

Historic Landmark Commission Agenda
Council Chambers
1311 Chestnut Street
Bastrop, TX 78602



September 15, 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 July 21, 2021 Historic Landmark Commission Regular Meeting.
- 3B. Public hearing and consider action to approve a Certificate of Appropriateness for 0.1490 acres of Building Block 6, east of Water Street, located at 805 Walnut Street, to remove the structure from current location to outside the city limits.
- 3C. Consider action to approve a Certificate of Appropriateness for 0.834 acres of Farm Lot 3, East of Main Street, located at 1706 Pecan Street, to add an 825 square foot carport and improved driveway next to the rear of the house and facing Elm Street for a Locally Designated Historic Structure.

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: September 10, 2021 at 4:25 p.m. and will remain posted for at least two hours after said meeting has convened.



Allison Land, Senior Planner



STAFF REPORT

MEETING DATE: September 15, 2021

AGENDA ITEM: 3A

TITLE:

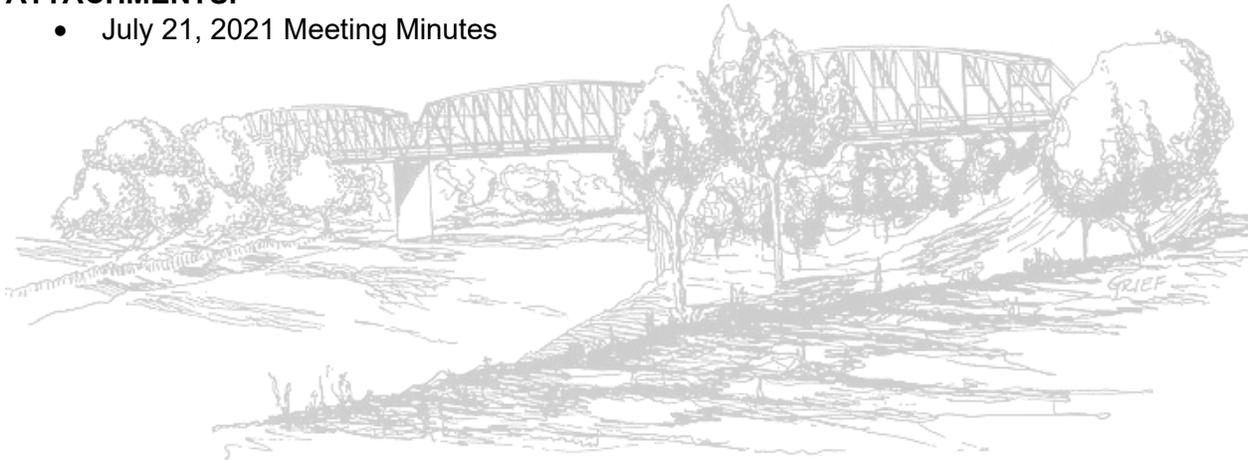
Consider action to approve meeting minutes from the August 18, 2021 Historic Landmark Commission Regular Meeting.

STAFF REPRESENTATIVE:

Debra Adams, Commission Secretary/Permit Technician

ATTACHMENTS:

- July 21, 2021 Meeting Minutes



HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, July 21, 2021, 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 6:00 PM

Commissioners:

Blake Kaiser, Chair	Present
Christine Cartwright	Present
Pablo Serna, Vice-Chair	Present
Susan Long	Present via Online
Matt Lassen	Absent
Janean Whitten	Present
Cheryl Long	Present

City Council Liaison:

Staff:

Jennifer Bills	Present
Debra Adams	Present
Shirley Ellis	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the June 16, 2021, Historic Landmark Commission Regular Meeting.

Christine Cartwright made a motion to approve the meeting minutes from the June 16, 2021, Historic Landmark Commission. Cheryl Long seconded the motion, and the motion carried unanimously.

- 3B. Public Hearing and consider action to approve a Certificate of Appropriateness for 0.56 acres of Farm Lot 3, east of Main Street, located at 1607 Main Street, to remove the portico columns, rebuild the existing front porch, and add a wraparound porch on the first floor on the south side of the structure, for a Structure designated as locally Significant and on the National Register of Historic Places as the J.T.Crysup House.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

Jennifer Bills presented the item to the Commission. Photos and Plans were provided for context. Updated historical Picture provided. Proposed Front Elevation Renderings and Architectural Drawings were provided.

