

City of Bastrop

Agenda Information Sheet:



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

August 16, 2017
Agenda Item #3d

Request:

Certificate of Appropriateness to reface the existing sign locations with new signage on the front façade and add a new projecting/blade sign on the Alley B side of the building, for the “Lost Pines Art Bazaar.”

The building located at 603 Chestnut Street, also known as the “Tom Powell Haynie Building” or the “Coca-Cola Building”, was designated as a Historic Landmark March 23, 2010.

This property is zoned Historic Main Street.

In the Form Based Code (FBC) area, Historic Main Street classification, 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.

Letter detailing work to be done.

Picture of the existing building and plans including elevations for reface and addition sign.



**APPLICATION FOR HISTORIC LANDMARK
CERTIFICATE OF APPROPRIATENESS**

Property Address: 603 Chestnut St., Bastrop, TX 78602

Legal Description: Building Block 9 W W ST, Acres 0.1580 (store)

Structure(s) Being Altered or Added: SIGN PERMIT

Owner of the Property: KKG Bastrop Investments LLC - Lenny Adams

Mailing Address: 407 1/2 Laurel Dr., Friendswood, TX 77546

Telephone Number: 512-201-3225 Email: Lenny@darask.com or debra@darask.com

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	_____ Date
	7/31/17

_____ 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
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Disapproved

_____ Historic Landmark Commission	_____ Date
City of Bastrop	

603 Chestnut Sign Change – HLC Submittal

PROJECT DESCRIPTION

603 Chestnut St – Lost Pines Art Bazaar Sign Change

We are proposing the following changes to the signage on the building:

- Existing hanging sign on the face of the building to have the existing sign insert removed and replaced with updated logo of the business. (Rendering #1)
- The existing signage locations on the face of the building are to have new 3d lettering installed per the pictures provided. (Rendering #2)
- In Alley “A” a new Bulding Blade Sign as per the City of Bastrop Form-Based Code requirements. Please see Page 70 of the FBC, Section 9, Table9-1 (3). (Rendering #3)



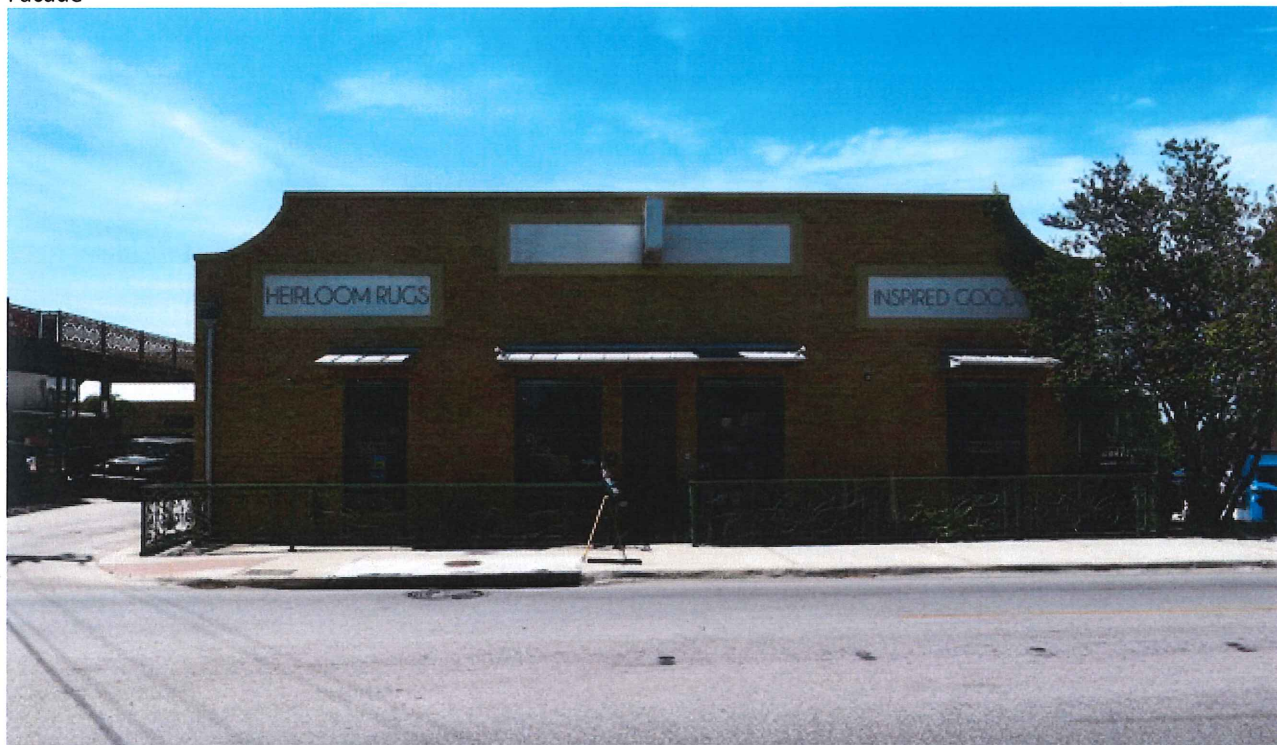
LOST PINES ART BAZAAR

RENDERING #1

Debra Brinkley

From: Naseem Khonsari <khonsari88@gmail.com>
Sent: Friday, July 28, 2017 1:45 PM
To: Debra Brinkley
Cc: Kazem Khonsari; Lenny Adams
Subject: 603 Chestnut Signage Request Information
Attachments: LPAB_logo.eps

Facade-



RENDERING #2

Request:

To add Heirloom Rugs to left rectangle, to add inspired goods to right rectangle in .25 metal 3D lettering. Sign will be made at Bastrop Signs (quote on revised lettering still not in). Est. around \$2,000

To replace current middle sign with current logo but to leave the plastic sign holder in place as is for now to keep budget down. Est on replacing just logo in the plastic sign is \$300 (\$150 for each side). Logo attached.

Alley B:

Request:

To add hanging sign on corner of building at alley b and chestnut. Sign example and graphics attached. Sign will be made at Bastrop Signs (quote still not in). Size will be 2ft x 2ft.

Things we have to do for signage:

Install alley b sign, install lettering on facade and pull down the plastic sign-deliver to Bastrop signs to put in new sign.

Let me know what else you need and I'll forward sign bids over once I receive them.

Naseem

RENDERING
#3





RENDERING
#3

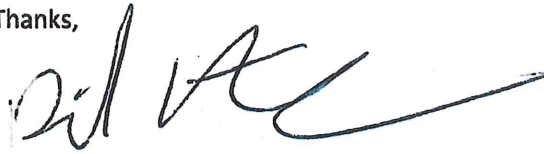
7/27/2017

City Of Bastrop Permit Issues

To Whom It May Concern,

We have authorized Jennifer Long, Debra Brinkley, and Lenny Adams of Bastrop Property Group LLC to act on behalf of our company (KKG Bastrop Investments LLC) to resolve any permitting issues with the City of Bastrop that may arise with any of the properties KKG Bastrop Investments LLC owns. If you have any questions please feel free to give me a call.

Thanks,

A handwritten signature in black ink, appearing to read 'David Andre', with a long horizontal flourish extending to the right.

David Andre

KKG Bastrop Investments LLC

281-687-7346

david@darask.com