



STAFF REPORT

MEETING DATE: July 19, 2023

TITLE:

Consider action on a Certificate of Appropriateness for the exterior alterations to a commercial building within the Bastrop Commercial National Register of Historic District, located at 922 Main Street, being .07 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

STAFF REPRESENTATIVE:

Kennedy Higgins, Planner, Development Services Department

ITEM DETAILS:

Site Address: 922 Main Street
Property Owner: Lacharose LTD
Agent: Erin Abbey
Current Use: Commercial
Existing Zoning: P5 Core
Designations: Structure in the Bastrop Commercial National Register Historic District

BACKGROUND/HISTORY:

The business occupying 922 Main Street, Rhinestone Rattler Boutique, is proposing rear and side alterations. The existing brick on the rear and both the right and left sides of the building will be covered in stucco. The stucco will match the stucco that was placed on the front. See sheet 5 of attachment 2. Additionally, the two windows on the left side will be replaced with new 3X2 windows. On the right side, the existing two windows will also be replaced by new 3X2 windows, and a new 4X4 window will be added. On the rear, there will be an addition of two new 4X4 windows on either side of the existing door.

The rear of the building, as it exists, is shown below:



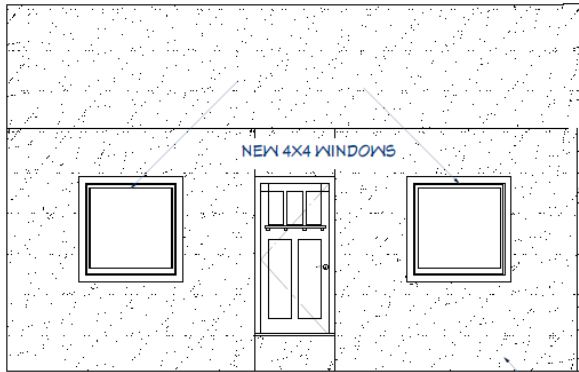
The proposed changes to the rear and side facades are shown below:



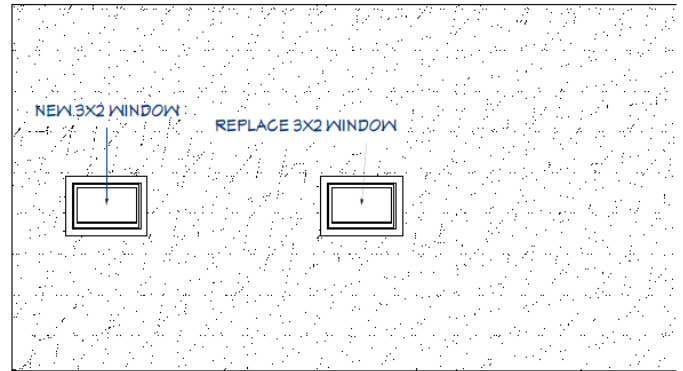
LEFT



RIGHT

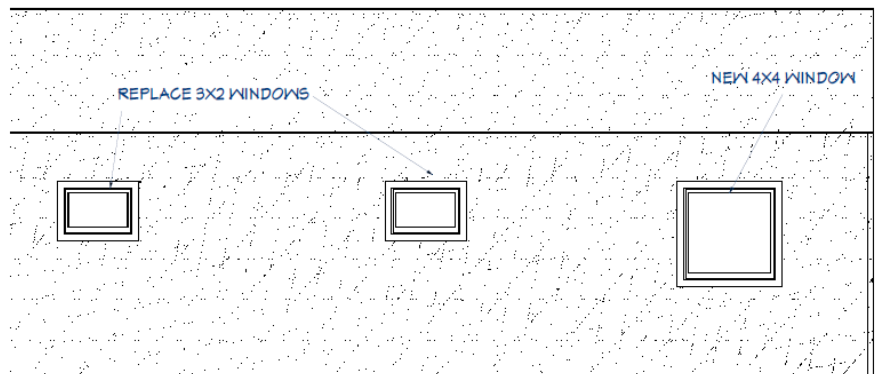


Exterior Elevation Back



Exterior Elevation Left

EXISTING BRICK TO BE COVERED WITH STUCCO TO MATCH FRONT



Exterior Elevation Right

WINDOWS TO BE PELLA OR SIMILAR, BLACK VINYL, E-PANE GLASS

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:

Recommend approval on a Certificate of Appropriateness for the exterior alterations/repair to a commercial building within the Bastrop Commercial National Register of Historic District, located at 922 Main Street, being .07 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

ATTACHMENTS:

- Attachment 1: Photos
- Attachment 2: Elevations
- Attachment 3: Project Description
- Attachment 4: Location Map
- Attachment 5: Window

