

Historic Landmark Commission Meeting

Bastrop City Hall
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8840



AGENDA – December 18, 2019, 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

At this time, three (3) minute comments will be taken from the audience on any topic. To address the Council, please submit a fully completed request card to the Board Secretary prior to 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 November 20, 2019 Historic Landmark Commission Regular Meeting.

3B. Consider action on a Certificate of Appropriateness for a new wall sign for the business at 0.6 acres of Building Block 5 West of Water Street, located at 1015 Main Street within the Bastrop Commercial National Register Historic District.

3C. Discussion on Certified Local Government requirements, and receive feedback on the following:

- Board resumes
- Preliminary Historic Resources Inventory
- Statement of Goals and Objectives.

3D. Discussion and consider action to approve the language for a plaque for the “Oldest Bastrop Fire Hydrant”, cost estimates, and future funding.

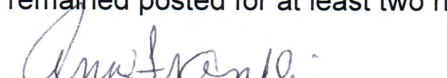
3E. Discussion on the Rules of Procedure for the City Council and Boards & Commissions of the City of Bastrop, Texas.

4. **UPDATES**

4A. 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 as 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 convenient and readily accessible to the general public, as well as to the City’s website, www.cityofbastrop.org and said Notice was posted on the following date and time: Wednesday, December 11, 2019, at 1:00 p.m. and remained posted for at least two hours after said meeting was convened.



Ann Franklin, City Secretary



STAFF REPORT

MEETING DATE: December 18, 2019

AGENDA ITEM: 3A

TITLE:

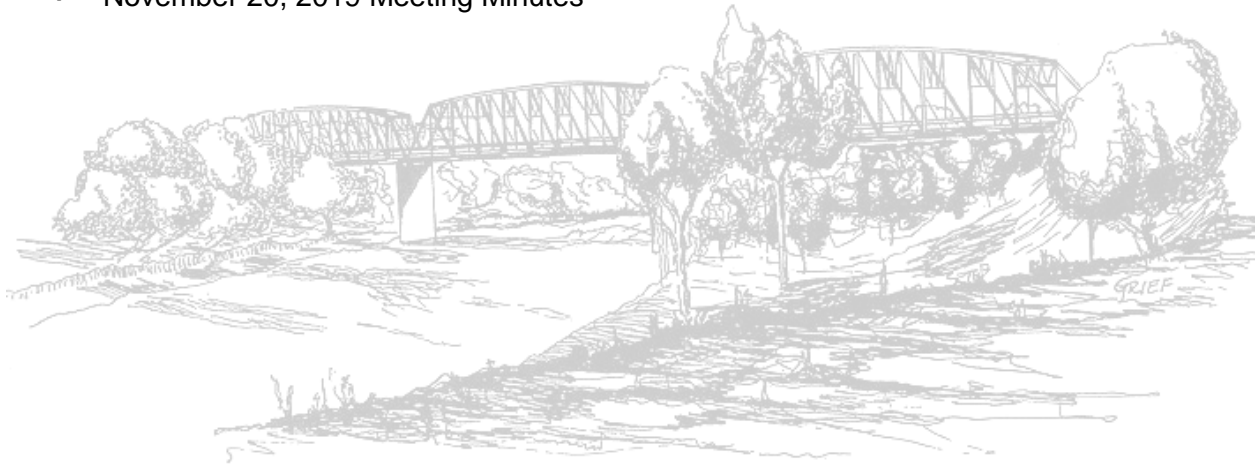
Consider action to approve meeting minutes from the November 20, 2019 Meeting.

STAFF REPRESENTATIVE:

Allison Long, Planner

ATTACHMENTS:

- November 20, 2019 Meeting Minutes



HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, November 20, 2019 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

Susan Long called the meeting to order at 6:00 pm.

