

Historic Landmark Commission Agenda

Council Chambers
1311 Chestnut Street
Bastrop, TX 78602



June 16, 2021 at 6:00 P.M.

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.cityofbastrop.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 C. Bills, Assistant Planning Director



STAFF REPORT

MEETING DATE: June 16, 2021

AGENDA ITEM: 3A

TITLE:

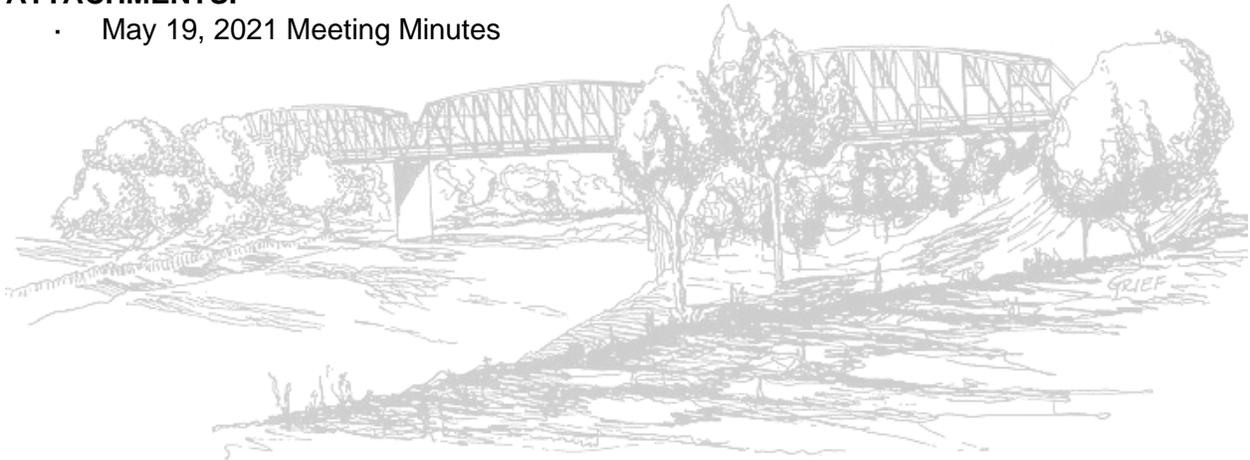
Consider action to approve meeting minutes from the May 19, 2021 Historic Landmark Commission Regular Meeting.

STAFF REPRESENTATIVE:

Debra Adams, Commission Secretary/Permit Technician

ATTACHMENTS:

- May 19, 2021 Meeting Minutes



HISTORIC LANDMARK COMMISSION MEETING

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.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

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.

Commission Chair

Commission Vice-Chair



STAFF REPORT

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 B³ 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

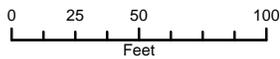
Attachment 1 Location Map



Date: 5/19/2021

602 Martin Luther King Jr Dr Certificate of Appropriateness

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.



