

Historic Landmark Commission Agenda

Council Chambers
1311 Chestnut Street
Bastrop, TX 78602



March 16, 2022 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

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 Commission Secretary prior to the meeting.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the February 16, 2022 Historic Landmark Commission Regular Meeting.

3B. Public hearing and consider action to approve a Certificate of Appropriateness for Relocation, with conditions, to move a residential structure outside of the City Limits from 805 Austin Street, being 0.263 areas of the Building Block 5 East of Water Street, within the City of Bastrop, Texas, located within the Iredell Historic District.

3C. Consider action to approve a Certificate of Appropriateness for a blade sign on a structure at 0.185 acres of Building Block 3 West of Water Street, located at 705 Pine Street, to be known as Cigar Shop, located within the Bastrop Commercial National Register Historic District.

3D. Consider action on a Certificate of Appropriateness from the February 16, 2022, for painting masonry on 0.17 acres of Building Block 9 West of Water Street, located at 910 and 912 Main Street, known as the Kleinert and Kesselus Buildings, Texas Medallion Historic Structures and within the National Register Bastrop Commercial District.

3E. Consider action to approve a Certificate of Appropriateness for Purcell Pointe Lot 3, located at 1640 E SH 71, to allow a wooden composite exterior building material on a new structure within the Iredell Historic District.

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. Said Notice was posted on the following date and time: March 10, 2022, 8:30 p.m. and will remain posted for at least two hours after said meeting has convened.



Jennifer C. Bills, Director of Planning & Development



STAFF REPORT

MEETING DATE: March 16, 2022

AGENDA ITEM: 3A

TITLE:

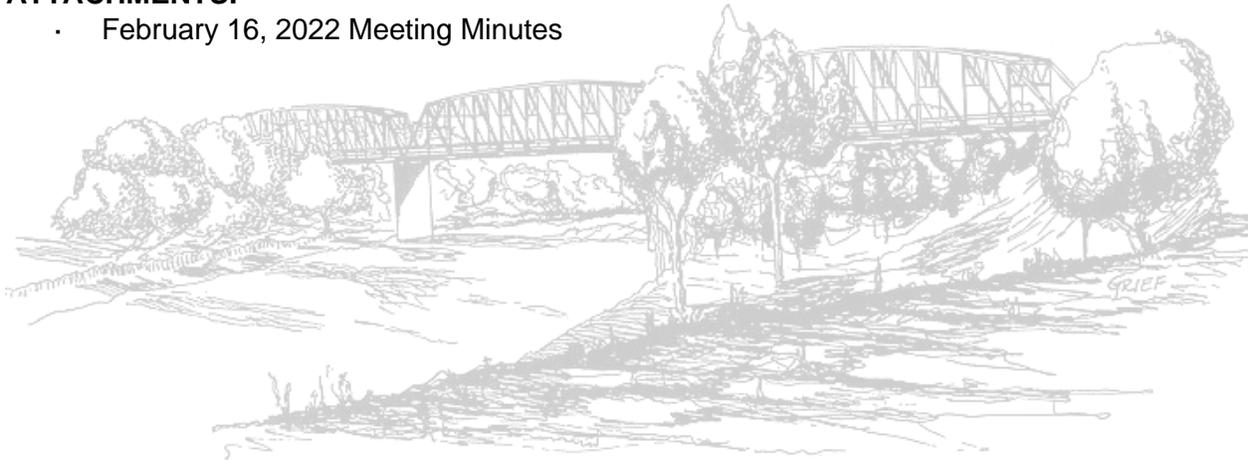
Consider action to approve meeting minutes from the February 16, 2022 Historic Landmark Commission Regular Meeting.

STAFF REPRESENTATIVE:

Debra Adams, Commission Secretary/Permit Technician

ATTACHMENTS:

- February 16, 2022 Meeting Minutes



HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, February 16, 2022, at 6:00 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 6:02 PM

Commissioners:

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

City Council Liaison:

Drusilla Rogers	Present - 6:07PM
-----------------	------------------

Staff:

Jennifer Long	Present
Debra Adams	Present
Shirley Ellis	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A Consider action to approve meeting minutes from the October 20, 2021, Historic Landmark Commission Regular Meeting.

Sharah Johnson made a motion to approve the meeting minutes from the October 20, 2021, Historic Landmark Commission meeting. Janean Whitten seconded the motion, and the motion carried unanimously.

3B. Consider action to approve meeting minutes from the November 08, 2021, Historic Landmark Commission Special Meeting.

Sharah Johnson made a motion to approve the meeting minutes from the November 08, 2021, Historic Landmark Commission meeting. Susan Long seconded the motion, and the motion carried unanimously.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

- 3C. Discussion on the role of the Historic Landmark Commission including review of certificates of appropriateness and demolitions.

Jennifer Land presented the item to the Commission.

Discussion commenced between Staff and the Commission.

- 3D. Consider action to deny a Certificate of Appropriateness for painting masonry on 0.17 acres of Building Block 9 West of Water Street, located at 910 and 912 Main Street, known as the Kleinert and Kesselus Buildings, Texas Medallion Historic Structures and within the National Register Bastrop Commercial District.

Jennifer Bills presented the item to the Commission. Photos were provided.

Discussion commenced between Staff and the Commission regarding setting a uniform penalty for doing something without getting the COA, type of paints used, can this be removed, damage to the brick, can changes be made to the mural, can a mail out be done.

No citizen comments were made.

Blake Keiser made a motion to postponed making a decision until we have researched and have all the information that was discussed from tonight. The legal standpoint for doing this. Penalty that can be applied and moving forward how to establish. Susan Long seconded the motion, and the motion carried unanimously.

4. UPDATES

- 4A. Individual Requests from Historic Landmark Commissioners that items to be listed on future agendas (no group discussion allowed).
- Penalties depending on the level of violations

5. ADJOURNMENT

Jeanen Whitten made a motion to adjourn, Sarah Johnson seconded. Meeting adjourned by Chair at 7:31 pm.

Commission Chair

Commission Vice-Chair



STAFF REPORT

MEETING DATE: March 16, 2022

AGENDA ITEM: 3B

TITLE:

Public hearing and consider action to approve a Certificate of Appropriateness for Relocation, with conditions, to move a residential structure outside of the City Limits from 805 Austin Street, being 0.263 areas of the Building Block 5 East of Water Street, within the City of Bastrop, Texas, located within the Iredell Historic District.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development/Historic Preservation Officer
Allison Land, Senior Planner

ITEM DETAILS:

Site Address: 805 Austin Street (Attachment 1)
Property Owner: Suzanne Walker
Applicant: David Rose
Existing Zoning: P-3 Neighborhood
Designations: Located within Iredell Historic District

BACKGROUND/HISTORY:

The applicant is requesting to move the structure from 805 Austin Street (single family site built house) to outside the city limits. The structure has wooden slat siding and a metal roof. According to the applicant, the original structure was a 32' x 12' house and has had two additions onto the rear of the structure (Attachment 4).

Work began to prepare the structure to move prior to a Certificate of Appropriateness or moving permit being obtained. A stop work order was issued, but the front porch had already been removed. The original front porch was a covered porch with decorative metal columns over a concrete slab. In front of that porch, a wooden deck with wooden trellis railing was present.

The applicant provided no information on the existing lot or the original date of construction of the house at 805 Austin Street. The applicant states the structure is sound and the Building Official does not see any reason to deem the house an unsafe structure. While the house does not hold specific historical value, the architectural style of the house, with the additions, is very typical of the mix of styles that are found within the surrounding neighborhood.

Google Streetview Image Capture May 2011 as seen from Austin Street with original porch:



Picture of the existing structure as seen from Austin Street, after porches removed:



Additional pictures of structure
Front of house with wooden add-on:



Front of house after wooden add-on removed:



Left side of house (east side):



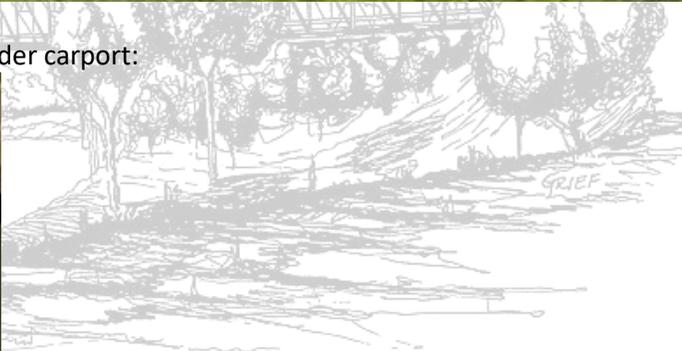
Left side of house (east side):



Rear of house (south side):



Right side of house (west side) as seen from under carport:



PUBLIC NOTICE:

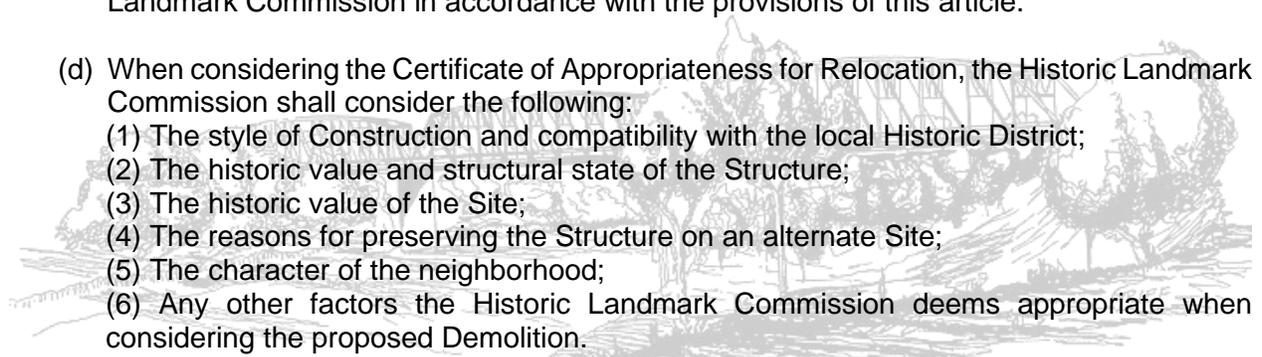
Mailed notice was sent to 16 surrounding property owners within 200 feet of the property on March 4, 2022. At the time of this report, we have received one response in favor of relocating the structure (Attachment 3).

POLICY EXPLANATION:

With the adoption of the Bastrop Building Block (B³) Code and the Iredell Historic District, any structure within the Iredell Historic District, regardless of age or designation, is subject to Historic Landmark Commission review. If the Building Official deems a structure unsafe, the demolition is not reviewed by the HLC.

Prior to the B³ Code, only structures with the Bastrop Commercial National Register District or local Historic Landmarks, State Landmarks and National Register Designated properties were subject to HLC review.

SEC. 9.4.001 COA FOR DEMOLITION OR RELOCATION REQUIRED

- 
- (a) A permit for Demolition, Removal, or Relocation for any local, state, or national Historic Landmark or any structure or Site within a 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 this article.

 - (d) When considering the Certificate of Appropriateness for Relocation, the Historic Landmark Commission shall consider the following:
 - (1) The style of Construction and compatibility with the local Historic District;
 - (2) The historic value and structural state of the Structure;
 - (3) The historic value of the Site;
 - (4) The reasons for preserving the Structure on an alternate Site;
 - (5) The character of the neighborhood;
 - (6) Any other factors the Historic Landmark Commission deems appropriate when considering the proposed Demolition.

 - (e) If the Historic Landmark Commission determines, that the evidence supports the Demolition, Removal or Relocation of the Structure or if the Historic Landmark Commission determines that the interest of preserving historic values will not be adversely affected by such Demolition, Removal or Relocation that the interest of preserving historical values can best be served by the Removal of the Structures, buildings or objects, it shall issue a Certificate of Appropriateness for Demolition of the Structures or Site.

 - (f) If no action has been taken by the Historic Landmark Commission within 60 days of original receipt by the Historic Landmark Commission of the Application, the Certificate of Appropriateness for Demolition shall be deemed approved by the Historic Landmark Commission.

 - (g) Any Applicant who is dissatisfied with the action of the Historic Landmark Commission relating to the issuance or denial of a Certificate of Appropriateness shall have the right to Appeal the determination to the City Council. The Applicant has 15 calendar days from date of the Historic Landmark Commission action to file for the Appeal. The Appeal request will be placed on the next available City Council agenda. To be considered, the Appeal shall set forth the grounds for such Appeal and shall provide the City with any pertinent evidence and all related documentation related to the Appeal. The City Council shall use the adopted approval criteria for the Appeal review.

STAFF ANALYSIS:

The structure is a similar and compatible style to other structures on the block. Surrounding structures also have horizontal wooden siding, similar style porches, and carports. Neither the structure nor the site are historically designated. The location is within the Iredell Historic District.

The HLC is willing to allow the house to be relocated from this site, the Historic Preservation Officer recommends the following conditions:

1. A Certificate of Appropriateness will be required for the new structure to ensure compatibility with the neighborhood; and
2. The new house must be site built.

A moving permit will be required to be applied for and approved before the structure may move. The dates, route, and utility disconnections will be evaluated and inspected with the moving permit.