Christine Cartwright	Present
Pablo Serna	Present
Susan Long	Absent
Blake Kaiser	Present
Matt Lassen	Present
Janean Whitten	Present
Cheryl Long	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the October 16, 2019 Historic Landmark Commission Regular Meeting.
- Matt Lassen made a motion to approve, the motion was seconded by Pablo Serna, and carried unanimously.
- 3B. Public hearing and consider action to make a recommendation on a Historic Landmark Designation for the property located on 0.470 acres of Building Block 54, also known as 1305 Pine Street, called the Beverly & Lula Kerr House and forward to the December 10, 2019 City Council meeting.
- Pablo Serna made a motion to approve, the motion was seconded by Christine Cartwright, and carried unanimously.
- 3C. Consider action on a Certificate of Appropriateness for a new fence and gate at 1305 Pine Street, called the Beverly & Lula Kerr House, which is designated on the National Register of Historic Places.
- Pablo Serna made a motion to approve with conditions and the motion was seconded by Matt Lassen. All other commissioners approved except Christ Cartwright, who abstained.
 - Conditions: Posts on either side of gate must be improved and be a 16" minimum width (reinforced CMU and decorative skin). Option to add decorative lighting on top.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

- 3D. Discussion on Certified Local Government requirements, and receive feedback.
- 3E. Discussion about Historic Landmark maintenance for issues seen prior to the annual June inspection by staff.
 - Commissioners agreed that letters could be sent to Historic Landmark properties throughout the year as maintenance issues are detected in order to give property owners adequate time to address the issues.
- 3F. Discussion and consider action to approve the language for a plaque for the “Oldest Bastrop Fire Hydrant”, cost estimates, and future funding.
 - Deferred until next meeting because Susan Long was absent.

4. UPDATES

- 4A. Individual Requests from Historic Landmark Commissioners that particular items to be listed on future agendas (no group discussion allowed).
 - Oldest Bastrop Fire Hydrant (on-going)

5. ADJOURNMENT



STAFF REPORT

MEETING DATE: December 18, 2019

AGENDA ITEM: 3B

TITLE:

Consider action on a Certificate of Appropriateness for a new wall sign for the business at 0.6 acres of Building Block 5 West of Water Street, located at 1015 Main Street within the Bastrop Commercial National Register Historic District.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address: 1015 Main Street (Attachment 1)
Property Owner: Desiree Laux
Current Use: Commercial/Retail
Existing Zoning: P-5 Core
Designations: Bastrop Commercial National Register of Historic Places District

BACKGROUND/HISTORY:

The property owner at 1015 Main Street is opening a new business and is requesting a Certificate of Appropriateness to add a new wall sign above the awning. The sign is approximately 29 square feet in size, with a grey background and white, black, and red letters.



The sign will be mounted with L bracket to the wall face and project approximately 2 inches from the wall. No sign lighting will be added.

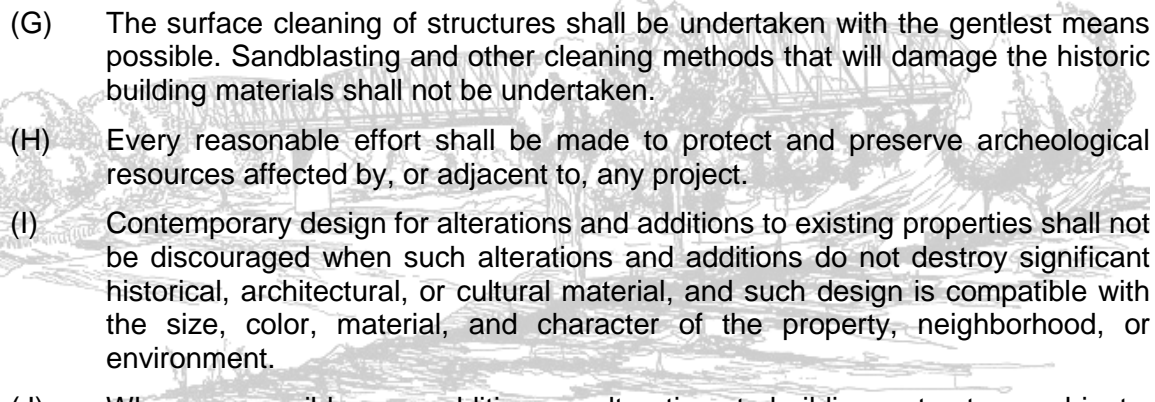


POLICY EXPLANATION:

