

# Historic Landmark Commission Agenda

*This meeting will be live streamed via GoToWebinar. If you would like to watch or participate and ask a question during the meeting, on a smart device*

*using the GoToWebinar App (looks like this ) and use Webinar ID 284-675-771 to join the meeting, or log onto*

*the web at <https://attendee.gotowebinar.com/register/7757744335849707276>*



---

## AGENDA – July 15, 2020 at 6:00 P.M.


---

*Historic Landmark Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Commission Secretary at (512) 332-8840, or write to 1311 Chestnut Street, Bastrop, TX 78602, or call Relay Texas through a T.D.D. (Telecommunication Device for the Deaf) at 1-800-735-2989 at least 48 hours in advance of the meeting.*

---

### 1. CALL TO ORDER

### 2. CITIZEN COMMENTS

**PLEASE NOTE: ANYONE WISHING TO ADDRESS THE BOARD MAY PROVIDE COMMENTS WITH FULL NAME, ADDRESS, PHONE NUMBER TO [plan@cityofbastrop.org](mailto:plan@cityofbastrop.org) BEFORE 4:30 P.M. ON JULY 15, 2020. SUBMITTED COMMENTS WILL BE READ ALOUD AT THE MEETING. COMMENTS FROM EACH INDIVIDUAL WILL BE LIMITED TO THREE (3) MINUTES WHEN READ ALOUD. OTHERWISE THE PUBLIC CAN LOG INTO <https://www.gotomeeting.com/webinar/join-webinar> ON THE WEB OR ON A SMART DEVICE USING THE GOTOWEBINAR APP (LOOKS LIKE THIS ) AND USE WEBINAR ID 284-675-771 TO JOIN THE MEETING.**

*In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Commission cannot discuss issues raised or make any decision at this time. Issues may be referred to City Staff for research and possible future action.*

*To address the Commission concerning any item on the agenda, please submit a fully completed request card to the Board Secretary prior to the meeting.*

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the June 17, 2020 Historic Landmark Commission Regular Meeting.

3B. Consider action on a Certificate of Appropriateness for the building on 0.116 acres of Building Block 10 West of Water Street, also known as the Bastrop Christian Church, located at 1106 Church Street to replace the cedar shake shingles with a metal galvanized

---

roof, removal of an existing chimney, and construction of steps on a structure designated with a Texas State Historical Marker.

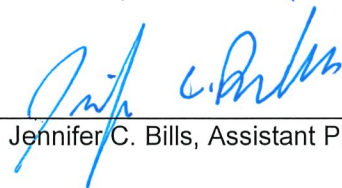
- 3C. Consider action on a Certificate of Appropriateness for 0.316 acres of Building Block 13 East of Water Street, also known as the Jung-Pearcy House/Joe Jung House, located at 909 Pecan Street to install a new multi-tenant monument sign along Pecan Street, designated on the National Register of Historic Places, with a Texas State Historical Marker, and as a local Bastrop Historic Landmark.
- 3D. Consider action on a Certificate of Appropriateness for 0.09 acres of Building Block 9 West of Water Street, also known as the Kesselus Building, located at 912 Main Street, to install a new blade sign, designated as a Contributing Structure to the Bastrop Commercial National Register District and with a Texas State Historical Marker.
- 3E. Distribution and discussion on reading the B<sup>3</sup> Code Chapter 9 – Historic Landmark Preservation & The Iredell District and The Secretary of the Interior’s Standards for Historic Properties for discussion at the next meeting.
- 3F. Discussion on appropriate gutter and downspout styles for Main Street façades.

#### 4. UPDATES

- 4A. Upcoming walking tour of Main Street Rehabilitation Project to discuss street furniture, including benches.
- 4B. Individual Requests from Historic Landmark Commissioners that particular items to be listed on future agendas (no group discussion allowed).

#### 5. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting is posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenience that is readily accessible to the public, as well as to the City’s website, [www.cityofbastrop.org](http://www.cityofbastrop.org). Said Notice was posted on the following date and time: July 9, 2020 at 8:00 pm and will remain posted for at least two hours after said meeting has convened.




\_\_\_\_\_  
Jennifer C. Bills, Assistant Planning Director

**CITY OF BASTROP  
HISTORIC LANDMARK  
COMMISSION**

**INSTRUCTIONS FOR  
PARTICIPATION IN  
ONLINE MEETING**



**July 15, 2020 AT 6:00 P.M.**

Due to the National, State, County, and City Declarations of Disaster related to the COVID-19 Virus and for the safety of the public, the City of Bastrop Historic Landmark Commission meeting to be held on July 15, 2020 at 6:00 p.m. will be held online. The meeting will be accessed via GotoWebinar. If you would like to participate, watch, or ask a question during the meeting, please log into <https://attendee.gotowebinar.com/register/7757744335849707276> on the web or on a smart device using the GoToWebinar App (looks like this ) and use Webinar ID 284-675-771 to join the meeting.

Anyone wishing to address the Board at this meeting may email all of the following information:

- Date of the Meeting
- Full Name & Address
- Phone Number
- Wishing to address Citizens' Comment or Agenda Item
- Comments

Email to [plan@cityofbastrop.org](mailto:plan@cityofbastrop.org) before 4:30 p.m. on July 15, 2020. Submitted comments will be read aloud at the meeting. Comments from each individual will be limited to three (3) minutes when read aloud.

In the alternative, those wishing to comment on agenda items during the meeting are invited to log into the meeting using the information above and ask a question in the Chat box.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Commission to allow a member of the public to slur the performance, honesty and/or integrity of any person or threaten to harm any person. Accordingly, profane, insulting, or threatening language will not be read aloud at the meeting.



# STAFF REPORT

**MEETING DATE:** July 15, 2020

**AGENDA ITEM:** 3A

**TITLE:**

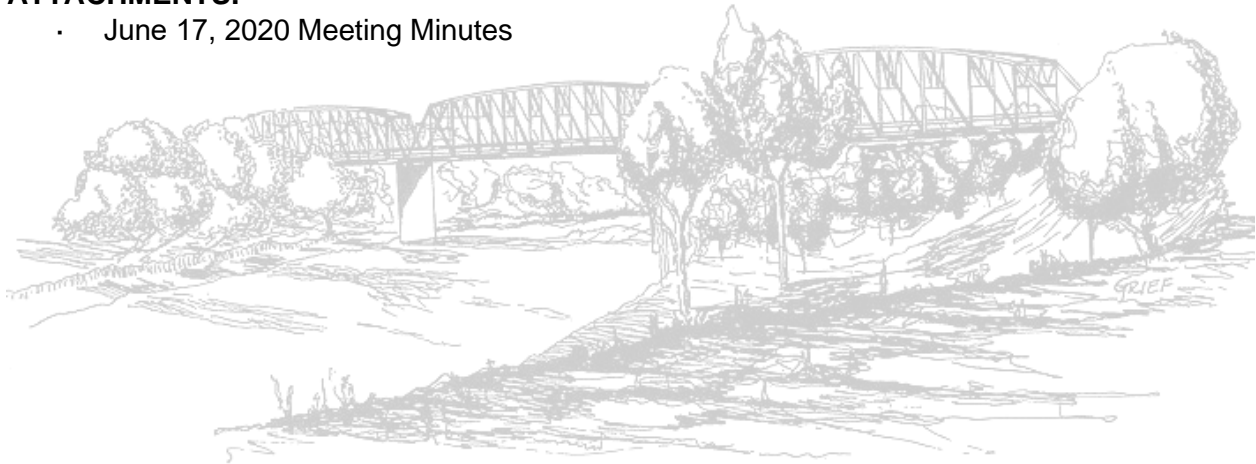
Consider action to approve meeting minutes from the June 17, 2020 Historic Landmark Commission Regular Meeting.

**STAFF REPRESENTATIVE:**

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

**ATTACHMENTS:**

- June 17, 2020 Meeting Minutes





# HISTORIC LANDMARK COMMISSION MEETING

## Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, June 17, 2020 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas and via GoToWebinar online.

