

HISTORIC LANDMARK COMMISSION
November 18, 2015

The City of Bastrop Historic Landmark Commission met on Wednesday, November 18, 2015 at 6:00 p.m. in the City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. Call to order the Historic Landmark Commission.

At 6:00 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. Citizen comments.

There were no comments from citizens.

4. Consider, discuss and/or approve the meeting minutes of August 19, 2015, September 16, 2015 and August 23, 2015.

Lisa Patterson made a motion to approve the meeting minutes of August 19, 2015, September 16, 2015 and August 23, 2015. Seconded by Christine Cartwright and the motion passed unanimously.

5. Discussion, consideration and possible action on a revision to the Certificate of Appropriateness, approved by the Historic Landmark Commission September 18, 2015, for Building Block 17 West of Water and a part of West Austin Street being +/-0.767 acres also known as 702 Main Street.

Dan Hays-Clark recused himself, as he is working with the owner and Lenny Adams on the design of the buildings.

Lenny Adams was unable to attend the meeting. Naseem Khonsari, daughter of the owner, attended in his place.

Melissa McCollum addressed the Commission stating this is a revision to the September 28th request. Originally the design included a large addition to the main building, including three residential units, retail spaces and changes to the historic structure roofline.

The developer is now proposing to subdivide the lot into two separate lots. This Certificate of Appropriateness is for a small addition to the existing structure and modifications to the roofline. Dan Hays-Clark stated by subdividing the property the proposed buildings will be separate and provide a better scale for the neighborhood. The building on the second lot will not come back to the Historic Landmark Commission for a Certificate of Appropriateness.

This plan will be completed in one phase, instead of two and will include the following:

- The front exterior will remain the same
- The rear existing parapet wall will be removed for a new roof system but will not be visible from the street

- The roof of a portion of the historical structure is to be raised to plane out the roofline adjacent as noted in the plans – see EL1 for existing elevation and information – see EL2 for proposed elevation.
- Install new roof systems on the entire structure
- Repair and/or replace the plumbing, HVAC and electrical systems

The first floor will include three retail spaces and a second story will include an apartment. The owner will submit another request for a Certificate of Appropriateness for signage on the building at a later date.

Lisa Patterson asked if the railing material had been changed to metal as requested on the first Certificate of Appropriateness. Dan replied that it had been changed.

Blake Kaiser made a motion to approve the Certificate of Appropriateness, as submitted. Seconded by Susan Long and the motion passed unanimously.

6. Discussion, consideration and possible action on a Certificate of Appropriateness for Farm Lot 18 East of Main Street Lot 2A being +/- 0.784 acres also known as 1205 Pecan Street to allow a guest house.

The owners of 1205 Pecan, Larry Hill and Cindy Aarvig addressed the Commission stating they would like to add a guest house as a residence for a parent. The guest house will face the south side porch of the main structure. The property is located within the Form Based Code Neighborhood Zone. Accessory residential units are allowed within this Character Zone.

The proposed design of the 600 square foot guest house compliments/mimics the main house in style including arches, railing and siding. The house will be pier and beams and does not exceed the maximum lot coverage allowed.

Christine Cartwright made a motion to approve the Certificate of Appropriateness, as submitted, Seconded by Susan Long and the motion passed unanimously.

7. Discussion, consideration and possible action to designate as an Historic Landmark Building Block 8 West of Water Street being +/- 0.949 acres also known as 1014 Main Street or the “Man” Bell Building.

The “Man” Bell Building has been in the Bell family since the early 1900’s and has operated as a saddle/harness business, drug store, beauty salon, retail store, bakery shop and is currently the home of Paw-Paws Seafood Restaurant.

Public hearings to designate the structure as a Significant Landmark were held November 12, 2008, November 20, 2008 and November 25, 2008 as it met criteria 1, 2, 3, 4, and 6.

1. Possesses significance in history, architecture, archeology or culture.
2. Is associated with events that have made a significant contribution to the broad patterns of local, region, state or national history.
3. Is associated with the lives of persons significant in Bastrop’s past.
4. Embodies the distinctive characteristics of a type, period, or method of construction.
5. Represents the work of a master designer, builder or craftsman.
6. Represents an established and familiar visual feature of the city.

7. Is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places.

The Historic Landmark designation entitles the owner to a rebate on a portion of the ad valorem taxes and an official City of Bastrop Historic Landmark plaque to designate their structure.

The historic designation requires a Certificate of Appropriateness, approved by the Historic Landmark Commission, for any construction, reconstruction, alteration, restoration, rehabilitation or relocation of any Historic Landmark. Any material change to fences or other exterior elements visible from the public right-of-way which affect the appearance and cohesiveness requires an approved Certificate of Appropriateness.

Lisa Patterson made a motion to designate 1014 Main Street also known as the "Man Bell Building" as a Historic Landmark. Seconded by Christine Cartwright and the motion passed unanimously.

8. Director's Report:

- a) **Direction from the Historic Landmark Commission on any items to be included on future agendas.**
- b) **Update on the Comprehensive Plan – next meeting scheduled for Friday, November 20, 2015 at 8:00 a.m. in the City Council Chambers.**
- c) **City Christmas party scheduled for December 11, 2015 at 6:00 p.m. in the Convention Center – please RSVP to Yvonne Pritchard.**
- d) **Ethics Commission decisions.**
- e) **Statement of Appointed Officers document.**

Dan Hays-Clark said that he has talked to Mike again about the possibility of design standards/guidelines. Dan thinks now is the time as design standards could go along with Form Based Code. Historic District street signs are starting to fade and some are missing. There are a few in Yvonne's office. Also, need to look into getting the marker for the hydrant at Spring and Farm Street. We already have the wording for the marker.

A reminder to all - the Christmas party is coming up. If you have not already rsvp'd please Yvonne know if you plan on coming.

Copies of recent decisions made by the Ethics Commission were given to the Commission members.

Just a heads up that a Statement of Appointed Officers document will be sent by email soon. Please complete and return to Yvonne.

9. Adjourn.

At 6:40 p.m. Lisa Patterson made a motion to adjourn. Seconded by Blake Kaiser and the meeting adjourned.

Dan Hays-Clark, Chairman