



STAFF REPORT

MEETING DATE: October 19, 2022

TITLE:

Consider action to approve a Certificate of Appropriateness for Lot 1 of Jefferson Street Addition, for a new building using alternative building materials not included in the Authentic Bastrop Pattern Book on a residential house, located at 701 Jefferson Street, within the Iredell 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: 701 Jefferson Street, (Attachment 1)
Property Owners: Brian Dewitt
Applicant Contact: Thomas Tornbjerg, Tornbjerg Design, LLC
Existing Zoning: P-3 Neighborhood
Designations: Iredell Historic District

BACKGROUND/HISTORY:

With the adoption of the Bastrop Building Block (B³) Code in November 2019, the City Council adopted the Iredell Historic District, which covers all of the Farm Lots and Building Blocks of the original 1920 Iredell Plat Map. Along with the local district, Council adopted the Authentic Bastrop Pattern Book that has some mandatory elements within the district. One of these is material standards.

In the 2019 Texas 86th Legislative Session, House Bill 2439 was passed, which included language that restricts municipality's ability to regulate building materials. One of the exceptions to this restriction was for properties located within an adopted historic district. The intent of the code adoption was to allow the city to continue to regulate exterior building materials to the same level that was already in effect prior to HB 2439.

The Authentic Pattern Book includes references for suggested building styles and features, as well as some mandatory requirements such as fence types and place, as well as appropriate building materials (Attachment 4).

For residential buildings, the following are acceptable wall materials:

stone, brick or a combination of the two, stucco, cast stone, rock, marble, granite, tile, and glass block. Also acceptable are brick, stone, painted smooth (nontextured) hardboard, smooth-face fiber reinforced cement board, stained cedar shingles, or painted wood (Detached House Standards, Page 21).

Per the policy stated below, the COA can be approved administratively if all materials in the Pattern Book are met.

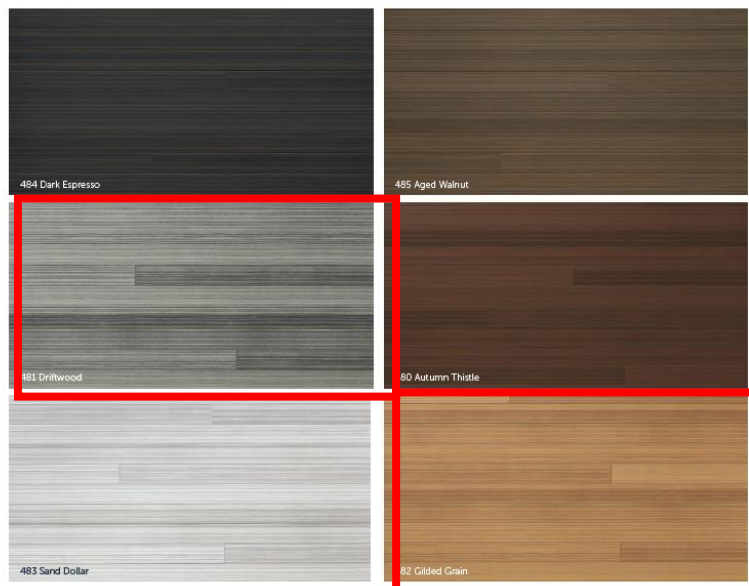
The applicant is requesting the use of two materials that are not allowed within the Pattern Book.

- Shiplap Steel Siding (driftwood and gilded grain style) – Brand: Vesta Shiplap Metal Siding



Vesta Plank in Gilded Grain

COLOR OFFERING
HD3 Variegated Woodgrains



Although we make every effort to ensure color accuracy in our printing process, due to printing limitations, your final products may not be an exact match to those shown.

The applicant has proposed using two colors of the Vesta Plank, Driftwood and Gilded Grain.



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. 9.3.004 Administrative Approval of a Certificate of Appropriateness

(a) Certificate of Appropriateness may qualify for Administrative Approval by the Historic Preservation Officer if the proposed Project meets all of the following conditions:

- (1) The property is not located in a national Historic District;
- (2) All of the material Standards identified in the Pattern Book are met;**
- (3) The proposed Structure or Site is not designated as a local, state, or national Historic Landmark.

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 Lot 1 of Jefferson Street Addition, for a new building using alternative building materials not included in the Authentic Bastrop Pattern Book on a residential house, located at 701 Jefferson Street, within the Iredell Historic District.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Letter from Applicant with Architectural Examples
- Attachment 3: Material Specification
- Attachment 4: Proposed Architectural Plans
- Attachment 5: Authentic Bastrop Pattern Book – Detached House Standards