### 1. CALL TO ORDER

The Chair called the meeting to order at 6:01 pm.

#### Commissioners:

Blake Kaiser, Chair	Absent
Christine Cartwright	Present
Pablo Serna, Vice-Chair	Present
Susan Long	Present
Matt Lassen	Present
Janean Whitten	Present
Cheryl Long	Present (Arrived at 6:08pm)

#### City Council Liaison:

Bill Ennis	Present
------------	---------

#### Staff:

Jennifer Bills	Present
Allison Land	Present

### 2. CITIZEN COMMENTS

There were no citizen comments.

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the May 20, 2020 Historic Landmark Commission Regular Meeting.

- Bill Ennis requested that staff and liaison be listed as attendees
- Susan Long made a motion to approve. Janean Whitten seconded, and the motion passed by a vote of 5-0 (Long arrived late).

3B. Consider action to approve a Certificate of Appropriateness for the building on 0.37 acres of Building Block 10 East of Main Street, located at 1106 Pecan Street to replace the lap siding and exterior entrance door on the outbuilding of the A. A. Erhard House, designated as a Local Historic Landmark and on the National Register of Historic Places.

- The Applicant, Dan Hayes Clark, described existing and proposed siding, building location, and provided a material sample.

## HISTORIC LANDMARK COMMISSION MEETING

### Meeting Minutes

- Discussion on trim boards, venting, roof, door salvages to match.
- No citizen comments were made.

Susan Long made a motion to approve. Chris Cartwright seconded, and the motion passed by a vote of 5-0. Janean Whitten recused herself from the vote.

- 3C. Consider action on a Certificate of Appropriateness for the building on 0.116 acres of Building Block 10 West of Water Street, located at 1106 Church Street to replace the cedar shake shingles with a metal galvanized roof, removal of an existing chimney, and construction of steps on a structure designated with a Texas State Historical Marker.

- Staff presented the item
- The Applicant, Doug Perry, was available by telephone.
- Discussion on shake shingles, insurance and maintenance challenges, composition shingles and metal shingles, sizes of standing seam offerings, potential color of metal roof.
- Question for applicant on spacing of ribs on roof. Applicant was unsure of the specs. Applicant stated they wanted to match other churches in the area and that the metal would be cut on site.
- Commission requested samples of metal. Applicant instructed to drop off samples at City Hall.
- Question on what the steeple will look like. Applicant agreed to ask for information.
- Applicant stated that roof has been leaking, chimney is falling apart and is no longer connected inside.
- Discussion on importance of texture and darkness of the roof in the appearance of the church, concern about increased water runoff and gutters and impact on landscaping, discussion on rainwater collection. Applicant responded water runoff would be the same, could not speak to speed, expressed concern over visual impact of gutters and a water reservoir for rain collection.
- Commission concerns over color and texture of the metal roof, steeple.
- Discussion on composition shingles and their lack of longevity and colorfastness.
- Discussion on appearance of aluminum shake style and cost
- Direction to applicant:
  - Provide material samples
  - Consider other colors
  - Provide more detail on the steeple and texture of the roof
- Discussion on matching the wooden railing on the other side of the church
- Discussion on Commission's purpose to maintain the historic look of town and considering impacts of costs of projects.
- Council Liaison Ennis spoke on Commission's concerns of design and compatibility, protecting historic assets, and cost being a factor in protecting the asset.
- Discussion on cost comparisons not being in the Commission's purview.
- No citizen comments were made.

Susan Long made a motion to postpone to the next meeting. Chris Cartwright seconded, and the motion passed by a vote of 6-0.

# HISTORIC LANDMARK COMMISSION MEETING

## Meeting Minutes

3D. Consider action on a Certificate of Appropriateness for the building on 0.6 acres of Building Block 5 West of Water Street, located at 1015 Main Street to change the front façade windows on both sides of the doors, within the Bastrop Commercial National Register Historic District.

- Staff presented the item
- The Applicant was present in person.
- Discussion on contributing, compatible, and intruding structures in the District when designated.
- Discussion on glass installed raised off ground to prevent breaking before safety glass was available.
- Applicant discussed desire for more light inside the building by having full length glass, keeping wood framing instead of metal framing.
- Discussion on historical relevance of full-length windows, adding transom windows above the awning or making an inset door for more light.
- Discussion on awning being raised between 1942 and current, 13-foot ceilings inside.
- Applicant described transoms as hollow mdf that were replaced with sheetrock recently.
- Commission asked Staff recommendation. Ms. Bills discussed historical relevance of transoms and full-length windows. Full-length windows are a more recent addition to downtown Bastrop.
- Discussion on frame mid-height between two pieces of glass on each side.
- No citizen comments.

Chris Cartwright made a motion to approve. Cheryl Long seconded, and the motion failed by a vote of 4 opposed and 2 in favor.

Christine Cartwright	Yes
Pablo Serna	No
Susan Long	No
Blake Kaiser	Absent
Matt Lassen	No
Janean Whitten	No
Cheryl Long	Yes

Chris Cartwright made a second recommendation to replace the upper area glass. Matt Lassen amended the motion to recommendation to maintain the lines of the buildings, potentially with three windows instead of two large windows. Motion died for lack of second.

- Applicant discussed maintaining the lines of the building with the side windows but transoms above doors have already been filled with sheetrock.

Matt Lassen made a motion to maintain the framing to maintain the lines and proportions that match the doors and allow the applicant to infill the individual panels with glass. Cheryl Long seconded. Motion passed by a vote of 6-0.

## HISTORIC LANDMARK COMMISSION MEETING

### Meeting Minutes

3E. Consider action on a Certificate of Appropriateness for a new building on SAB Bastrop Subdivision (previously 2.84 acres of Building Block 62 east of Water Street), located on the northeast corner of Martin Luther King Jr Street and Jasper Street, within the Iredell Historic District.

- Staff presented the item, discussed Administrative Certificates of Appropriateness and the Authentic Bastrop Pattern Book, and provided material samples that were sent by the Applicant.
- The Applicant was available by telephone.
- Discussion on strength of the poly material. Applicant responded about the ribbed nature of the material adding strength and rigidity.
- Applicant presented additional imagery and information on the project via a PowerPoint presentation.
  - Metal siding chosen to honor rural metal building heritage while remaining contemporary.
- Discussion on site plan requirements and public frontage plan to increase walkability.
- Discussion on glazing: Jasper St side is around 30%, use of building requests wall space, long term conversion possibility of buildings.
- Discussion on metal with masonry siding in the Business & Industrial Park and the area compatibility.
- Discussion on Iredell Historic District neighborhood boundaries, legislative options to regulate building materials, precedence of decisions for neighborhood context vs entire Iredell District, and previous HLC's discussions on this neighborhood's industrial/warehouse nature.
- No citizen comments.

Matt Lassen made a motion to approve if it meets building codes. Susan Long seconded, and the motion passed by a vote of 6-0.

3F. Discussion about the Bastrop Building Block (B<sup>3</sup>) Code, Section 9.5.001 State of Demolition by Neglect.

- Recess called at 7:50 pm.
- Meeting reconvened at 7:56 pm.
- Staff discussion on process for enforcing maintenance standards leading up to the point of demolition by neglect.
- Council member Ennis provided back ground on the intent and history of the code section, history of previous case at 1205 Pecan St.

3G. Discussion on appropriate gutter and downspout styles for Main Street façades.

- Staff presented the history of the request.
- Discussion on gutter styles: outside roof line, under the roofline, colors, and materials.
- Discussion on downspouts alongside posts for existing drainage structures, public works preference to sheet flow across surface of sidewalk if existing and to not add gutters.



# HISTORIC LANDMARK COMMISSION MEETING

## Meeting Minutes

- Discussion on determining and adopting a standard for the public realm and samples for the next meeting.

### 4. UPDATES

4A. Upcoming walking tour of Main Street Rehabilitation Project to discuss street furniture, including benches.

