



STAFF REPORT

MEETING DATE: February 23, 2023

TITLE:

Public hearing and consider action to recommend approval of an ordinance for amendments to the Bastrop Building Block (B³) Code, Chapter 9, Historic Landmark Preservation & The Iredell District regarding when Certificate of Appropriateness are required and forward to the March 28, 2023, City Council meeting for first reading.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development

BACKGROUND/HISTORY:

Staff and the Development Review Committee (DRC) are charged with review of the B³ Code for amendments. With the implementation of the Code, Staff believes that the administrative Certificate of Appropriateness for exterior building materials is an unnecessary application step that can be combined with the building permit review.

With the B³ Code, the Iredell Historic District was adopted to allow the City to have building material requirements within the area established in the town tract in 1920. The House Bill 2439 was enacted in 86th Texas Legislative Session in 2019, which restricted municipality's ability to require exterior building material standards and allowed any material in the last three versions of the International Building Code. However, within a historic district, a city can require exterior building material standards.

Prior to the B³ Code adoption, only buildings within the Bastrop Commercial National Register Historic District and site/structures that were designated as a local, state or national landmark were required to receive a Certificate of Appropriateness to make exterior changes to a site or structure. The B³ Code added an administrative Certificate of Appropriateness requirement for exterior change on all buildings and required a Certificate of Appropriateness for all building demolitions and relocations within the Iredell Historic District. The standards for the building materials are included in the Authentic Bastrop Pattern Book.

The proposed amendment adopts a set of allowed materials in Chapter 9 (as the Authentic Bastrop Pattern Book is proposed to be made optional in another amendment) that would apply within the Historic Districts. As long as a building permit complies with the requirements, no COA would be required.

SEC. 9.3.002 CERTIFICATE OF APPROPRIATENESS EXEMPTIONS

- (5) New fence, railing or wall that is consistent with the adopted standards in **the Bastrop Code of Ordinances, Chapter 3 – Building Regulations** ~~Historic District's characteristics and applicable guidelines.~~

(6) Site landscape Alterations and other hardscape features provided that these do not alter a Building or Structure designated as a Historic Landmark or that is a Contributing historic Structure to the Historic District.

(7) Exterior building materials on the permitted list below on buildings greater than 120 square feet within the Iredell District that are not designated as a local, state or national landmark.

A. Masonry exterior construction shall include all construction of stone material (including artificial stone), brick material, or stucco which is composed of solid, cavity, faced, or veneered-wall construction.

The types of allowable masonry construction are listed below:

i. Stone Material: Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all weather stone. Cut stone and dimensioned stone techniques are acceptable.

ii. Brick Material: Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material that meets the latest standard contained within the building code. Unfired or underfired clay, sand, or shale brick are not allowed.

iii. Plaster Finishes: Plaster (stucco) shall have a minimum overall thickness of 7/8".

B. Glass exterior construction shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no structural loads, and which may consist of the combination of metal, glass, or other surfacing material supported in a metal framework.

C. Siding shall include fiber cement board or wood products excluding vertical panels.

D. Up to 10% of the exterior siding on each façade can be a material not listed here and allowed in the adopted International Building Code.

The amendment also limits COAs on demolitions and relocations to houses over 50 years in age.

SEC. 9.4.001 COA FOR DEMOLITION OR RELOCATION REQUIRED

(a) A permit for Demolition, Removal, or Relocation for any local, state, or national Historic Landmark or any structure or Site within a Historic District **that is more than 50 years old** shall not be granted by the City without the review and approval of a Certificate of Appropriateness by the Historic Landmark Commission in accordance with the provisions of this article.

Any request to deviate from these standards would require a Certificate of Appropriateness reviewed by the Historic Landmark Commission.

RECOMMENDATION:

Hold public hearing and consider action to recommend approval of an ordinance for amendments to the Bastrop Building Block (B³) Code, Chapter 9, Historic Landmark Preservation & The Iredell District regarding when Certificate of Appropriateness are required and forward to the March 28, 2023, City Council meeting for first reading.

ATTACHMENTS:

- Exhibit A
 - Draft Amendments to Bastrop Building Block (B) Code: Chapter 9, Historic Landmark Preservation & The Iredell District