Discussion commenced between Staff and the Commission regarding the craftsman style of the house. Staff Recommendation was presented.

Homeowners and Architect were present. Reviewed recommendation from the Architect.

Pablo Serena made a motion to approve Certificate of Appropriateness for 0.56 acres of Farm Lot 3, east of Main Street, located at 1607 Main Street, to remove the portico columns, rebuild the existing front porch, and add a wraparound porch on the first floor on the south side of the structure, for a Structure designated as locally Significant and on the National Register of Historic Places as the J.T. Crysup House.

Conditions:

- Top front deck and columns and/or railing may be adjusted to meet building code requirements
- The brick on the sides of the front steps will match the existing brick on the fireplace.

Christie Cartwright seconded the motion, and the motion carried unanimously.

3C. Public Hearing and Consider action to approve a Certificate of Appropriateness for 0.30 acres of Building Block 27, East of Water Street, located at 1008 Walnut Street, to add a 485 square foot addition to the rear of the house along Hill Street for a Site with a Texas State Historic Marker for Thomas H. Mays.

Jennifer Bills presented the item to the Commission. Photos and Plans were provided for context. Proposed Hill St. Side Elevation was provided.

Discussion commenced between Staff and the Commission. Question regarding are windows being placed; they are not. Windows will match.

No citizen comments were made.

Cheryl Long made a motion to approve Certificate of Appropriateness for 0.30 acres of Building Block 27, East of Water Street, located at 1008 Walnut Street, to add a 485 square foot addition to the rear of the house along Hill Street for a Site with a Texas State Historic Marker for Thomas H. Mays. Susan Long seconded the motion, and the motion carried unanimously.

4. UPDATES

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

No requests were made, and no action taken.

HISTORIC LANDMARK COMMISSION MEETING

Meeting Minutes

5. ADJOURNMENT

Pablo Serna made a motion to adjourn, Blake Keiser seconded. Meeting adjourned by Chair at 6:39 pm.

Commission Chair

Commission Vice-Chair



STAFF REPORT

MEETING DATE: September 15, 2021

AGENDA ITEM: 3B

TITLE:

Public hearing and consider action to approve a Certificate of Appropriateness for 0.1490 acres of Building Block 6, east of Water Street, located at 805 Walnut Street, to remove the structure from current location to outside the city limits.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner/Historic Preservation Officer

ITEM DETAILS:

Site Address: 805 Walnut Street (Attachment 1)
Property Owner: Robert Miller
Applicant: Joshua Gulley
Existing Zoning: P-4 Mix
Designations: Located within Iredell Historic District

BACKGROUND/HISTORY:

The applicant is requesting to move the structure from 805 Walnut Street (barber shop and massage business) to outside the city limits. The structure has board and batten siding and a composite shingle roof.

Pictures of the existing structure as seen from Walnut Street:





PUBLIC NOTICE:

Mailed notice was sent to 15 surrounding property owners within 200 feet of the property on September 2, 2021. At the time of this report, we have received one response in favor of relocating the structure (Attachment 3).

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.

The structure is smaller than the other structures on the block. Surrounding structures are masonry (brick or stone) or horizontal wooden siding. Neither the structure nor the site are historically designated. The location is within the Iredell Historic District. At the time of this report, the applicant has not provided any information as to the age, condition, style, or historic value of the structure.

A moving permit will be required to be applied for and approved before the structure may move. The dates, route, and utility disconnections will be evaluated and inspected with the moving permit.

