

**MINUTES OF BASTROP HISTORIC LANDMARK COMMISSION MEETING  
September 5, 2018**

The Bastrop Historic Landmark Commission met in a Regular Meeting on Wednesday September 5, 2018 at 6:00 p.m. at Bastrop City Hall, located at 1311 Chestnut Street, Bastrop, Texas.

Members present were:

Christine Cartwright	<u>Present</u>	Susan Long	<u>Present</u>
Dan Hays-Clark	<u>Present</u>	Kathryn Lang	<u>Absent</u>
Blake Kaiser	<u>Present</u>		
Pat Crawford	<u>Present</u>		

**CALL TO ORDER**

Chair Hays-Clark called the meeting to order with a quorum being present. Kathryn Lang was absent. Pat Crawford arrived at 6:40 p.m.

**CITIZEN COMMENTS**

No citizen speakers.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

3A. Consider action to approve meeting minutes from the March 21, 2018 Historic Landmark Commission Regular Meeting.

**A motion was made by Commissioner Cartwright to approve the meeting minutes for the March 21, 2018 Historic Landmark regular meeting, seconded by Commissioner Long. Motion was approved on a 4-0 vote.**

3B. Consider action to approve a Certificate of Appropriateness for a sign at 813 Main Street for the Ma’Coco Restaurant.

**A motion was made by Commissioner Long to approve the Certificate of Appropriateness for a sign at 813 Main Street for the Ma’Coco Restaurant, seconded by Commissioner Cartwright. Motion was approved on a 4-0 vote.**

*Commissioner Crawford arrived at 6:40 p.m.*

3C. Public hearing and consider action to approve a Certificate of Appropriateness for Relocation of the “Long Kitchen” from the LCRA property at 1405 Willow Street to the historic A.A. Erhard House (Whitten property) at 1106 Pecan Street.

**A motion was made by Commissioner Crawford to approve the Certificate of Appropriateness for Relocation of the “Long Kitchen” from the LCRA property at 1405 Willow Street to the historic A.A. Erhard House (Whitten property) at 1106 Pecan Street, seconded by Commissioner Long. Motion was approved on a 4-0 vote. Commissioner Hays-Clark recused himself from voting for a conflict of interest.**

*Commissioner Crawford left at 7 p.m.*

3D. Consider action to extend an invitation to properties:

- 400 Farm Street - Fisherman's Park Fireplace

**A motion was made by Commissioner Cartwright to extend an invitation to the applicants for the Fisherman's Park Fireplace located at 400 Farm Street, inside Fisherman's Park, seconded by Commissioner Long, motion was approved on a 4-0 vote.**

- 1307 Church Street - Hall-Sayers-Perkins House

**A motion was made by Commissioner Kaiser to extend an invite to the property owners of 1307 Church street, known as the Hall-Sayers-Perkins House, seconded by Commissioner Long. Motion was approved on a 4-0 vote.**

### **ADJOURNMENT**

**Chair Hays-Clark adjourned the meeting at 7:06 p.m. without objection.**

APPROVED:

ATTEST:

\_\_\_\_\_  
Dan- Hays-Clark, Chair

\_\_\_\_\_  
Susan Long, Vice-Chair

# HISTORIC LANDMARK COMMISSION STAFF REPORT



**MEETING DATE:** February 20, 2019

**AGENDA ITEM:** 3B

**TITLE:**

Consider action to approve a Certificate of Appropriateness for the exterior remodel, adding an elevator, at 1704 Main Street, also known as the Elbert S. Orgain House.

**STAFF REPRESENTATIVE:**

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

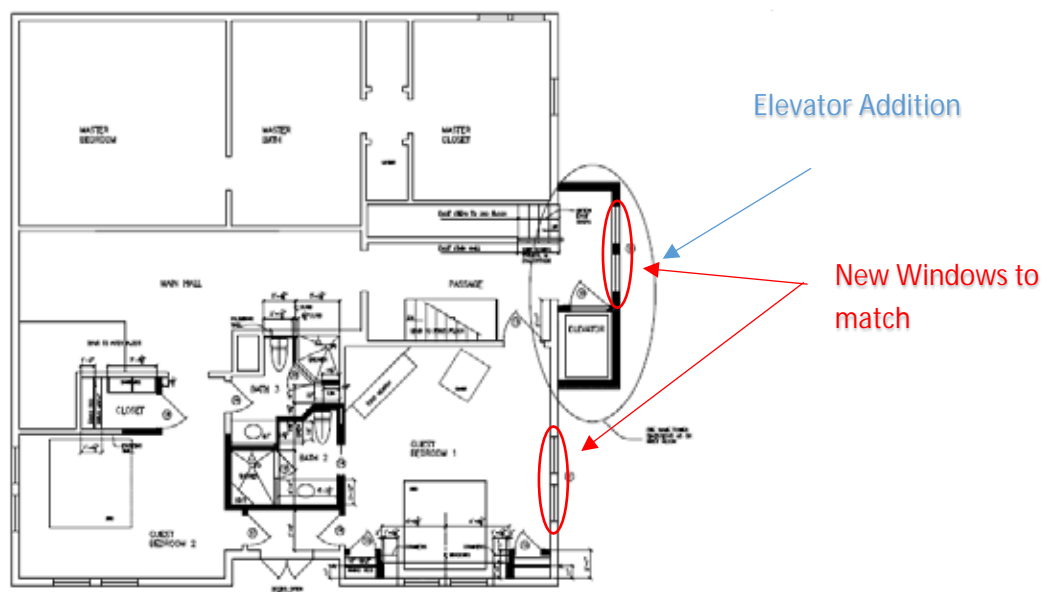
**ITEM DETAILS:**

Site Address: 1704 Main Street (Attachment 1)  
Property Owners: Ron Barclay  
Applicant Contact: Doug Gaeke, Contractor  
Current Use: Residence  
Existing Zoning: Downtown Form-Based Code: Neighborhood  
Designations: National Register of Historic Places and Local Significant Landmark

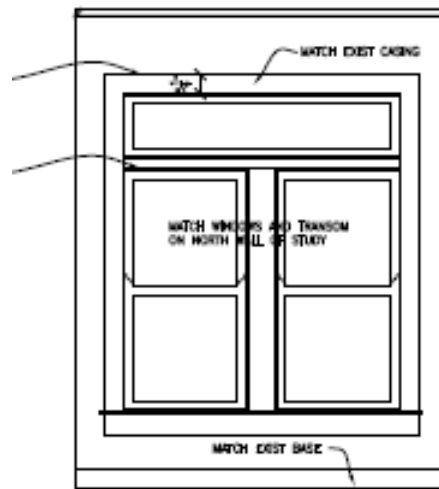
**BACKGROUND/HISTORY:**

The property at 1704 Main Street was build circa 1915 and is referenced as the Elbert S. Orgain House after the architect. The principle structure's architectural style is Neo-Classical Revival. The property was listed in the National Register of Historic Places in 1977.

The property owner is planning to do interior renovations and add an elevator on the north side of the structure. This will requiring building a 4-foot by 15-foot addition that will house the elevator and landing area (Attachment 4).