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 a new wall sign for the business at 0.6 acres of Building Block 5 West of Water Street, located at 1015 Main Street within the Bastrop Commercial National Register Historic District.

ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Project Description and Sign Exhibits

Attachment 1 Location Map



Legend



1015 Main Street Certificate of Appropriateness New Sign



1 inch = 33 feet

Date: 12/10/2019

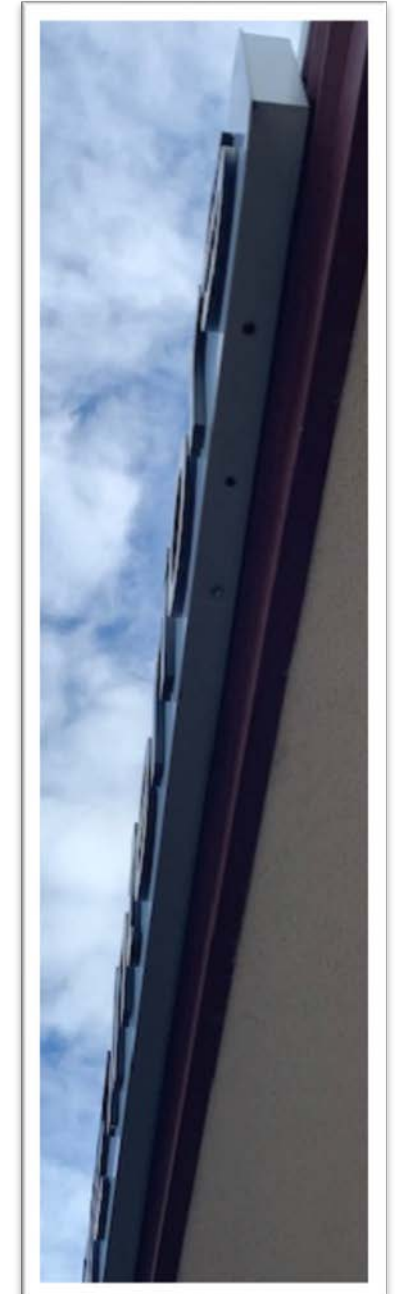
The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification 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.



Scope of Work

- Hang existing sign centered on building like picture (picture is close to scale as far as length goes)
- My current sign letter project about ½” from body of sign
- Sign Projection is 2”
- Sign was attached by L Brackets
- Sign will have NO lighting

Pictures of existing sign





Larger View



-Hang existing sign centered on building like picture (picture is close to scale as far as length goes)

-My current sign letter project about ½” from body of sign

-Sign Projection is 2”

-Sign was attached by L Brackets

-Sign will have NO lighting



STAFF REPORT

MEETING DATE: December 18, 2019

AGENDA ITEM: 3C

TITLE:

Discussion on Certified Local Government requirements, including the Preliminary Historic Resources Inventory and Statement of Goals and Objectives.

STAFF REPRESENTATIVE:

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

BACKGROUND/HISTORY:

At the last HLC meeting, the Commission recommended providing less information on the inventory of historic properties and landmarks until additional research is done to verify all of the information on file for each property.

Staff has contacted the Texas Historical Commission to discuss how much information needs to be provided at this stage. For the inventory, we can list the address, a picture, with the designation and a statement as to why it was designated, such as architectural features, historic significance, etc. Attached are some examples of the information that will be provided. If the HLC concurs, staff will amend the entire document with this level of information.

