

**HISTORIC LANDMARK COMMISSION**  
**February 17, 2016**

The City of Bastrop Historic Landmark Commission met on Wednesday, February 17, 2016 at 6:00 p.m. in the Executive City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

**1. Call to order the Historic Landmark Commission.**

At 6:03 p.m. Dan Hays-Clark called the meeting to order.

**2. Roll call and confirmation of a quorum for the Historic Landmark Commission.**

Christine Cartwright	Present	Susan Long	Present
Marilyn Whites	Present	Dan Hays-Clark	Present
Lisa Patterson	Present	Blake Kaiser	Present

**3. Approval of the January 20, 2016 meeting minutes**

Lisa Patterson made a motion to approve the meeting minutes of January 20, 2016. Seconded by Blake Kaiser and the motion passed unanimously.

**4. Citizen comments.**

There were no citizen comments.

**5. Discussion, consideration and possible recommendation/guidance related to “compatible infill” for a remodel/second story addition for 1008 Main Street located between a City designated Significant Landmark (1006 Main) and City designated Historic Landmark (1010 Main).**

Dan Hays-Clark recused himself as he is working with the owner of the property on the design. Lisa Patterson assumed the role as Vice Chair.

Virginia Piper, owner of the building at 1006 Main, and Kathryn Whites Lang, owner of the building at 1010 Main, were present. Ms. Piper’s building, also known as the Erhard Building, is a City designated Significant Landmark and on the National Register of Historic Places. Ms. Lang’s building, also known as the Haynie Building, is a City designated Significant and Historic Landmark and is on the National Register of Historic Places. Lenny Adams, contractor for the owner of 1008 Main, was also present.

Susan Long stated 1008 Main was owned by her parents at one time and was a Western Auto Store. Dan Hays-Clark said prior to the building being the Western Auto it was a movie theater. It was unknown as to exactly when the building at 1008 Main was built.

Lenny Adams addressed the Commission stating the owner desires to add a second story and remove approximately 26’ of the rear of the building to allow 3 parking spaces. The second story will be for storage and a single family residence.

Both Ms. Lang and Ms. Piper spoke strongly against the second story proposal. Their buildings have shared walls with 1008 Main and both of their two story buildings have existing north/south side windows on the second story. These buildings were built during the 1800 to 1900 time period.

Adding a second story to building between their buildings would completely cover up their windows. Both Ms. Lang and Ms. Piper said adding a second story to 1008 Main would destroy the integrity of their buildings.

Kathryn Lang offered an alternative option to the proposed design. Move the second story back and have the space between the two existing buildings be a green space. The space that is in the back of 1008 Main that the developer wants to demolish could be left and become a covered parking garage for the tenant and resident. Ms. Lang stated she did not want to stop the plan – the developer needs to come up with a different plan.

Some additional research needs to be done to see if there is an instrument that outlines any deed restrictions/agreements.

This item was tabled until a later date.

## **6. Director's Report:**

### **a) Direction from the Historic Landmark Commission on any items to be included on future agendas.**

The Commission agreed that this is a perfect example of why design standards are needed. Melissa said the Mayor was very excited that the boards and commissions provided memos stating their needs. The requests were briefly discussed during the City Council Retreat. Design Standards will be added to a future HLC agenda for discussion.

Several Commission members have talked to home owners that would like to get their homes designated, Dan Hays-Clark suggested that interested parties contact the Archivist at the Historical Society for help with providing history.

### **b) Update on the Comprehensive Plan.**

The next meeting regarding the Comprehensive Plan is scheduled for March 30, 2016.

### **c) Bastrop's oldest fire hydrant Spring and Main plaque.**

The Commission will discuss the plaque at a future meeting.

## **7. Adjourn.**

At 7:00 p.m. Lisa Patterson made a motion to adjourn. Seconded by Susan Long and the meeting adjourned.

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Dan Hay-Clark, Chair

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Lisa Patterson, Vice-Chair