- Sidewalks have been installed, but street furniture has not been installed. City Council has requested input from HLC. Commissioner requested a morning walk.

4B. Individual Requests from Historic Landmark Commissioners that particular items to be listed on future agendas (no group discussion allowed).

- None

### 5. ADJOURNMENT

- Matt Lassen motioned for adjournment and Susan Long seconded. Meeting adjourned by at 8:19 pm.

---

Board Chair

---

Board Vice-Chair



# STAFF REPORT

**MEETING DATE:** July 15, 2020

**AGENDA ITEM:** 3B

**TITLE:**

Consider action on a Certificate of Appropriateness for the building on 0.116 acres of Building Block 10 West of Water Street, located at 1106 Church Street to replace the cedar shake shingles with a metal galvanized roof, removal of an existing chimney, and construction of steps on a structure designated with a Texas State Historical Marker.

**STAFF REPRESENTATIVE:**

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

**ITEM DETAILS:**

Site Address: 1106 Church Street (Attachment 1)  
Property Owners: Bastrop Christian Church  
Applicant Contact: Doug Perry, Property Chairman  
Existing Zoning: P-CS, Civic Space  
Designations: Texas State Historical Marker

**BACKGROUND/HISTORY:**

This case was presented to the Historic Landmark Commission on June 17, 2020. The Commission voted to postpone this item to the next meeting so the applicant could provide additional information, including providing material samples and a description on how the metal roofing would be install on the steeple. The applicant has provided the brochure with the brand of metal roofing they are proposing, with the available color palette, however they are still proposing an unpainted roof (Attachment 5).

Additional research was provided by Commission members. Attachment 6 shows a similar style of church steeple/spire in Winchester, TX that has textured metal on the spire.

The Bastrop Christian Church is requesting a Certificate of Appropriateness to replace the existing cedar shake shingle roof with a standing seam galvalume metal roof. This includes the main building roof and the spire. When changing the roof, they propose to remove the existing brick chimney, as it is no longer connected to an internal fireplace. On the north façade, there is an existing door that leads to a landing. In order to provide additional egress from the building, they propose to construct stairs to the north of the landing.

**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 the building on 0.116 acres of Building Block 10 West of Water Street, located at 1106 Church Street to replace the cedar shake shingles with a metal galvanized roof, removal of an existing chimney and construction of steps, on a structured designate with a Texas State Historical Marker.

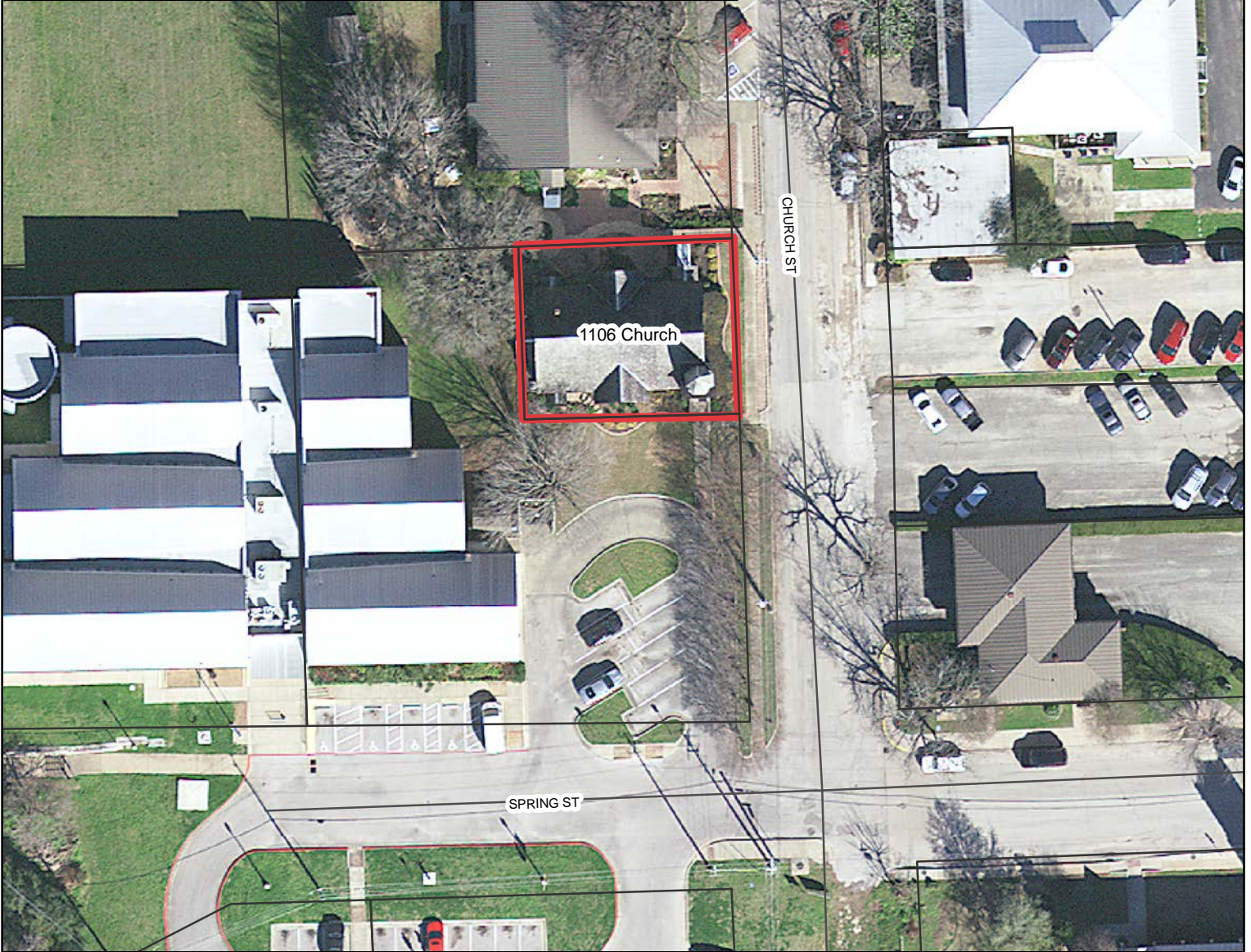
**ATTACHMENTS:**

- Attachment 1: Location Map
- Attachment 2: Letter from Applicant
- Attachment 3: Existing Building
- Attachment 4: Proposed Changes and Material Example
- Attachment 5: Metal Roof Material Information
- Attachment 6: Winchester TX Church Steeple





# Attachment 1 Location Map



## 1106 Church Street Certificate of Appropriateness Roof Material Change/ Chimney Removal



1 inch = 54 feet

Date: 6/9/2020

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.



Bastrop Christian Church – Roof Replacement and Exterior Steps  
Application For Certificate of Appropriateness (CoA)

The Bastrop Christian Church is seeking the certificate of appropriateness to replace the current roof with a metal (galvalume) roof and removing the existing chimney. The chimney serves no purpose since there is no fireplace or other need. The original materials have deteriorated to the point that the entire structure is unstable resulting in danger to the congregants as well as to the building itself. It also continues to be a source of leaks resulting in interior damage.

The existing roof is a very old cedar shake that has continual leak issues in addition to being a fire hazard. We believe that the metal roof would be best for longevity as well as blending with the historical character of the community. Real shakes are highly flammable and are outlawed in many communities. The roof would be comparable to the one at Calvary Episcopal Church, which is next door and has similar historical value.

