- Staff presented the item. Presentation included Chapter 9 organization, Historic Preservation Officer, historic districts, certificates of appropriateness, and landmark incentives.
 - Discussion on zoning relationship to historic preservation, demolition, potential code change related to approval authority for demolition in the Iredell District, and likeness of new buildings to historical styles. The Pattern Book will be discussed at the next meeting.
 - Discussion commenced.
 - No action was taken.
- 3E. Discussion on appropriate gutter and downspout styles for Main Street façades.
- Staff presented the item.
 - Discussion on existing conditions and sidewalks.
 - No action was taken.
- 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).

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

- None

5. ADJOURNMENT

- Meeting adjourned by Chair at 7:09 pm.

Commission Chair

Commission Vice-Chair

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Monday August 24, 2020 at 1:00 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 1:03 pm.

Commissioners:

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

City Council Liaison:

Bill Ennis	Present
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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 and main structure, on a structure designated with a Texas State Historical Marker.

- Staff presented the item.
- Material samples were provided by the applicant, James Guy.
- Discussion on material color, style. Main roof to be dark grey standing seam. Steeple to be dark grey slate sheet shingle, which provides texture.
- No citizen comments were made.
- Susan Long made a motion to approve standing seam material for the main roof with Milan steel shingles on the steeple, both in grey palette. Janean Whitten seconded, and the motion passed unanimously.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

4. ADJOURNMENT

- Meeting adjourned by Chair at 1:15 pm.

Commission Chair

Commission Vice-Chair



STAFF REPORT

MEETING DATE: September 16, 2020

AGENDA ITEM: 3B

TITLE:

Consider action on a Certificate of Appropriateness for 0.336 acres of Building Block 9 West of Water Street, located at 805 Spring Street to install a new four-foot tall vintage style, double looped wire fence along Spring Street, within the Iredell Historic District.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address: 805 Spring Street (Attachment 1)
Property Owners: Sarah Rooney
Existing Zoning: P-5, Core
Designations: Iredell Historic District

BACKGROUND/HISTORY:

The applicant at 805 Spring Street is requesting to install a four-foot tall vintage style, double looped wire fence (Attachment 2) at the front and side property lines in front of the primary structure (Attachment 3). An existing six-foot wood privacy fence starts behind the front facade.



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 August 20, 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
<p>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.</p>	<p>There are three parts of the perimeter fence – front yard fence, transition fence, and privacy fence.</p>
<p>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.</p>	<p>Front yard fence is located at the front of the lot and on the sides back 10 feet from the building facade.</p>
<p>Fence design needs to be approved by the DRC or the Town Architect.</p>	<p>On corner lots the fence should run 20 feet from the front of the building façade and perpendicular to it.</p>
	<p>Rear fence can be on the property line, or within 4 feet of it.</p>

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 to approve a Certificate of Appropriateness for 0.336 acres of Building Block 9 West of Water Street, located at 805 Spring Street to install a new four-foot tall vintage style, double looped wire fence along Spring Street, within the Iredell Historic District.

ATTACHMENTS:

Attachment 1: Location Map

Attachment 2: Letter from Applicant with Fence and Yard Pictures

Attachment 3: Fence Location

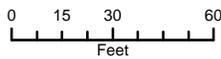
Attachment 1 Location Map



Date: 9/9/2020

805 Spring Street Fence Certificate of Appropriateness

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 = 57 feet



805 Spring Street

We'd like to build a 4 foot vintage-style, double loop wire fence around our front yard. The house is perched quite close to the sidewalk and close to the street. There is a fair amount of foot traffic along Spring Street in front of our house, especially during downtown events. We often have cars that park in front of our house. Because there's no curb, they usually park close to the sidewalk, which really feels like they're in the yard.

Our house is also set high on the foundation. The floor of the front porch is set up at about 3'2" and the top of the porch railing is 5'2" off the ground. A 4' fence would not look proportionately out of place. It would also keep our dogs inside the yard. :-)

There are many examples of properties with 4' fences around the Historic District including one across the street at the corner of Pecan and Spring Street.



Example fence found on the internet.





The sidewalk is very close! The fence would be on the property line which is about a foot from the sidewalk.

It's nice to say hi to the neighbors from the porch though...

