Historic Landmark Commission Agenda

Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

June 16, 2021 at 6:00PM

Historic Landmark Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Commission Secretary at (512) 332-8840, or write to 1311 Chestnut Street, Bastrop, TX 78602, or call Relay Texas through a T.D.D. (Telecommunication Device for the Deaf) at 1-800-735-2989 at least 48 hours in advance of the meeting.

1. CALL TO ORDER

2. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. To address the Commission, please submit a fully completed request card to the Commission Secretary prior to the meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Commission cannot discuss issues raised or make any decision at this time. Issues may be referred to City Staff for research and possible future action.

To address the Commission concerning any item on the agenda, please submit a fully completed request card to the Commission Secretary prior to the meeting.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the May 19, 2021 Historic Landmark Commission Regular Meeting.

3B. Public Hearing and consider action to approve a Certificate of Appropriateness for Relocation to move a residential structure from 1204 Water Street to 602 Martin Luther King Jr. Street (Building Block 56, East of Main, 0.36 acres), within the Iredell Historic District.

4. UPDATES

4A. Individual Requests from Historic Landmark Commissioners that particular items to be listed on future agendas (no group discussion allowed).
5. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting is posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenience that is readily accessible to the public, as well as to the City's website, www.cityofbastian.org. Said Notice was posted on the following date and time: June 11, 2021 5:00 p.m. and will remain posted for at least two hours after said meeting has convened.

Jennifer O'Bill, Assistant Planning Director
MEETING DATE:  June 16, 2021

AGENDA ITEM:  3A

TITLE:
Consider action to approve meeting minutes from the May 19, 2021 Historic Landmark Commission Regular Meeting.

STAFF REPRESENTATIVE:
Debra Adams, Commission Secretary/Permit Technician

ATTACHMENTS:
- May 19, 2021 Meeting Minutes
The City of Bastrop Historic Landmark Commission met Wednesday, May 19 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. **CALL TO ORDER**

The Chair called the meeting to order at 6:01 PM

**Commissioners:**
- Blake Kaiser, Chair: Present
- Christine Cartwright: Present
- Pablo Serna, Vice-Chair: Present
- Susan Long: Present
- Matt Lassen: Present
- Janean Whitten: Present
- Cheryl Long: Present

**City Council Liaison:**

**Staff:**
- Jennifer Bills: Present
- Debra Adams: Present

2. **CITIZEN COMMENTS**

There were no citizen comments.

3. **ITEMS FOR INDIVIDUAL CONSIDERATION**

3A. Consider action to approve meeting minutes from the April 21, 2021 Historic Landmark Commission Regular Meeting.

Pablo Serna made a motion to approve the meeting minutes from the April 21, 2021 Historic Landmark Commission. Susan Long seconded the motion, and the motion carried unanimously.

3B. Consider action to approve a Certificate of Appropriateness for a blade sign on a structure at Baham Interests Subdivision Lot 2, located at 702 Main Street, to be known as Radiant Mama, located on a Historic Landmark Site known as the John Carnelson House/Old Cornelson-Fehr House.

Jennifer Bills presented the item to the Commission. Photos samples were provided for context.

Discussion commenced between Staff and the Commission.

No citizen comments were made.
Pablo Serna made a motion to approve Certificate of Appropriateness for a blade sign with the size of 2.5 x 2.5 and a 6 ft. sq. pole on a structure at Baham Interests Subdivision Lot 2, located at 702 Main Street, to be known as Radiant Mama, located on a Historic Landmark Site known as the John Carnelson House/Old Cornelson-Fehr House.

Matt Lassen seconded the motion, and the motion carried unanimously.

3C. Discussion of requirements and process for designating a local Historic Landmark.

Jennifer Bills presented the item to the Commission.

Discussion commenced between Staff and the Commission.

No citizen comments were made.

3D. Discussion on MyGov, the City’s online system for permitting and inspections.

Jennifer Bills presented the item to the Commission.

Discussion commenced between Staff and the Commission on the presentation and permitting and inspections process.

No citizen comments were made.

4. UPDATES

4A. Individual Requests from Historic Landmark Commissioners that items to be listed on future agendas (no group discussion allowed).

Discussion commenced between Jennifer Bills and the HLC Commission regarding an upcoming Certificate of Appropriateness for a Moving Perming from 1204 Water Street to 602 Martin Luther King.

No more requests were made, and no action taken.

5. ADJOURNMENT

Matt Lassen made a motion to adjourn, Cheryl Long seconded. Meeting adjourned by Chair at 6:41 pm.
MEETING DATE: June 16, 2021

AGENDA ITEM: 3B

TITLE:
Public Hearing and consider action to approve a Certificate of Appropriateness for Relocation to move a residential structure from 1204 Water Street to 602 Martin Luther King Jr. Drive (Building Block 56 East of Main, 0.36 acres), within the Iredell Historic District.