RECOMMENDATION:

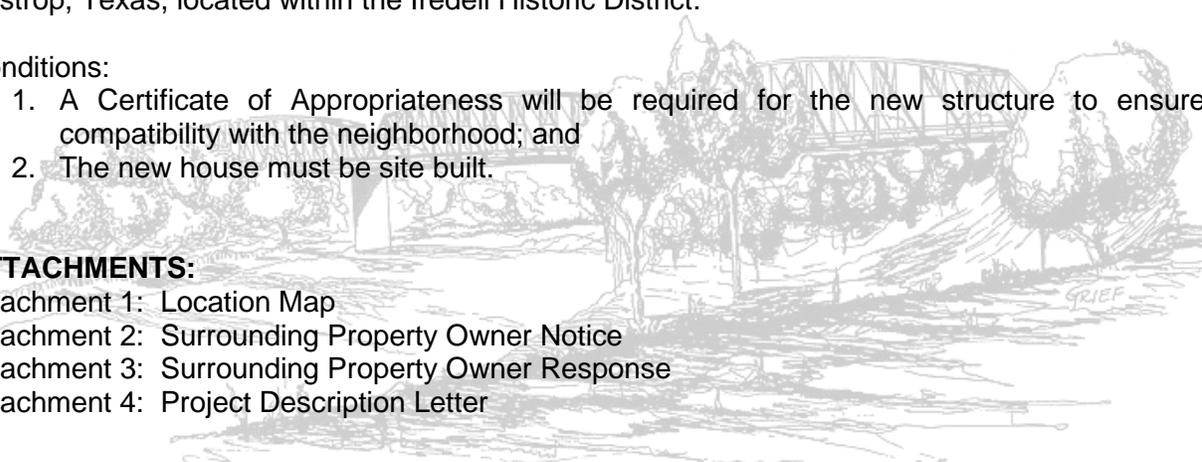
Hold public hearing and consider action to approve a Certificate of Appropriateness for Relocation, with conditions, to move a residential structure outside of the City Limits from 805 Austin Street, being 0.263 areas of the Building Block 5 East of Water Street, within the City of Bastrop, Texas, located within the Iredell Historic District.

Conditions:

1. A Certificate of Appropriateness will be required for the new structure to ensure compatibility with the neighborhood; and
2. The new house must be site built.

ATTACHMENTS:

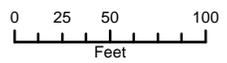
- Attachment 1: Location Map
- Attachment 2: Surrounding Property Owner Notice
- Attachment 3: Surrounding Property Owner Response
- Attachment 4: Project Description Letter



Attachment 1 Location Map



Structure Relocation 805 Austin Street



1 inch = 100 feet



Date: 3/4/2022

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.

**Notice of Pending Certificate of Appropriateness for Demolition or Relocation
City of Bastrop
Historic Landmark Commission**



Dear Property Owner:

The **Historic Landmark Commission** will conduct a public hearing **Wednesday, March 16, 2022 at 6:00 pm** at City Hall, 1311 Chestnut Street. Meeting details will be available on the posted agenda found on the City website 72 hours before the meeting at: https://www.cityofbastrop.org/page/cs.board_agendas on the following request:

Public Hearing and consider action to approve a Certificate of Appropriateness for Demolition or Relocation to move a residential structure outside of the City Limits at 805 Austin Street, being 0.263 acres out of Building Block 5, East of Water Street, within the City Limits of the City of Bastrop, Texas.

Applicant: David Rose
Owner: Suzanne Walker
Address(es): 805 Austin Street, Bastrop TX, 78602
Legal Description: 0.263 acres out of Building Block 5, East of Water Street

The site location map is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, plan@cityofbastrop.org, or mail the response card below to PO Box 427, Bastrop, Texas 78602.



PROPERTY OWNER'S RESPONSE

As a property owner within 200 feet: (please check one)

- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request.

Property Owner Name: _____

Property Address: _____

Mailing Address (if different than property address): _____

Phone (optional): _____ Email (optional): _____

Property Owner's Signature: _____

Additional Comments (Optional):

Re: 805 Austin St, COA for Relocation

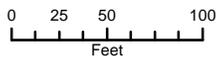
PLANNING & DEVELOPMENT

1311 Chestnut Street • PO Box 427 • Bastrop, Texas 78602 • 512.332.8840 •
www.cityofbastrop.org

Attachment 1 Location Map



Structure Relocation 805 Austin Street



1 inch = 100 feet



Date: 3/4/2022

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.

8< -----
PROPERTY OWNER'S RESPONSE

Received 03/08/2022

As a property owner within 200 feet: (please check one)

- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request.

Property Owner Name: Tiffany Ripple Roberts

Property Address: 804 Austin Street Bastrop TX 78002

Mailing Address (if different than property address): _____

Phone (optional): _____ Email (optional): tifrip@yahoo.com

Property Owner's Signature: Tiffany Ripple Roberts

Additional Comments (Optional): _____

Re: 805 Austin St, COA for Relocation

PLANNING & DEVELOPMENT

1311 Chestnut Street • PO Box 427 • Bastrop, Texas 78602 • 512.332.8840 •
www.cityofbastrop.org

My clients David and Bronwyn Walsh were looking for a classic older Texas Country house to move onto their land and restore. I found this on the internet and we contacted the owner who sold it to them. The Walshes are Texans who happen to love old classic Texas architecture and this one, though it had had 2 remodels that covered up much of the original 10' ceilings of bead board. The previous owner(s) had obviously done 2 different remodels. From my detailed inspection of the house I found that the very first house at 805 Austin appears to have been 32' wide by only 12' deep. In the attic there still exists major portions of the original roof with wood shingles. At some point, a second remodel was done (most likely after WW2) whereas the dimension of the lumber gets smaller and more refined. At this point, they raised the roof height substantially but kept the 10' ceilings, built another approx. 20' onto the rear of the house. This is where part of the kitchen and a bathroom and bedroom were added. Then sometime approx. in the '90s to early 2000's the third addition was made with modern plywood, sheetrock and stud construction and they lowered the roof approx. 2 feet. The original 2 front sections of the house had walls of lap joint pine siding that has since been covered with sheetrock. The third remodel included new modern wiring and electrical but they lowered roughly 2/3 of the ceilings in the rear of the house down to 8 feet with sheetrock and studs. The original and the first remodel all had tongue-in-groove pine floors. The last addition is plywood covered with cheap laminate wood flooring. My clients, the Walshes want to restore the house in three phases. First to move the house to a beautiful site next to a creek off of Fitzhugh Rd. near dripping springs on 9 acres of Oaks and cedars. Phase one will involve removing the sheetrock and whitewashing the walls and uncovering the original beadboard ceilings. It will also involve removing the furred down ceiling and repairing and restoring the ceiling to the original 10' height. Update the bathroom to modern fixtures with the classic period styling. They will also build a full-length front porch in a style similar to the 704 Pecan picture.

Phase 2 will involve raising the roof on the third rear section and make all the ceilings match the front of the house and matching the flooring in the rest of the house and using period small mosaic tile in the kitchen and bathroom areas.

Phase 3 will involve putting a second-story master bedroom and bath in and a double dormer in the front that will be larger and similar to the photo of a house around the corner from 805 Austin at 704 pecan. I have included a picture of that.

The location of the house will be on 9 acres at 10601 Little Thicket, Austin 78736

Where it is being moved is not in a historic district so we will be continuing and repairing remodeling the house to its original form.

Due to it's numerous remodels I have no idea of it's value. I know that the move, reconnection and bringing it up to it's original condition will be over \$225K. Phase 2 and 3 we haven't even estimated that cost. The structural state of this house is fairly good. The original 12 x 32 ft. cabin still has its joists that were cedar posts with the bark still on. If possible we will preserve that because it's pretty neat.

The historic value of the site? I have no idea. If we are talking about the site it is being moved from then I don't have any idea. The new site is not historical but it is beautiful, isolated and very Texas. We intend to keep it that way.

The character of the new neighborhood is rural with most lots averaging about 10 acres with no "new contemporary style" houses with glass and stucco and flat roofs. Most houses are off a ways from the dead-end street. (Little Thicket)

This house will not be demolished. It will be lovingly restored to better than new. The owner was thinking of demolishing it and that always breaks my heart. But now it will have a wonderful second life fully restored better than ever. Thanks for your consideration. please feel free to call me and I can answer and questions you may have.



STAFF REPORT

MEETING DATE: March 16, 2022

AGENDA ITEM: 3C

TITLE:

Consider action to approve a Certificate of Appropriateness for a blade sign on a structure at 0.185 acres of Building Block 3 West of Water Street, located at 705 Pine Street, to be known as Cigar Shop, located within the Bastrop Commercial National Register Historic District.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner/Historic Preservation Officer

ITEM DETAILS:

Site Address: 705 Main Street (Attachment 1)
Property Owner: Cheri and Steven Todde
Agent: Cheri Todde
Current Use: Commercial/Retail
Existing Zoning: P-5 Core
Designations: Structure in the Bastrop Commercial National Register Historic District

BACKGROUND/HISTORY:

The property owner of 705 Main Street is proposing to add a new blade sign. This will be the second blade sign on the structure. The sign will be made of wood and attached by two chains to the underside of the awning.

Per the Bastrop Building Block (B³) Code, a blade sign can be up to four feet in height and length but cannot be more than 6 square feet in size. It must have appropriate clearance from the sidewalk. While only one blade sign is permitted on each building, the requested sign is in compliance with the location requirements for a blade sign. The existing blade sign, above the awning, is higher than the intended location for blade signs, but use of the existing bracket has been permitted as continual use of the sign bracket.

The proposed sign is approximately 2.3 square feet, at approximately 11 inches tall by 30 inches wide. The measured clearance from the sidewalk is 7 feet 11 inches. 705 Pine Street is a compatible structure in the Bastrop Commercial District. The sign was installed prior to receiving a Certificate of Appropriateness or Sign Permit and can be removed if not approved.

Proposed Sign and Location:



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.**
- (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.**
- (G) **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.**

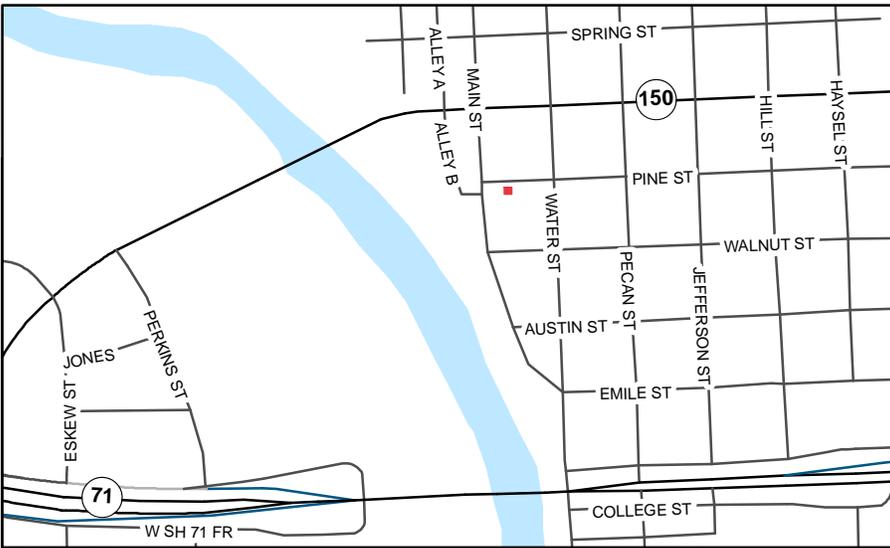
RECOMMENDATION:

Consider action to approve a Certificate of Appropriateness for a blade sign on a structure at 0.185 acres of Building Block 3 West of Water Street, located at 705 Pine Street, to be known as Cigar Shop, located within the Bastrop Commercial National Register Historic District.

ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Project Description Letter

Attachment 1 Location Map



Certificate of Appropriateness 705 Pine St Sign

Date: 3/12/2021

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 = 45 feet





February 15, 2022

Ref: Sign approval

C & S Cgars, would like to request a 2nd blade sign, by the entrance of the door.

Sign is 11 inches high x 30 inches wide

Thank you,

Cheri Todee

C & S Clgars



STAFF REPORT

MEETING DATE: March 16, 2022

AGENDA ITEM: 3D

TITLE:

Consider action on a Certificate of Appropriateness from the February 16, 2022, for painting masonry on 0.17 acres of Building Block 9 West of Water Street, located at 910 and 912 Main Street, known as the Kleinert and Kesselus Buildings, Texas Medallion Historic Structures and within the National Register Bastrop Commercial District.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development/Historic Preservation Officer
Allison Land, Senior Planner

ITEM DETAILS:

Site Address: 910/912 Main Street
Property Owner: Ryan and Samantha Holiday
Agent: Braden Wood
Current Use: Commercial
Existing Zoning: P5 Core
Designations: Texas Medallion, in National Register Bastrop Commercial District

BACKGROUND/HISTORY:

The businesses occupying 910 and 912 Main Street, Astro Records and The Painted Porch Bookstore, painted a mural on the rear wall of the building, which faces Alley B. This work was done without a Certificate of Appropriateness. Upon receiving a Notice of Violation, the applicant promptly submitted their application for this CoA. The building is historically designated at the state level and is part of the Bastrop Commercial District.