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- ⊕ POWER POLE
- ⊞ WATER METER
- ||— WOOD FENCE
- o— CHAIN LINK FENCE
- X— WIRE FENCE
- E— OVERHEAD ELECTRICAL LINE
- XXXX RECORD DATA
- E.O.P. EDGE OF PAVEMENT

805 SPRING STREET (55.56' R.O.W.)
 BEARING BASIS (201712666)
 (EAST - N 90°00'00" E) (86.53')
EAST - N 90°00'00" E 86.43'

Proposed Fence



UNIT 101
 UNIT 102
DAVID G. ERTZ
 (1737/473)

UNIT 103
 UNIT 104
SPRING STREET CONDOMINIUMS
 (1/57)

UNIT 105

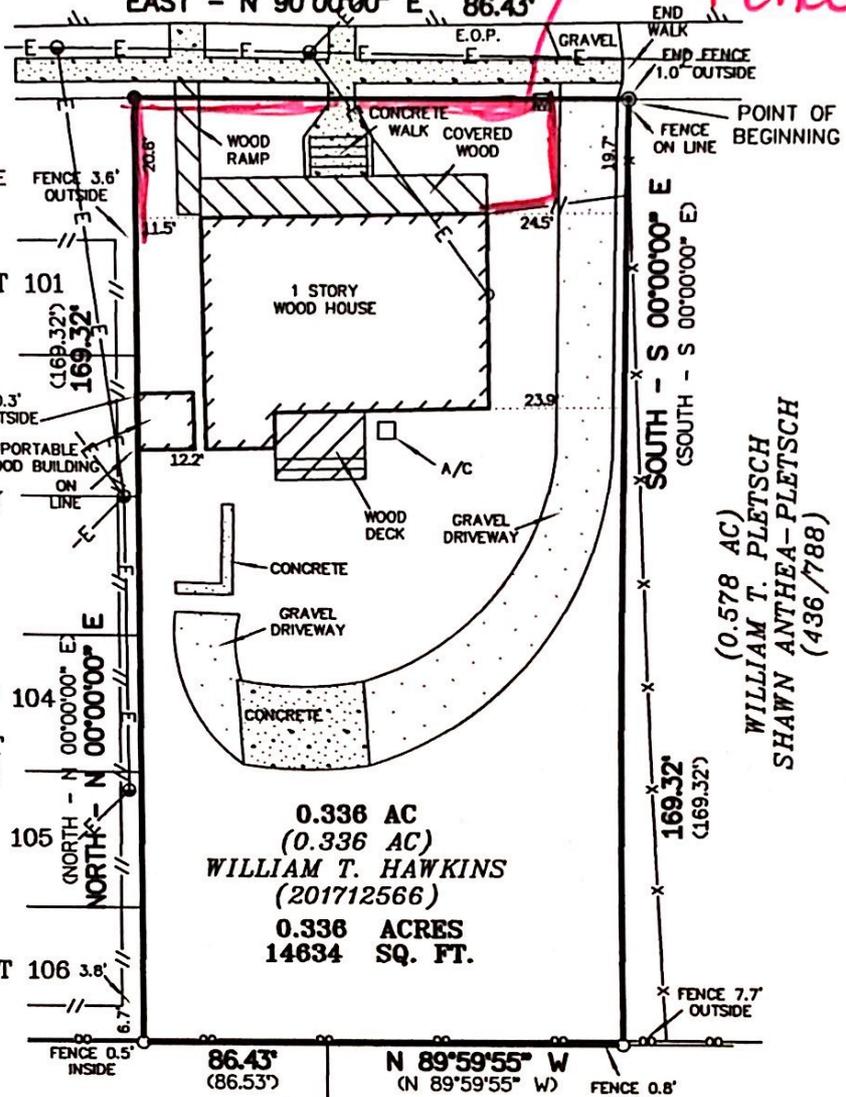
UNIT 106

JACK D. RHOADES
BEVERLY RHOADES
 (321/758)
 (790/233)

0.336 AC
 (0.336 AC)
WILLIAM T. HAWKINS
 (201712566)
0.336 ACRES
14634 SQ. FT.

(0.217 AC)
RICHARD W. HOWELLS
 (201807047)
 (436/788)

