

Historic Landmark Commission Agenda

Council Chambers
1311 Chestnut Street
Bastrop, TX 78602



April 20, 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 March 16, 2022 Historic Landmark Commission Regular Meeting.

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 replace 22 windows with a prairie style window, designated on the National Register of Historic Places.

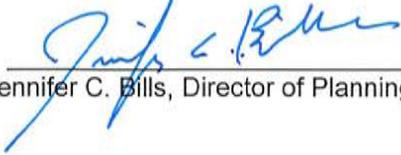
4. UPDATES

4A. Discussion on disseminating information on the Historic Districts and Certificates of Appropriateness.

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: April 14, 2022, 7:15 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: April 20, 2022

AGENDA ITEM: 3A

TITLE:

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

STAFF REPRESENTATIVE:

Debra Adams, Commission Secretary/Permit Technician

ATTACHMENTS:

- March 16, 2022 Meeting Minutes



HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, March 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	Present
Sharah Johnson	Present; 6:30 pm

City Council Liaison:

Drusilla Rogers	Present
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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 March 16, 2022 Historic Landmark Commission Regular Meeting.

Janean Whitten made a motion to approve the meeting minutes from the March 16, 2022, Historic Landmark Commission meeting. Cheryl Long seconded the motion, and the motion carried unanimously.

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 at 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.

Jennifer Bills presented the item to the Commission. Photos were provided. Mr. David Rose, Applicant was present.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

Discussion commenced between Staff, the Commission and Mr. David Rose.

No citizen comments were made.

Cheryl Long made a motion to approve a Certificate of Appropriateness for Relocation, with conditions, to move a residential structure outside of the City Limits at 805 Austin Street, being 0.263 acres of the Building Block 5 East of Water Street, within the City of Bastrop, Texas, located in the Iredell Historic District with the following conditions: A Certificate of Appropriateness will be required for the new structure to ensure compatibility with the neighborhood and present to HLC and the new house must be site built. Janean Whitten seconded the motion, and the motion carried unanimously.

- 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.

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

Discussion commenced between staff and the Commission.

No citizen comments were made.

Cheryl Long made a motion 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. Susan Long second the motion, and the motion carried unanimously.

- 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.

Jennifer Bills presented the item to the Commission. Photos were provided. Information from Legal was provided.

Discussion commenced between staff and the Commission.

No citizen comments were made.

Sharah Johnson made a motion to approve a Certificate of Appropriate from the February 16, 2022 for painting masonry on 0.17 acres of Building Block 9 West of the 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 with the following conditional approvals: No further changes to be made to the building without HLC presentation and approval, and any damages to the building or brick as a result of the using the incorrect paint be corrected by the owner and present to HLC prior to making these changes. Janean Whitten second the motion, and the motion failed two

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

(2) to three (3) with Blake Kaiser, Cheryl Long and Susan Long against it. COA was not approved.

- 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.

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

Discussion commenced between staff and the Commission.

No citizen comments were made.

Cheryl Long made a motion to approve a Certificate of Appropriateness for Purcell Pointe Lot 3, located at 1640 E. SH 71, to follow a wooden composite exterior building material on a new structure within the Iredell Historic District. Susan Long second the motion, and the motion carried unanimously.

- **UPDATES**

- 4A. Individual Requests from Historic Landmark Commissioners that items to be listed on future agendas (no group discussion allowed).
1. Can information be added to the Main Street web page about the Historical District area
 2. Can information be added to the Chamber of Commerce web page about the Historical District area
 3. Can Utilities Department distribute information regarding Historical District

5. ADJOURNMENT

Janean Whitten made a motion to adjourn, Cheryl Long seconded. Meeting adjourned by Chair at 7:36 pm.