In lieu of a local preservation plan, a statement of goals and objectives for the preservation program is required for the CLG application. Staff has drafted a statement of goals and objectives that pulls from the Comprehensive Plan 2036 and the Historic Landmark Preservation Ordinance. Please provide comments and meeting for inclusion in the application. See Attachment 3.

TIMELINE:

In order to complete the application requirements, the Historic Landmark Commission will review the following at upcoming meetings.

December 18: Review new level of information for inventory and Goals/Objective Statement
January 15: Finalize Certified Local Government application

ATTACHMENTS:

- Attachment 1 – Sample of Preliminary Historic Resource Inventory information
- Attachment 2 – Statement of Goals and Objectives

1002 Pine St. Paul D. Page House

Historic Designations:

Bastrop Significant
Bastrop Historic
National Historic



Significance Statement:

Possesses significance in history, architecture, archeology, or culture.
Embodies the distinctive characteristics of a type, period, or method of construction.



1002 Walnut St.
Thomas Mays



Historic Designations:

<input type="checkbox"/>	Bastrop Significant
<input type="checkbox"/>	Bastrop Historic
<input type="checkbox"/>	National Historic

Significance Statement:

Possesses significance in history, architecture, archeology, or culture.
Embodies the distinctive characteristics of a type, period, or method of construction.

1002-1004 Main St. J.M. Holt Building



Historic Designations:

- Bastrop Significant
- National Historic
- Inside Bastrop Commercial National Register District
- Contributing to Bastrop Commercial National Register District

Significance Statement:

Possesses significance in history, architecture, archeology, or culture;
Is associated with the lives of persons significant in our past.
Embodies the distinctive characteristics of a type, period, or method of construction.
Represents the work of a master designer, builder, or craftsman.
Represents an established and familiar visual feature of the city.



1003 Main St.
W.J. Miley Drug Store Building/ Dr. Sayers Office



Historic Designations:

Bastrop Significant
Bastrop Historic
Texas Historic
Contributing to Bastrop Commercial National
Register District

Significance Statement:

Possesses significance in history, architecture, archeology, or culture.
Is associated with the lives of persons significant in our past.
Embodies the distinctive characteristics of a type, period, or method of construction.
Represents an established and familiar visual feature of the city.



1004 Pine St. Emelia Hasler House

Historic Designations:

Bastrop Significant
Bastrop Historic
National Historic



Significance Statement:

Possesses significance in history, architecture, archeology, or culture.
Embodies the distinctive characteristics of a type, period, or method of construction.



1005 Chestnut St. R.J. Griesenbeck House

Historic Designations:
National Historic



Significance Statement:

Possesses significance in history, architecture, archeology, or culture.

Is associated with the lives of persons significant in our past.

Embodies the distinctive characteristics of a type, period, or method of construction.



1005 Hill St.
Campbell Taylor-Greenlief Fisk home/
Stagecoach Inn / Mina-Bastrop Pioneer House



Historic Designations:

Bastrop Significant
Bastrop Historic
Texas Historic
National Historic

Significance Statement:

Possesses significance in history, architecture, archeology, or culture.
Is associated with the lives of persons significant in our past.
Embodies the distinctive characteristics of a type, period, or method of construction.
Represents an established and familiar visual feature of the city.



Statement of goals and objectives for the local preservation program

The City of Bastrop is one of the oldest cities in Texas, having been established in 1832. The City is focused on maintaining fiscally sustainable and authentically Bastrop new development patterns, while focusing on preserving existing historic structures and sites. The commitment to historic preservation is acknowledged as a Goal of the Comprehensive Plan, with detailed implementation steps.

Comprehensive Plan 2036 (adopted 2016)

Goal 4.5: Maintain or enhance the health of Bastrop's older and historic neighborhoods.

Objective 4.5.2: Expand local historic preservation initiatives with a focus on increasing public awareness and understanding.