(0.578 AC)
WILLIAM T. PLETSCH
SHAWN ANTHEA-PLETSCCH
 (436/788)



NOTE: THIS PROPERTY IS SUBJECT TO:
 -RIGHTS OF THE CITY OF BASTROP TO THE USE AND MAINTENANCE
 OF WATER, GAS AND/OR OTHER UTILITY LINES



FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN ZONE X SHADED AND IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 48021C 0355 E DATED JAN. 19, 2006.
 WARNING: THIS NOTE IS FOR INFORMATIONAL PURPOSES ONLY, DOES NOT INDICATE WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS NOT TO BE CONSIDERED AS ANY TYPE OF DEVELOPMENT AUTHORIZATION OR FLOOD TYPE STUDY.

TO THE OWNERS AND LIENHOLDERS, CORNERSTONE HOME LENDING, INC., TITLE RESOURCES GUARANTY COMPANY AND INDEPENDENCE TITLE COMPANY:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH AND CERTIFIES TO THE AFFECT OF THE EASEMENTS SHOWN ON SCHEDULE B OF TITLE COMMITMENT GF. NO.: 1925414-BAL

[Signature of Richard Ralph]

07/31/2019
 DATE

RICHARD RALPH
 PROFESSIONAL LAND SURVEYOR

REG. PROFESSIONAL LAND SURVEYOR 4758
 PH: (512) 303-0952 116 TAHTIAN DRIVE
 PROF.LANDSUR@AOL.COM BASTROP, TEXAS 78602



REFERENCE:

SARAH GRANBERRY ROONEY
AND BRYAN JOSEPH ROONEY

LEGAL DESCRIPTION

0.336 ACRE OF LAND OUT OF BUILDING BLOCK 9, EAST OF MAIN STREET, CITY OF BASTROP, PER CAB 1, PG 23A, PLAT RECORDS, BASTROP COUNTY, TEXAS

-METES AND BOUNDS DESCRIPTION PREPARED HEREWITH-

DRAWN: CRR DATE: 07/31/2019 REVISED:
 CHECKED: CRR PROJECT NO.: 19125 FB: 167/61

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STAFF REPORT

MEETING DATE: September 16, 2020

AGENDA ITEM: 3C

TITLE:

Discussion on the B³ Code Authentic Bastrop Pattern Book 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:

With the adoption of the Bastrop Building Block (B³) Code, the Authentic Bastrop Pattern Book was adopted with requirements that apply to the Iredell Historic District, as well as providing guidance and inspiration for building throughout the historic districts and all of Bastrop.

ATTACHMENTS:

Bastrop Building Block Code

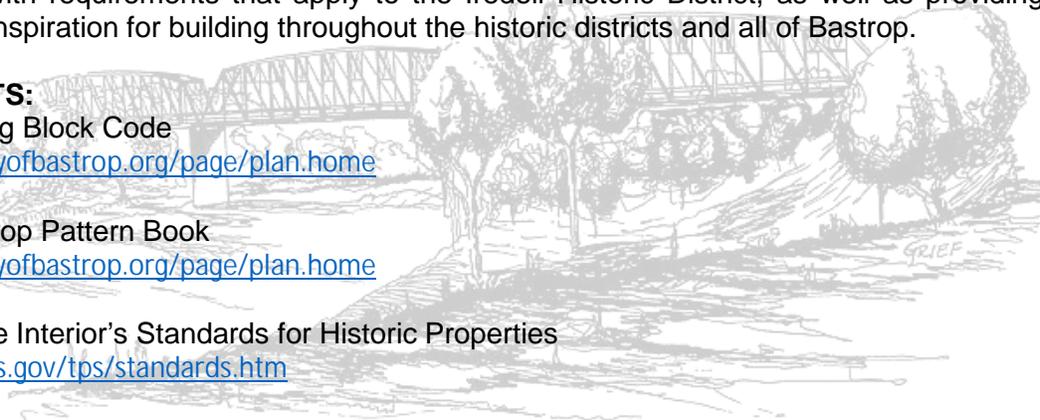
<https://www.cityofbastrop.org/page/plan.home>

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: September 16, 2020

AGENDA ITEM: 3D

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.