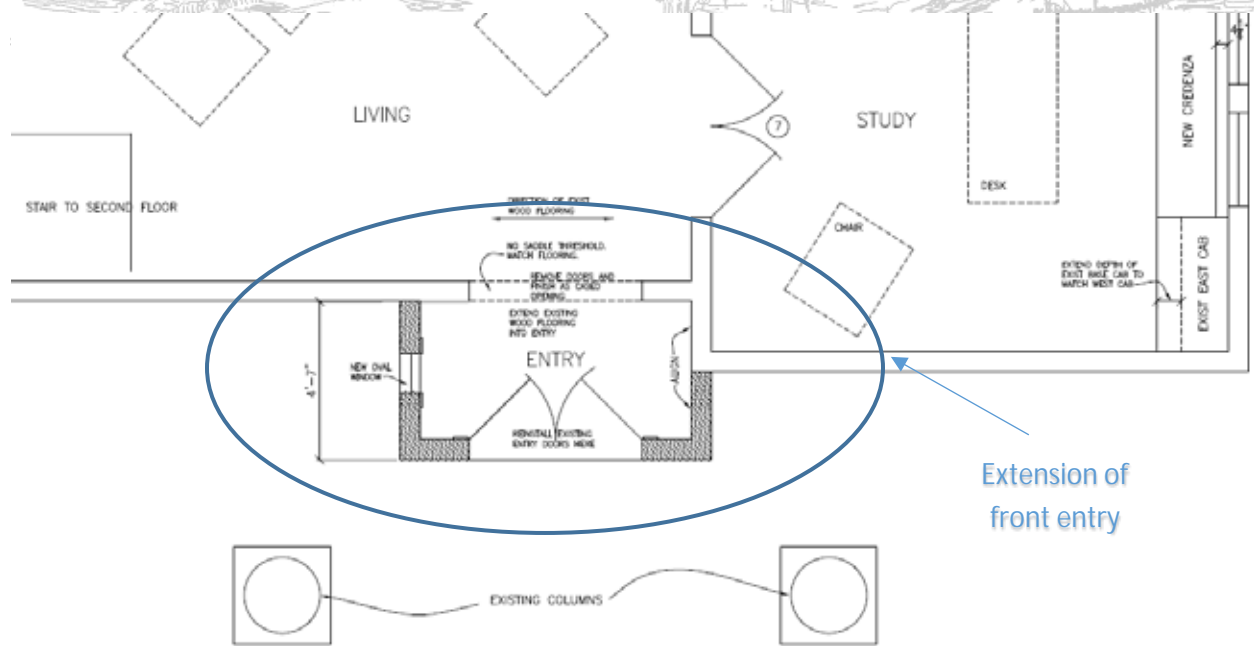


The applicant has provided plans that show that the addition will match the existing wood siding and add windows that match the existing windows on the north face (Attachment 3).



(L) SIDE ENTRANCE - NORTH  
(A-3)  
SCALE: 1/2"=1'-0"

The property owner would also like to extend the front entryway of the house on the first floor by 4 feet 7 inches (Attachment 4).



	DATE: 21 NOVEMBER 2018			A
	JOB: RASTROP			

The existing doors will be reinstalled and primary elements of the front porch, such as the existing columns and railing will remain.

## **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.

### Code of Ordinances Chapter 14 – Zoning

Per Section 14.03.003 (f) *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.

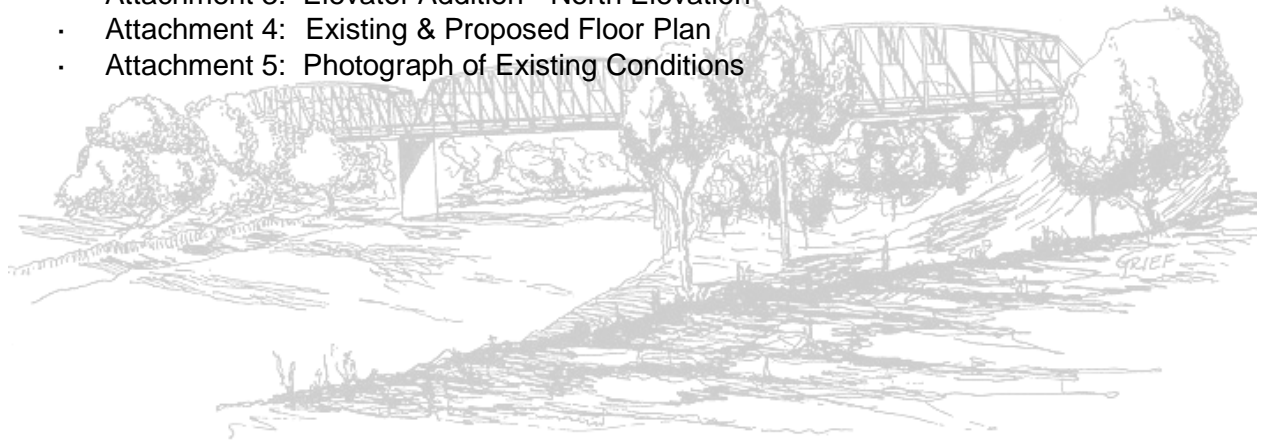
*The proposed additions will use the same style and materials that currently exist on the structure and will blend with the historic architectural style. This project will allow the property owner to provide modern amenities for the residence while honoring the historic nature of the property.*

**RECOMMENDATION:**

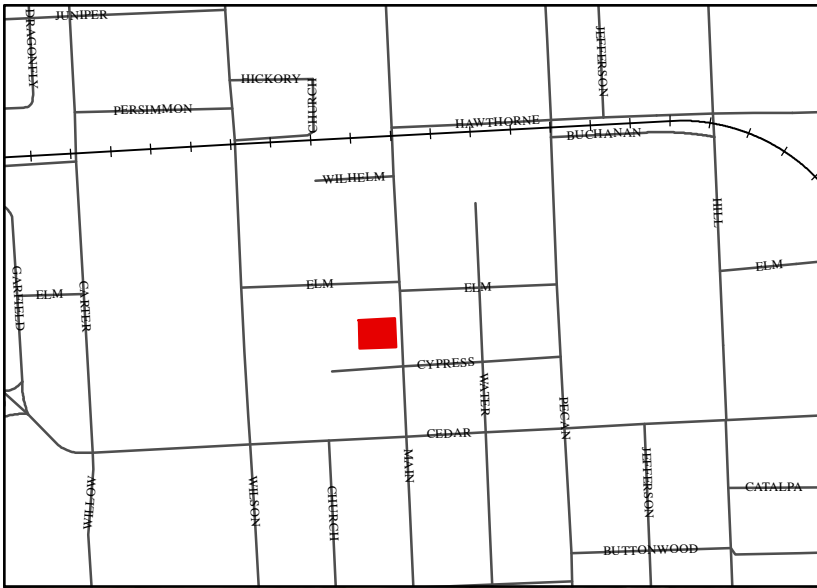
Consider action to approve a Certificate of Appropriateness for the exterior remodel, adding an elevator, at 1704 Main Street, also known as the Elbert S. Orgain House.