STAFF REPRESENTATIVE:
Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

ITEM DETAILS:
- Site Address: 602 Martin Luther King Jr. Drive (Attachment 1)
- Property Owner/Applicant: James Crouch
- Existing Zoning: P-3, Neighborhood Designations: Structure in the Iredell Historic District

BACKGROUND/HISTORY:
The applicant is requesting to move the residential structure from 1204 Water Street (First United Methodist Church) to Martin Luther King Jr. Drive. The removal of the structure at 1204 Water Street was approved on January 20, 2021 by the Historic Landmark Commission, but at the time, the representative from First United Methodist did not know to which location the structure would be moving.

The lot at 602 Martin Luther King Jr. Street is currently vacant. The previous structure was found by the Building Official to have significant structural issues and approved the demolition of the building as an unsafe structure. 806 Martin Luther King Jr. Drive is known as the Pleoger-Kerr-White House and is on the National Register of Historic Places. The residential structures along Martin Luther King Jr. tend to be smaller and were built at various points in time (Attachment 5). The structure requesting to be relocated was built in 1942 (Attachment 2). The applicant is proposing to add a covered front porch that spans the entire front of the house, with a carport in the rear. The front façade will be set at the minimum build to line at 15 feet, and the front porch will encroach into the first layer 8 feet, which complies with the Bastrop Building Block (B³) Code (Attachment 3).

PUBLIC NOTICE:
Mailed notice was sent to 7 surrounding property owners within 200 feet of the property on June 2, 2021. At the time of this report, we have received two responses in favor of the request (Attachment 4).

POLICY EXPLANATION:
With the adoption of the Bastrop Building Block (B³) Code and the Iredell Historic District, any structure within the Iredell Historic District, regardless of age or designation, is subject to Historic Landmark Commission review. If the Building Official deems a structure unsafe, the demolition is not reviewed by the HLC.
Prior to the B² Code, only structures with the Bastrop Commercial National Register District or local Historic Landmarks, State Landmarks and National Register Designated properties were subject to HLC review.

**SEC. 9.4.001 COA FOR DEMOLITION OR RELOCATION REQUIRED**

(a) A permit for Demolition, Removal, or Relocation for any local, state, or national Historic Landmark or any structure or Site within a Historic District shall not be granted by the City without the review and approval of a Certificate of Appropriateness by the Historic Landmark Commission in accordance with the provisions of this article.

(d) When considering the Certificate of Appropriateness for Relocation, the Historic Landmark Commission shall consider the following:

(1) The style of Construction and compatibility with the local Historic District;
(2) The historic value and structural state of the Structure;
(3) The historic value of the Site;
(4) The reasons for preserving the Structure on an alternate Site;
(5) **The character of the neighborhood**;
(6) Any other factors the Historic Landmark Commission deems appropriate when considering the proposed Demolition.

(e) If the Historic Landmark Commission determines, that the evidence supports the Demolition, Removal or Relocation of the Structure or if the Historic Landmark Commission determines that the interest of preserving historic values will not be adversely affected by such Demolition, Removal or Relocation that the interest of preserving historical values can best be served by the Removal of the Structures, buildings or objects, it shall issue a Certificate of Appropriateness for Demolition of the Structures or Site.

(f) If no action has been taken by the Historic Landmark Commission within 60 days of original receipt by the Historic Landmark Commission of the Application, the Certificate of Appropriateness for Demolition shall be deemed approved by the Historic Landmark Commission.

(g) Any Applicant who is dissatisfied with the action of the Historic Landmark Commission relating to the issuance or denial of a Certificate of Appropriateness shall have the right to Appeal the determination to the City Council. The Applicant has 15 calendar days from date of the Historic Landmark Commission action to file for the Appeal. The Appeal request will be placed on the next available City Council agenda. To be considered, the Appeal shall set forth the grounds for such Appeal and shall provide the City with any pertinent evidence and all related documentation related to the Appeal. The City Council shall use the adopted approval criteria for the Appeal review.

Staff recommends relocation of the structure to 602 Martin Luther King Jr. Drive.

**RECOMMENDATION:**

Hold public and consider action to approve a Certificate of Appropriateness for Relocation to move a residential structure from 1204 Water Street to 602 Martin Luther King Jr. Drive (Building Block 56 East of Main, 0.36 acres), within the Iredell Historic District.