As seen in the attachments, the applicant indicates that the cleaning process was done in a manner that did not damage the wall (Attachment 2), and elastomeric paints designed for masonry surfaces were used (Attachment 4); however, painting brick on historic buildings is not advisable. Staff has attached a memo from the Building Official with industry data on painting exposed masonry and brick (Attachment 5). Once a masonry surface has been painted, it is very hard to remove.

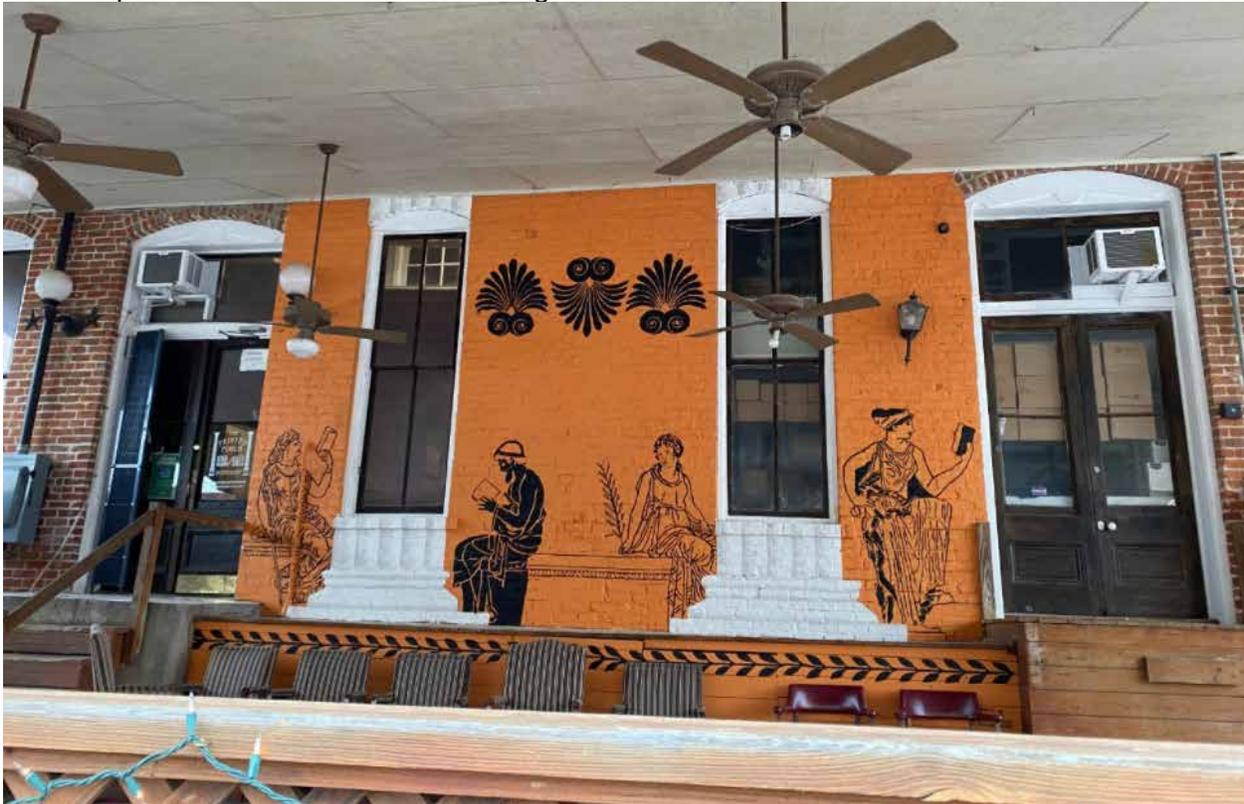
The location of the mural and business is shown below:



The view from the alley is shown below:



The completed mural is shown in the image below:



At the February 16, 2022, meeting, the Commission reviewed this case and requested more information on actions that could be taken for starting/completing work prior to receiving approval from the HLC and if there are feasible options for removing the paint from the wall.

Staff has presented the information to legal staff. For violation of Section 9.3.001 Requirement for a Certificate of Appropriateness, the City can file a criminal case for violation of this section. If convicted, they will be guilty of a misdemeanor, for which the fine can range between \$1 - \$500. If there are additional violations of the code, each violation can be filed as a separate charge. The violation can be filed regardless of the approval or denial of the Certificate of Appropriateness for the paint. If the HLC requires the mural to be removed, the City would have to seek a civil order from the court mandating the property be put back in compliance with the code.

In Attachment 6, the Building Official has provided pictures of existing brick in the Bastrop Commercial National Register District that shows different types of brick and the damage that can be done from improperly applied and removed paint.

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 9.3.006 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.**

RECOMMENDATION:

Consider action on a Certificate of Appropriateness for painting masonry on 0.17 acres of Building Block 9 West of Water Street, located at 910 and 912 Main Street, known as the Kleinert and Kesselus Buildings, Texas Medallion Historic Structures and within the National Register Bastrop Commercial District.

ATTACHMENTS:

- Attachment 1: Project Description Letter
- Attachment 2: Cleaning Process Letter
- Attachment 3: Art Institute of Austin Letter
- Attachment 4: Green Design Build Letter
- Attachment 5: Memo from Building Official
- Attachment 6: Brick Examples



POINTED PORCH BOOKSTORE MURAL



Book Mural

Prepared for: City of Bastrop Permitting Office

Prepared by: Braden T. Wood, Personal Assistant and Project Coordinator

December 29, 2021

EXECUTIVE SUMMARY

Goals

The goal of this mural is to highlight the importance of bookstores and more importantly the reading of books. Our intentions are not to advertise or market books but rather to create an experience and a cool space for all those who enter the store from the alleyway.

Project Outline

This mural shows an image of four individuals reading books. By looking at the dress of the individuals, one can see that the mural carries the theme of ancient philosophers who prioritized the reading of books. We wanted to make a simple piece of art that would make the back of this building a little more presentable to those who entered the book store from the back alleyway.

- All materials used in the creation of this mural were carefully chosen. We specifically used elastomeric brick paints so that the brick could breath and have longevity over the years. (In the material description, you can see the paints that were used.)
 - The brick was cleaned prior to the painting of the mural.
 - All the painting was done by local art students.
 - The mural is approximately 20Wx10T.
 - Only 20% of the mural can be seen from those driving in the alleyway. One must be on or very near the awning of "Painted Porch" in order to see the full mural.
 - The address of this mural is located underneath the back awning of 910 Main St. Bastrop, Tx 78602 or the business of "Painted Porch Bookstore."
-
-

Hello,

So what takes place during a vertical surface being cleaned that has grout, such as brick. Is what is referred to as a soft wash. We use chemicals to kill and loosen any organic growth on the surface. Such as mildew, algae, cob webs, dirt dauber nests, spider webs, etc... after we apply the cleaner, we let it dwell for about 10 to 15 minutes. After that time, we soft wash away the grime. Soft wash meaning, any pressure under 1,000psi. As do not damage the grout in between bricks. After the wall dries. We applied an elastomeric paint to the wall. That's most of the work I can think of that went into my part of the wall mural.

Colby

CEO and owner of Power- washing pros

January 19th, 2022

To all parties concerned with the integrity or fortitude of the Painted Porch Bookshop mural:

I understand the concerns with painting a historic building and I'm writing to you to elaborate on the careful decision-making process behind the mural for The Painted Porch Bookshop.

I have done extensive research as well as coordinating with other professionals with high experience to select the paint used for the mural. I wanted to ensure that the type of paint used would not be detrimental to the bricks of the building and maintained the fortitude of the building. Elastomeric Masonry Brick Exterior Paint was chosen specifically for the longevity of the wall and the mural alike. This paint creates a secure coating on the surface so that moisture is unable to intrude the walls. Elastomeric paint is stretchy and can shift with the wall to withstand climate changes and even settling of the structure.

The wall was meticulously prepped by a highly reputable team from the Mural Supply Company out of Austin and the process and concerns were discussed and agreed upon by all parties. For the preparation of the wall, holes and cracks were sealed before beginning. The bricks were then power-washed, scrubbed, and thoroughly dried before applying the base coat of the elastomeric paint. The Mural Supply Company has wide-ranging experience in wall preparations, various types of paint, and murals.

Each step behind the making of the mural for the Painted Porch was delicately chosen with the spirit of the building in mind out of respect for its history and for my clients.

Sincerely,

Cassandra "Jynx" Garza

Head Designer and Artist

Future Graduate of The Art Institute of Austin



January 28, 2022

Re: Elastomeric Paint over Brick

Property: 910 Main Street Bastrop, TX 78602

Requested By: Mr. Braden Wood

For: City of Bastrop

To Whom It May Concern,

The question was posed to me regarding the effects the application of elastomeric paint over brick. As a Registered Licensed Building Professional as well as the recipient of the most coveted award given by the Construction Specifications Institute, I can emphatically say that a quality elastomeric paint applied to a masonry surface has absolutely no harmful effect to brick. The elastomeric paint must be applied per the manufacturer's specifications. Elastomeric paint is a coating specifically made to protect masonry surfaces. Like other paints, it is applied in liquid form, which then hardens into a flexible, watertight covering. This paint can stretch and return to its original form without causing damage if applied correctly.

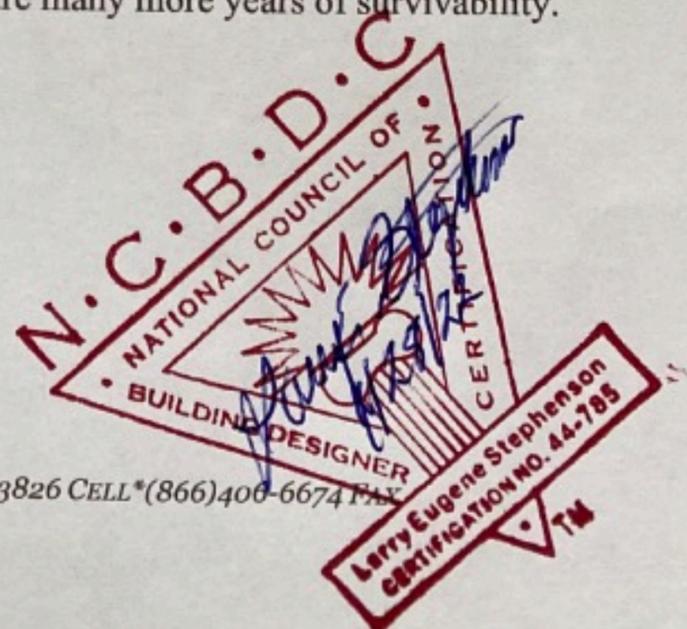
One of the best reasons to use elastomeric paint is that it places a secure coating on the surface you are painting. This coating creates a barrier so that moisture is unable to penetrate the walls. This will work well on surfaces such as masonry, stucco, poured concrete, roofs, bricks, wood, and metal. Brick and mortar construction exposed to the elements of weather, i.e. rain, wind, heat and cold weather, over a period of time can lose its structural integrity due to moisture infiltration to not only to mortar but the bricks as well.

Elastomeric's were specifically designed to form a moisture resistance barrier with enhanced adhesion characteristics that maintain the ability to expand and contract with extreme temperatures. Another justification for the application of elastomeric paint to older brick surfaces known and proven to be true is its ability to seal cracks, crevices, and imperfections that may have developed over a period of time. Elastomeric paint unlike other paints, is more costly but has an extremely long lifespan. The application of a quality elastomeric to a brick-and-mortar surface does no harm to the brick-and-mortar; this application only enhances the longevity, moisture resistance and durability to the area of the wall to which it was applied.

It was my professional observation of the area to which the elastomeric paint was applied has provided a much-needed application or pointing-up to ensure many more years of survivability.

Sincerely,

Larry E. Stephenson Sr, (CPBD AIBD)
cc. File



TO: Jennifer Bills, Director of Planning & Development
From: Shirley Ellis, Building Official
Date: February 9, 2022
Subject: Painting Exterior Masonry on a Historic Building



DATA FROM THE INDUSTRY

According to preservation best practices, unpainted masonry houses and buildings should not be painted. Brick is chosen as a building material due to its durability and built-in color, so for the most part, brick is not made with the intention of being painted. According to the Brick Industry Associations. If your historic house or building has been painted for years, your masonry is probably deteriorating or damaged. Deterioration can happen if bricks are too soft.

Brick "breathes." Unless it can't. Trapped moisture is the main issue in the relationship between brick and paint. "Once you put a membrane [like paint] over the brick, it can no longer breathe," says Mike Palmer, a masonry contractor and president of the upstate New York chapter of Mason Contractors Association of America.

If you paint the exterior brick and there's moisture trapped in it, "once you go through a freeze-and-thaw cycle, [the brick can] degrade as moisture freezes inside it," Palmer says. When exterior brick erodes — and if the mortar between the brick erodes — your home's structural integrity is at risk.

Before choosing to paint brick, consider the following: the Brick Industry Association advises using a porous or highly vapor-permeable paint for exterior brick walls, so the brick can breathe. Historic preservation masonry supply companies are available across the country to provide you with the right breathable paint for your project.

"Choosing a high-quality paint is vital for painting brick successfully," says Rick Watson, Sherwin-Williams. Watson recommends using specific masonry paint products for painting brick, starting out with a conditioner and a primer, and then using a breathable latex exterior.