**ATTACHMENTS:**

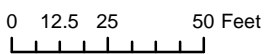
- Attachment 1: Location Map
- Attachment 2: Project Description
- Attachment 3: Elevator Addition - North Elevation
- Attachment 4: Existing & Proposed Floor Plan
- Attachment 5: Photograph of Existing Conditions







**Location Map**  
**Certificate of Appropriateness**  
**1704 Main Street**



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.

Date: 2/13/2019

# **GAEKE**

## **CONSTRUCTION**

Company, Inc.

P.O. DRAWER 509 • OFFICE (979) 542-2943 • FAX (979) 542-0953

GIDDINGS, TEXAS 78942

**GENERAL CONTRACTORS  
CONSTRUCTION MANAGERS**

**Worklist for the Barclay Residence  
1704 Main Street, Bastrop, Texas  
Updated 01 January 2019**

- 1. Remove and replace the existing concrete front drive. Embellish with brick pavers along the outside edge and at 10' spacing across the drive way width.**
- 2. Install residential elevator according the floor plan. Shop drawing for the elevator are attached to this submittal**
- 3. Add 2<sup>nd</sup> bathroom to second floor as shown on plans.**

**These three items are added to the original project scope dated 21 November 2018**

*"Quality Is Our Business"*



**WORKLIST FOR BARCLAY RESIDENCE**  
**1704 MAIN STREET, BASTROP, TEXAS**  
**21 NOVEMBER 2018**

**01.A THE FOLLOWING ARE TO BE FURNISHED BY THE OWNER AND  
INSTALLED BY THE CONTRACTOR:**

1. Kitchen Appliances and Equipment: refrigerator, dishwasher, disposal, ice maker, instant hot water unit, range hood with exhaust, microwave, wine refrigerator south end of island, water filtration unit under kitchen sink servicing that sink.
2. Side Entry: Washer and Dryer, and sink with faucet set. Stone counter top with splash.
3. All Finish Hardware: For new doors such as privacy sets, passage sets, dead bolts, stops, etc. (contractor shall supply hinges), knobs/pulls for cabinets in Kitchen, Bath 2 & Bath 3, for drawer units either side of bed in Master, for cabinet in Side Entrance.
4. All bathroom accessories such as towel bars, tissue holders, grab bars, etc.
5. All closet accessories in Master Closet and closets in Guest Bedroom 1 & Guest Bedroom 2 such as robe hooks, belt hooks, tie hooks, etc.
6. All Finish Plumbing Fixtures with Finish Trim, i.e. toilets, faucets, shower heads on slide bars.
7. Lighting Fixtures: Owner will work with Contractor to determine type i.e. surface, hanging, recessed.
8. Lavatory cabinet with marble top in Powder.
9. Bath 2 and Bath 3, stone floors, countertops and splashes, and walls and floors of showers.
10. Framed mirrors for Bath areas.
11. Kitchen: Countertops with back splash, and subway tiles at range. Island top to remain wood. Sand wood and apply mineral oil.
12. Install Owners new lighting fixtures above mirrors at vanities.

**01.B THE FOLLOWING ITEMS ARE TO BE FURNISHED AND INSTALLED BY OWNER, AND THE CONTRACTOR SHALL ACCOMMODATE AND COORDINATE THE INSTALLATION OF THIS WORK.**

1. Wallpaper: All walls in Powder. All walls in Dining. All walls in Master Bedroom. All walls Master Bath.
2. Carpet: 1st Floor Sunroom off Foyer; 2nd Floor Office and Sitting Room above First Floor Sunroom; Master Closet, flooring for Third Floor.
3. Shutters in Guest Bedroom 1 and Guest Bedroom 2.

**01.C THE FOLLOWING ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR:**

1. Frameless shower enclosure from Binswanger Glass. Verify finish of hinges and support pins with Owner.
2. All closet rods shall be chrome tubing with chrome end flanges.

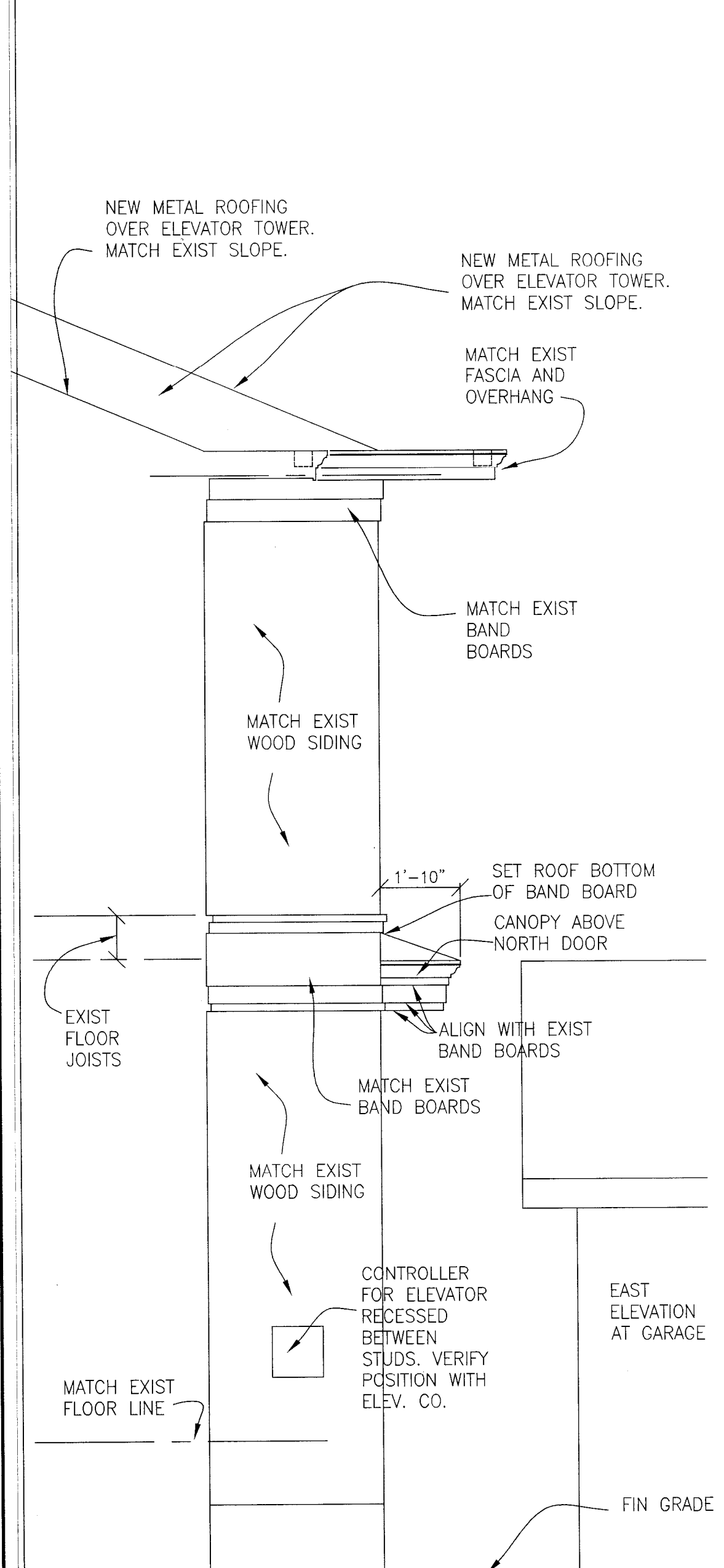
**01.D GENETRAL NOTES:**

1. Service from Utility Pole to House shall be underground (under existing concrete driveway) to panel boards on wall of house. Discuss location of Pole and Underground Lines with Owner.
2. Telephone, Cable, Alarm System, Audio/Video System: locations shall be coordinated between Owner and Contractor.
3. Credenza in Study bridging west and east base cabinets and centered on north windows: Extend depth of east base cabinet as indicated on floor plan. Provide shallow drawers above full width knee space below windows. Provide 4-1/2" pocket back side of credenza along windows to accommodate low window sill.

