

HISTORIC LANDMARK COMMISSION MEETING

MEETING MINUTES

February 21, 2024

1. CALL TO ORDER

Chair, Blake Kaiser, called the meeting to order at 6:05 pm.

Commissioners:

Blake Kaiser, Chair	Present
Sharah Johnson, Vice-Chair	Absent
Susan Long	Present – Arrived at 6:08 pm
Janean Whitten	Present
Cheryl Long	Present
Lisa Laky	Present
Gary Moss	Present

City Council Liaison:

John Kirkland	Present
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Staff:

Kennedy Higgins	Present
Melissa Gustafson	Present
Sylvia Carrillo	Present

2. CITIZEN COMMENTS

Lindy Larson
1320 Farm St
Bastrop TX 78602

Mrs. Larson expressed her appreciation to City Staff, specifically Sylvia Carrillo and Kennedy Higgins, for their assistance in helping her complete her Historic Designation Request.

3. INTRODUCTION OF NEW BOARD MEMBER

3A. Welcome Gary Moss

4. ITEMS FOR INDIVIDUAL CONSIDERATION

4A. Consider action to approve meeting minutes from the December 20, 2023, Historic Landmark Commission Regular Meeting.

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Commissioner Gary Moss made a motion to approve the meeting minutes from December 20, 2023. Lisa Laky seconded the motion. The motion passed unanimously.

- 4B. Public hearing and consider action to make a recommendation on a Historic Landmark Designation for the property located on 0.4670 acres of Farm Lot 1 West of Main Street within the City Limits of the City of Bastrop, Texas, also known as 1301 Church Street, and forward to the March 12, 2024, City Council meeting.

Public Hearing Open: 6:08 pm
Public Hearing Closed: 6:11 pm

Kennedy Higgins presented the recommendation on a Historic Landmark Designation for the property located on 0.4670 acres of Farm Lot 1 West of Main Street within the City Limits of the City of Bastrop, Texas, also known as 1301 Church Street, and forward to the March 12, 2024, City Council meeting.

Commissioner Gary Moss made a motion to approve the recommendation. Commissioner Janean Whitten seconded the motion. The motion passed unanimously and will be forwarded to the City Council for final approval.

- 4C. Public hearing and consider action to make a recommendation on a Historic Landmark Designation for the property located on 0.5310 acres of Farm Lot, Block 36 East of Main Street, also known as 1320 Farm Street, and forward to the March 12, 2024, City Council meeting.

Public Hearing Opened: 6:11 pm
Public Hearing Closed: 6:14 pm

Kennedy Higgins presented the recommendation on a Historic Landmark Designation for the property located on 0.5310 acres of Farm Lot, Block 36 East of Main Street, also known as 1320 Farm Street, and forward to the March 12, 2024, City Council meeting.

Discussion ensued between Commissioners and staff.

Commissioner Susan Long made a motion to approve the recommendation. Commissioner Janean Whitten seconded the motion. The motion passed unanimously and will be forwarded to the City Council for final approval.

- 4D. Consider action on a Certificate of Appropriateness for exterior remodel and extension of the main structure at 1303 Pecan Street, being 0.636 acres out of Farm Lot 18 E of Main Street, within the City Limits of the City of Bastrop, Texas.

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Public Hearing Opened: 6:15 pm
Public Hearing Closed: 7:41pm

Kennedy Higgins presented the recommendation for the request for a Certificate of Appropriateness for exterior remodel and extension of the main structure at 1303 Pecan Street. Discussion ensued between the Commissioners, the Designer, staff and citizens. Commissioners asked questions regarding the total square footage after the addition; maintaining the original look of the architectural details; the original red brick of the fireplace and house footings; replacement window sizes that are slightly wider due to egress as well as the style of window (one over one); metal canopies over the windows; the arch window over the main door; the location of and type of material for the steps; the style of the baluster; as well as the shutter style and material type.