The natural chemical property of bricks may affect your paint's durability as well. According to the Brick Industry Association, most bricks are neutral, but mortar often has a basic alkalinity. Paint products can be affected, so alkaline-resistant primer is usually recommended.

DATA FROM THE CONTRACTOR

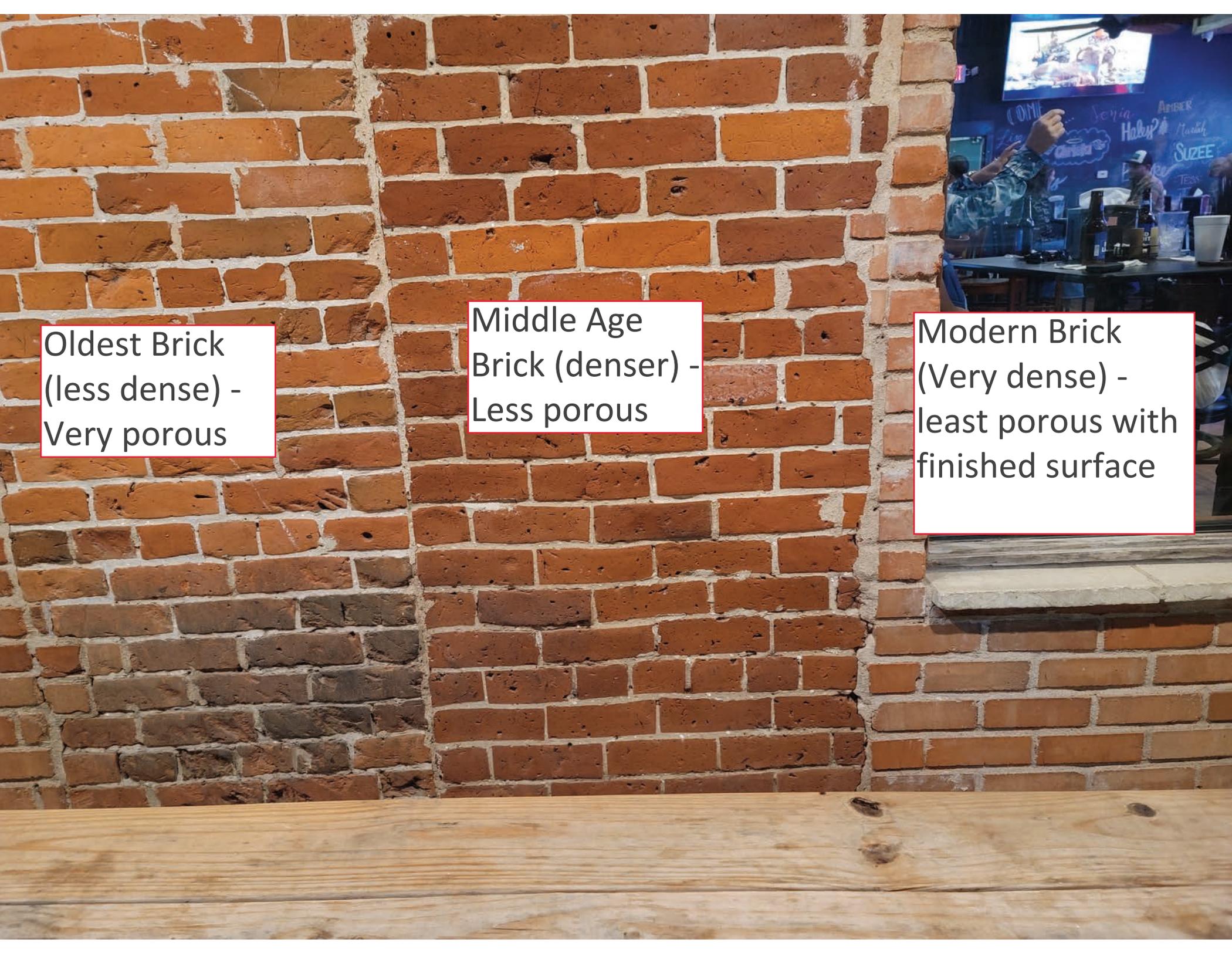
Elastomeric Masonry Brick Exterior Paint was chosen specifically for the longevity of the wall and the mural alike. This paint creates a secure coating on the surface so that moisture is unable to intrude the walls. Elastomeric paint is stretchy and can shift with the wall to withstand climate changes and even settling of the structure. Cassandra Garza, Head Designer and Artist, Future Graduate of the Art Institute of Austin.

A letter from Larry Stephenson, Sr., Registered Licensed Building Professional with the National Council of Building Designers details the reasons to use elastomeric paint, all of which are the direct opposite of the recommendations from the Brick Industry Association, Sherwin-Williams associate and the NY Chapter of the Mason Contractor Association of America.

Mr. Stephenson does not provide any documentation of expert knowledge or experience in the properties of brick and the painting of hereof.

Examples of Brick Types/Age





Oldest Brick
(less dense) -
Very porous

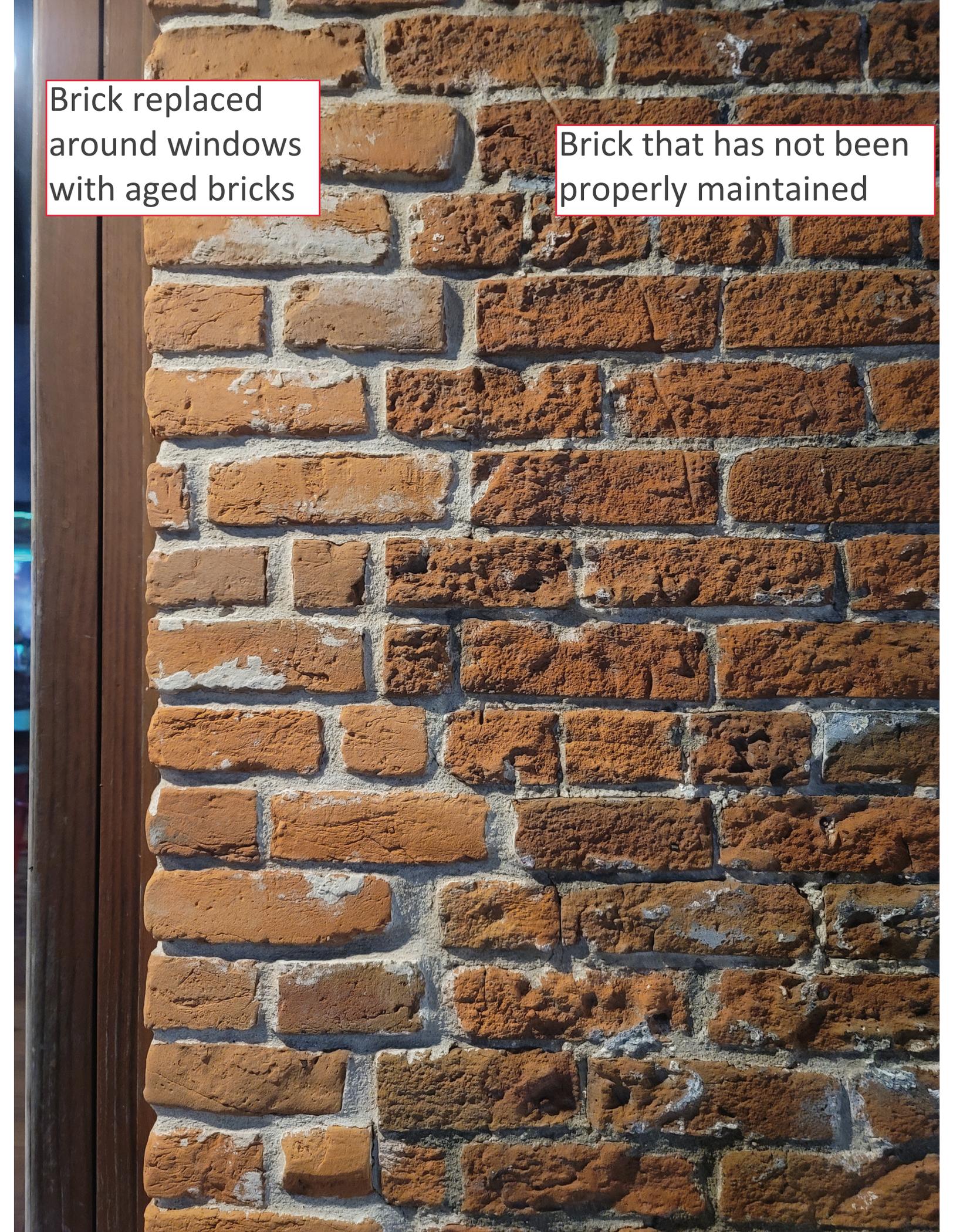
Middle Age
Brick (denser) -
Less porous

Modern Brick
(Very dense) -
least porous with
finished surface



Damaged caused
from paint





Brick replaced
around windows
with aged bricks

Brick that has not been
properly maintained



STAFF REPORT

MEETING DATE: March 16, 2022

AGENDA ITEM: 3E

TITLE:

Consider action to approve a Certificate of Appropriateness for Purcell Pointe Lot 3, located at 1640 E SH 71, to allow a wooden composite exterior building material on a new structure within the Iredell Historic District.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner/Historic Preservation Officer

ITEM DETAILS:

Site Address: 1640 E SH 71 (Attachment 1)
Property Owner: Ahmed Jafferally
Applicant: Maria Cruz-Gonzalez
Current Use: Vacant
Existing Zoning: P-5 Core
Designations: Located in Iredell Historic District

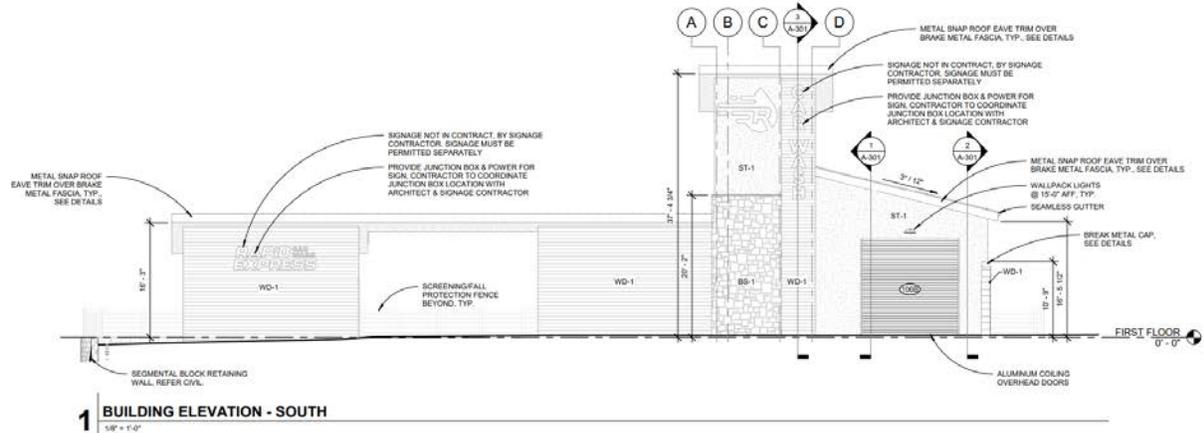
BACKGROUND/HISTORY:

The Rapid Express Car Wash is proposing a second location on the east side of the river. They have submitted a site development plan for review, and architectural elevations in the plan required a Certificate of Appropriateness for approval. The building proposed has limestone, stucco, and wooden composite exterior building materials. The limestone and stucco are expressly allowed by the Pattern Book. The wooden composite is not expressly allowed and is what is under consideration. The wooden composite material proposed is Trex Cladding (Attachment 4).

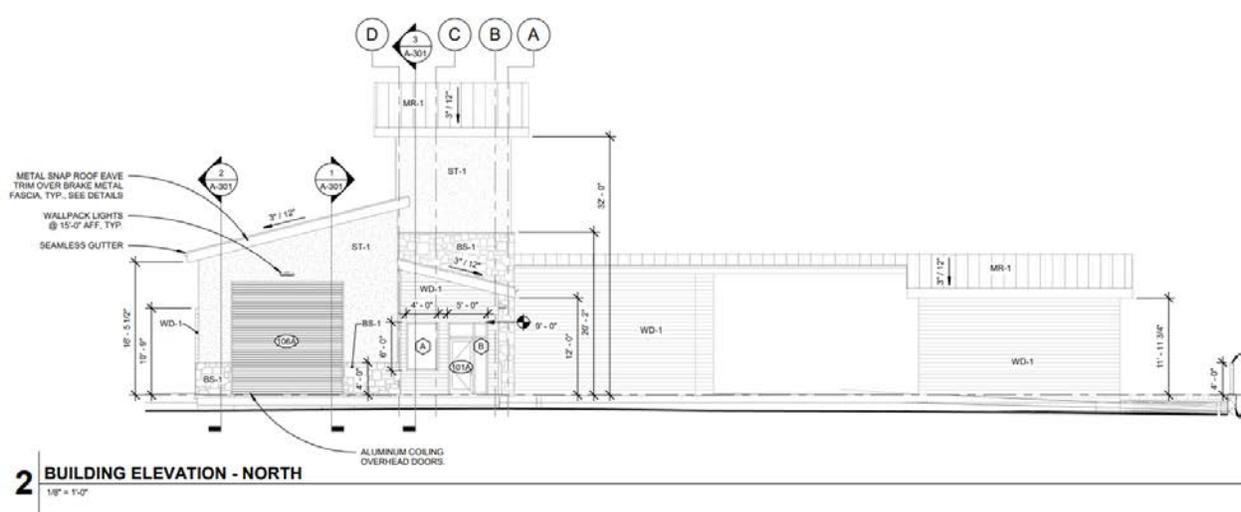


Larger images of the architectural elevations are available in Attachment 3.