Owner to determine number and type of file drawers in west base cabinet. Use extra heavy duty drawer slides for file drawers.

4. Check all windows for rotted wood, and repair.
5. Use Full Extension Slides for all new drawers.
6. Paint entire house inside and out.
7. Sand and re-finish all wood floors and stair treads. Provide sample for Owner's review.
8. All exterior first floor Porches: check for structural issues caused by rotted wood. Replace rotted wood.
9. Check siding, soffits, cornice boards, and wood columns for rotted wood.

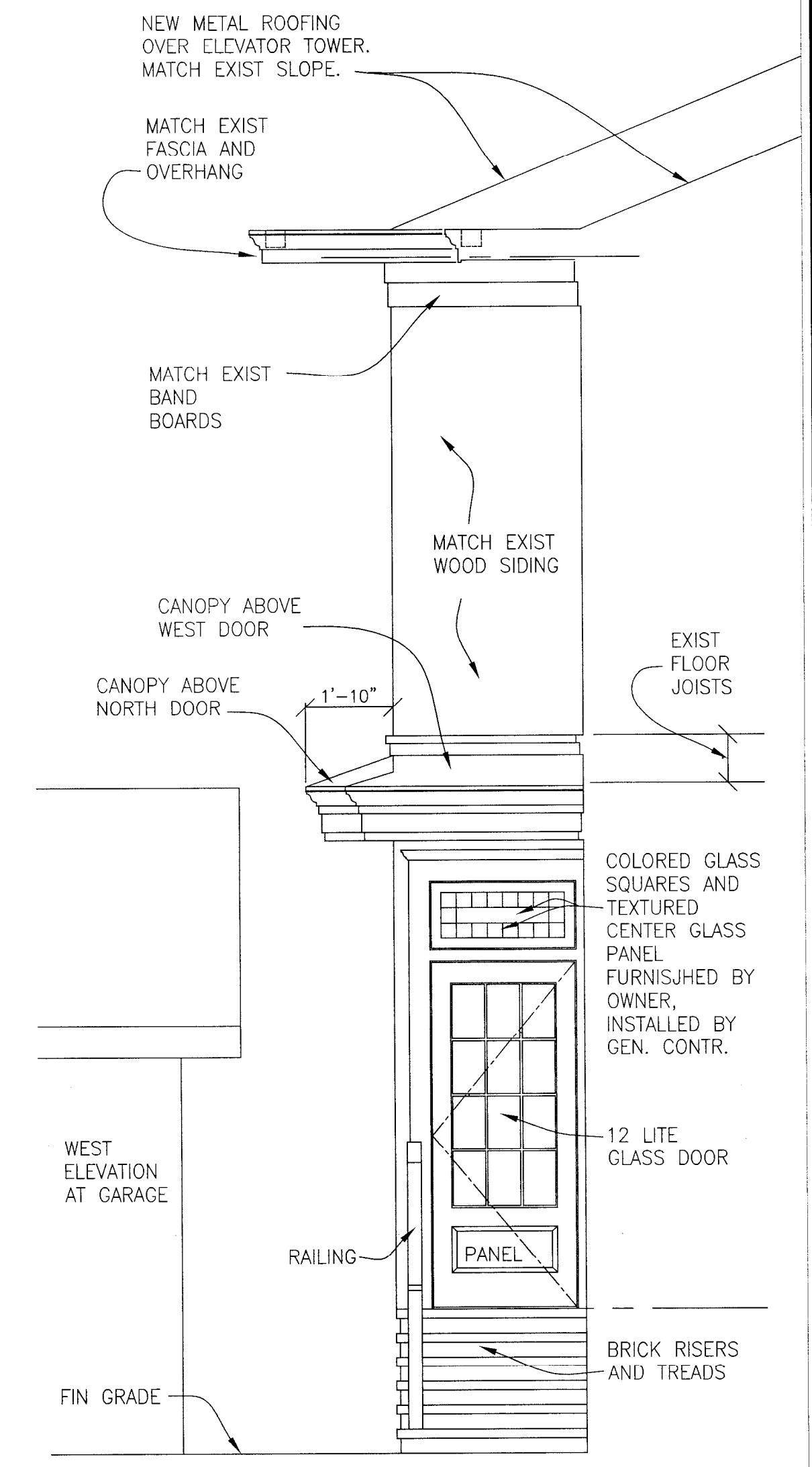
10. Attics: install power ventilators and new insulation (verify type with owner).
11. Verify with Owner the type of electrical switches, receptacles, color of plates, and location and types of dimmer switches.
12. Set an Allowance for all electrical labor and parts since there are no Electrical Drawings.
13. At Kitchen existing base cabinets and upper cabinets along walls: Install all new cabinet doors and drawers to match profile of those at Island.
14. At side Entry: Cabinet doors and drawers including File Drawers shall match profile of those at Island.
15. Bedroom 2: Drawers each side bed area shall match profile of those at Island.
16. Bath 2 and Bath 3: Cabinet doors and drawers shall match profile of those at Island.
17. Third Floor: Add Cedar Closet (approx. 6'x8'). Location per Owner.
18. Existing roof access door: Install new weather stripping and new dead bolt.
19. Master Bedroom: Remove double windows on west wall. Install gyp. bd. and siding to match exist. Install one single width window centered on Owner's bedside chests either of side of king bed at west wall. Reuse windows from west wall if possible. If not usable, have new windows milled.
20. Master Bath and Master Closet:
  - Leave stone counter tops with splash.
  - Remove tile from floors in Bath, Toilet room, Vestibule to Master Closet.
  - Remove tile from west wall including tile at shower and tub.
  - Owner to furnish new undermount tub, and faucet sets for tub and shower. Face of tub deck to be wood paneling.
  - Install Owner's tile for 12" high splash at tub.
  - Remove furr down over Shower.
  - Install Owner's tile at Shower walls and on floor of shower. Align top of shower wall tile with top of casing at adjacent window.
  - Install wood flooring in Master Bath, Toilet area, and Vestibule to Master Closet.
21. Remove all medallions from ceilings at hanging light fixtures.