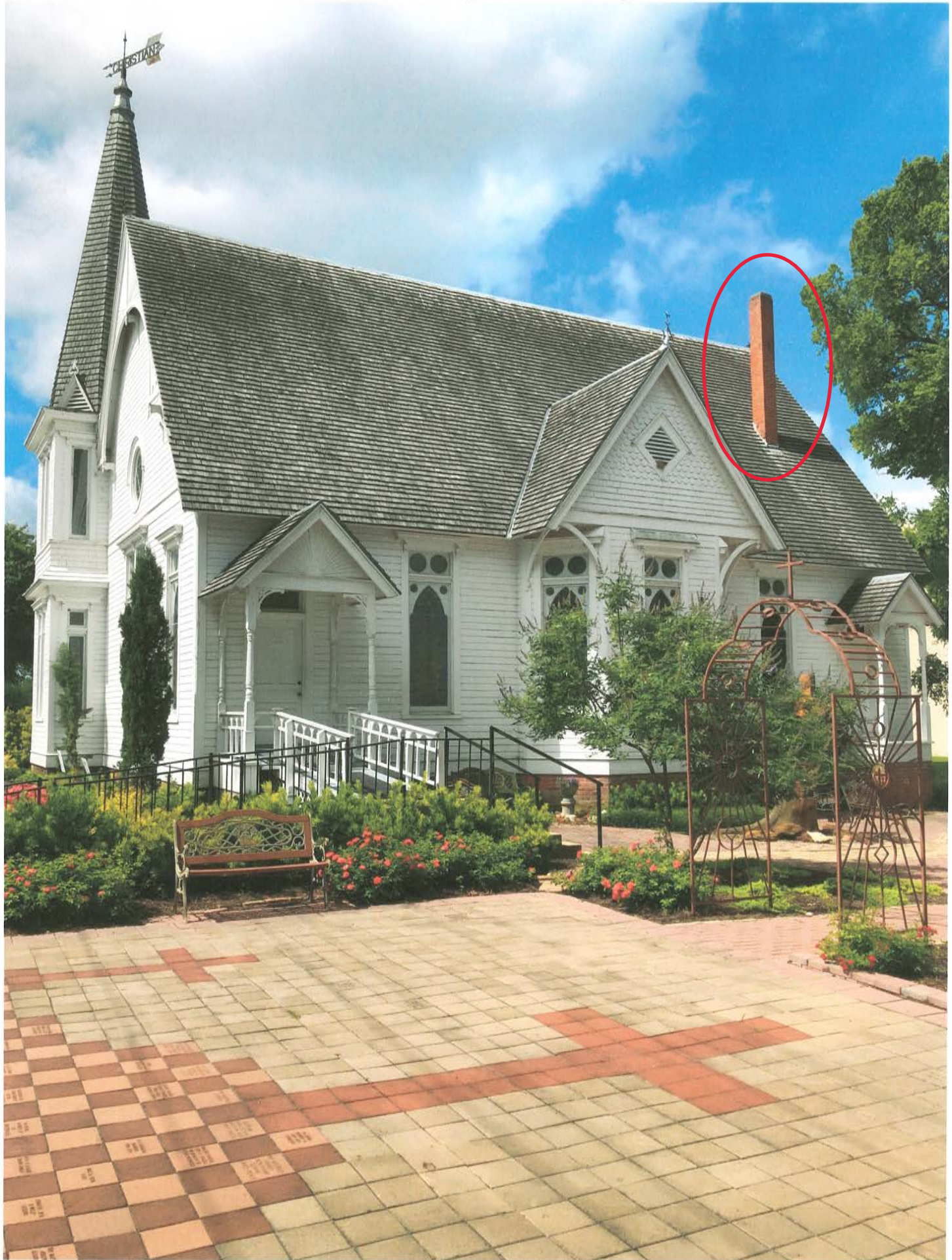
Additionally, steps leading from an existing exterior door on the east side must be installed for safety purposes to comply with fire codes. They will be constructed with ground contact treated 2x lumber and will match the existing woodwork on the porch to which it will be affixed. The building is already a registered historical landmark. It is our desire to preserve it in its usable condition. Please contact me if you need any clarification.

Doug Perry, property chairman, Bastrop Christian Church

221-923-8194



Existing Building





Proposed changes





Galvalume Roofing





*Color-Selector*

**MCELROY  
METAL**  
Metal Roof & Wall Panels



*Quality . . .*

*Service . . .*

*Performance . . .*



**Paint Specifications**

COLOR	REFLECTANCE	EMISSIVITY	SRI
ALMOND	0.60	0.84	70
ASH GRAY	0.39	0.84	41
BONE WHITE	0.71	0.85	86
BRANDYWINE	0.26	0.85	24
BRITE RED	0.42	0.84	45
BUCKSKIN	0.38	0.86	41
CHAMPAGNE METALLIC	0.38	0.80	38
CHARCOAL	0.32	0.85	32
COLONIAL RED	0.33	0.85	34
COPPER PENNY	0.49	0.85	55
DARK BRONZE	0.26	0.84	24
EVERGREEN	0.26	0.84	24
*GALVALUME PLUS	0.69	0.19	62
HARTFORD GREEN	0.25	0.85	23
LEADCOAT	0.37	0.82	38
MANSARD BROWN	0.30	0.85	30
MATTE BLACK	0.27	0.86	26
MEDIUM BRONZE	0.30	0.87	31
PATINA GREEN	0.46	0.85	51
PATRICIAN BRONZE	0.27	0.86	26
PREWEATHERED GALVALUME	0.30	0.79	27
REGAL BLUE	0.26	0.85	24
REGAL WHITE	0.68	0.86	82
ROMAN BLUE	0.26	0.85	24
SANDSTONE	0.54	0.86	63
SILVER METALLIC	0.57	0.78	64
SLATE GRAY	0.43	0.85	47
SURREY BEIGE	0.40	0.86	43
TERRA COTTA	0.35	0.85	36
TEXAS SILVER METALLIC	0.58	0.78	66

\*Bare Acrylic Coated Galvalume

**Notes:**

- Solar Reflectance is a measure of the amount of solar energy that is immediately reflected from the surface.
- Solar Emissivity is the ability of a material to emit the residual heat back into the surrounding atmosphere.
- The Solar Reflectance Index (SRI) is a measure of the roof's ability to reject solar heat, considering reflectance, emissivity and convection across the surface.

**General Notes:**

- Inventory and color offering can change without notice. Please contact your McElroy representative to confirm availability.
- Other widths and gauges are available on some items.
- Galvalume® is McElroy's standard substrate. G90 is available upon request.
- McElroy Metal features Fluoropon® PVDF coatings on all products.
- Fluoropon is manufactured by Sherwin-Williams Corporation.

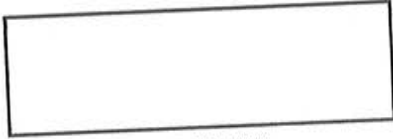


**CORPORATE OFFICE**

1500 HAMILTON RD. • BOSSIER CITY, LA 71111

Website: [www.mcelroymetal.com](http://www.mcelroymetal.com)  
E-mail: [info@mcelroymetal.com](mailto:info@mcelroymetal.com)

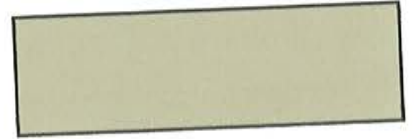
**STANDARD  
COLORS**



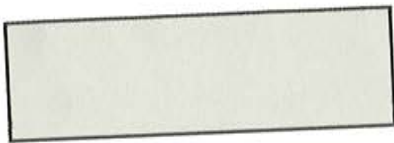
**REGAL WHITE**



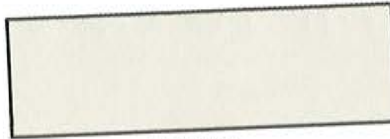
**BONE WHITE**



**SURREY BEIGE**



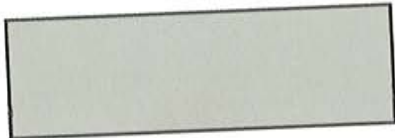
**SANDSTONE**



**ALMOND**



**BUCKSKIN**



**ASH GRAY**



**SLATE GRAY**



**CHARCOAL**



**MATTE BLACK**



**MEDIUM BRONZE**



**DARK BRONZE**



**PATINA GREEN**



**EVERGREEN**



**MANSARD BROWN**



**COLONIAL RED**



**ROMAN BLUE**



**PATRICIAN BRONZE**



**TERRA COTTA**

While standing seam roofing systems have been used for generations, 138T and 238T panels feature technological advances in roofing that set a new standard for standing seam performance. 138T and 238T systems are classified as symmetrical standing seam systems that feature mechanically seamed caps. This product family offers many advantages including patented recover solutions featuring the industry's best method to recover existing metal or shingle roofs. The most important advantage of the 238T and 138T systems are that they are easy to repair or alter after installation. Unlike asymmetrical standing seam systems, individual 138T and 238T panels can be removed and replaced. With Galvalume roof life expectancy approaching 60 years, this ability to replace individual panels is very important. Mechanical seamers and hand crimpers are available for rent through Developmental Industries (DI) at [mcelroyseamers.com](http://mcelroyseamers.com).