1. Commission a city-wide historic resources survey that provides an updated list of properties eligible for historic designation, or that no longer meet eligibility requirements as a contributing structure.
2. Update the City's lists and maps of federal, state, and local historic properties.
3. Create a historic preservation web page on the City website that details the activities of the historic preservation commission, provides a comprehensive inventory the City's historic resources, advertises incentives available to owners of historic properties, and explains the certificate of appropriateness review process.
4. Apply for Certified Local Government status with the Texas Historical Commission.
5. Develop a pattern book or similar set of historic preservation design guidelines that can be used by the Historic Landmarks Commission when considering certificates of appropriateness.
6. Conduct an annual public education open house, led by the Historic Landmark Commission, that focuses on rules and incentives that apply to historic properties in Bastrop.

Code of Ordinances Article 14.03 – Historic Landmark Preservation

Additionally, the Historic Landmark Preservation Ordinance provides the purpose and intent of the adopted regulations, which recognizes the importance of historic preservation and provide a vehicle to protect community assets.

Section 14.03.001 - General

(a) *Purpose and intent*. The City Council hereby declares that as a matter of public policy the protection, enhancement, and perpetuation of sites, landmarks or districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general

welfare of the public. It is recognized that the city represents the unique confluence of time and place that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural, and cultural resources that constitute their heritage.

This article is intended to:

- (1) Protect and enhance the landmarks, which represent distinctive elements of the city's historic, architectural, and cultural heritage;
- (2) Foster civic pride in the accomplishments of the past;
- (3) Protect and enhance the city's attractiveness to visitors, thereby supporting and stimulating the economy;
- (4) Ensure the harmonious, orderly, and efficient growth and development of the city;
- (5) Promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the city;
- (6) Encourage stabilization, restoration, and improvements of such properties and their values.

Once the Certified Local Government designation is gained, the City of Bastrop will continue preservation efforts through a the completion of a city-wide historic survey, development of design guidelines and establishing specific historic neighborhoods within the recently adopted Iredell Historic District.



STAFF REPORT

MEETING DATE: December 18, 2019

AGENDA ITEM: 3D

TITLE:

Discussion and consider action to approve the language for a plaque for the “Oldest Bastrop Fire Hydrant”, cost estimates, and future funding.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

BACKGROUND/HISTORY:

At the October 16, 2019 meeting, Commissioner Susan Long discussed updating the language for a historical marker and provided two versions of the plaque language for comment. Previous cost estimates were received with a foundry that is no longer in business. Once the language is updated, a new estimate with a new foundry can be sought in order to begin the process of finding funding for the marker.

The hydrant was cast in 1888 and was one of four installed between 1888-1889. This is the only one that remains. The location is important because it signifies the first water line established in the City of Bastrop solely for fire protection. The new residential growth at the time triggered the need for increased fire protection. Additionally, the height is significant because it was meant to accommodate the tall sidewalks at the time that serviced horse-drawn carriages. The hydrant was designated as locally significant landmark on September 19, 2007.



ATTACHMENTS:

- Bastrop’s Oldest Fire Hydrant History by Susan B. Long
- Bastrop’s Oldest Fire Hydrant History Version for Marker

Bastrop's Oldest Fire Hydrant SE Corner of Farm and Main Streets

Located at the SE corner of Farm and Main Streets a squatty, silver fire hydrant quietly stands guard, watching over the City of Bastrop, as it has faithfully done for almost 120 years. Its pudgy, short appearance immediately brings a smile to the observer's face, giving it a personality all its own. Its colorful history makes it even more significant among all things antique...

Cast in 1888, it was one of 4 installed in the Main Street area sometime around 1888-1889 (the others being located on corners at Spring, Chestnut and Pine). These hydrants were pressed into service during their early years for several fires of historic note – fires which could have taken a huge toll on the area had these hydrants not been there. This particular little hydrant is known as a Siamese Hydrant because of its two fire hose connections. It is actually much taller than it now appears. At least 3 feet are now hidden underground. Sidewalks in the 1800's were built higher due to horse-drawn buggy wheels and of course the street has been resurfaced several times over the past century, raising the street level as paving layers accumulated.