**ATTACHMENTS:**

Attachment 1: Location Map
Attachment 2: Existing Structure
Attachment 3: Site and Building Plans for 602 Martin Luther King Jr. Drive
Attachment 4: Surrounding Property Owner Response
Attachment 5: List of Properties on Martin Luther King Jr. Drive
The accuracy and precision of this cartographic data is limited and should be used for information (planning purposes only). This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an “official” verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.
Notice of Pending Certificate of Appropriateness for Demolition or Relocation
City of Bastrop
Historic Landmark Commission

Dear Property Owner:

The Historic Landmark Commission will conduct a public hearing Wednesday, June 16, 2021 at 6:00 pm at City Hall, 1311 Chestnut Street. Meeting details will be available on the posted agenda found on our website 72 hours before the meeting at: https://www.cityofbastrop.org/page/cs.board_agendas on the following request:

Public Hearing and consider action to approve a Certificate of Appropriateness for Relocation to move a residential structure to 602 Martin Luther King Jr. Drive, being 0.13 acres out of Building Block 56, east of Water Street, within the City Limits of the City of Bastrop, Texas.

Applicant(s)/Owner(s): Jimmy Crouch

Address(es): 602 Martin Luther King Jr. Drive, Bastrop TX, 78602

Legal Description: 0.13 acres out of Building Block 56, east of Water Street

The site location map and a letter from the property owner are attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, plan@cityofbastrop.org, or mail the response card below to PO Box 427, Bastrop, Texas 78602.

PROPERTY OWNER’S RESPONSE
As a property owner within 200 feet: (please check one)

[ ] I am in favor of the request.
[ ] I am opposed to the request.
[ ] I have no objection to the request.

Property Owner Name: James & Barbara Crouch

Property Address: 602 Martin Luther King Jr. Dr.

Mailing Address (if different than property address): 109 Analee Dr. Bastrop, Tx.

Phone (optional): 801-712-0065 Email (optional):

Property Owner’s Signature: Barbara Crouch

Additional Comments (Optional):

The relocated house will improve the neighborhood.

Re: 602 MLK, COA for Relocation
Notice of Pending Certificate of Appropriateness for Demolition or Relocation
City of Bastrop
Historic Landmark Commission

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PROPERTY OWNER’S RESPONSE
As a property owner within 200 feet: (please check one)

☐ I am in favor of the request.
☐ I am opposed to the request.
☐ I have no objection to the request.

Property Owner Name: SCHIFF MILLS REAL ESTATE

Property Address: 610 MLK

Mailing Address (if different than property address): 3101 HWY 71 E, STE 200, BASTROP

Phone (optional): ______________________ Email (optional): ______________________

Property Owner’s Signature: ______________________

Additional Comments (Optional): ______________________

Re: 602 MLK, COA for Relocation
## Structures on Martin Luther King Jr. Drive between Sh 71 and Pine Street

<table>
<thead>
<tr>
<th>Address</th>
<th>Structure Size</th>
<th>Approx. Date Built</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>502 Martin Luther King Jr.</td>
<td>1036 sf</td>
<td>1910</td>
<td></td>
</tr>
<tr>
<td>503 Martin Luther King Jr.</td>
<td>876 sf</td>
<td>1942</td>
<td></td>
</tr>
<tr>
<td>505 Martin Luther King Jr.</td>
<td>792 sf</td>
<td>1945</td>
<td></td>
</tr>
<tr>
<td>506 Martin Luther King Jr.</td>
<td>1520 sf</td>
<td>1970</td>
<td></td>
</tr>
<tr>
<td>508 Martin Luther King Jr.</td>
<td>2362 sf</td>
<td>2004</td>
<td></td>
</tr>
<tr>
<td>702 Martin Luther King Jr.</td>
<td>860 sf</td>
<td>1918</td>
<td></td>
</tr>
<tr>
<td>706 Martin Luther King Jr.</td>
<td>792 sf</td>
<td>1953 On Building Official watch list for structural issues.</td>
<td></td>
</tr>
<tr>
<td>711 Martin Luther King Jr.</td>
<td>984 sf</td>
<td>1925</td>
<td></td>
</tr>
<tr>
<td>1311 Walnut</td>
<td>1012 sf</td>
<td>1985</td>
<td></td>
</tr>
<tr>
<td>803 Martin Luther King Jr.</td>
<td>1120 sf</td>
<td>1961</td>
<td></td>
</tr>
<tr>
<td>805 Martin Luther King Jr.</td>
<td>1516 sf</td>
<td>1942</td>
<td></td>
</tr>
<tr>
<td>1308 Walnut</td>
<td>3104 sf</td>
<td>1987 The Kerr Center</td>
<td></td>
</tr>
<tr>
<td>806 Martin Luther King Jr.</td>
<td>969 sf</td>
<td>1880 Pleoger-Kerr-White House</td>
<td></td>
</tr>
<tr>
<td>811 Martin Luther King Jr.</td>
<td>5012 sf</td>
<td>1974 Macedonia First Baptist Church</td>
<td></td>
</tr>
</tbody>
</table>