

# City of Bastrop

## Agenda Information Sheet:



**Historic Landmark Commission Meeting Date:**  
**Certificate of Appropriateness 919 Main Street**

**August 16, 2017**  
**Agenda Item #3b**

**Request:**

Certificate of Appropriateness to reface the “Baxters” sign with new signage for the business moving into the building, “The 602 on Main.”

The building located at 919 Main Street, also known as the “Bastrop Meat Market” or “Baxters”, was designated as a Historic Landmark November 9, 2005.

This property is zoned Historic Main Street.

In the Form Based Code (FBC), Historic Main Street character zone, the intended purpose is to “preserve and enhance the existing historic character of these Main Street blocks.” Also, Section 7.0, Building Design Standards, the FBC “shall establish a coherent urban character, preserve Bastrop historic heritage, and encourage enduring and attractive development.”

- a) New and redeveloped buildings and sites shall utilize building and site elements and details to achieve a pedestrian-oriented public realm with glazing, shading, and shelter;
- b) Design compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity;
- c) Designs strengthen and celebrate Bastrop’s unique architectural traditions, and specifically Downtown Bastrop’s historic character;
- d) Building facades shall include appropriate architectural details and ornament to create variety and interest;
- e) Open space(s) shall be incorporated to provide usable public areas integral to the urban environment; and
- f) Designs increase the quality, adaptability, and sustainability in Bastrop’s building stock.

**Certificate of Appropriateness Section from the Ordinance:**  
**Sec. 14.03.004 Certificate of appropriateness**

(a) Requirement of certificate of appropriateness. No person shall carry out any construction, reconstruction, alteration, restoration, rehabilitation, or relocation of any historic landmark, nor shall any person make any material change in the signs, fences, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any historic landmark without an approved certificate of appropriateness.

(b) Criteria for approval of a certificate of appropriateness. In considering an application for a certificate of appropriateness, the commission shall be guided by any 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.

- (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.
- (2) 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.
- (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.
- (4) Changes which 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.
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize, a building, structure, object, or site shall be kept to the greatest extent practical.
- (6) 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.
- (7) 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.
- (8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (9) 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.
- (10) 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.

(Ordinance 2007-30, sec. 4, adopted 10/23/07)

**City Contact:**

Launa Eckert, Planning Technician

**Attachments:**

Application for Historic Landmark Certificate of Appropriateness.  
Pictures of the existing building and plans for the new signage.



APPLICATION FOR HISTORIC LANDMARK  
CERTIFICATE OF APPROPRIATENESS

Property Address:

919 Main St

Legal Description:

.307 acres out of Block 4

Structure(s) Being Altered or Added:

Replace existing sign w/ new sign (Front)

Owner of the Property:

Raymah Davis

Mailing Address:

561 Old Lake Rd. Smithville Tx 78957

Telephone Number:

512 848 3588

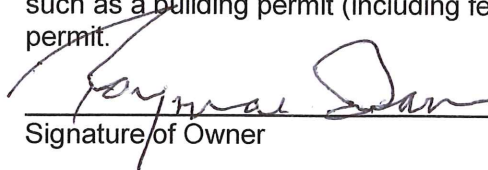
Email:

raymah.davis@co.bastrop.tx.us

This application shall include the following (incomplete applications will not be accepted):

1. A detailed description of the proposed work.
2. Location and photographs of the property changes, if available.
3. Elevation drawings, photographs or illustrations of the proposed changes must be submitted with application. Incomplete submittals will not be accepted.
4. Information regarding the materials to be used. *(The Landmark Commission may ask that samples be provided)*.
5. If the proposal includes signs or lettering, detailed information regarding such signs or lettering must be provided. *(The Building Official must approve any proposed signs)*.
6. Any other information which the Commission may deem necessary in order to visualize the proposed work.
7. Tax certificate showing taxes have been paid.

A Certificate of Appropriateness does not replace the requirement for obtaining other permits such as a building permit (including fences and driveways), site development permit or sign permit.



Signature of Owner

7-31-17  
Date

Signature of Agent (if any)

Date

(If an Agent signs, a letter, signed by the owner, must be attached hereto granting authorization to the Agent to act on the owner's behalf.)

**Approved**

Historic Landmark Commission

Date

**Disapproved**

Historic Landmark Commission

Date

City of Bastrop



40 ft

South Face