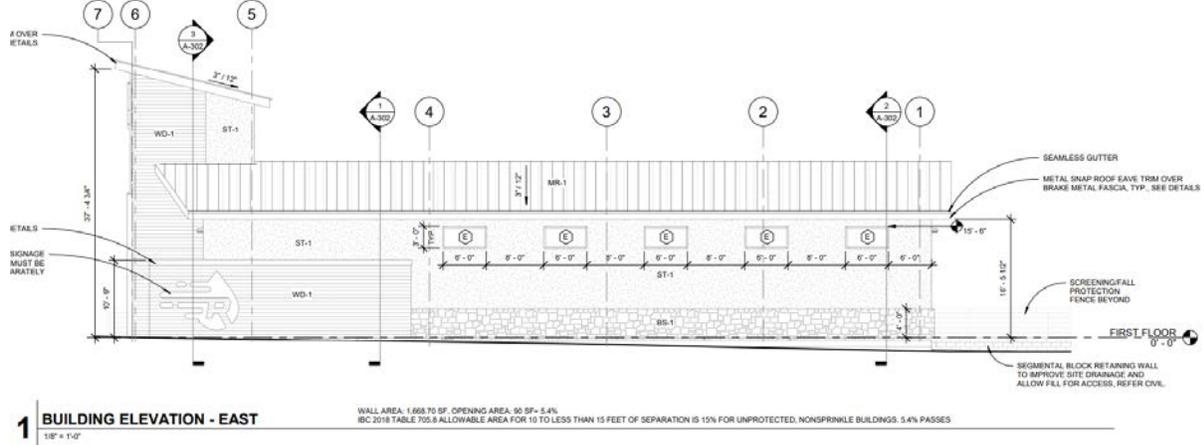
Architectural Elevation (view from SH 71):



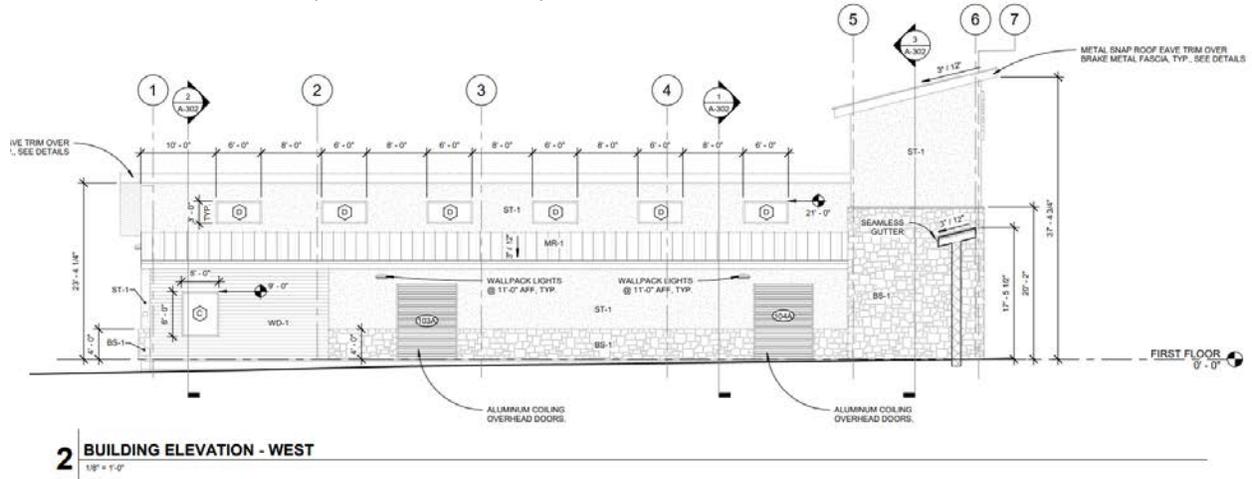
Architectural Elevation (view from Emile St):



Architectural Elevation (view from Popeyes):



Architectural Elevation (view from church):



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.

B³ Code

Section 9.3.006 Criteria of Approval of a Certificate of Appropriateness (COA)

- a) 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.

Applicable criteria

- (1) 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.
- (3) 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.
- (8) For building materials, architecture standards, architectural details, massing for a variety of building types, see the Pattern Book.

Other commercial buildings in this area are a small strip center, with exterior materials of EFIS and rock, drive-through restaurant, with exterior materials of EFIS/stucco and rock, and a church, with exterior materials of brick. The proposed materials are similar. Nearby residential structures are wood, concrete block, and brick. See below for Pattern Book compliance.

Authentic Bastrop Pattern Book

Commercial Building Standards

Acceptable wall materials for commercial buildings are: stone, brick or a combination of the two, stucco, cast stone, rock, marble, granite, tile, and glass block. Also acceptable are Hardie planks and sheets. and textured or patterned pored-in-place concrete with integrated color. EFIS be used only as accent material. Acceptable roofing materials are: standing seam metal roof, stone and day roof tile.

Limestone, stucco, and a standing seam metal roof are all proposed and compliant.

Modern Architectural Style (Attachment 2)

Characteristics include:

1. Lack of ornament. Decorative moldings and elaborate trim are eliminated or greatly simplified, giving way to a clean aesthetic where materials meet in simple, well-executed joints.
2. Emphasis on rectangular forms and horizontal and vertical lines. Materials are often used in well-defined planes with vertical forms juxtaposed against horizontal elements for dramatic effect.
4. Use of traditional materials in new ways. Materials such as wood, brick, and stone are used in simplified ways reflecting a modern aesthetic. Traditional clap board siding is replaced with simple vertical board cladding used in large, smooth panes. Brick and stone are simple, unornamented, and used in rectilinear masses and planes.
6. Emphasis on honesty of materials. Wood is often stained rather than painted to express its natural character in both interior and exterior uses.

From the Pattern Book:



The proposed building is a modern architectural style building. The proposed wooden composite material meets the intent of the Modern architectural style allowable in the Pattern Book, but it is not strictly wood. It is an approximately 50% wood product and 50% polyethylene. This modern material provides the appearance and aesthetic of wood while adding durability and moisture resistance. Considering the site is a car wash, a more durable material will withstand the test of time better and maintain its aesthetic appeal longer than a solid wood product. This is a new structure that is meeting the style of its time while using traditional and traditional-looking materials to be compatible with its neighborhood.

RECOMMENDATION:

Consider action to approve a Certificate of Appropriateness for Purcell Pointe Lot 3, located at 1640 E SH 71, to allow a wooden composite exterior building material on a new structure within the Iredell Historic District.

ATTACHMENTS:

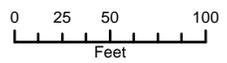
- Attachment 1 – Location Map
- Attachment 2 – Pattern Book Modern Architectural Style
- Attachment 3 – Architectural Elevations
- Attachment 4 – Product Specifications



Attachment 1 Location Map



Certificate of Appropriateness 1640 E SH 71



1 inch = 100 feet



Date: 3/10/2022

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.



- CURVED ROOF
- MODERN USE OF WOOD
- LACK OF ORNAMENT
- CLEAN LINES
- HORIZONTAL EMPHASIS
- OPEN TO THE STREET
- VISIBLE INTERIOR SPACE
- DYNAMIC RELATIONSHIP BETWEEN PARTS



HISTORY AND CONTEXT

Modern and contemporary are the two words used interchangeably to describe the architecture being built now as well what was called the International Style that originated in Europe in the late 19th and the first half of the 20th Century. However, even though there are some similarities and overlapping characteristics, there is a fundamental difference between the two. Contemporary architectural style is, literally, what is being created and built right now, contemporary way of building is not tied to one specific style – it is of the moment and borrows bits and pieces from a variety of styles and eras.

International style modern architecture, on the other hand, is described as an era-specific design style that breaks away from the pre-Industrial Revolution styles. Simply put, modern design is connected to the machine age and is typically referred to the period between 1920s and the late 20th Century.

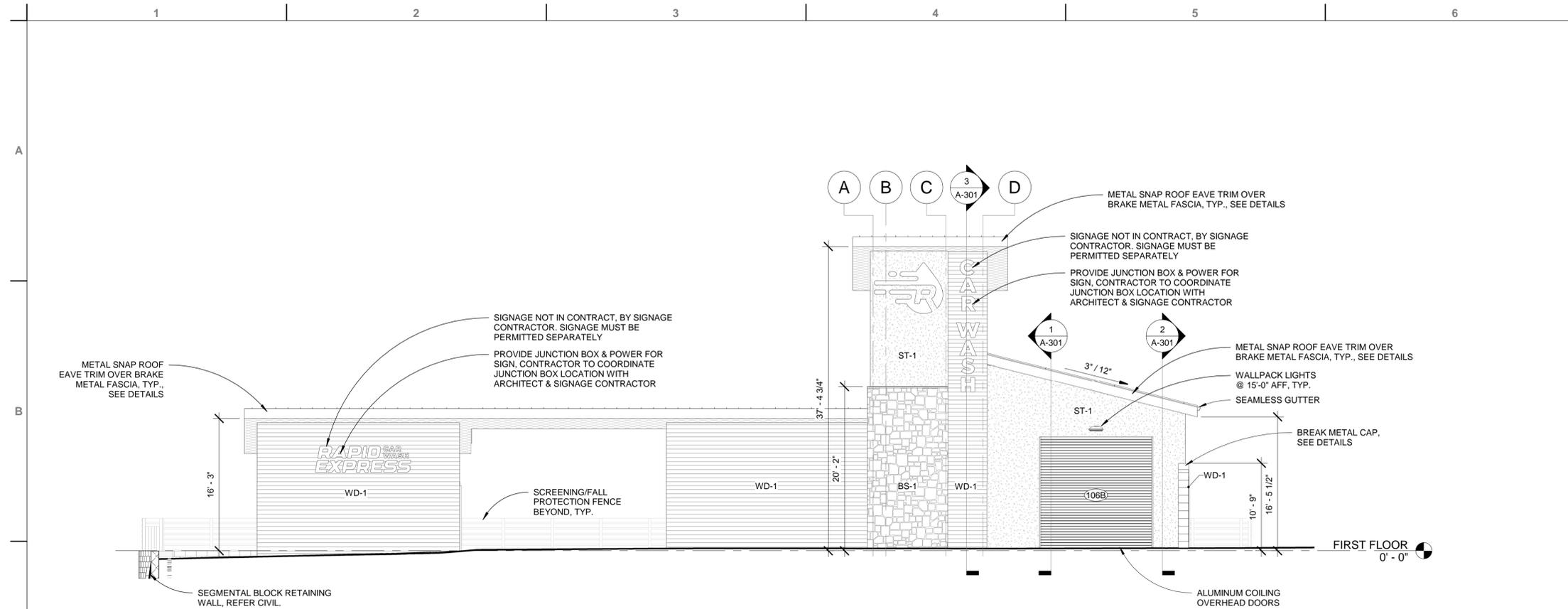
The overlapping characteristics of both are:

1. Lack of ornament. Decorative moldings and elaborate trim are eliminated or greatly simplified, giving way to a clean aesthetic where materials meet in simple, well-executed joints.
2. Emphasis on rectangular forms and horizontal and vertical lines. Materials are often used in well-defined planes with vertical forms juxtaposed against horizontal elements for dramatic effect.