LUTHERAN  
CHURCH

ST. PETER'S LUTHERAN CHURCH  
SUNDAY SERVICES 8:00 A.M.  
SUNDAY SCHOOL  
& BIBLE CLASS 10:00 A.M.  
REV. W. H. H. H. H.









ST. MICHAEL'S LUTHERAN CHURCH  
SUNDAY SERVICE 9:00 A.M.  
SUNDAY SCHOOL  
&  
BIBLE CLASS 10:45 A.M.  
REV. RAYE HILL, PASTOR

LUTHERAN  
CHURCH





# STAFF REPORT

**MEETING DATE:** July 15, 2020

**AGENDA ITEM:** 3C

**TITLE:**

Consider action on a Certificate of Appropriateness for 0.316 acres of Building Block 13 East of Water Street, also known as the Jung-Pearcy House/Joe Jung House, located at 909 Pecan Street to install a new multi-tenant monument sign along Pecan Street, designated on the National Register of Historic Places, with a Texas State Historical Marker, and as a local Bastrop Historic Landmark.

**STAFF REPRESENTATIVE:**

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

**ITEM DETAILS:**

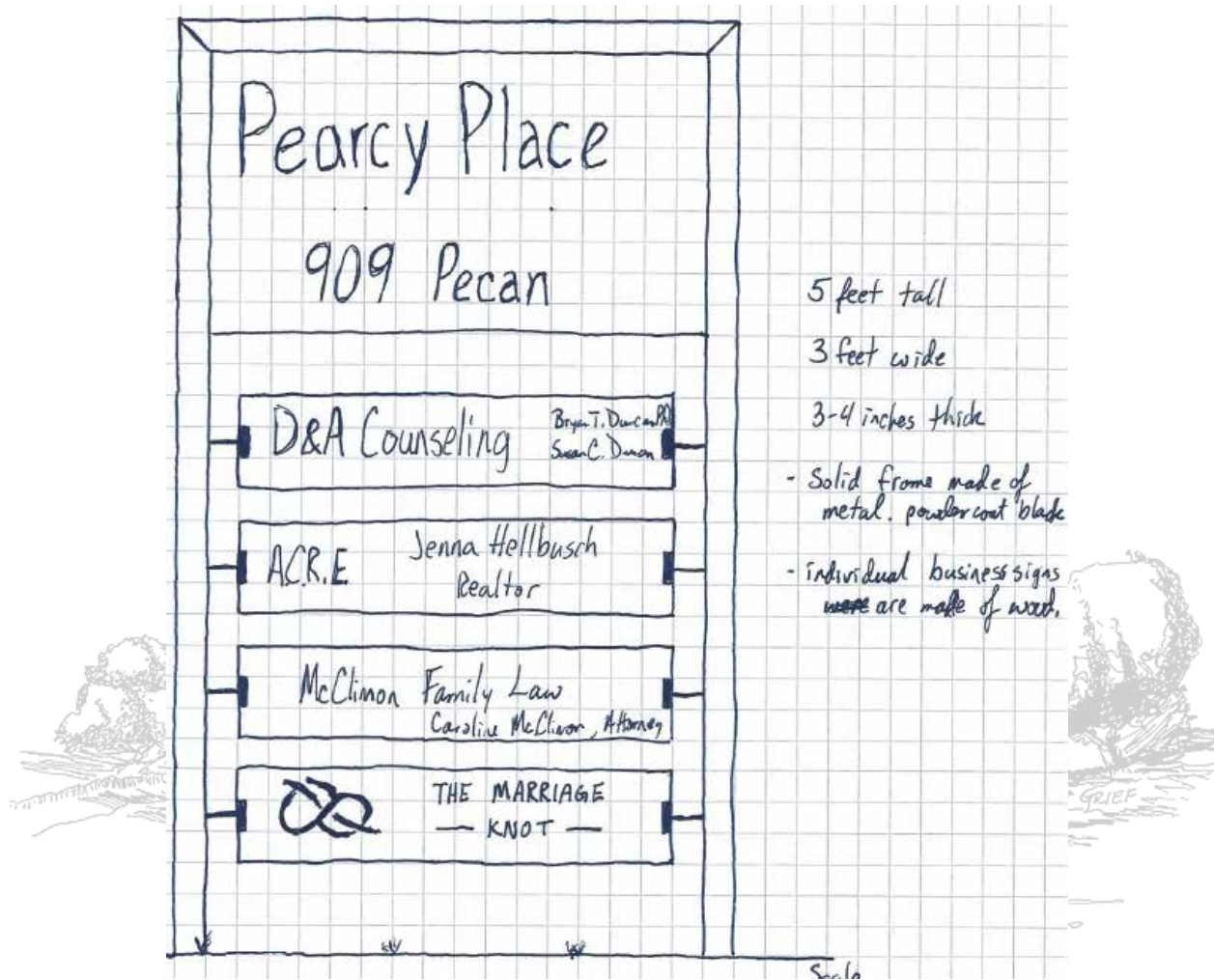
Site Address: 909 Pecan Street (Attachment 1)  
Property Owner: Susan and Bryan Duncan  
Agent: Susan Duncan  
Current Use: Commercial/Office  
Existing Zoning: P-5 Core  
Designations: National Register of Historic Places, Texas State Historical Marker, local Bastrop Historic Landmark

**BACKGROUND/HISTORY:**

The Jung-Pearcy House was built circa 1873 and is one of the oldest brick structures in Bastrop.



The property owner of 909 Pecan Street is proposing to add a monument sign.



The monument sign is proposed to be 5 feet tall and 3 feet wide (Attachment 2). The frame will be made of black metal with individual tenant signs made from wood. Per the Bastrop Building Block (B<sup>3</sup>) Code – Chapter 8 Signs requires a monument sign to have a solid masonry base that covers the poles. Staff would recommend installing a base below the last tenant sign made of brick that matches the main structure. The proposed sign would be placed in the front yard along Pecan Street to the north of the main entrance (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.

*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.**
- (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 0.316 acres of Building Block 13 East of Water Street, also known as the Jung-Pearcy House/Joe Jung House, located at 909 Pecan Street to install a new multi-tenant monument sign along Pecan Street, designated on the National Register of Historic Places, with a Texas State Historical Marker, and as a local Bastrop Historic Landmark.

