



STAFF REPORT

MEETING DATE: July 20, 2022

TITLE:

Consider action to approve a Certificate of Appropriateness for a cabinet blade sign and hanging blade sign on a structure at 0.158 acres of Building Block 9 West of Water Street, located at 603 Chestnut Street, to be known as The Gym in Lost Pines, designated as a Local Historic Landmark and located within the Bastrop Commercial National Register Historic District.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development/Historic Preservation Officer

ITEM DETAILS:

Site Address: 603 Chestnut Street (Attachment 1)
Property Owner: KKG Bastrop Investments, LLC
Agent: Arthur Sitterle/Comet Signs
Current Use: Commercial/Retail
Existing Zoning: P-5 Core
Designations: Local Historic Structure in the Bastrop Commercial National Register Historic District

BACKGROUND/HISTORY:

The property owner of 603 Chestnut Street is proposing to change out the faces on both sides of the existing cabinet blade sign on the front and change the hanging blade sign on the side façade. The existing sign cabinet has internal illumination, and the sign face is 5 feet wide by 2.76 feet tall (Attachment 2). The new sign will be made of acrylic and fit in the sign cabinet.



Existing



Proposed • Scale: NTS

The sign will be located on the existing metal bracket that was previously permitted between the second story windows. Per the Bastrop Building Block (B³) Code, a blade sign can be up to four feet in height and length but cannot be more than 6 square feet in size. The applicant has proposed the sign to be 3-foot by 3-foot square, but the sign can be scaled to meet the requirements and maintain the look of the sign.

The existing hanging blade sign is on the east façade of the building, overhanging Alley A. The sign is 2 feet in diameter and provide at least 8 feet of clearance from the ground.



Proposed • Scale: NTS

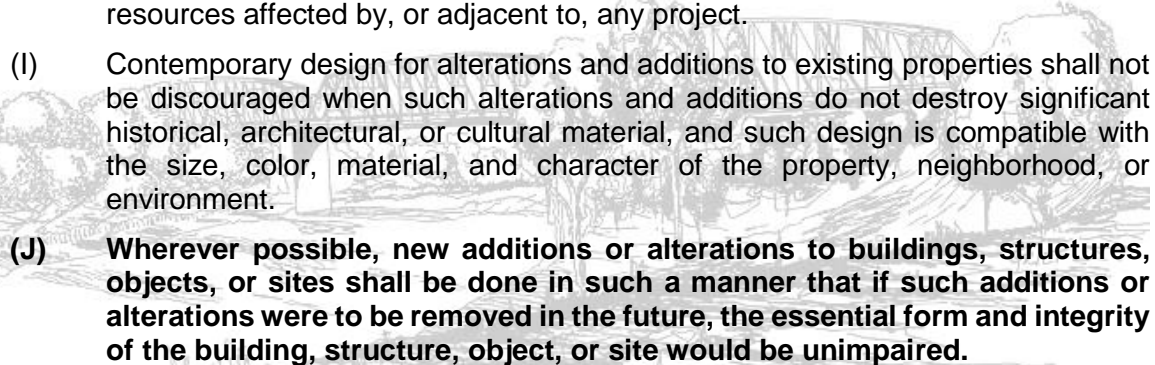
POLICY EXPLANATION:

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.**

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- (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 to approve a Certificate of Appropriateness for a cabinet blade sign and hanging blade sign on a structure at 0.158 acres of Building Block 9 West of Water Street, located at 603 Chestnut Street, to be known as The Gym in Lost Pines, designated as a Local Historic Landmark and located within the Bastrop Commercial National Register Historic District.

ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Existing and Proposed Signs
- Attachment 3 – Site Layout