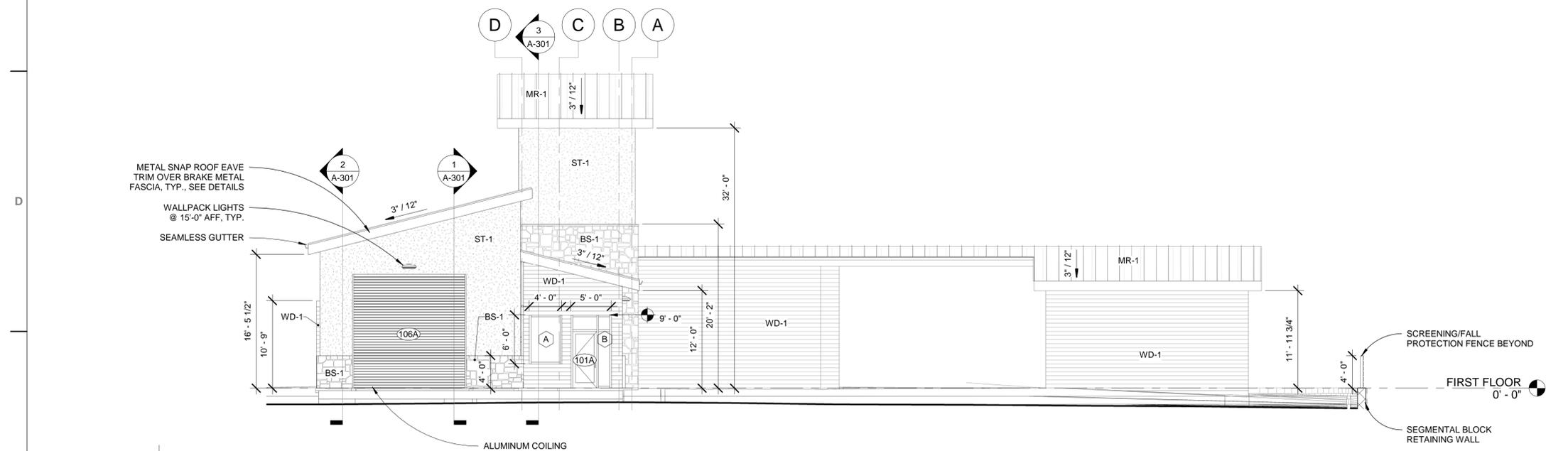
COMMON CHARACTERISTICS

3. Low, horizontal massing, flat roofs, emphasis on horizontal planes and broad roof overhangs. Modern homes tend to be on generous sites and tend to have meandering single-story plans. Many examples tend to blend with the ground and appear to be of the site, not in contrast to it.
4. Use of traditional materials in new ways. Materials such as wood, brick and stone are used in simplified ways reflecting a modern aesthetic. Traditional clap board siding is replaced with simple vertical board cladding used in large, smooth planes. Brick and stone are simple, unornamented and used in rectilinear masses and planes.
5. Use of modern materials and systems. Steel columns are used in exposed applications, concrete block is used as a finished material, concrete floors are stained and exposed, long-span steel trusses permit open column-free spaces, and radiant heating systems enhance human comfort.
6. Emphasis on honesty of materials. Wood is often stained rather than painted to express its natural character in both interior and exterior uses.
7. Emphasis on open, flowing interior spaces. Living spaces are no longer defined by walls, doors and hallways. Living, dining and kitchen spaces tend to flow together as part of one continuous interior space, reflecting a more casual and relaxed way of life.
8. Relationship between inside and outside. Use of large expanses of glass in effect brings the building's site into the building, taking advantage of the dramatic views and natural landscaping.
9. Generous use of glass and natural light. Windows are no longer portholes to the outside, but large expanses of floor to ceiling glass providing dramatic views and introducing natural light deep into the interior of homes.

Modern Architectural Style



1 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



2 BUILDING ELEVATION - NORTH
1/8" = 1'-0"

EXTERIOR FINISHES

- BS-1** 4" BUILDER STONE, COLOR LIMESTONE PROVIDE A CAST STONE CAP AT STONE TERMINATION, TYP.
- MR-1** STANDING SEAM METAL ROOF, DOUBLE-LOCK, KYNAR 500 OR EQUAL.
- ST-1** THREE-COAT RAIN SCREEN STUCCO OVER METAL LATH AND DRAIN MAT, PAINT WITH LATEX PAINT, COLOR TBD.
- WD-1** WOOD-LOOK COMPOSITE RAINSCREEN SLATS, B.O.D. "TREX" COLOR TBD

GENERAL NOTES

1. CODES IN USE, WITH CITY OF BASTROP AMENDMENTS:
 - CITY OF BASTROP B3 CODE
 - 2018 INTERNATIONAL BUILDING CODE
 - 2018 INTERNATIONAL FIRE CODE
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2017 NATIONAL ELECTRIC CODE
 - 2018 INTERNATIONAL PLUMBING CODE
 - 2018 INTERNATIONAL MECHANICAL CODE
2. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO BE TO COLUMN CENTERLINE, FACE OF STUDS, OR OUTSIDE EDGE OF STOREFRONT OPENING.
3. ALL SIGNAGE AS SHOWN IS CONCEPTUAL ONLY. ALL SIGNAGE SHALL BE PERMITTED SEPARATELY BY THE OWNER'S SIGNAGE CONTRACTOR, AND MUST COMPLY WITH ALL APPLICABLE CODES.
4. ALL PENETRATIONS THROUGH FLOOR SLABS SUCH AS PIPING, CONDUITS, DUCTS, ETC. SHALL BE PACKED AND SEALED WITH FIRE RATED MATERIALS AND SEALED AGAINST WATER PENETRATION.
5. CONTRACTOR AND ALL TRADE CONTRACTORS SHALL BE ADVISED THAT ALL SITE AREAS OTHER THAN THE AREAS DESIGNATED FOR REQUIRING WORK SHALL BE "OFF LIMITS". THE CONTRACTOR SHALL COORDINATE THE PROVISION OF TOILET FACILITIES, ETC. FOR USE BY TRADE CONTRACTORS.
6. PROVIDE 2X8 BLOCKING AS REQUIRED BEHIND WALL-HUNG ITEMS TO SUPPORT ALL FASTENERS AND ANCHORING DEVICES. REFER TO PLANS FOR MILLWORK AND EQUIPMENT. COORDINATE BLOCKING LOCATIONS W/ OWNER FOR FUTURE WALL HUNG ELEMENTS.
7. CONTRACTOR SHALL COORDINATE THE PROVISION OF "KNOX BOX" AS REQUIRED BY LOCAL FIRE MARSHAL. COORDINATE LOCATION WITH FIRE MARSHAL AND ARCHITECT. BOX TO BE RECESSED IN WALL.

LIQUE DESIGN STUDIO
WWW.LIQUE.US | 210.549.4207
LIQUE DESIGN STUDIO, LLC
TEXAS REGISTRATION NUMBER: BR 3647
816 CAMARON ST., SUITE #110, SAN ANTONIO, TX 78212

COPYRIGHT 2021 - ALL RIGHTS RESERVED
THIS DOCUMENT IS SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES, BUT IS NOT LIMITED TO, THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN. THIS DOCUMENT MAY NOT BE USED IN ANY FORM NOR ASSIGNED TO ANY THIRD PARTY, WITHOUT EXPRESS WRITTEN CONSENT BY LIQUE DESIGN STUDIO. UNAUTHORIZED USE OF THIS DOCUMENT CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION, BUILDINGS BEING SEIZED, AND/OR MONETARY COMPENSATION TO LIQUE DESIGN STUDIO, LLC.



RAPID EXPRESS
RXP-BASTROP #2
1640 E SH 71, BASTROP, TX 78602

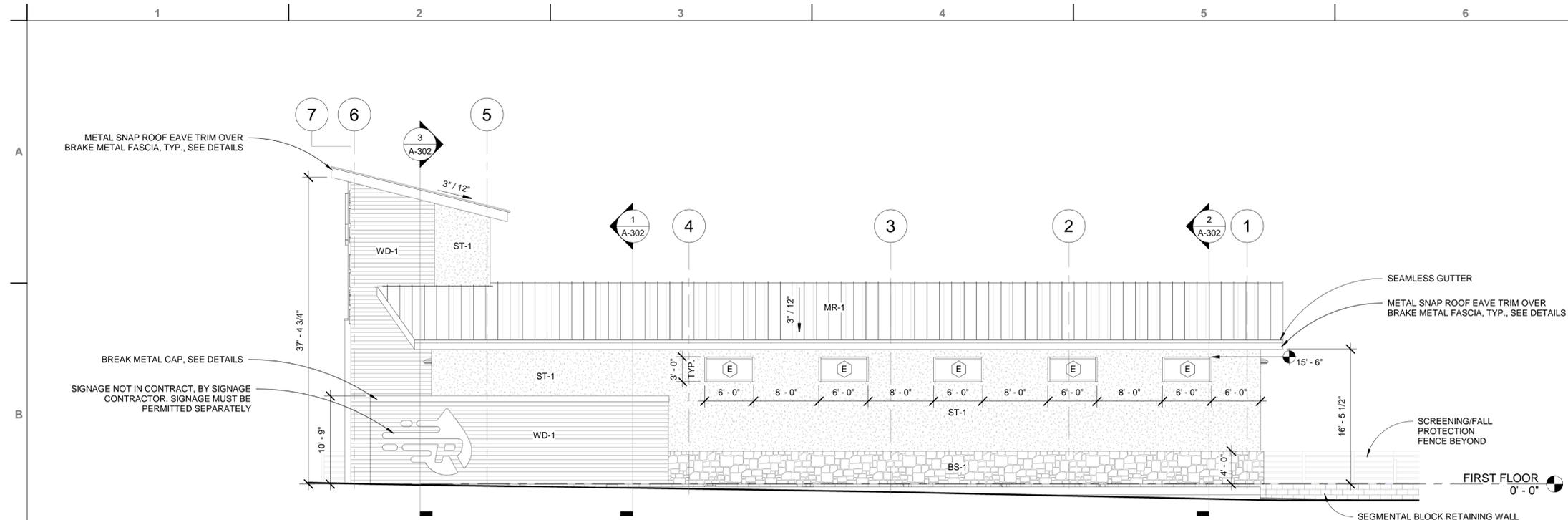
#	DESCRIPTION	DATE
SCHEDULE OF REVISIONS		
CONSTRUCTION DOCUMENTS		
PROJECT NUMBER:	1120210	
PROJECT DATE:	2022.03.03	
PROJECT MANAGER:	A. VERASTEGUI	
PROJECT TEAM:	LDS	

EXTERIOR ELEVATIONS

A-201

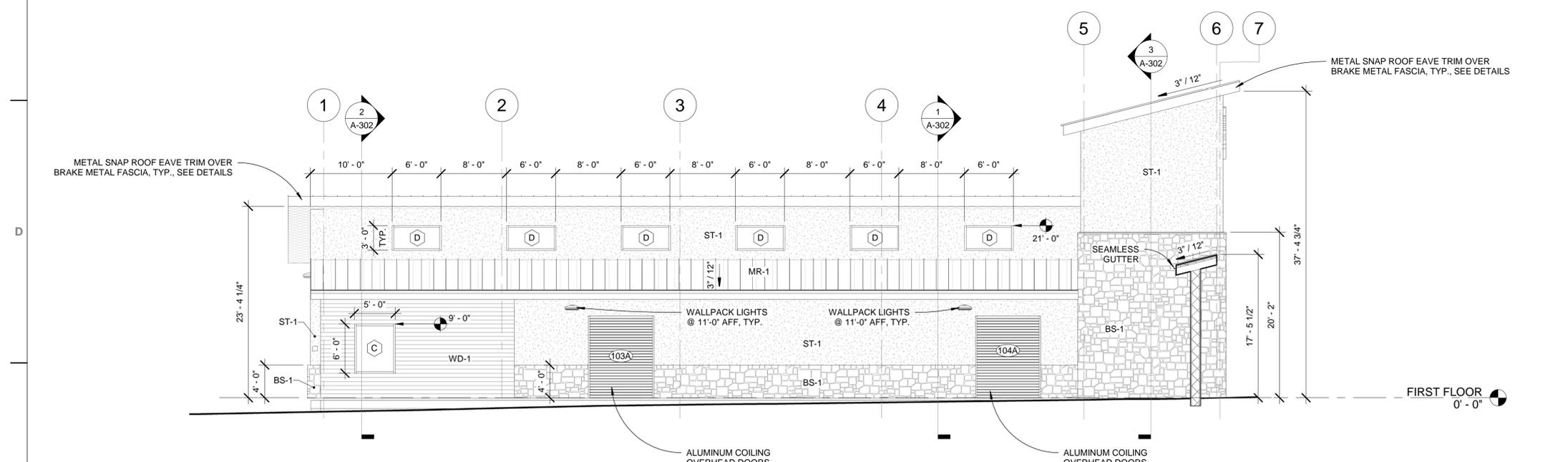
NOTICE:
DO NOT SCALE DRAWINGS, USE DIMENSIONS SHOWN.

(FOR PERMIT APPROVAL)



1 BUILDING ELEVATION - EAST
1/8" = 1'-0"

WALL AREA: 1,668.70 SF, OPENING AREA: 90 SF = 5.4%
IBC 2018 TABLE 705.8 ALLOWABLE AREA FOR 10 TO LESS THAN 15 FEET OF SEPARATION IS 15% FOR UNPROTECTED, NONSPRINKLE BUILDINGS. 5.4% PASSES



2 BUILDING ELEVATION - WEST
1/8" = 1'-0"

EXTERIOR FINISHES

- BS-1** 4" BUILDER STONE, COLOR LIMESTONE PROVIDE A CAST STONE CAP AT STONE TERMINATION, TYP.
- MR-1** STANDING SEAM METAL ROOF, DOUBLE-LOCK, KYNAR 500 OR EQUAL.
- ST-1** THREE-COAT RAIN SCREEN STUCCO OVER METAL LATH AND DRAIN MAT, PAINT WITH LATEX PAINT, COLOR TBD.
- WD-1** WOOD-LOOK COMPOSITE RAINSCREEN SLATS, B.O.D. "TREX" COLOR TBD

GENERAL NOTES

1. CODES IN USE, WITH CITY OF BASTROP AMENDMENTS:
 - CITY OF BASTROP B3 CODE
 - 2018 INTERNATIONAL BUILDING CODE
 - 2018 INTERNATIONAL FIRE CODE
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2017 NATIONAL ELECTRIC CODE
 - 2018 INTERNATIONAL PLUMBING CODE
 - 2018 INTERNATIONAL MECHANICAL CODE
2. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO BE TO COLUMN CENTERLINE, FACE OF STUDS, OR OUTSIDE EDGE OF STOREFRONT OPENING.
3. ALL SIGNAGE AS SHOWN IS CONCEPTUAL ONLY. ALL SIGNAGE SHALL BE PERMITTED SEPARATELY BY THE OWNER'S SIGNAGE CONTRACTOR, AND MUST COMPLY WITH ALL APPLICABLE CODES.
4. ALL PENETRATIONS THROUGH FLOOR SLABS SUCH AS PIPING, CONDUITS, DUCTS, ETC. SHALL BE PACKED AND SEALED WITH FIRE RATED MATERIALS AND SEALED AGAINST WATER PENETRATION.
5. CONTRACTOR AND ALL TRADE CONTRACTORS SHALL BE ADVISED THAT ALL SITE AREAS OTHER THAN THE AREAS DESIGNATED FOR REQUIRING WORK SHALL BE "OFF LIMITS". THE CONTRACTOR SHALL COORDINATE THE PROVISION OF TOILET FACILITIES, ETC. FOR USE BY TRADE CONTRACTORS.
6. PROVIDE 2X8 BLOCKING AS REQUIRED BEHIND WALL-HUNG ITEMS TO SUPPORT ALL FASTENERS AND ANCHORING DEVICES. REFER TO PLANS FOR MILLWORK AND EQUIPMENT. COORDINATE BLOCKING LOCATIONS W/ OWNER FOR FUTURE WALL HUNG ELEMENTS.
7. CONTRACTOR SHALL COORDINATE THE PROVISION OF "KNOX BOX" AS REQUIRED BY LOCAL FIRE MARSHAL. COORDINATE LOCATION WITH FIRE MARSHAL AND ARCHITECT. BOX TO BE RECESSED IN WALL.