EXTERIOR ELEVATION  
EAST AT ELEVATOR TOWER  
SCALE 3/8" = 1'-0"

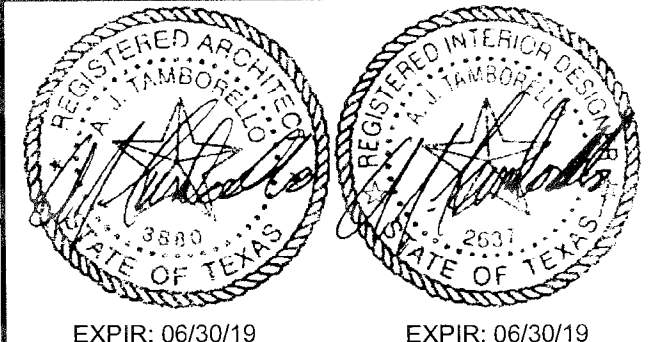


EXTERIOR ELEVATION - NORTH  
SCALE 3/8" = 1'-0"



EXTERIOR ELEVATION  
WEST AT ELEVATOR TOWER  
SCALE 3/8" = 1'-0"

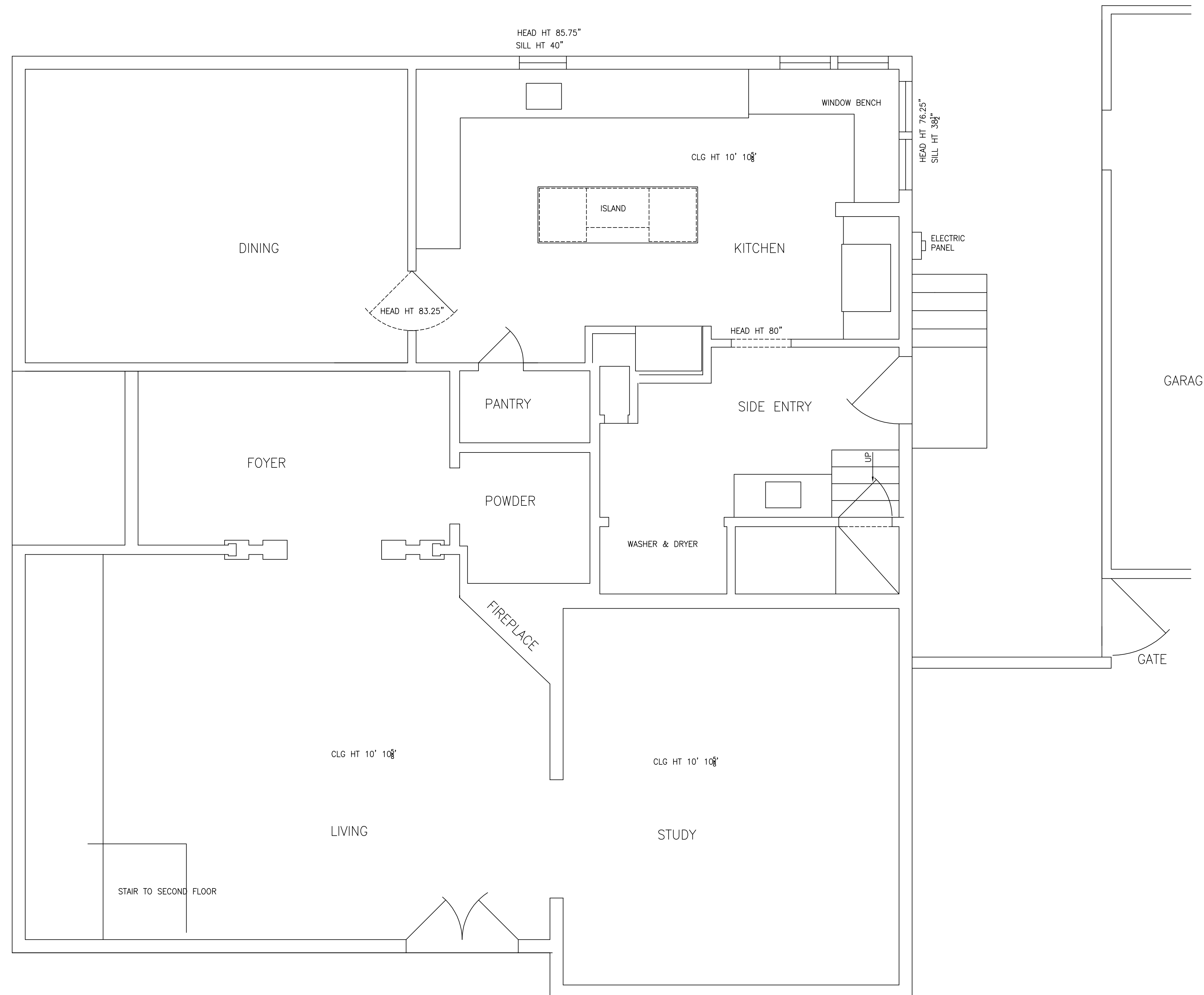
DATE: 29 JANUARY 2019  
JOB: BASTROP



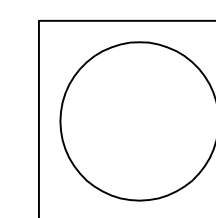
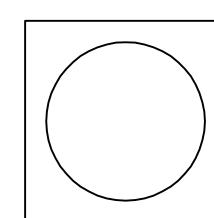
**A. J. TAMBORELLO, AIA - ARCHITECT**  
TONY TAMBORELLO LICENSED ARCHITECT AND LICENSED INTERIOR DESIGNER  
2450 LOUISIANA, STE. 400-613 HOUSTON, TEXAS 77006 CELL: 713-249-1672

ALTERATIONS TO THE RESIDENCE OF  
**MR. AND MRS. RON BARCLAY**  
1704 MAIN STREET BASTROP, TEXAS 78602  
HISTORIC DISTRICT

SHEET:  
**A-6**

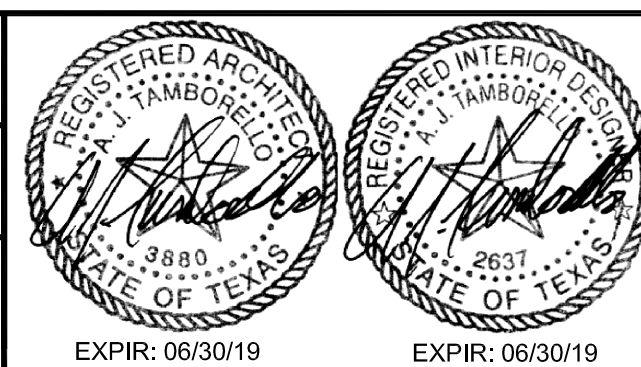


EXISTING FIRST FLOOR PLAN OF MAIN HOUSE  
 SCALE 3/8" = 1'-0"