**ATTACHMENTS:**

- Attachment 1 – Location Map
- Attachment 2 – Proposed Sign Sketch
- Attachment 3 – Proposed Sign Location





# Attachment 1 Location Map



## 909 Pecan Street Certificate of Appropriateness Monument Sign



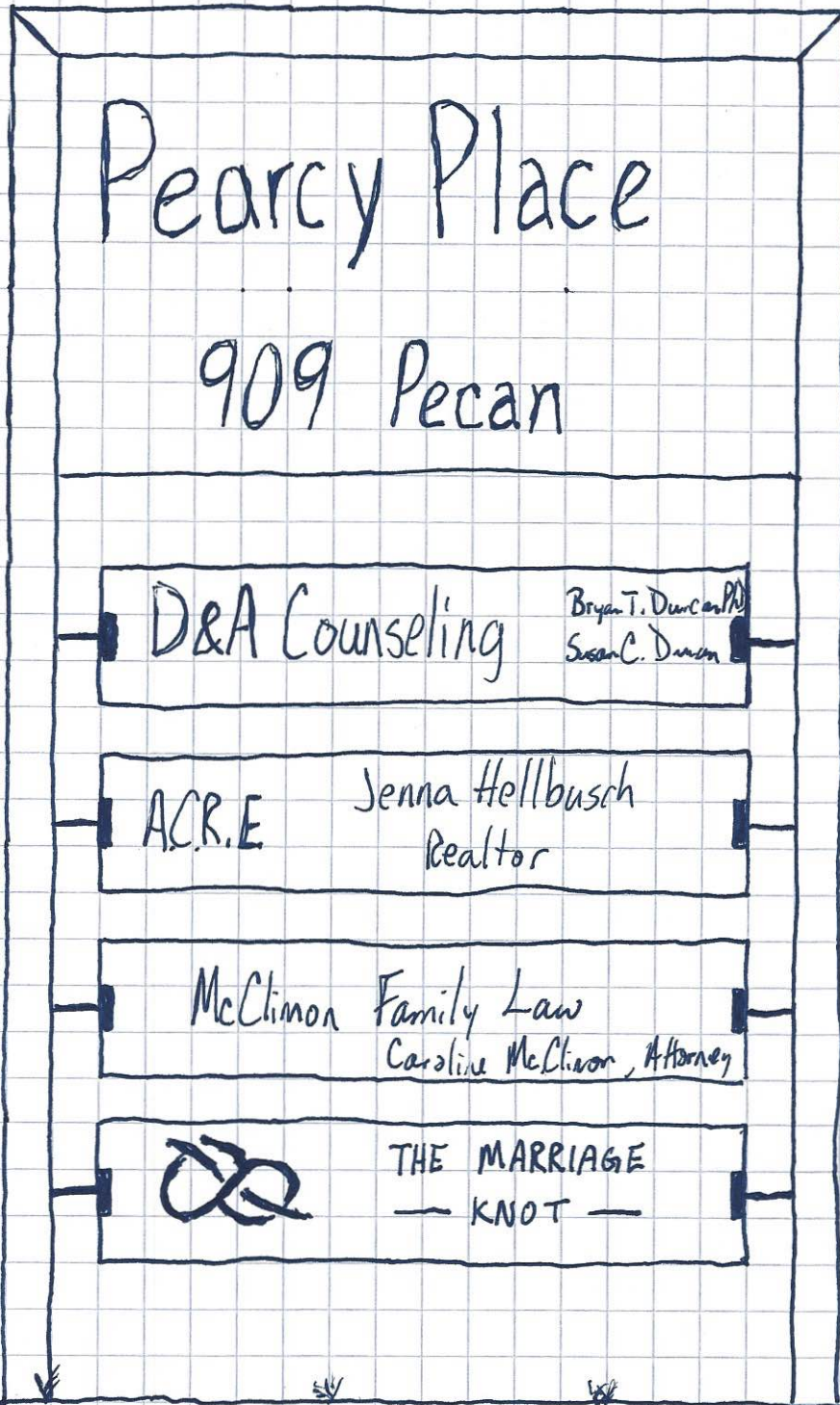
1 inch = 86 feet

Date: 7/8/2020

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.







5 feet tall

3 feet wide

3-4 inches thick

- Solid frame made of metal. powder coat black
- individual business signs ~~were~~ are made of wood.

Scale  
 ┆ ┆ ┆ = 4 inches

Lettering for sign follows scale.  
 6 inches at the most.  
 4 inches for most lettering  
 2 inches for smaller words

LOCAL ADDRESS: 909 PECAN STREET

REFERENCE: HICKMAN & REYNOLDS

LEGAL DESCRIPTION: 0.316 ACRE TRACT OF LAND OUT OF BUILDING BLOCK 13, EAST OF MAIN STREET SEE "METES & BOUNDS" DESCRIPTION

A SUBDIVISION LOCATED IN THE CITY OF BASTROP OF RECORD IN PLAT CABINET NO. 1

PAGES 23-A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

EXHIBIT "B"

SCALE 1" = 20'

*Deliver*

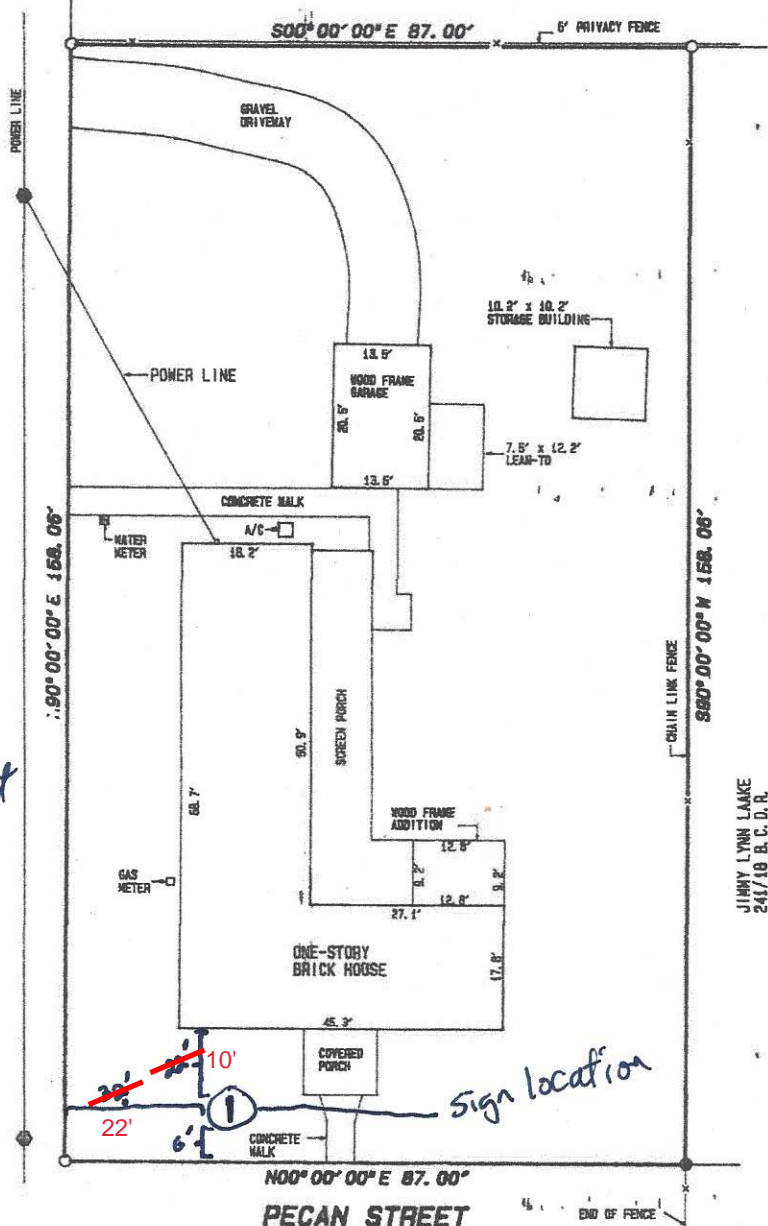
Sign location

~~22'~~ from mid west facing window

6' from Pecan St. edge

~~22'~~ from Chestnut St. edge.

CHESTNUT STREET



- LEGEND
- IRON ROD SET
  - IRON ROD FOUND
  - ⊕ POWER POLE
  - FENCE LINE

STATE OF TEXAS  
COUNTY OF BASTROP

PECAN STREET

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

DATED THIS THE 16th DAY OF NOVEMBER, 1989.

