



STAFF REPORT

MEETING DATE: October 19, 2022

TITLE:

Consider action to approve a Certificate of Appropriateness for 0.094 acres of Building Block 5, West of Water Street, located at 1005 Main Street, to replace the existing awning with a new flat roof awning, for a structure located in the Bastrop Commercial National Register Historic District.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

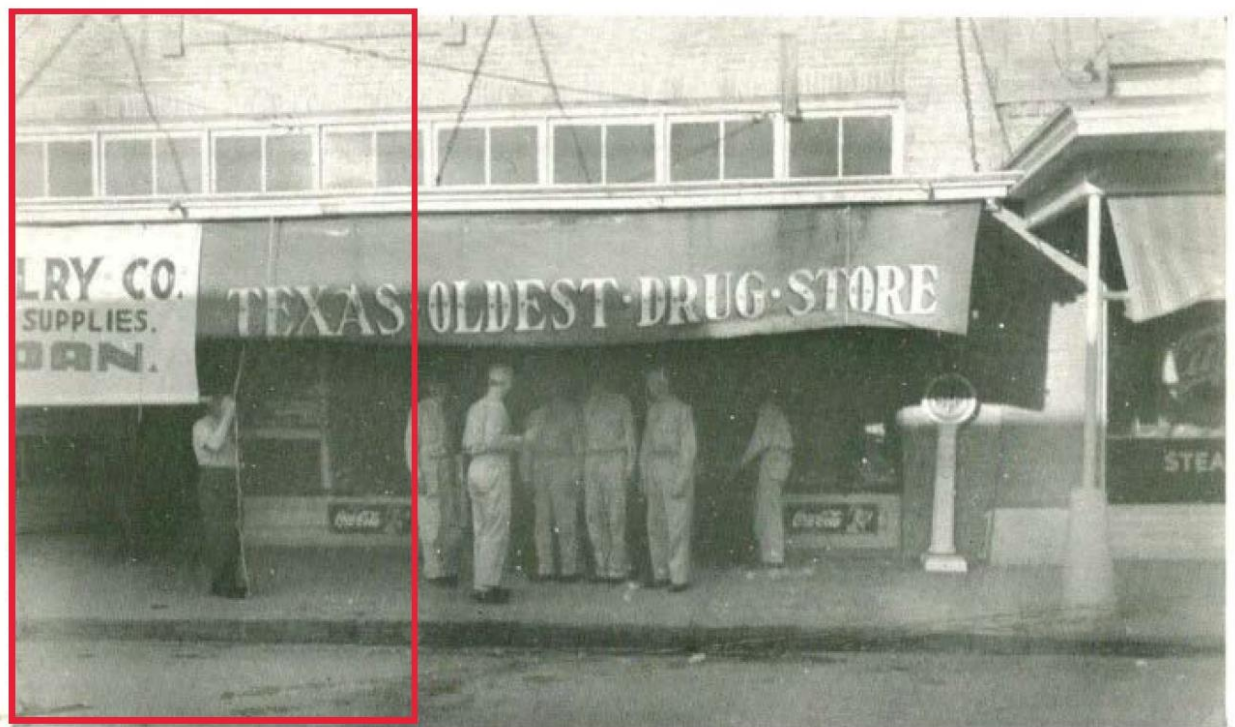
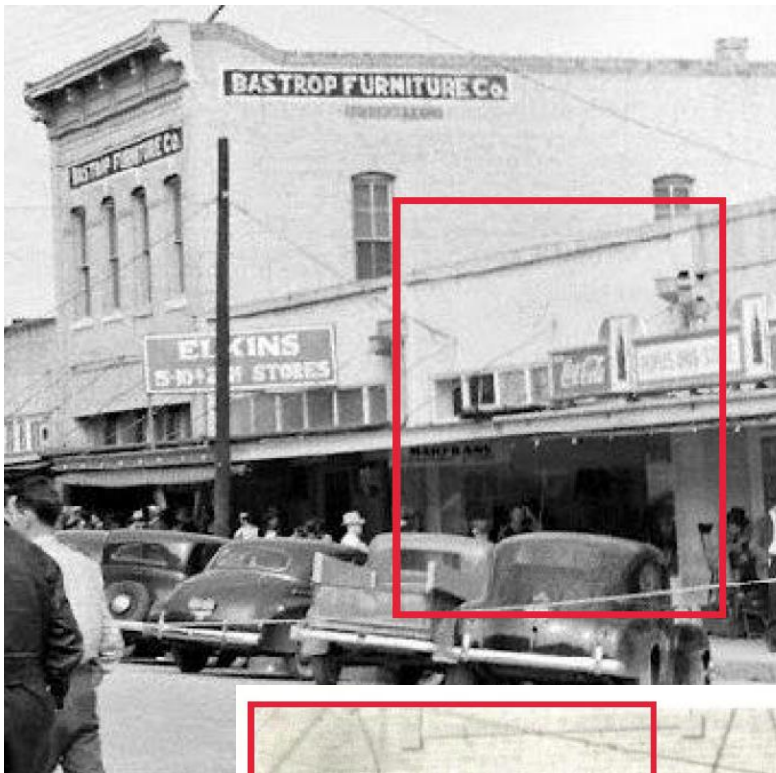
Site Address: 1005 Main Street (Attachment 1)
Property Owner: Scranton Twohey
Applicant: David Conti/Conti Construction
Current Use: Commercial/Retail
Existing Zoning: P-5 Core
Designations: Bastrop Commercial National Register of Historic Places District

BACKGROUND/HISTORY:

The property owner at 1005 Main Street is proposing to remove the existing awning supported by columns and replace with a building supported awning, similar to the awning at 1007 Main Street (Attachment 2).



The awning is a more recent addition to the building that is not compatible with the historical downtown appearance. The storefront has changed over time, as the photo from 1942 seems to show a continuous flat roof awning across several of the storefronts (Attachment 3).



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The Oldest Drug Store in Texas, Bastrop, Texas

The Applicant believes that the original transom windows are underneath the wood above the awning and may open them back up. If any other changes are made to the façade, the changes would have to come back for a Certificate of Appropriateness. (Attachment 4).



The applicant is proposing to remove the existing awning and replace with an awning that will project 10 feet from the building (4.75 feet into the right-of-way) at a height of 8 feet. The awning would span 28 feet of (Attachment 5).

The new awning would be a metal v-crimp roof, framed with kiln-dried square edge whitewood board and ply-bead panel beadboard on the underside. (Attachment 6). The awning will be connected with strut rod tiebacks to the stone façade.

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.

Applicable criteria

- (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.**

This site has already been significantly altered.

- (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.

As the original storefront does not exist and has undergone significant changes over time, the goal for this project is the removal of non-historical element and the restoration of the façade to an earlier historic appearance or a style compatible with the historic style of the Bastrop Commercial District.

RECOMMENDATION:

Consider action to approve a Certificate of Appropriateness for 0.094 acres of Building Block 5, West of Water Street, located at 1005 Main Street, to replace the existing awning with a new flat roof awning, for a structure located in the Bastrop Commercial National Register Historic District.

ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Project Description
- Attachment 3 – Historic Photographs
- Attachment 4 – Existing Façade
- Attachment 5 – Proposed Awning Drawings