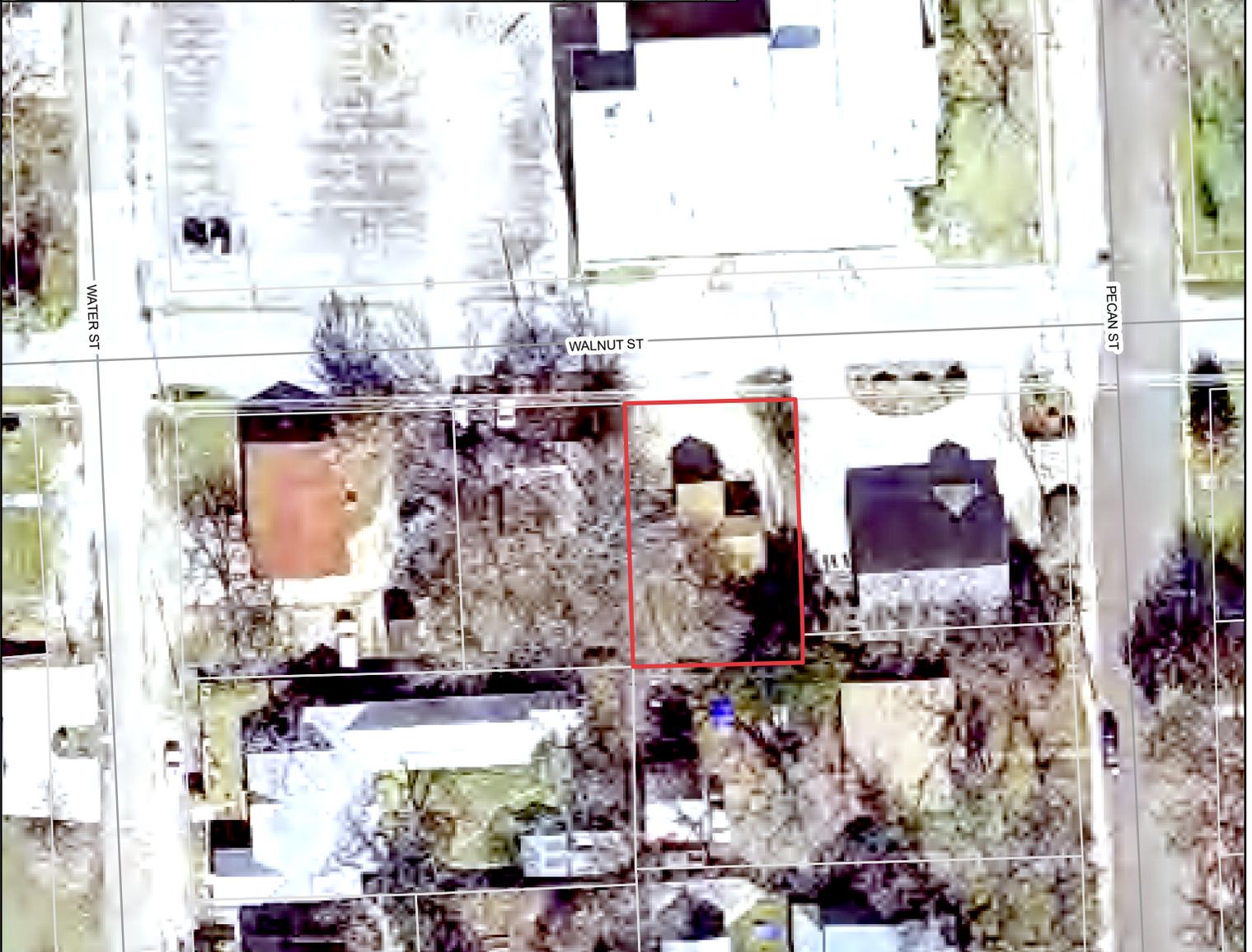
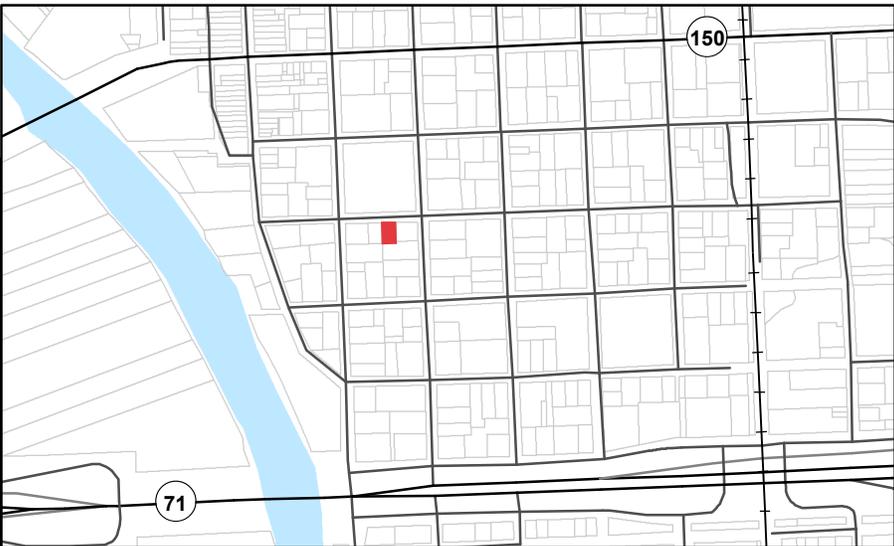
RECOMMENDATION:

Hold public hearing and consider action to approve a Certificate of Appropriateness for 0.1490 acres of Building Block 6, east of Water Street, located at 805 Walnut Street, to remove the structure from current location to outside the city limits.

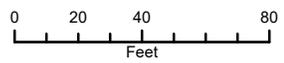
ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Surrounding Property Owner Notice
- Attachment 3: Surrounding Property Owner Response
- Attachment 4: Project Description Letter

Attachment 1 Location Map



805 Walnut Street Certificate of Appropriateness



1 inch = 60 feet



Date: 9/2/2021

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, September 15, 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 Demolition or Relocation to move a residential structure outside of the City Limits at 805 Walnut Street, being 0.1490 acres out of Building Block 6, east of Water Street, within the City Limits of the City of Bastrop, Texas.

Applicant(s)/Owner(s): Joshua Gulley

Address(es): 805 Walnut Street, Bastrop TX, 78602

Legal Description: 0.1490 acres out of Building Block 6, east of Water Street

The site location map is 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: _____

Property Address: _____

Mailing Address (if different than property address): _____

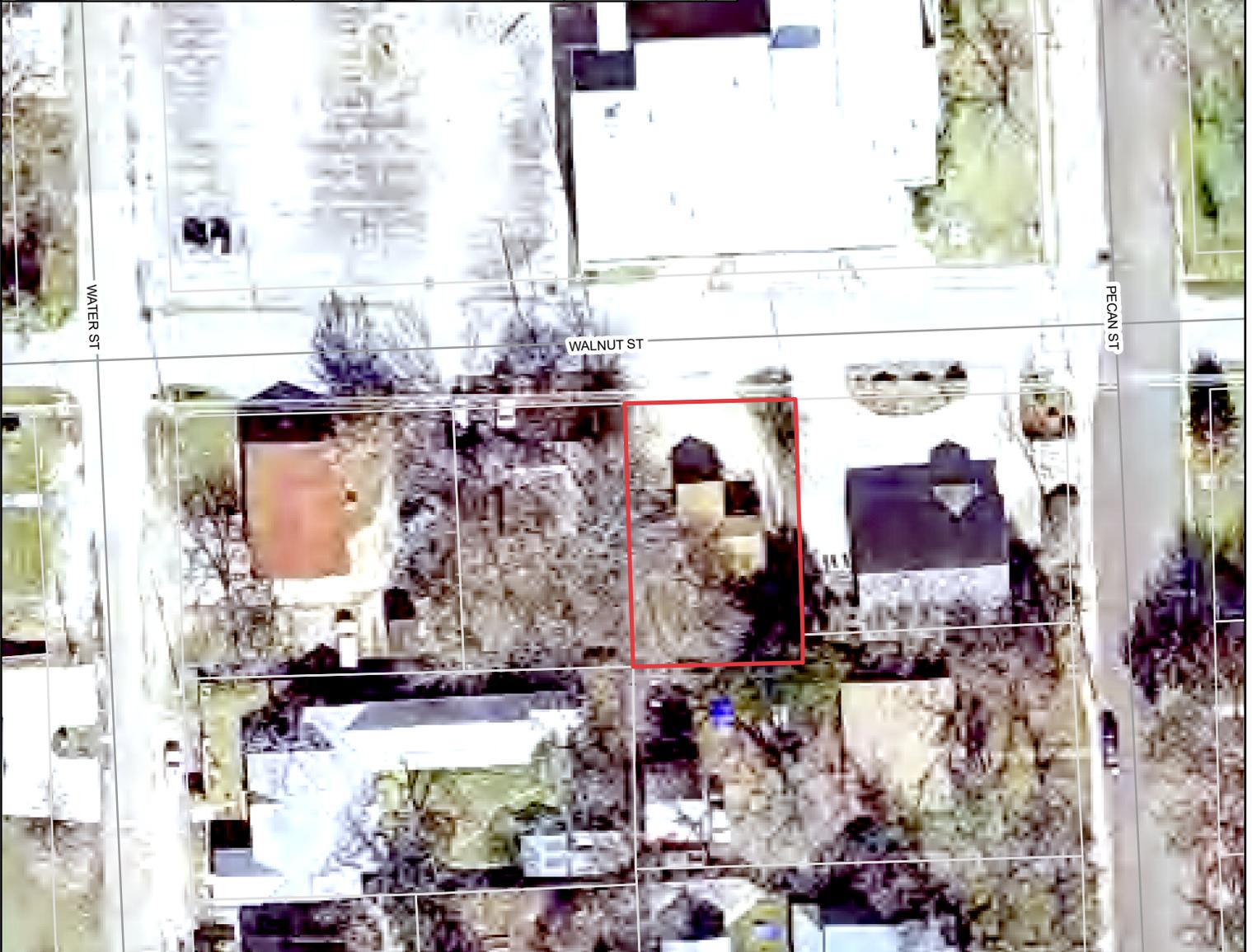
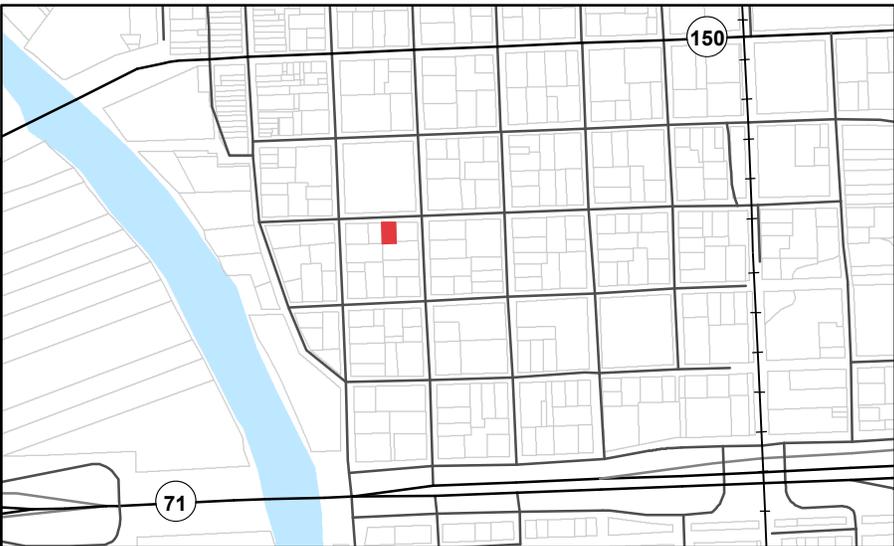
Phone (optional): _____ Email (optional): _____

Property Owner's Signature: _____

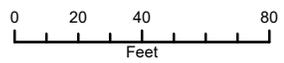
Additional Comments (Optional):

Re: 805 Walnut St, COA for Relocation

Attachment 1 Location Map



805 Walnut Street Certificate of Appropriateness



1 inch = 60 feet



Date: 9/2/2021

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, September 15, 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 Demolition or Relocation to move a residential structure outside of the City Limits at 805 Walnut Street, being 0.1490 acres out of Building Block 6, east of Water Street, within the City Limits of the City of Bastrop, Texas.