COPYRIGHT 2021 - ALL RIGHTS RESERVED
THIS DOCUMENT IS SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES, BUT IS NOT LIMITED TO, THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN. THIS DOCUMENT MAY NOT BE USED IN ANY FORM NOR ASSIGNED TO ANY THIRD PARTY, WITHOUT EXPRESS WRITTEN CONSENT BY LIQUE DESIGN STUDIO. UNAUTHORIZED USE OF THIS DOCUMENT CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION, BUILDINGS BEING SEIZED, AND/OR MONETARY COMPENSATION TO LIQUE DESIGN STUDIO, LLC.



RAPID EXPRESS
RXP-BASTROP #2
 1640 E SH 71, BASTROP, TX 78602

#	DESCRIPTION	DATE
SCHEDULE OF REVISIONS		
CONSTRUCTION DOCUMENTS		
PROJECT NUMBER: 1120210		
PROJECT DATE: 2022.03.03		
PROJECT MANAGER: A. VERASTEGUI		
PROJECT TEAM: LDS		

EXTERIOR ELEVATIONS

A-202

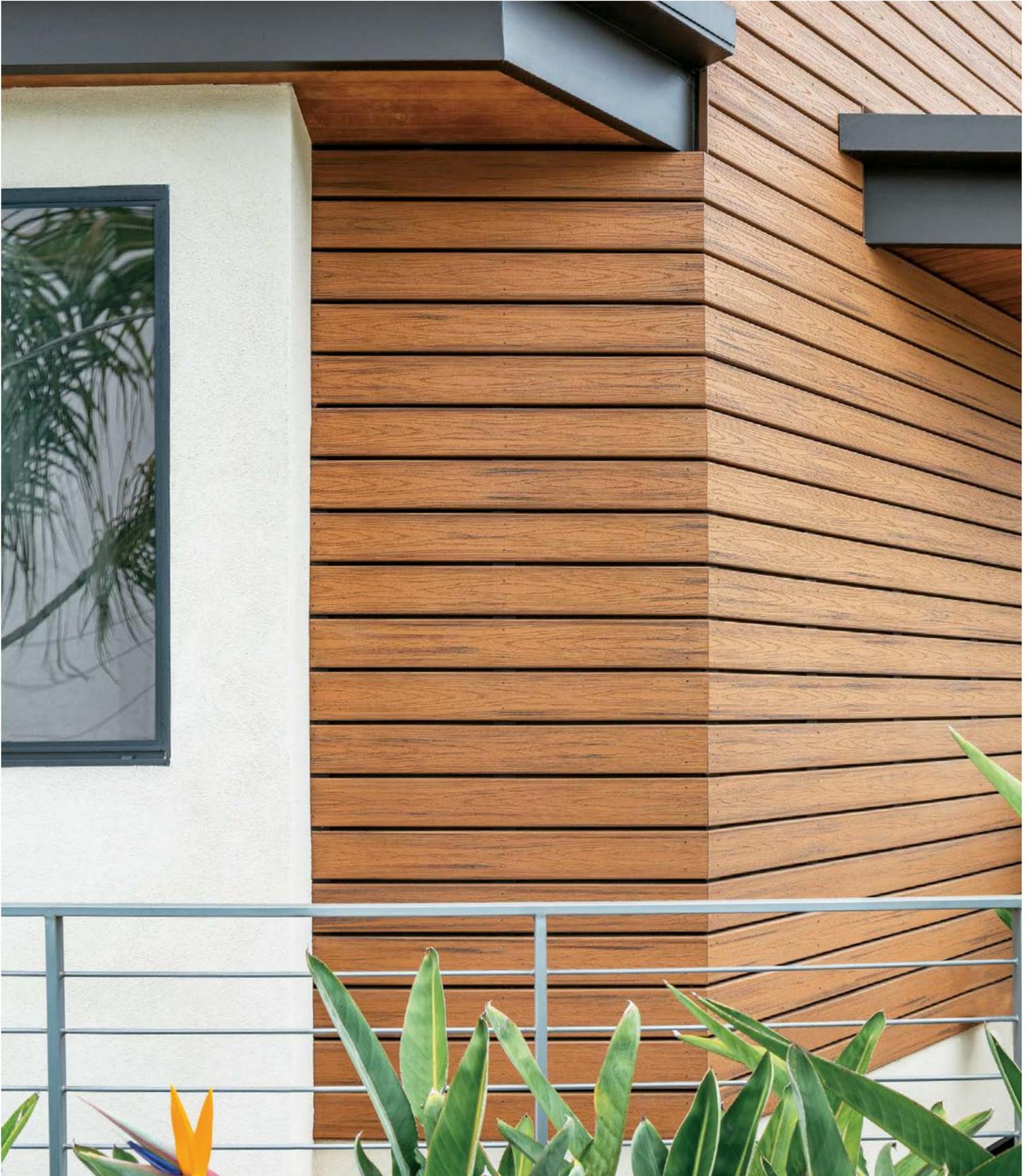
NOTICE:
DO NOT SCALE DRAWINGS, USE DIMENSIONS SHOWN.

(FOR PERMIT APPROVAL)



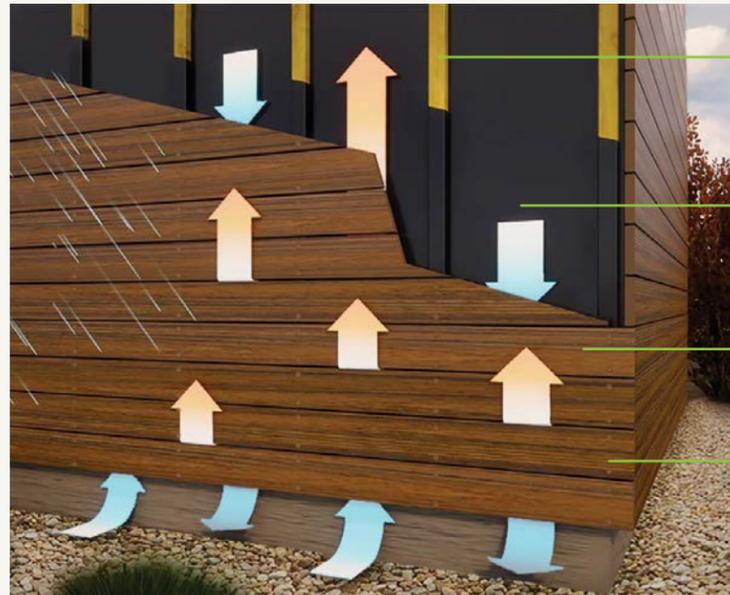
Trex® Cladding™

Rainscreens that make wood obsolete



Finish your rainscreen system with Trex®.

Trex Transcend® deck boards now provide an elegant, worry-free armor for your rainscreen assembly. Our open-joint application provides the protection and aesthetic your project deserves. Expect nothing less from the pioneer of wood-composite decking.



- Furring strips (pressure-treated wood or 18 ga. steel)
- UV-stable, vapor-permeable WRB (water-resistive barrier) membrane
- Trex open-joint rainscreen cladding
- Multiple approved surface-fastener options

Trex Transcend

Board dimensions:

.94 in x 5.5 in
(24 mm x 140 mm)

Available in 3 premium lengths:

12 ft, 16 ft and 20 ft
(365 cm / 487 cm / 609 cm)



Shell:

Impact-, scratch- and fade-resistant

Core:

95% recycled materials



Trex Cladding in Transcend Spiced Rum, Tiki Torch & Vintage Lantern

Unlike wood, Trex® Cladding™...



NEEDS NO SEASONAL TREATING

- Low maintenance means lower life-cycle costs
 - No sanding or sealing required
 - Less hassle; cleans easily



IS ECO-FRIENDLY BY NATURE

- No trees have ever been cut down to make Trex decking
- Saves 500 million+ pounds of plastic film and wood from landfills annually
- Earn LEED points



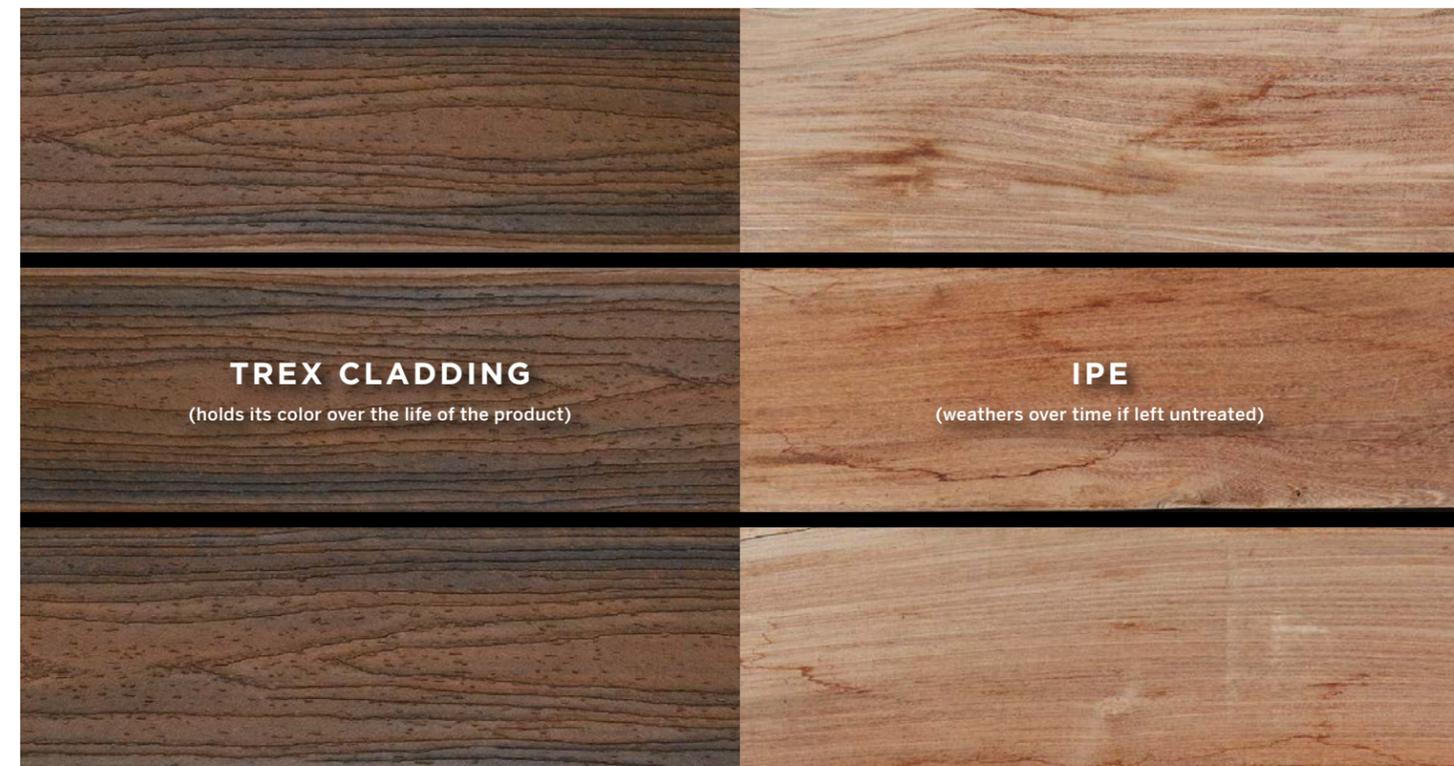
STANDS UP AGAINST THE ELEMENTS

- Tested to withstand hurricane-force winds, sun, sleet & snow
- Won't rot, fade or stain
- Insect-proof



BRINGS PEACE OF MIND

- Count on the same board color over the life of the product
- Backed by the world's #1 wood-composite decking company