FLOOD NOTE: I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THE FLOOD HAZARD AREA BEING IDENTIFIED ON THE FIA FLOOD HAZARD BOUNDARY MAP. PANEL NUMBER H 03 EFFECTIVE DATE: 03-16-76

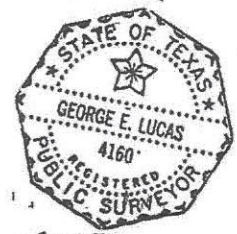
NOTE: THIS SURVEY CONFORMS TO THE SPECIFICATIONS AS SET OUT FOR A CATEGORY 1-A SURVEY, ACCORDING TO THE TEXAS SURVEYORS' ASSOCIATION MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS.

JOB NUMBER: 89-198

*Asa C. Dura*

*Byron T. Dura*

LUCAS & ASSOCIATES  
POST OFFICE BOX 5, 810 CHESTNUT STREET  
BASTROP, TEXAS 78602 512-321-2591



GEORGE E. LUCAS  
REGISTERED PUBLIC SURVEYOR  
STATE OF TEXAS NO. 4160

JIMMY LYNN LAKE  
241/18 B. C. D. R.





# STAFF REPORT

**MEETING DATE:** July 15, 2020

**AGENDA ITEM:** 3D

**TITLE:**

Consider action on a Certificate of Appropriateness for 0.09 acres of Building Block 9 West of Water Street, also known as the Kesselus Building, located at 912 Main Street, to install a new blade sign, designated as a Contributing Structure to the Bastrop Commercial National Register District and with a Texas State Historical Marker.

**STAFF REPRESENTATIVE:**

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

**ITEM DETAILS:**

Site Address: 912 Main Street (Attachment 1)  
Property Owner: Ryan Holiday/The Painted Porch  
Agent: Braden Wood  
Current Use: Commercial/Retail  
Existing Zoning: P-5 Core  
Designations: Contributing Structure - Bastrop Commercial National Register of Historic Places District, Texas State Historical Marker

**BACKGROUND/HISTORY:**

The property owner of 912 Main Street is proposing to add a new blade sign.





The bottom of the sign will be approximately 9.5 feet from sidewalk. The current proposed sign is 32 inches by 32 inches (7.1 square feet). Per the Bastrop Building Block (B<sup>3</sup>) Code, a blade sign can be up to four feet in height and length but cannot be more than 6 square feet in size. The sign can be reduced to 29.3 inches square to meet the size and maintain the look of the sign. The sign will hang from a wrought iron bracket 53 inches in length.



**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.**

- (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 0.09 acres of Building Block 9 West of Water Street, also known as the Kesselus Building, located at 912 Main Street, to install a new blade sign, designated as a Contributing Structure to the Bastrop Commercial National Register District and with a Texas State Historical Marker.

#### **ATTACHMENTS:**

- Attachment 1 – Location Map
- Attachment 2 – Project Description Letter
- Attachment 3 – Existing and Proposed Materials



# Attachment 1 Location Map



Date: 7/8/2020

## 912 Main Street Certificate of Appropriateness Sign

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.



0 12.5 25 50  
Feet

1 inch = 42 feet











912

THE PLANT



STATE OF TEXAS  
COMMEMORATIVE PLaque  
[Illegible text]

[Illegible text]



STATE OF TEXAS  
COMMEMORATIVE PLaque  
[Illegible text]

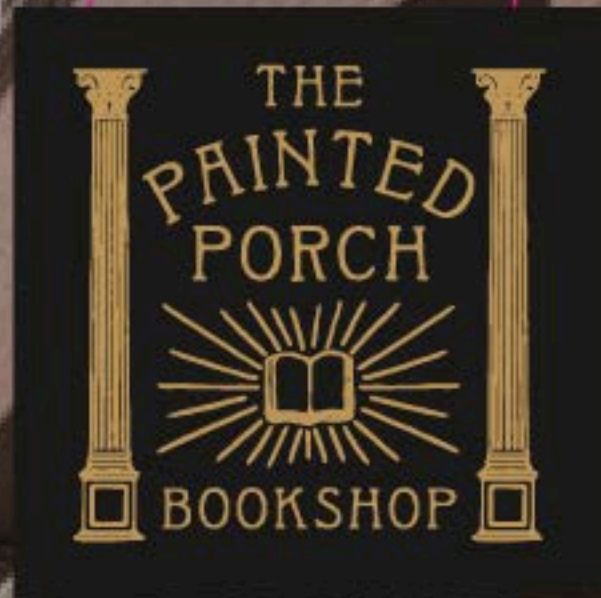
[Illegible text]





53"

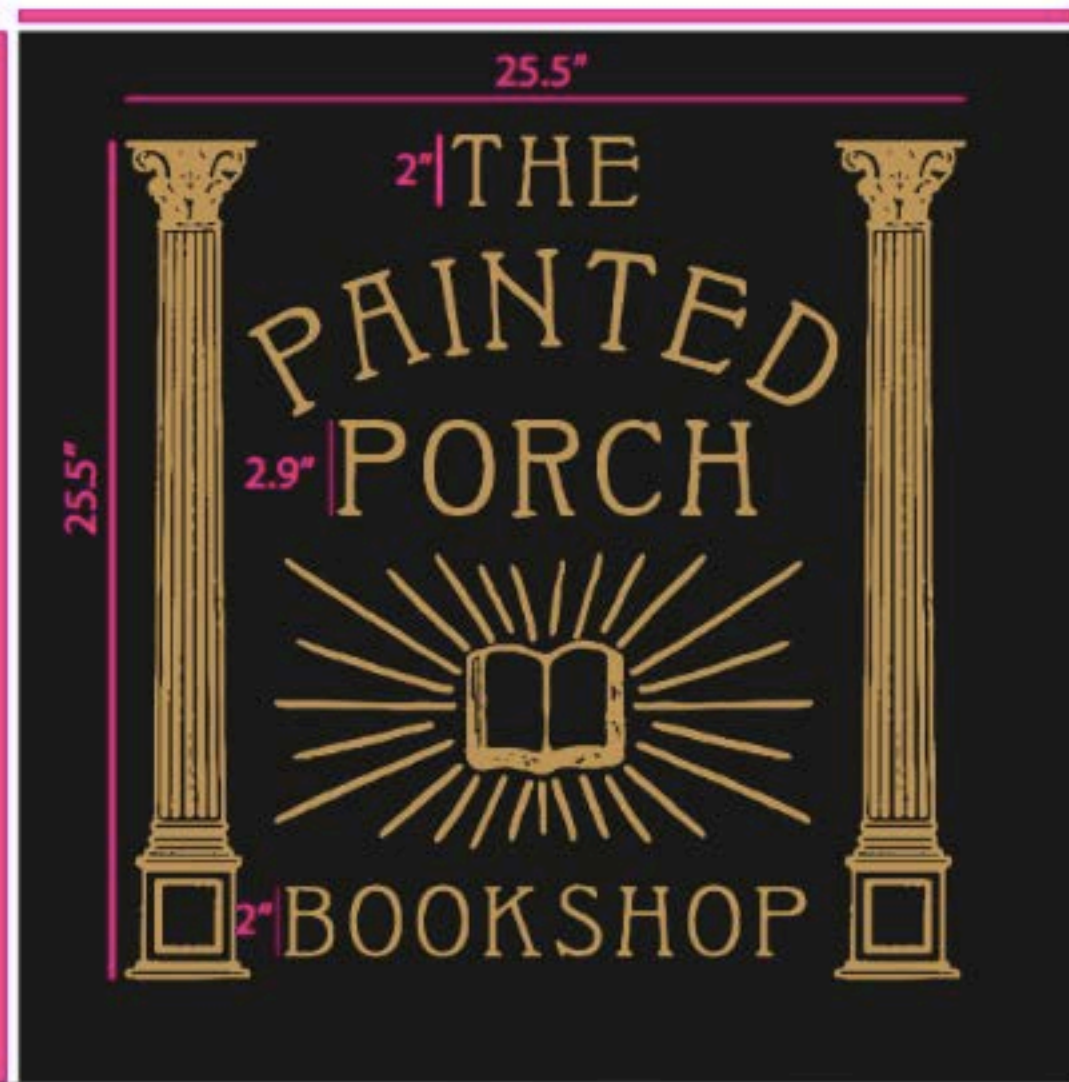
32"