Applicant(s)/Owner(s): Joshua Gulley

Address(es): 805 Walnut Street, Bastrop TX, 78602

Legal Description: 0.1490 acres out of Building Block 6, east of Water Street

The site location map is 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: Robert Miller

Property Address: 803 WALNUT BASTROP TX 78602

Mailing Address (if different than property address): 101 Highway 71 West BASTROP TX 78602

Phone (optional): _____ Email (optional): _____

Property Owner's Signature: Robert Miller

Additional Comments (Optional):

Re: 805 Walnut St, COA for Relocation

PLANNING & DEVELOPMENT

390 Mt. Olive Rd Unit A, Cedar Creek, TX
78612
(281) 468-4484
Joshua Gulley

8/17/2021

Dear City of Bastrop,

This business plan/specification is to be used for obtaining an Iredell Historic Certificate of Appropriateness for the structure currently located at the following address:

805 Walnut St, Bastrop TX 78602

The structure will take the following route out of city limits:

East on Walnut to Pecan

Pecan North to Chestnut

Chestnut to 71 Service Rd

71 outside the city limits

Overall height of the load on the trailer is 17'

Regards,

Joshua Gulley
Joshua.gulley@gmail.com



STAFF REPORT

MEETING DATE: September 15, 2021

AGENDA ITEM: 3C

TITLE:

Consider action to approve a Certificate of Appropriateness for 0.834 acres of Farm Lot 3, East of Main Street, located at 1706 Pecan Street, to add an 825 square foot carport and improved driveway next to the rear of the house and facing Elm Street for a Locally Designated Historic Structure.

STAFF REPRESENTATIVE:

Allison Land, Senior Planner/Historic Preservation Officer

ITEM DETAILS:

Site Address: 1706 Pecan Street (Attachment 1)
Property Owner: Rebekah Herrick
Applicant: Stan Wallace/Redemption Contracting
Current Use: Residential
Existing Zoning: P-3 Neighborhood
Designations: Local

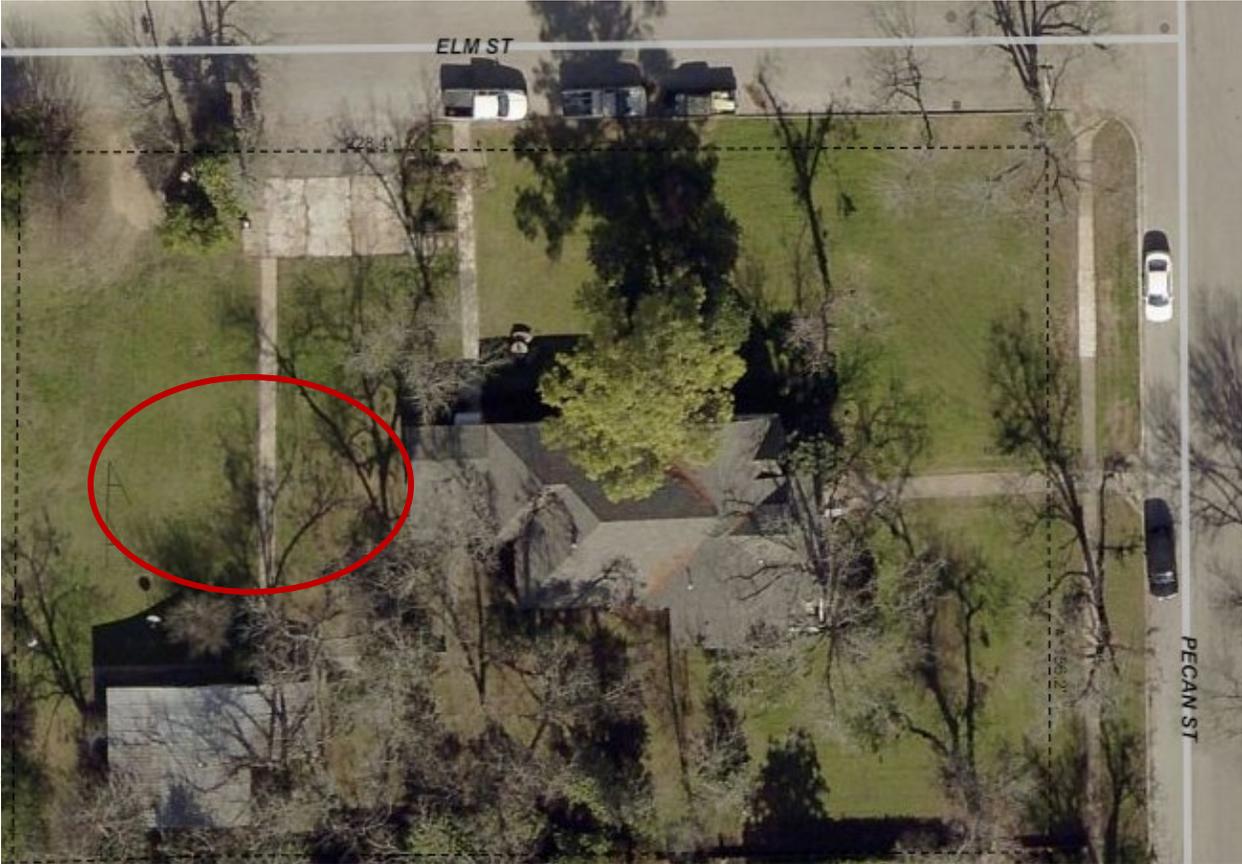
BACKGROUND/HISTORY:

The property owner at 1706 Pecan Street is proposing to add on next to the rear of the structure, parallel to Elm Street. The Long House was built in 1910 for the Higgins family, then purchased in the 1930s by the Long family, who has owned it ever since. Cecil Long was Citizen on the Year numerous times and retired from First National Bank. Ida Lou Long was a public-school teacher. The property housed soldiers during WWII, both in the house and in apartments that have since been demolished. The home has also been used as a film location. The existing house has wooden lap siding and a shingle roof.

View from Pecan Street:



Proposed location on property visible from Elm Street:

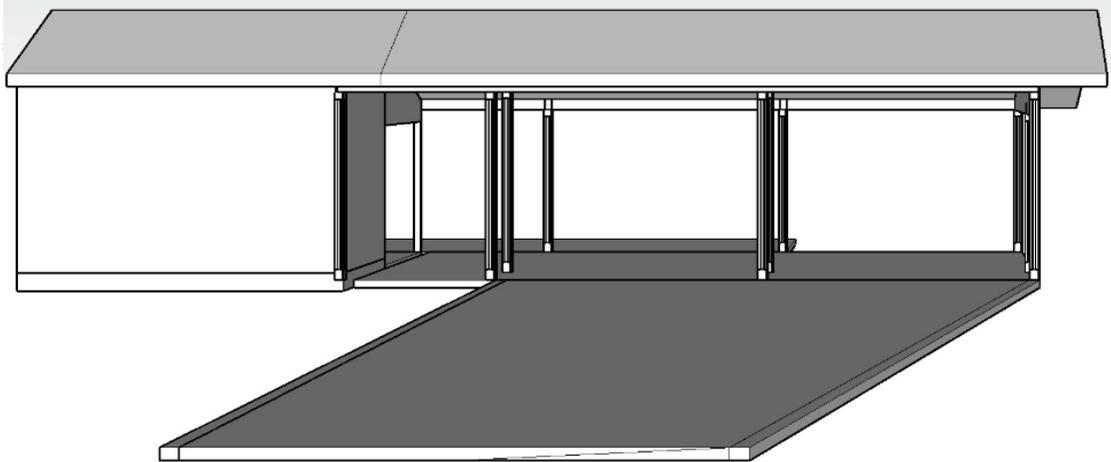




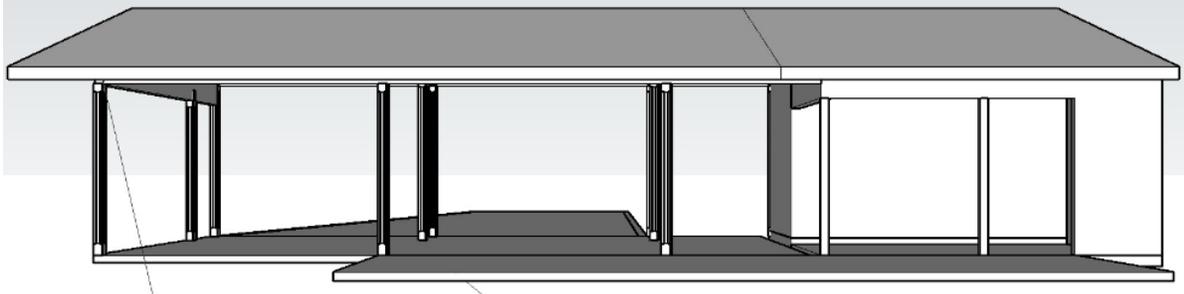


The new addition is to the rear of the structure and will use the same siding style, post styles, and roofing material of the main house.

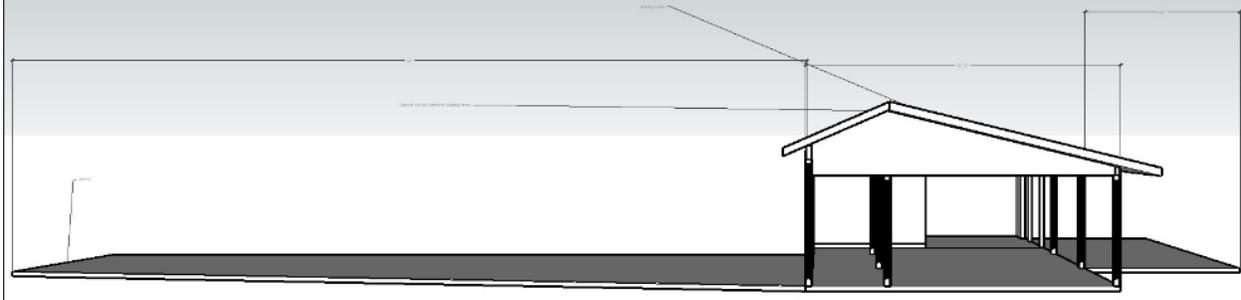
Front (facing Elm Street):



Rear (internal to the property):



Side view (view from rear property line):



Materials:



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.

Applicable criteria

- (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.**
- (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.**

The proposed addition to the structure is compatible with both the design and material of the existing structure, and the architectural style of the era and neighborhood.

RECOMMENDATION:

Consider action to approve a Certificate of Appropriateness for 0.834 acres of Farm Lot 3, East of Main Street, located at 1706 Pecan Street, to add an 825 square foot carport and improved driveway next to the rear of the house and facing Elm Street for a Locally Designated Historic Structure.

ATTACHMENTS:

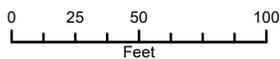