1 inch = 75 feet



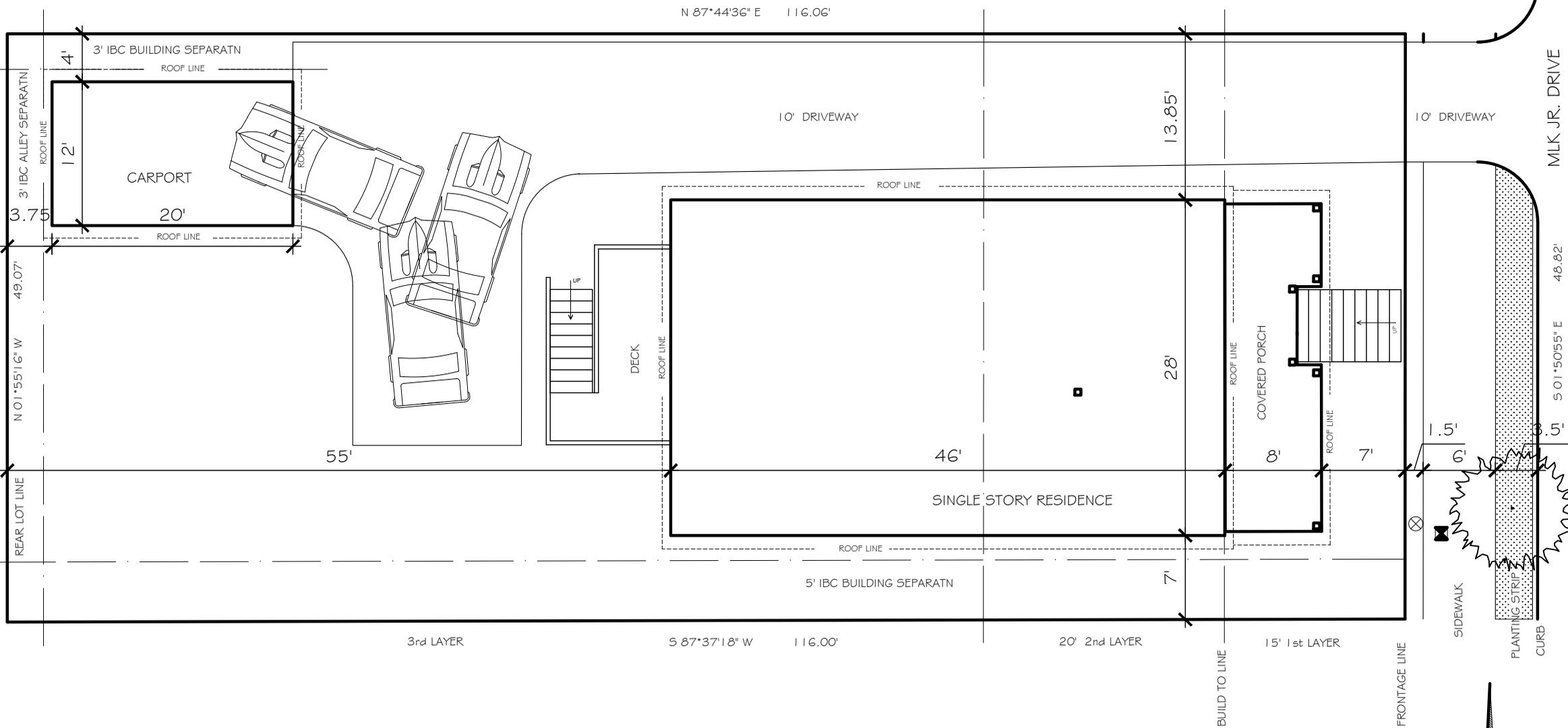


1204





First United
Methodist Church
THE LODGE



SITE PLAN



Relocate and Remodel
Crouch Constrctn
 602 Martin Luther King Jr Drive

design
 consultation
 planning

paperwhite

p.o. box 1206, bastrop, texas 78602

DATE
 04.20.2021

SITE

SHEET
 1 of 4



STREET ELEVATION

SCALE:



Relocate and Remodel
Crouch Constructn
 602 Martin Luther King Jr Drive

design
 consultation
 planning

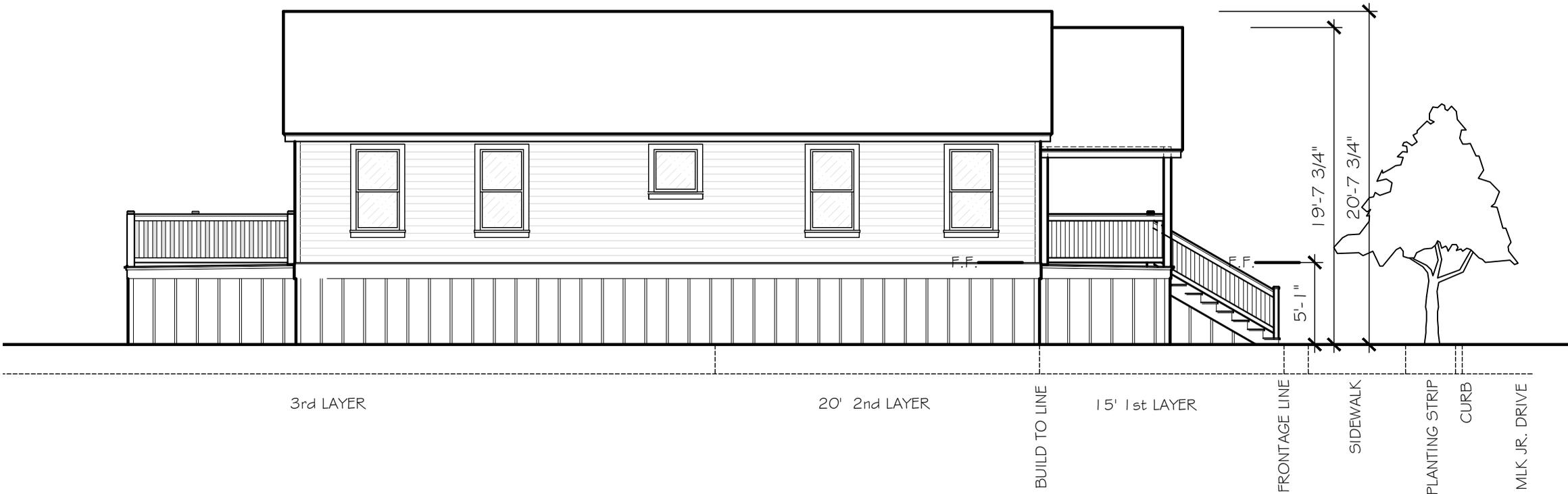
paperwhite

p.o. box 1206, bastrop, texas 78602

DATE
 04.20.2021

ELEVATION

SHEET
 2 of 4



SOUTH ELEVATION



Relocate and Remodel
Crouch Constn
 602 Martin Luther King Jr Drive

design
 consultation
 planning

paperwhite

p.o. box 1206, bastrop, texas 78602

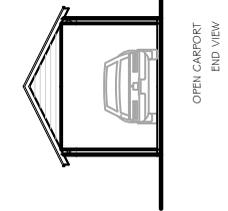
DATE
 04.20.2021

ELEVATION

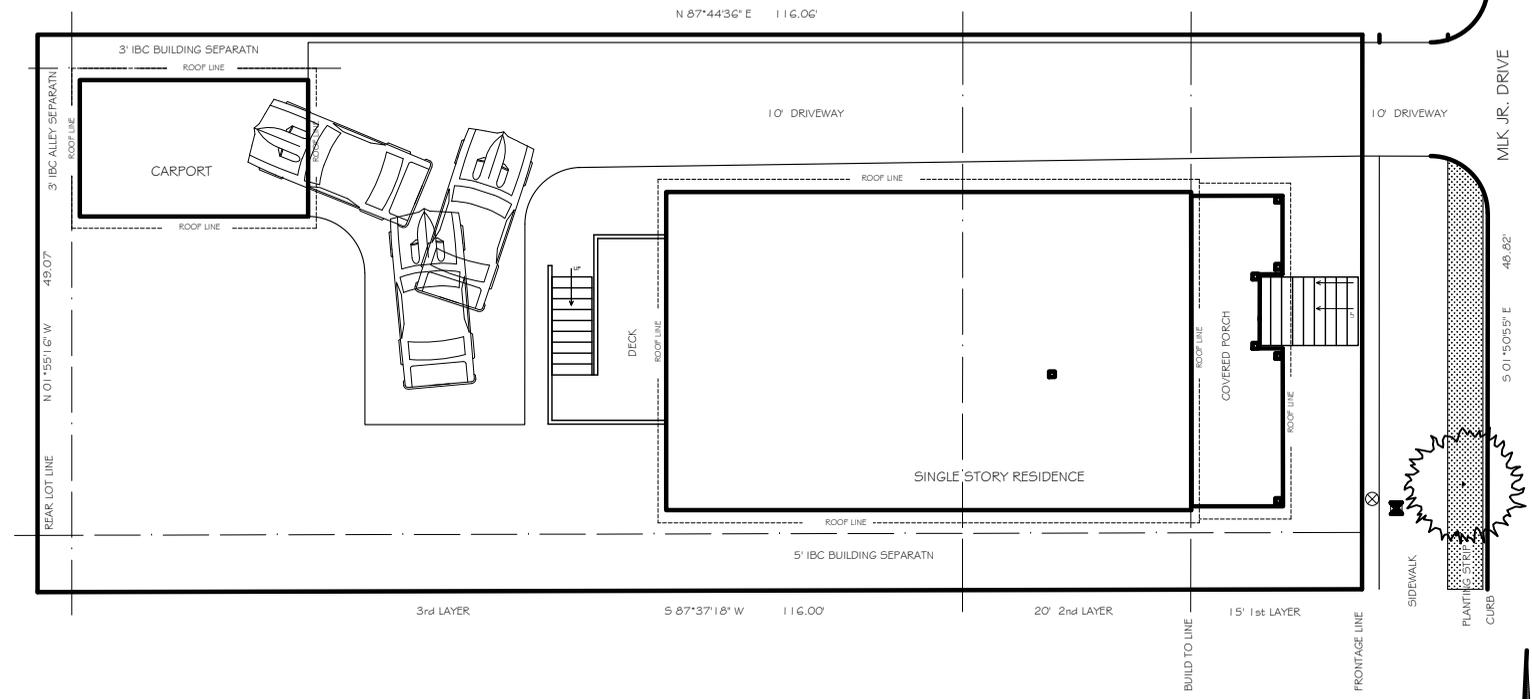
SHEET
 3 of 4



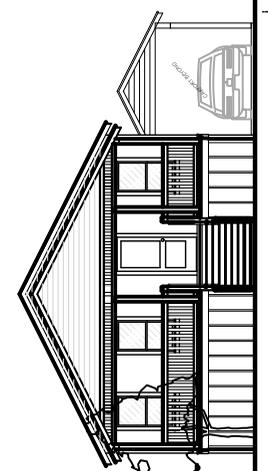
SOUTH ELEVATION



OPEN CARPORT
END VIEW



SITE PLAN



STREET ELEVATION



design
consultation
planning

paperwhite

p.o. box 1206, bastrop, texas 78602

DATE
04.20.2021

Project

SHEET
4 of 4

Relocate and Remodel

Crouch Constn

602 Martin Luther King Jr Drive

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 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 Abanilla Dr. Bastrop, Tx.

Phone (optional): 801 712 1005 Email (optional): _____

Property Owner's Signature: Barbara Crouch

Additional Comments (Optional):

The relocated house will improve the neighborhood.

Re: 602 MLK, COA for Relocation

PLANNING & DEVELOPMENT

1311 Chestnut Street • PO Box 427 • Bastrop, Texas 78602 • 512.332.8840 • www.cityofbastrop.org

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City of Bastrop
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PROPERTY OWNER'S RESPONSE

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- 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

PLANNING & DEVELOPMENT

Structures on Martin Luther King Jr. Drive between Sh 71 and Pine Street

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