32"

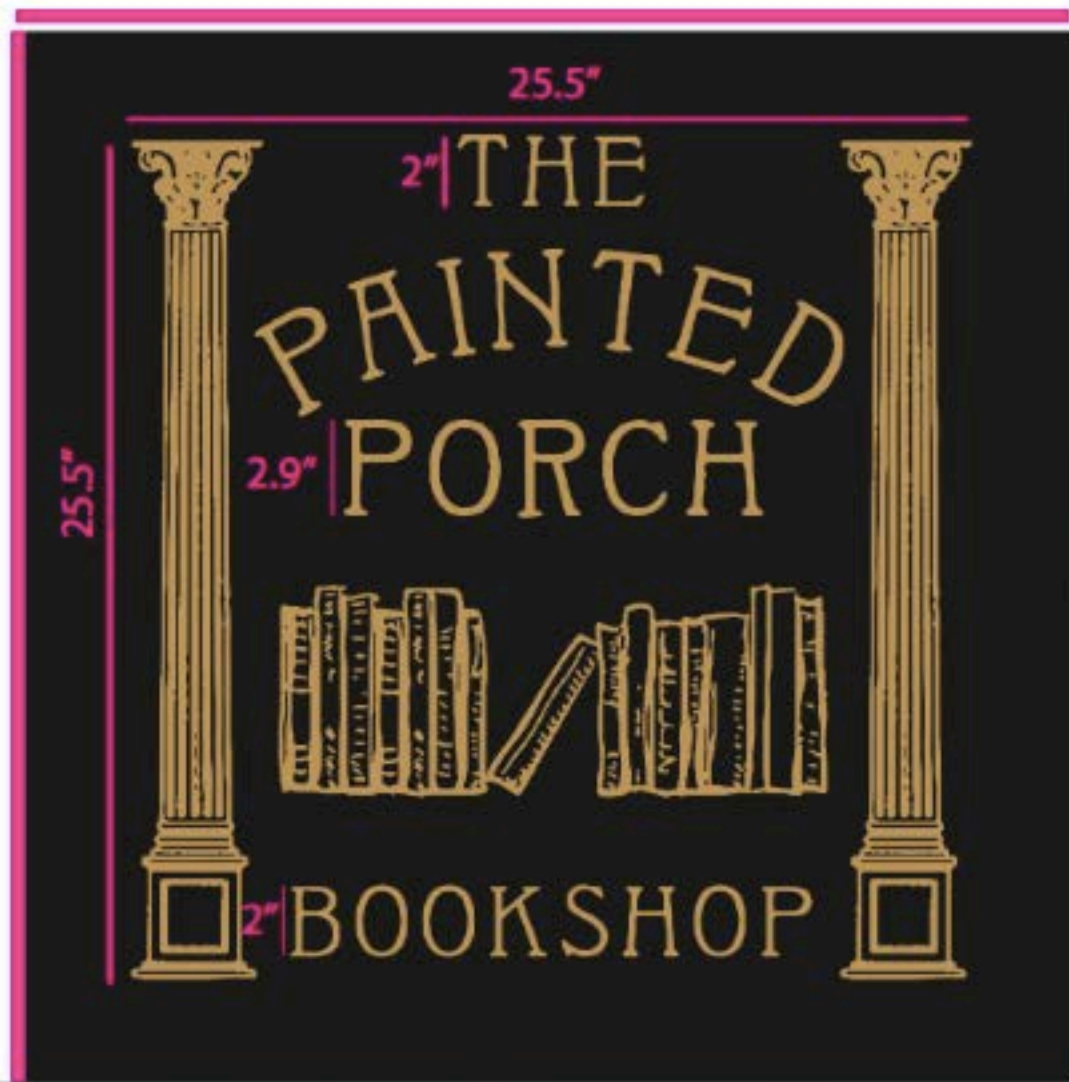
32"

32"



32"

32"







# STAFF REPORT

**MEETING DATE:** July 15, 2020

**AGENDA ITEM:** 3E

**TITLE:**

Distribution and discussion on reading the B<sup>3</sup> Code Chapter 9 – Historic Landmark Preservation & The Iredell District and The Secretary of the Interior’s Standards for Historic Properties for discussion at the next meeting.

**STAFF REPRESENTATIVE:**

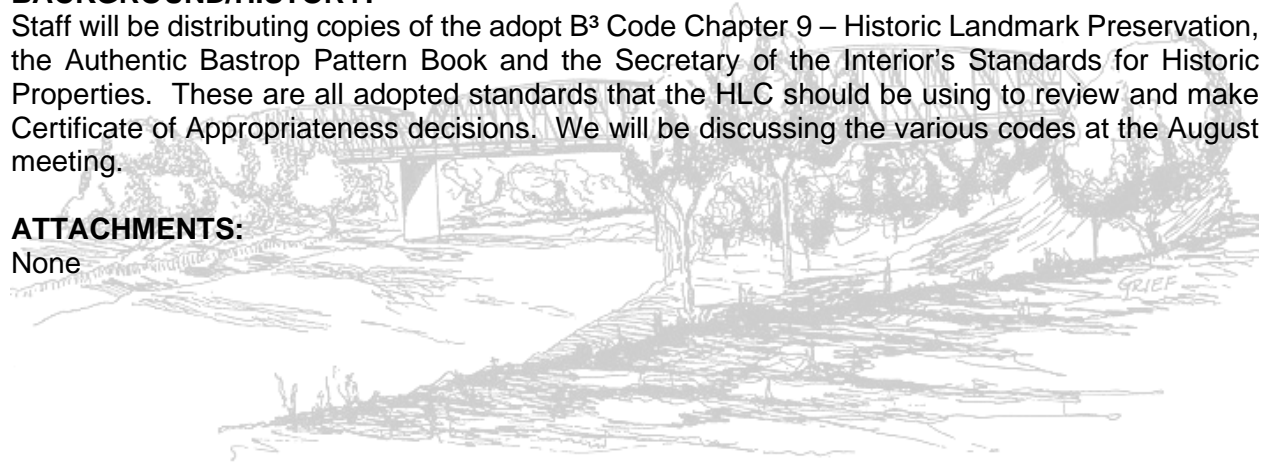
Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

**BACKGROUND/HISTORY:**

Staff will be distributing copies of the adopt B<sup>3</sup> Code Chapter 9 – Historic Landmark Preservation, the Authentic Bastrop Pattern Book and the Secretary of the Interior’s Standards for Historic Properties. These are all adopted standards that the HLC should be using to review and make Certificate of Appropriateness decisions. We will be discussing the various codes at the August meeting.

**ATTACHMENTS:**

None





# Staff Report

**MEETING DATE:** July 15, 2020

**AGENDA ITEM:** 3F

**TITLE:**

Discussion on appropriate gutter and downspout styles for Main Street façades.

**STAFF REPRESENTATIVE:**

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

**BACKGROUND/HISTORY:**

At the June 17, 2020 meeting, the Commission discussed options for downspout and gutter styles. Vice-Chair Serna offered to bring some material samples to the next meeting for discussion.

With the widening of the sidewalks along Main Street, existing canopies that once extended to the edge of the sidewalk now extend halfway into the new sidewalk. Many buildings have downspouts that are draining rainwater from the building roofs and awnings. Some of these downspouts extend over the edge of the canopy and are now draining water into the middle of the sidewalk from a height of 8-10 feet.

A property owner has expressed interest in installing a gutter along the edge of the canopy and adding downspouts to an existing canopy that does not currently have existing downspouts.

**POLICY EXPLANATION:**

All of the canopies along Main Street extend into the street right-of-way (ROW), so any new construction will have to be approved by the City. The Commission can discuss providing recommendations for gutter and downspout standards in order to create consistent and historically compatible options for future improvements.

**ATTACHMENTS:**

None.