- Attachment 1 – Location Map
- Attachment 2 – Project Description



Attachment 1 Location Map



1706 Pecan Street Certificate of Appropriateness



1 inch = 75 feet



Date: 9/10/2021

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.

7/29/21

1706 Pecan St

Bastrop, TX 78

To whom it may concern,

At 1706 Pecan St we propose to demolish the existing sidewalk and driveway apron on the north side of the property along Elm St and construct a 14 feet wide widening to 25 feet wide driveway made of crushed aggregate bordered with a 6" wide masonry ribbon curb on either side.

At the west end of the home, we propose to construct a 25 foot deep by 33 feet wide carport to match but not connect to, the existing roofline of the home. It will be constructed with wood frame construction in accordance with all local codes and regulations governing sheds and accessory structures. The west side of the structure will have a partial wall constructed from the underside of the eave to the header height of the roof framing that will be sided with clapboard siding to match the existing home. The supporting post will be wrapped with 1x6 Wood Trim in a style to compliment the columns on the front of the home. The soffit will match the existing architectural style of the existing home.

On the back of the proposed carport, we propose to construct a concrete patio off the rear of the home 14 feet deep by 25 feet wide.

The structure will then be painted to match the existing home paint scheme.

All materials used are attached. Thank you for your time and consideration in this matter.

Best Regards,

Stan Wallace



Figure 1 South Side of Home



Figure 2 West Side yard location of carport



Figure 3 West Side of Home



Figure 4 North Side from Elm



Figure 5 North Side from Elm St



Figure 6 East Side from Pecan St