



STAFF REPORT

MEETING DATE: February 5, 2025

TITLE:

Consider and act on a Certificate of Appropriateness for an exterior renovation and addition of the main structure at 1002 Pine Street, being 0.314 acres out of Building Block 28 E of Water Street, within the City Limits of the City of Bastrop, Texas.

STAFF REPRESENTATIVE:

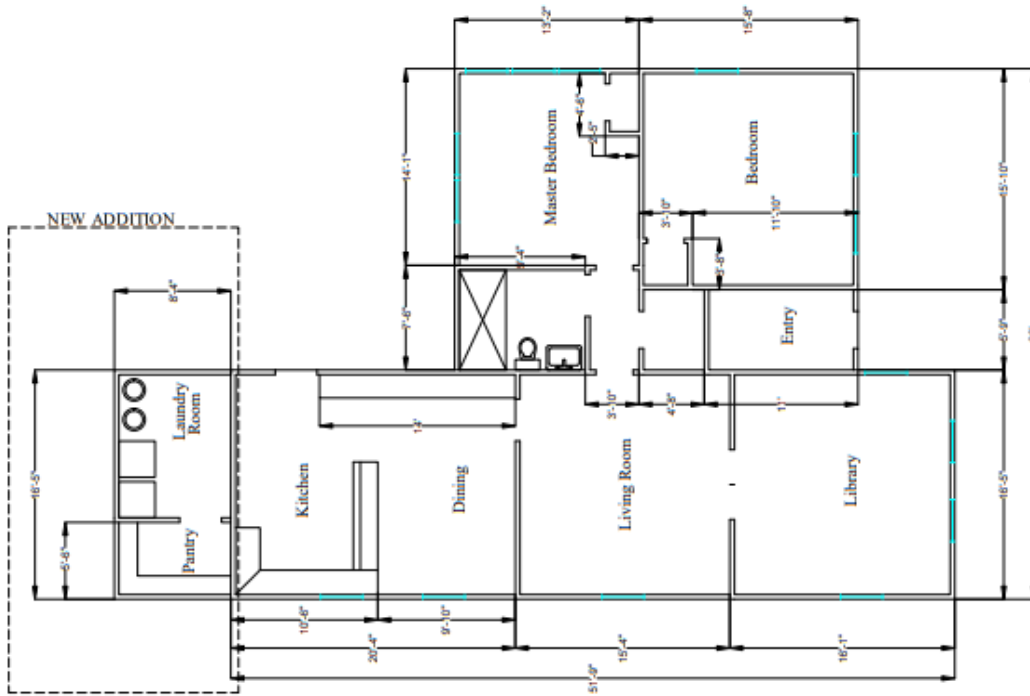
Kennedy Higgins, Senior Planner, Development Services Department

ITEM DETAILS:

Site Address: 1002 Pine Street
Property ID: 34817
Property Owner: Doris Oldfield
Agent: Michael Rose
Current Use: Residential
Existing Zoning: P-3 Neighborhood
Designations: NRHP and Local Historic Landmark

BACKGROUND/HISTORY/PROPOSAL:

This house was built circa 1910. The owner is requesting a Certificate of Appropriateness for a renovation that includes an 8x16 room addition to the north (rear elevation) on the existing structure. The addition will be to the kitchen that was added on in 1960. The asbestos siding will be replaced with wood siding to match appearance of original construction. The roof on the addition will be replaced with mill finish "R-panel" metal roofing to match the existing construction. The full height windows located in the dining room on the West side of the structure will be replaced with Anderson wood clad vinyl windows that meet IRC efficiency standards and maintain the full lite and wood frame appearance of the windows in the original structure on the West elevation. The shorter windows installed in the kitchen in the West elevation will be replaced with Anderson wood clad vinyl windows and maintain the full light, wood frame appearance of the original windows in the structure. The windows on the North and West elevations in the back inside corner of the home (kitchen, bedroom and bathroom) will be replaced with Anderson wood clad vinyl windows that maintain the full lite appearance of the original structure.



Proposed floor plan (Attachment 3)



Side Elevation



Side Elevation

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)

(a) In considering an Application for a Certificate of Appropriateness (COA), the Historic Landmark 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.

(1) 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.

(2) 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.

(3) 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.

- (4) 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.
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize, a Building, Structure, object, or Site shall be kept to the greatest extent practical.
- (6) 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.
- (7) 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.**
- (8) For building materials, architecture standards, architectural details, massing for a variety of building types, see the Pattern Book.
- (9) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any Project.
- (10) 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.**
- (11) 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 and act on a Certificate of Appropriateness for an exterior renovation and addition of the main structure at 1002 Pine Street, being 0.314 acres out of Building Block 28 E of Water Street, within the City Limits of the City of Bastrop, Texas.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Project Description Letter
- Attachment 3: Floor Plan and Elevations