Commission Chair

Commission Vice-Chair



STAFF REPORT

MEETING DATE: April 20, 2022

AGENDA ITEM: 3B

TITLE:

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 replace 22 windows with a prairie style window, designated on the National Register of Historic Places.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development/Historic Preservation Officer

ITEM DETAILS:

Site Address: 703 Main Street (Attachment 1)
Property Owners: Mike Kinslow
Existing Zoning: P-4, Mix
Designations: National Register of Historic Places

BACKGROUND/HISTORY:

The applicant at 703 Main Street is requesting to replace 22 windows. The owner states that the windows are currently painted shut and are deteriorated from weathering, use and neglect. All of the windows are original to the property. The applicant is proposing to replace the windows with modern energy efficient windows that match original existing prairie style windows on the north and west facades of the house (Attachment 3).



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.

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.

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

The proposed window type and prairie style with the light grill pattern on the top matches the other existing windows and is appropriate to this style of construction.

RECOMMENDATION:

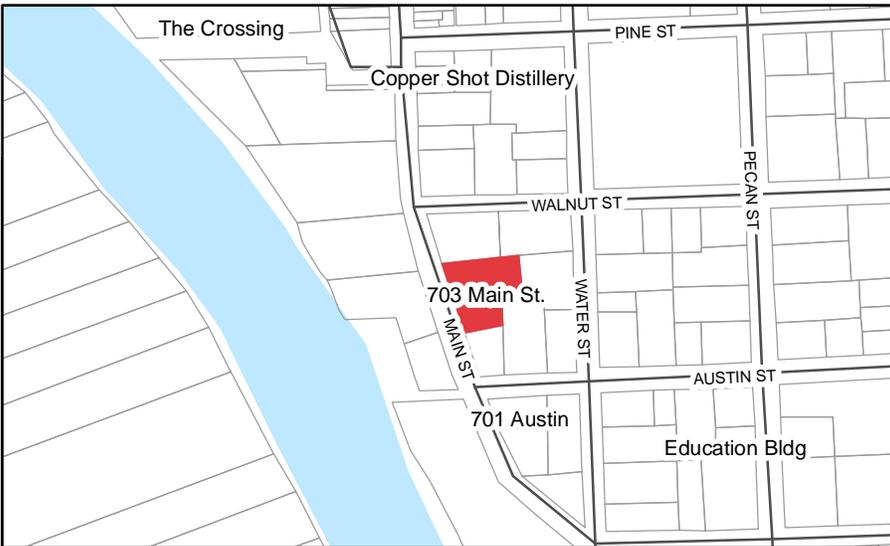
Consider action to approve a Certificate of Appropriateness for 0.48 acres of Building Block 2 West of Water Street, also known as the Richard Starke House, located at 703 Main Street to replace 22 windows with a prairie style window, designated on the National Register of Historic Places.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Letter from Applicant
- Attachment 3: Windows to be replaced
- Attachment 4: Existing Windows – Exterior
- Attachment 5: Existing Windows – Interior
- Attachment 6: Proposed new window brand and style



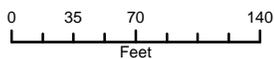
Attachment 1 Location Map



Date: 8/13/2020

703 Main Street Certificate of Appropriateness Front Yard Fence

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 = 108 feet



Description of Work to be done on 703 Main St Bastrop, TX

We will be replacing 22 of windows in our house with energy efficient and workable windows. The windows currently in the house are currently painted shut and do not open. Most of the windows have a tremendous amount of weathering going on where the wood has deteriorated from years of use and neglect. We will be using the company Window World out of Austin to replace these windows with Vinyl Energy Efficient windows that will be able to operate properly. They will eliminate the safety issue and loss of heat and reduce the power consumption of the Heater and Air Conditioning System. We replaced 12 windows last year with great success utilizing the same company. They will be Prairie Style windows that will resemble the existing windows.

Attachment 3



Southside 1st floor
House 2 windows



Northside 1st & 2nd
floor House 4
windows

Northside 1st & 2nd
floor House 7
windows





Westside 2nd floor
House 5 windows



Eastside 2nd floor House 1 window



Southside 2nd floor House
6 windows