DATE: 21 NOVEMBER 2018

JOB: BASTROP



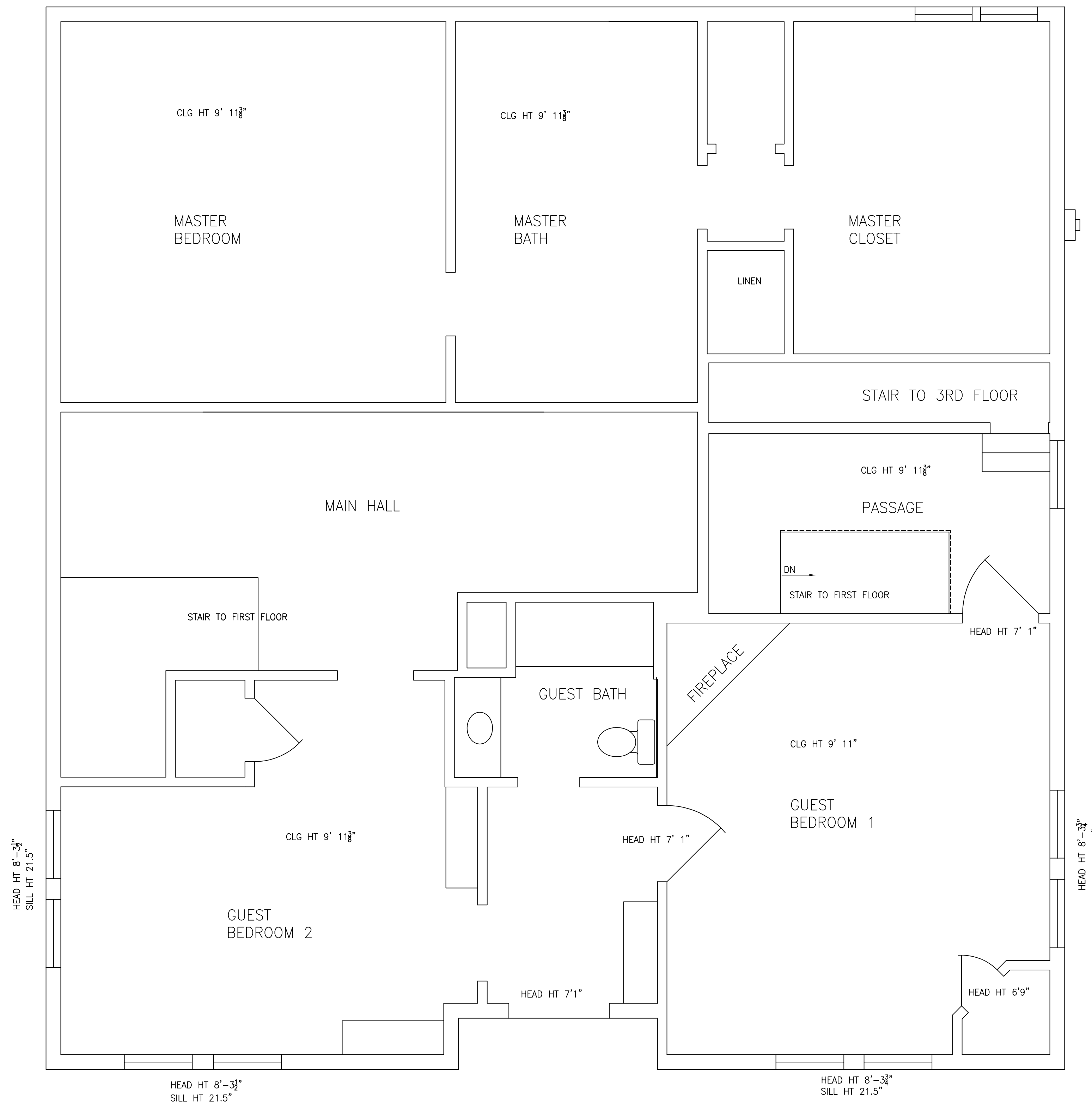
**A. J. TAMBORELLO, AIA - ARCHITECT**

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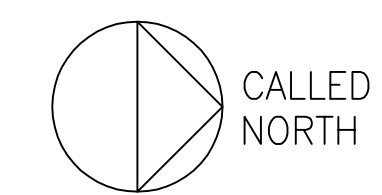
ALTERATIONS TO THE RESIDENCE OF  
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 HISTORIC DISTRICT

SHEET:

**A-1a**

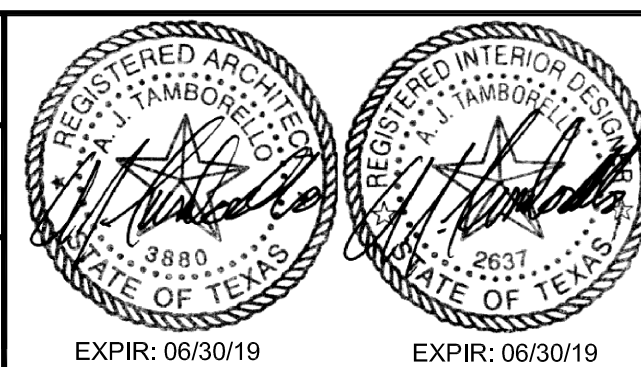


EXISTING FIRST FLOOR PLAN OF MAIN HOUSE  
 SCALE 3/8" = 1'-0"



DATE: 21 NOVEMBER 2018

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**A. J. TAMBORELLO, AIA - ARCHITECT**

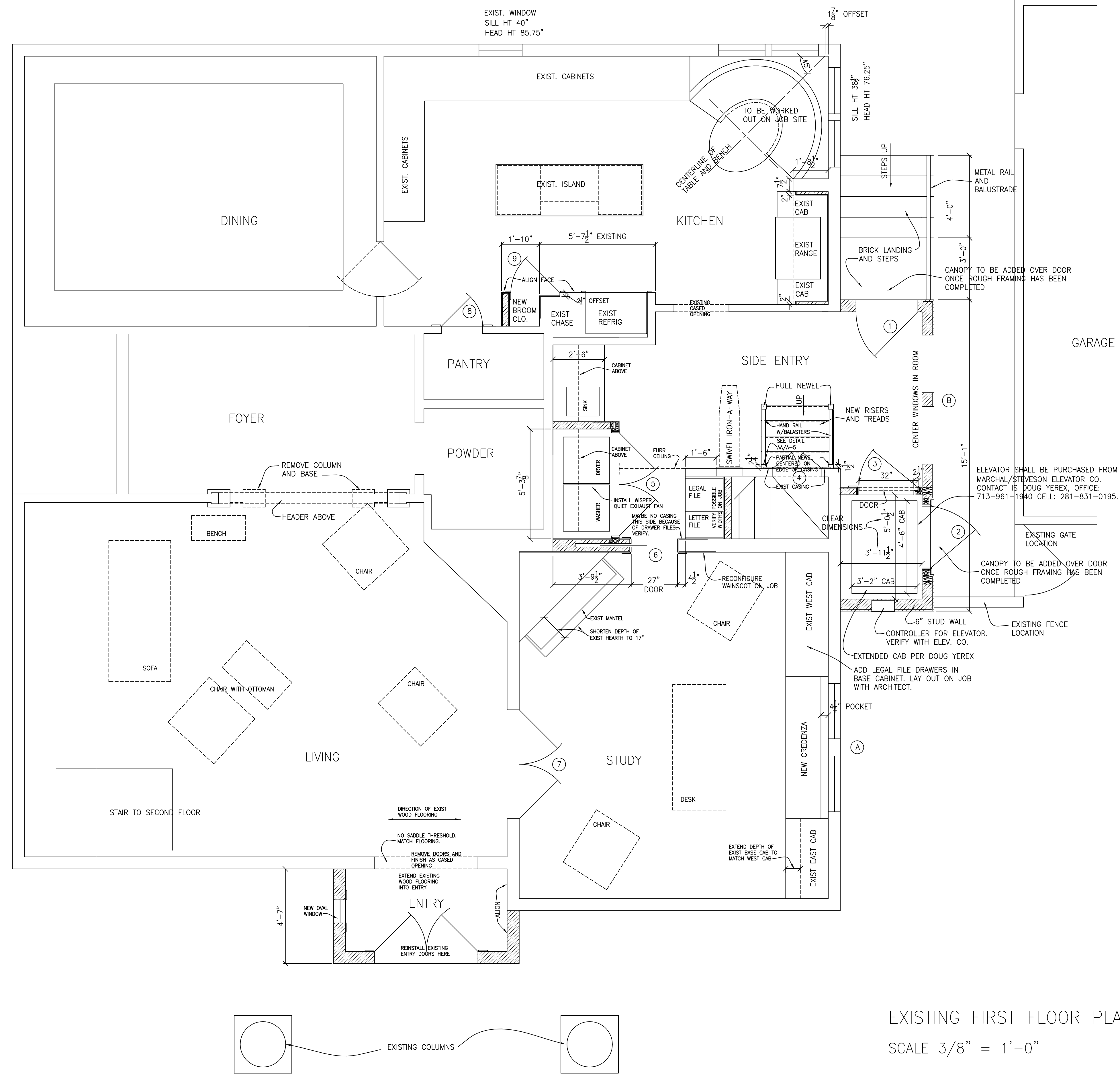
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ALTERATIONS TO THE RESIDENCE OF  
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 HISTORIC DISTRICT