Trex Cladding in Transcend Tiki Torch



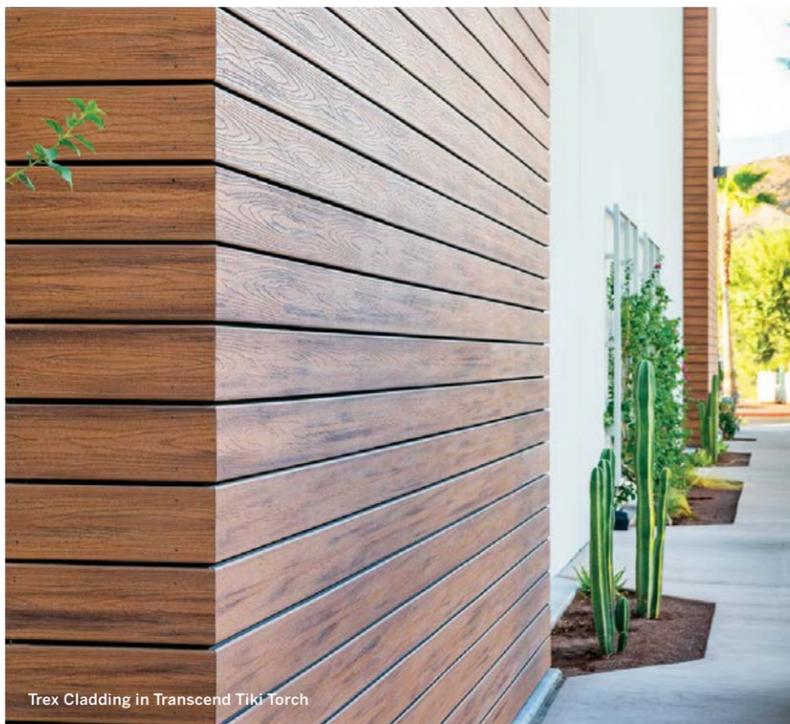
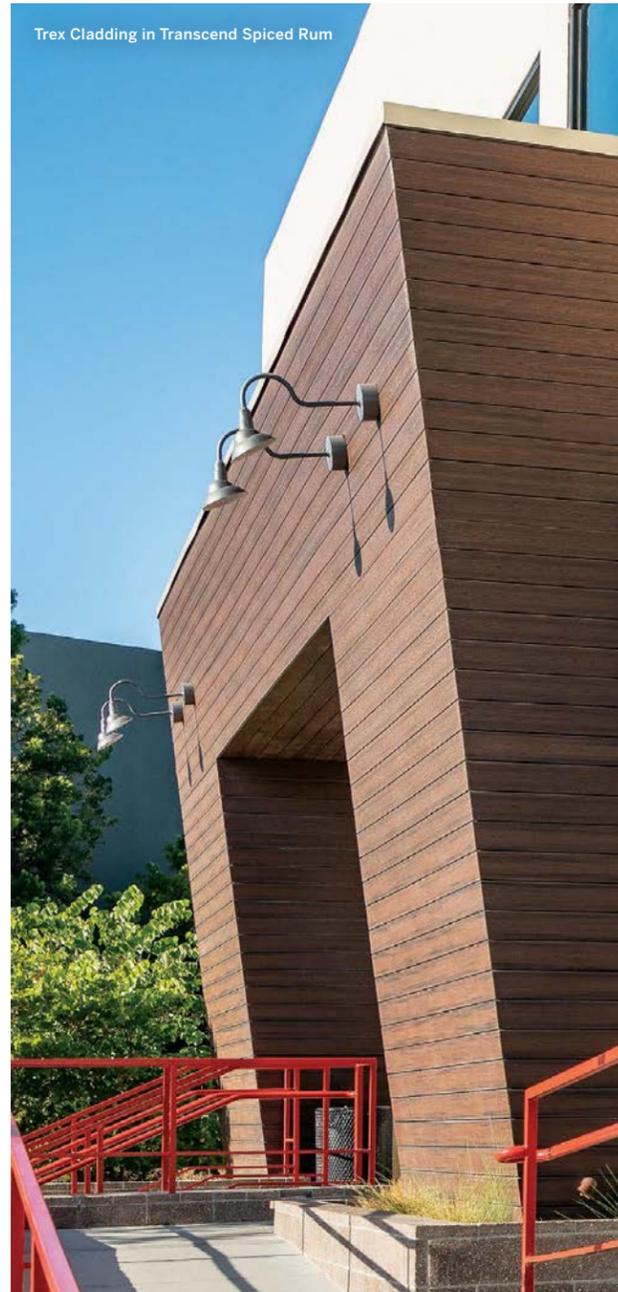
Trex Cladding in Transcend Tiki Torch



A perfect combination of durability and beauty—without the hassle.

With contemporary-yet-enduring Trex Cladding, you'll never sacrifice aesthetics for performance. Our boards come in a wide range of colors and premium lengths to easily bring any design to life. And all backed by the world's #1 leader in wood-composite decking.

Trex Cladding in Transcend Spiced Rum



Trex Cladding in Transcend Tiki Torch

Trex Cladding in Transcend Tiki Torch



Trex Cladding in Transcend Island Mist

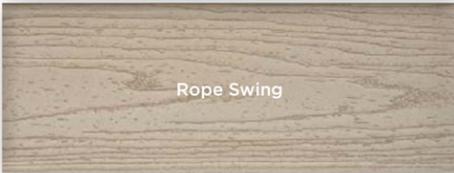




Gravel Path



Island Mist



Rope Swing



Tiki Torch



Tree House



Havana Gold



Spiced Rum



Vintage Lantern



Fire Pit



Lava Rock



Trex Cladding in Transcend Vintage Lantern

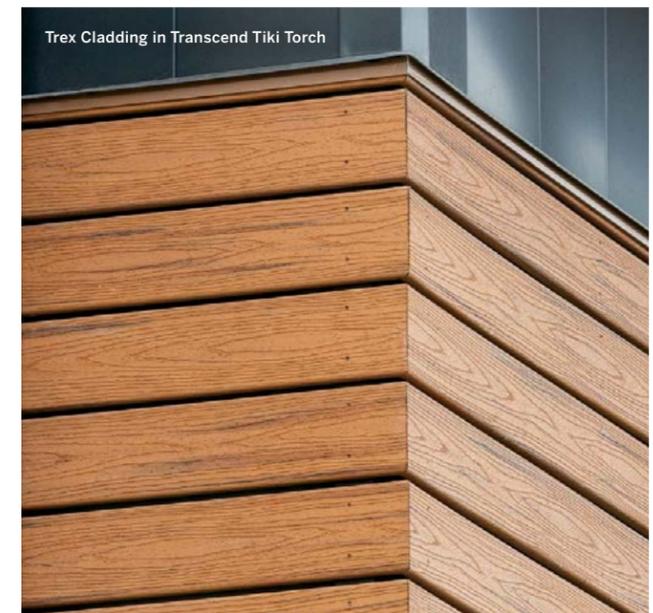


Trex Cladding in Transcend Tiki Torch



EASILY INSTALLED

- Apply to either a ventilated rainscreen or open-joint facade system
- Use conventional tools and methods
- Approved for 24" on-center furring strip spacing
- Available nationally in three premium board lengths



Trex Cladding in Transcend Tiki Torch

Choose the fasteners that suit your ideal look.

Select approved composite deck and fascia screws to match our board hues or conceal the fastener with perfectly matched plugs, all compatible with both wood and steel furring.



DeckFast® Fascia screws



Cap-Tor® xd and DeckFast® Metal screw components with optional Pro Plug® System



STUNNINGLY VERSATILE

- 10 colors offered in earth tone and multi-tonal tropical palettes
- Mix and match for a one-of-a-kind build
- Apply vertically or horizontally



WARRANTIED TO LAST

- Backed by 25-Year product and fade & stain warranties for both residential and commercial applications
- Code compliant for Type V-B structures under 40' in height





Engineering What's Next
in Outdoor Living®

FIND US ON



Visit trex.com or call 1-800-BUY-TREX

© 2019 Trex Company, Inc. All rights reserved. Trex®, the Trex logo, Trex Transcend®, and Trex® Cladding™ are either federally registered trademarks, trademarks or trade dress of Trex Company, Inc., Winchester, Virginia or its licensees.



Available in 3 premium lengths

12 ft, 16 ft and 20 ft
(365 cm / 487 cm / 609 cm)



Board dimensions

.94 in x 5.5 in (24 mm x 140 mm)

Weight per lineal foot

2.1 lbs

Shell:
impact-, scratch-
and fade-resistant

Core:
95% recycled
materials



Trex® Cladding™ uses Trex Transcend® square-edge deck boards to complete a rainscreen system. Trex Transcend decking is a wood thermoplastic composite lumber (WTCL) deck board with an integrated shell that covers the boards on the top surface and sides. The integrated shell consists of a proprietary surface formulation that produces a natural, wood-like grain pattern finish. The deck board is made from approximately 50 percent wood fiber and 50 percent polyethylene by weight and is an alternative to naturally durable hardwood lumber. Trex® deck boards are manufactured by a continuous extrusion process, are available in various colors and are code-compliant for type V-B structures under 40' in height.

AVAILABLE IN 8 MONOCHROMATIC AND MULTI-TONAL COLORS

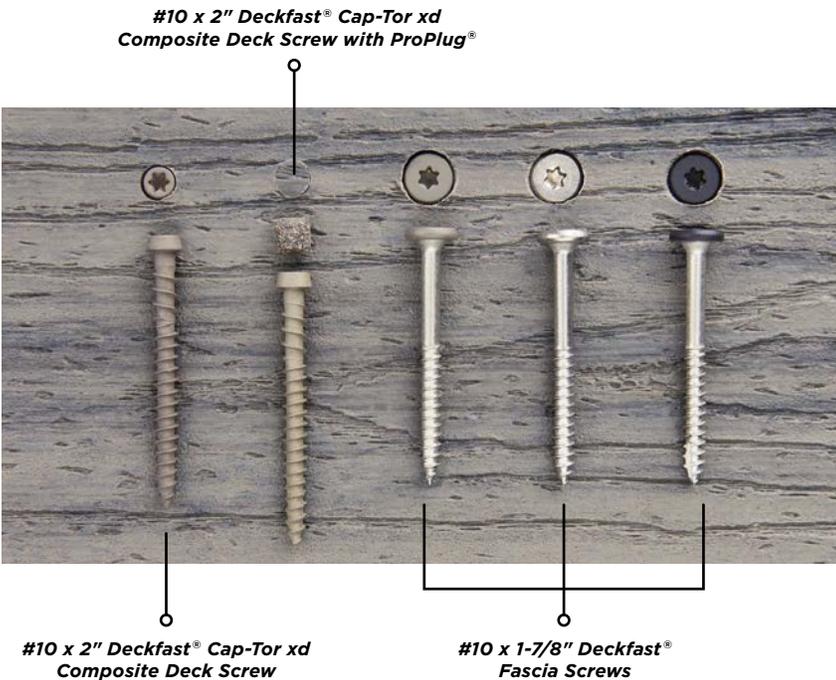


PHYSICAL & MECHANICAL PROPERTIES

TEST	TEST METHOD	VALUE	
Flame Spread	ASTM E 84	70	
Thermal Expansion	ASTM D 1037	1.9 x 10 ⁻⁵ in/in/degreeF	
Moisture Absorption	ASTM D 1037	< 1%	
Screw Withdrawal	ASTM D1761	558 lbs/in	
Fungus Resistance	ASTM D1413	Rating – no decay	
Termite Resistance	AWPAE1-72	Rating = 9.6	
		ULTIMATE (TYPICAL) VALUES*	DESIGN VALUES
Compression Parallel	ASTM D198	1588 psi	540 psi
Compression Perpendicular	ASTM D143	1437 psi	540 psi
Bending Strength	ASTM D198	3280 psi	500 psi
Shear Strength	ASTM D143	1761 psi	360 psi
Modulus of Elasticity	ASTM D4761	412,000 psi	200,000 psi
Modulus of Rupture	ASTM D4716	3280 psi	500 psi

*Ultimate strength values are not meant for design analysis. Design values are for temperatures up to 125°F (52°C).

MATERIAL	MIN. THICKNESS	SPACING	FASTENER DESCRIPTION	ALLOWABLE DESIGN PRESSURE
2x Wood Furring	1.5"	24" o.c.	Two (2) #10 x 2" Deckfast® Cap-Tor xd Composite Deck Screws - ProPlug® Optional	153 psf
2x Wood Furring	1.5"	24" o.c.	Two (2) #10 x 1-7/8" Deckfast® Fascia Screws	136 psf
Steel Furring	0.048"	24" o.c.	Two (2) #10 x 1-5/8" Deckfast® Metal Self-Drilling, Self-Tapping Composite Deck Screws - ProPlug® Optional	193 psf



The attributes of Trex® composite decking have been verified as conforming to the provisions of (i) CALGreen Section A5.406.1.2 for reduced maintenance; (ii) ICC 700-2015 and ICC 700-2012 Section 602.1.6 and 11.602.1.6 for termite-resistance materials and Section 601.7, 11.601.7, and 12.1(A).601.7 for site-applied finishing materials; and (iii) ICC 700-2008 Section 6.2.8 for termite-resistant materials and Section 601.7 for site-applied finishing materials.