



STAFF REPORT

MEETING DATE: January 25, 2023

TITLE:

Consider action on a Certificate of Appropriateness for the building on 0.9 acres of Building Block 8 West of Water Street, located at 1016 Main Street to replace eight of the windows with custom windows to match the shape and size of existing ones, a Contributing Structure within the Bastrop Commercial National Register Historic District.

STAFF REPRESENTATIVE:

Keehren Baah, Assistant Planning Director

ITEM DETAILS:

Site Address: 1016 Main Street (Attachment 1)
Property Owner/Applicant: John & Robert Duff
Current Use: Commercial/Retail
Existing Zoning: P-5 Core
Designations: Contributing Structure within the Bastrop Commercial National Register of Historic Places District

BACKGROUND/HISTORY:

The property owner at 1016 Main Street is upgrading the windows and is requesting a Certificate of Appropriateness to replace eight of the existing with custom ordered windows similar in size and shape (Attachment 2). This is the site of the old First National Bank built in 1889 of local brick and lumber. The following photos show the front façade of the building.

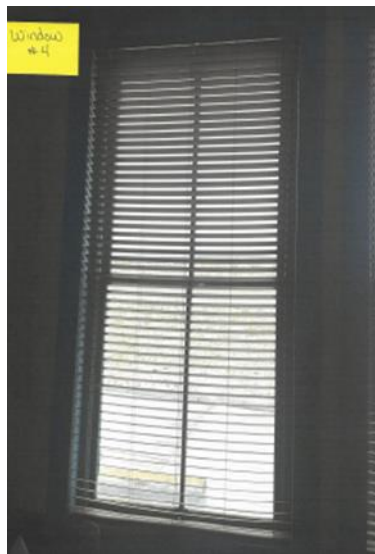


The applicant is proposing to replace eight existing windows with new custom ordered premium vinyl windows that will match the shape and size of the existing windows being replaced. By doing so, it keeps the historic architectural look and feature of the building. Windows one, two and three are located on Main Street. Additionally, windows number four, five, six, seven and eight are all located on the south side of the building.

Existing Windows: Exterior view



Existing Windows: Interior view





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.

Section 9.3.006 Criteria of Approval of a Certificate of Appropriateness (COA)

(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.**

RECOMMENDATION:

Consider action to approve a Certificate of Appropriateness for the building on 0.9 acres of Building Block 8 West of Water Street, located at 1016 Main Street to replace eight of the windows with custom windows to match the shape and size of existing ones, a Contributing Structure within the Bastrop Commercial National Register Historic District.

ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Existing Building
- Attachment 3 – Current Window Pictures
- Attachment 4 – Replacement Window Pictures
- Attachment 5 – Project Letter