During the 1960's, a new water line was installed to service the growing Main Street district. As a result, new fire hydrants were installed. This lone, faithful servant is all that remains of the original four.

This historic hydrant caused a ripple effect in Bastrop's economy... The need for fire protection for the homes being built in that area in the 1800's caused the first water line to be designed expressly for the purpose of supplying the fire hydrants. As a result, this water line could then supply drinking water to those very same homes as well as support an ice plant, just 2 blocks away. This precipitated the construction of an electric generating station for the ice plant (at the location of the current city library). Along with the railroad for transport, the city had fire protection, drinking water, electricity and could now preserve food – a significant economic factor in those days.

This little hydrant in its original location stands as a tribute to the water system and infrastructure development of Bastrop. The hydrant *location* is of equal importance. In fact many antique fire hydrant buffs from several

states have already visited the little hydrant as noted by Mike Fisher, who was the City Water & Wastewater Director in past years as well as a past Fire Chief. Although still attached to the 4-inch water main, it is not used since there is already a modern operational hydrant at its side to handle today's increased fire protection demand. In the future when new water lines replace current ones, **it is important that it remain at its original location**, disconnecting it from the water line, but restoring and resetting it at its original height in order to give visitors a true representation of its original stature. Proper restoration will allow extraction of valuable historical information cast in the metal but not visible at this time.

I enthusiastically request that this loyal and faithful servant be preserved at its original location as the historic treasure it truly is!

Sincerely,

Susan B. Long
Safety Officer – Bastrop Fire Department
Commissioner – Bastrop Historic Landmark Commission

August 21, 2007



Bastrop's Oldest Fire Hydrant

Cast in 1888, this fire hydrant was one of 4 installed in the Main Street area sometime around 1888-1889 (the others being located on corners at Spring, Chestnut and Pine Streets).

These hydrants were pressed into service during their early years for several fires of historic note – fires which could have taken a huge toll on the area had these hydrants not been in use. This particular little hydrant is known as a Siamese Hydrant because of its two fire hose connections.

During the 1960's, a new water line was installed to service the growing Main Street district. As a result, new fire hydrants were installed. This lone, faithful servant is all that remains of the original four.

The historic hydrants caused a ripple effect in Bastrop's economy. The need for fire protection for the homes being built in the city in the late 1800's caused the first water line to be designed expressly for the purpose of supplying the fire hydrants. Using this line, water could then also supply drinking water to those very same homes, as well as support an ice plant, just 2 blocks away. This precipitated the construction of an electric generating station for the ice plant (at the location of the current city library). Along with the establishment of the railroad for transport, the city could claim fire protection, drinking water, electricity and could now preserve food – all significant economic factors in early Bastrop.

This little hydrant in its original location stands as a tribute to the water system and infrastructure development of Bastrop. It is not in use since there is already a modern operational hydrant at its side to handle today's increased fire protection demand. However, it still stands guard, watching over the City of Bastrop, as it has faithfully done for almost 120 years.

20'w x 36" h
BRONZE w/ P&E 014-500-
FRONT 3/8" H



STAFF REPORT

MEETING DATE: December 18, 2019

AGENDA ITEM: 3E

TITLE:

Discussion on the Rules of Procedure for the City Council and Boards & Commissions of the City of Bastrop, Texas.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

BACKGROUND/HISTORY:

The City Council adopted Rules of Procedure on August 23, 2005. These were most recently revised on July 9, 2019. These also apply to all boards and commissions appointed by the City Council.

Please read the document and we can discuss any questions or clarifications on the rules.

ATTACHMENTS:

- Hard copy will be provided to Commissioners