SHEET:

**A-1b**





**GENERAL NOTES:**

1. ALL DIMENSIONS SHOWN ON FLOOR PLANS ARE FINISHED FACE TO FINISHED FACE.
2. INTERIOR WALLS OF ELEVATOR HOISTWAY REQUIRED BY CODE TO BE 5/8" GYP BD.
3. INDICATES NEW WALL CONSTRUCTION.
4. ALL DRAWER SLIDES SHALL BE FULL EXTENSION TYPE AND SIZED FOR FULLY LOADED DRAWERS.

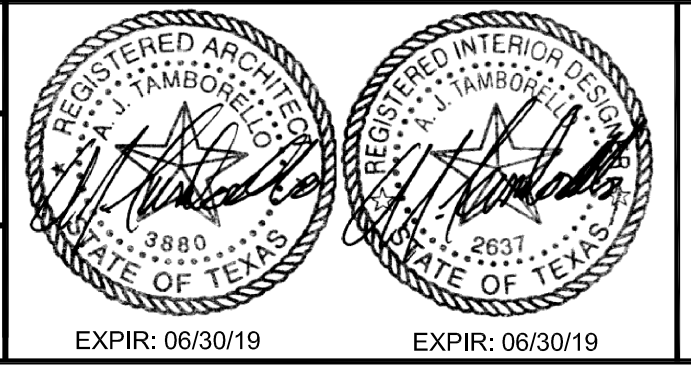
DOOR SCHEDULE			
MARK	SIZE	DESCRIPTION	REMARKS
1	3'-0" x 6'-8" x 1-3/4"	CUSTOM DOOR DESIGN WITH TRANSCOM ABOVE. 9 LITE OVER BASED PANEL. SEE ELEVATION K/A-3	SEE NOTE 1. PAINT FINISH MANGOCANY WOOD FOR DOOR AND TRANSCOM. ALIGN TOP OF HEADER MOLDING ABOVE TRANSCOM WITH TOP OF CASING AT NORTH WINDOWS IN SAME ROOM. SEE DETL. K/A-3 & M/A-3.
2	3'-0" x 6'-8" x 1-3/4"	PANEL DOOR.	SEE NOTE 1. PAINT FINISH MANGOCANY WOOD. NUMBER OF PANELS TOO TO BE DETERMINED.
3	2'-10" x 6'-8" x 1-3/4"	PANEL DOOR.	SEE NOTE 1. PAINT FINISH. ALIGN TOP OF HEADER CASING WITH CASING ABOVE TRANSCOM NORTH WINDOWS. DOOR TO HAVE OFFSET JAMB. JAMB WIDTH FOR ELEVATOR OPENING IS 32". SEE FLOOR PLAN FOR DOOR #3.
4	20 1'-2" x 4'-3" x 1"	PANEL DOORS.	SEE NOTE 1. PAINT FINISH. NUMBER OF STACKED PANELS TOO TO BE DETERMINED.
5	20 2'-6" x 6'-8" x 1"	PANEL DOORS.	PAINT FINISH. NUMBER OF STACKED PANELS TOO TO BE DETERMINED. MATCH EXISTING DOOR PANELS.
6	2'-3" x 6'-8" x 1"	PANEL DOOR.	PAINT FINISH. STACKED PANELS APPROXIMATE SIZE AS ONES IN DOOR #7.
7	PAIR OF EXISTING PANELED DOORS.		
8	EXISTING DOOR		
9	2'-3" x 7'-0" x 1"	PANEL DOOR	PAINT FINISH. PANELS SHALL MATCH THE DOOR #8 TO PANTRY.
10	2'-10" x 6'-8" x 1-3/4"	PANEL DOOR AND PANEL TRANSCOM.	SEE NOTE 1. PAINT FINISH. SEE ELEVATION T/A-4. NUMBER OF STACKED DOOR PANELS TO BE DETERMINED.
11	EXISTING DOOR		
12	1'-10" x 7'-1" x 1"	PANEL DOOR.	SEE NOTE 1. PAINT FINISH. MATCH EXISTING DOOR HEIGHTS AND NUMBER OF PANELS THIS FLOOR.
13	1'-10" x 7'-1" x 1"	PANEL DOOR.	SEE NOTE 1. PAINT FINISH. MATCH EXISTING DOOR HEIGHTS AND NUMBER OF PANELS THIS FLOOR.
14	2'-3" x 7'-1" x 1"	PANEL DOOR.	SEE NOTE 1. PAINT FINISH. MATCH EXISTING DOOR HEIGHTS AND NUMBER OF PANELS THIS FLOOR.
15	**1'-11" x 7'-0"	GLASS SHOWER DOOR.	MATCH FINISH ON OWNER'S HARDWARE. FRAMELESS. CLEAR GLASS TREATED AGAINST WATER DEPOSITS.
16	2'-3" x 7'-1" x 1"	PANEL DOOR.	SEE NOTE 1. PAINT FINISH. MATCH EXISTING DOOR HEIGHTS AND NUMBER OF PANELS THIS FLOOR.
17	2'-3" x 7'-1" x 1"	PANEL DOOR.	SEE NOTE 1. PAINT FINISH. MATCH EXISTING DOOR HEIGHTS AND NUMBER OF PANELS THIS FLOOR.
18	REUSE EXIST CLOSET DOOR.		
19	2'-3" x 7'-1" x 1"	PANEL DOOR.	SEE NOTE 1. PAINT FINISH. MATCH EXISTING DOOR HEIGHTS AND NUMBER OF PANELS THIS FLOOR.
20	**1'-11" x 7'-0"	GLASS SHOWER DOOR.	MATCH FINISH ON OWNER'S HARDWARE. FRAMELESS. CLEAR GLASS TREATED AGAINST WATER DEPOSITS.