Public Comments:

1. Lindy Larson
1320 Farm Street

Mrs. Larson spoke briefly regarding the roles of the HLC Commissioners and provided the following points from Section 9.3.006 Criteria of Approval for a Certificate of Appropriateness – 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 characteristics of a building, structure, object or site and its environment shall not be destroyed and removal or alteration of any historic or distinctive architectural feature should be avoided, when possible. c) all buildings, structures, objects, and sites should be recognized as products of their own time. Alterations that have no historic basis and which to see and create an earlier or later appearance shall be discouraged.

Kennedy Higgins, Historic Preservation Officer responded to the above comment to explain that the current renovation request meets the expectations of the code items provided by Mrs. Larson.

2. Sue Ann Fruge
1206 Pecan Street

Ms. Fruge presented photos of the current state of disrepair of the property and addressed concerns regarding the size of the home with the addition and potential additional parking issues.

The Commissioners addressed the comment regarding the size of the home, as HLC does not have the authority to address the length of structure, as it meets the current Code requirements for setbacks and impervious cover.

3. Sid Burbach
1209 Pecan Street

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Mr. Burback expressed concerns regarding the parking availability for multiple vehicles on the property causing on-street parking, which would cause additional issues for the current traffic from the school.

Sylvia Carrillo, City Manager, stated that the current code does not regulate parking on the street, however, it appears that there are adequate parking spaces within the property.

4. Katherine Albers
1307 Pecan Street

Mrs. Albers commented on the sense of community in their area and the necessary upkeep for a registered Historic Home and requested the Commissioners vote no on the requested Certificate of Appropriateness

5. Cas Chavez (submitted letter via email to be read by Chair Blake Kaiser on her behalf)
1401 Pecan Street

Ms. Chavez requested the Commissioners consider the intent of the request and to vote against the request.

Sylvia Carrillo, City Manager, provided information to the Commissioners and Citizens regarding the City's inability to regulate Air BNB's due to State regulations and explained the Life/Safety areas that the City can regulate and enforce.

6. Will Holford
1308 Pecan Street

Mr. Holford addressed a homeowner having a home-based business housed out of their home and the difference between that type of business vs. a rental or Air BNB.

Chair Blake Kaiser addressed Mr. Holford's comment to reiterate that we do not have the ability to regulate the use of the home, outside of our current Code and Life Safety issues.

Commissioner Gary Moss made a motion to approve the request for the Certificate of Appropriateness with the following criteria to be met as outlined by the Commissioners.

1. Match all porch posts to existing
2. Match all staircases to existing and stairs/centered on the front porch, not moved
3. Match all balustrades/railings/all architectural detail – Everything that is original – should match like for like.
4. Match siding to the original/cypress to the same overlap
5. Shutters – 3 panel per shutter – full height as before - match moveable shutters
6. Roof – pitch and dimensions are the same – standing seam roof
7. Chimney remains red brick

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8. Skirting – to match current with alternation of lattice and red brick
9. Angle braces – replicate/metal awnings – exact dimensions of what is there
10. Ensure all windows are appropriate – half round (arch) window no larger than 20”x60”, rectangular instead of arched.
11. Replicate the fascia
12. Hardware should match the existing/be similar to the existing
13. Reuse front door and hardware
14. Decking on porches – all wood

Except all windows – can be energy efficient – height will be the same – width modified to current code.

Commissioner Janean Whitten seconded the motion. The motion passed with a majority vote of 4 (four) in favor and 2 (two) opposed (Commissioner Cheryl Long and Commissioner Lisa Laky).

5. UPDATES

5A. Discussion of requirements and process demolition by neglect.

Sylvia Carrillo, City Manager, stated that the City is prepared to bring an Ordinance before the Commission and the City Council for a more aggressive approach regarding this issue. She also requested that staff start with a survey for the current condition of Locally Registered Historic Homes.

5B. Discussion on upcoming joint meetings.

5C. Items or topics requested by Historic Landmark Commission for future agendas.

Commissioner Susan Long requested the topic of Off-Street Parking, specifically around Historic Homes.

6. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting at 8:18 pm. Commissioner Janean Whitten seconded the motion. The motion passed unanimously and the meeting adjourned.

Blake Kaiser
Commission Chair

Sharah Johnson
Commission Vice-Chair