

# 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.

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- 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.

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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.

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- 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.

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- 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