DOOR SCHEDULE NOTES	
1.	* INDICATES APPROX HEIGHT.
2.	** INDICATES APPROX WIDTH.

WINDOW SCHEDULE			
MARK	SIZE	DESCRIPTION	REMARKS
A	EXISTING.	PAIR OF SINGLE HUNG WINDOWS WITH FIXED SINGLE TRANSCOM ABOVE.	
B	MATCH EXISTING WINDOW MARK 'A'	MATCH EXISTING WINDOW MARK 'A'	SAME SILL AND HEAD HEIGHTS AS WINDOWS MARK 'A' SAME WIDTHS AS WINDOWS MARK 'A'
C	EXISTING	PAIR OF SINGLE HUNG WINDOWS	
D	MATCH EXISTING WINDOW MARK 'C'	MATCH EXISTING WINDOW MARK 'C'	SAME SILL AND HEAD HEIGHTS AS WINDOWS MARK 'C' SAME WIDTHS AS WINDOWS MARK 'C'

EXISTING FIRST FLOOR PLAN OF MAIN HOUSE CALLED NORTH  
SCALE 3/8" = 1'-0"

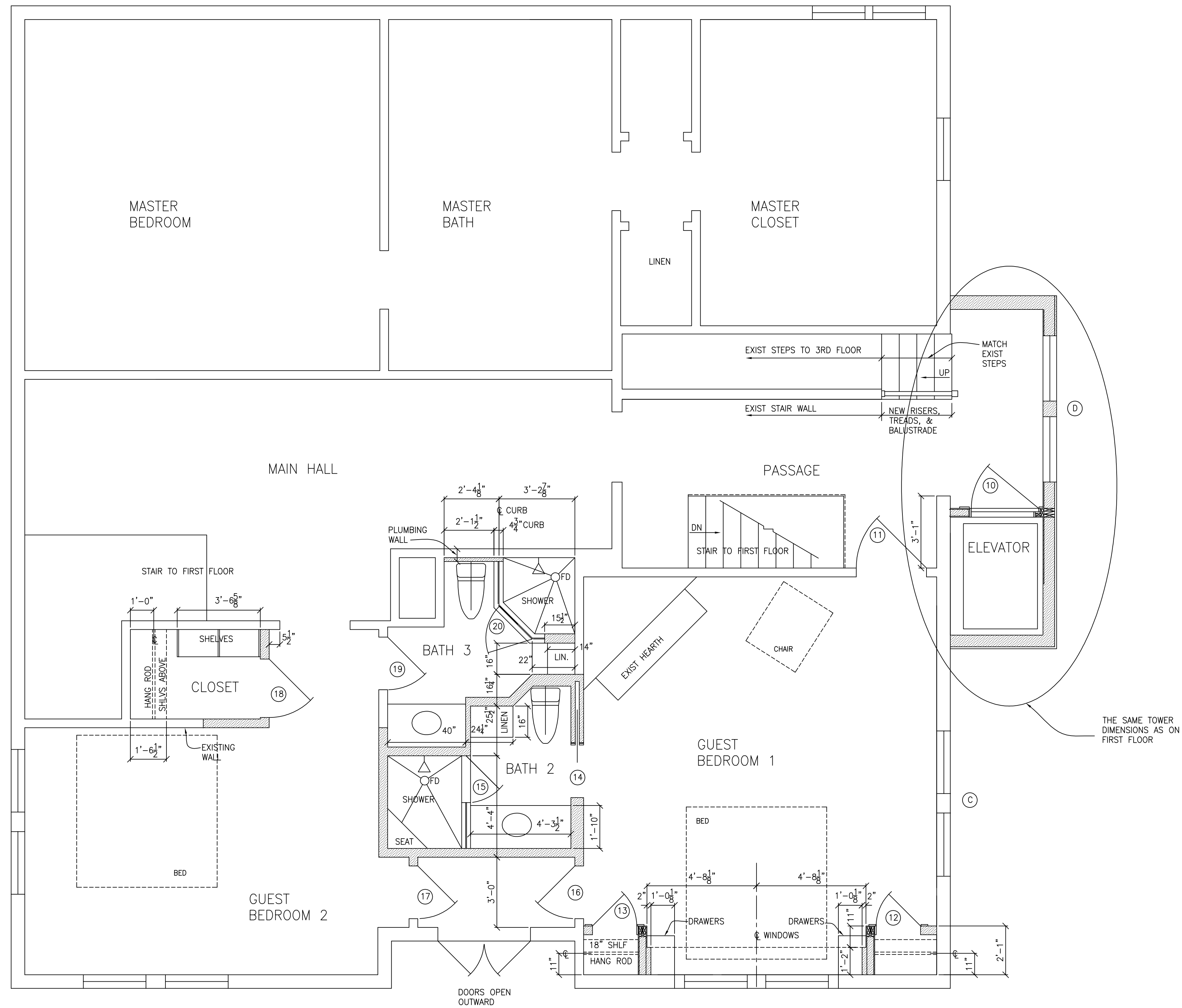
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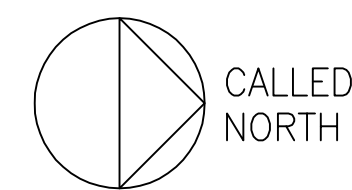
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HISTORIC DISTRICT

SHEET:  
**A-2a**

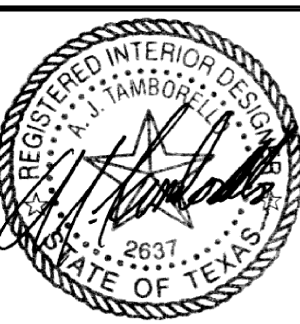
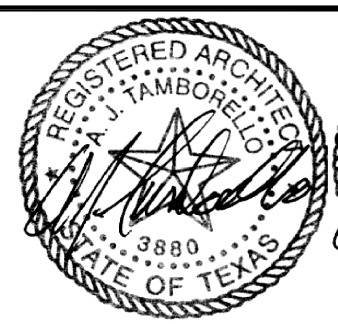


EXISTING FIRST FLOOR PLAN OF MAIN HOUSE  
 SCALE 3/8" = 1'-0"



DATE: 21 NOVEMBER 2018

JOB: BASTROP



**A. J. TAMBORELLO, AIA - ARCHITECT**

TONY TAMBORELLO LICENSED ARCHITECT AND LICENSED INTERIOR DESIGNER  
 2450 LOUISIANA, STE. 400-613 HOUSTON, TEXAS 77006 CELL: 713-249-1672

ALTERATIONS TO THE RESIDENCE OF

**MR. AND MRS. RON BARCLAY**

1704 MAIN STREET BASTROP, TEXAS 78602  
 HISTORIC DISTRICT

SHEET:

**A-2b**



Electric  
Location.

