

City of Bastrop

Agenda Information Sheet:



Historic Landmark Commission Meeting Date:
Certificate of Appropriateness 1706 Pecan Street

January 20, 2016
Agenda Item #5

Project:

The home located at 1706 Pecan Street was designated as a Historic Landmark June 23, 2009. History of the property (provided by Rebekah Long Herrick) is included with the staff report.

Request for a Certificate of Appropriateness to add a storage building, on the Elm Street side of the property. If the Certificate of Appropriateness is approved a Building Permit and inspection will be required.

Certificate of Appropriateness Section from the Ordinance: **Sec. 14.03.004 Certificate of appropriateness**

(a) Requirement of certificate of appropriateness. No person shall carry out any construction, reconstruction, alteration, restoration, rehabilitation, or relocation of any historic landmark, nor shall any person make any material change in the signs, fences, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any historic landmark without an approved certificate of appropriateness.

(b) Criteria for approval of a certificate of appropriateness. In considering an application for a certificate of appropriateness, the commission shall be guided by any 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 which 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) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

(9) 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.

(10) 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.

(c) Certificate of appropriateness application procedure.

(1) No building permit requiring a certificate of appropriateness shall be issued until such certificate of appropriateness has first been issued by the commission. The certificate of appropriateness required by this article shall be in addition to and not in lieu of any building permit that may be required by any other ordinance of the city. The building official shall deny any application for a building permit to a structure or a site that requires, but does not have, a certificate of appropriateness.

(2) Prior to the commencement of any work requiring a certificate of appropriateness, the owner shall file an application for such a certificate. The application shall contain at a minimum:

(A) Name, address, telephone number of applicant, detailed description of proposed work.

(B) Location and photograph of the property changes.

(C) Elevation drawings, photographs, or illustrations of the proposed changes.

(D) Samples of materials to be used.

(E) If the proposal includes signs or lettering, a scale drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination (if any), and a plan showing the sign's location on the property.

(F) Any other information which the commission may deem necessary in order to visualize the proposed work.

(3) The commission shall review the application at a regularly scheduled meeting within thirty (30) days from the date the application is received, at which time an opportunity will be provided for the applicant to be heard. The commission shall approve, deny, or approve with modifications the permit, within forty-five (45) days after the review meeting, provided, both review and action may occur at the same meeting. In the event the commission does not act within seventy-five (75) days of the receipt of the application, a permit will be deemed granted.

(4) All decisions of the commission shall be in writing. The commission's decision shall state its findings pertaining to the approval, denial, or modification of the application. A copy shall be sent to the applicant. Additional copies shall be filed as part of the public record on that property and dispersed to appropriate city departments, e.g., building inspection.

(5) An applicant for a certificate of appropriateness who is dissatisfied with the action of the commission, relating to the issuance and/or denial of a certificate of appropriateness shall have the right to appeal the commission's determination to the city council, by using the appeal process set forth in section 14.03.010 of this article.

(6) Property owners shall apply for and be issued a building permit within one (1) year from the date the commission grants the certificate of appropriateness, provided however, that the commission, at its sole discretion, may authorize an owner to have one extension of an additional six (6) months to obtain the necessary building permit, upon demonstration of a reasonable need for such an extension. The certificate of appropriateness shall expire if a building permit becomes null and void prior to the issuance of a certificate of occupancy.

(d) Enforcement.

(1) All work performed pursuant to a certificate of appropriateness issued under this article shall conform to any conditions or requirements included therein. It shall be the duty of the building inspector or his designee to inspect periodically any such work to assure compliance. In the event work is not being performed in accordance with the certificate of appropriateness, the building official or his designee shall issue a stop-work order, and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop-work order is in effect.

(2) A stop-work order may be lifted following submission and approval of plans for corrective action or work, or other plans to bring the project into compliance with the conditions or requirements of the certificate of appropriateness or other approvals.

(Ordinance 2007-30, sec. 4, adopted 10/23/07)

City Contact:

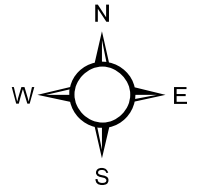
Yvonne Pritchard, Project Coordinator
Planning and Development Department

Attachments:

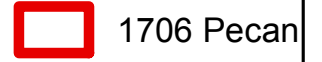
Application for Historic Landmark Certificate of Appropriateness, history, letter detailing work to be done and pictures



Property Location Map
for
1706 Pecan Street



Legend





APPLICATION FOR HISTORIC LANDMARK CERTIFICATE OF APPROPRIATENESS

Property Address: 1706 Pecan St, Bastrop, TX 78602 _____

Legal Description: Farm Lot 3, EM St, .8340 acres (R27959) _____

Structure(s) Being Altered or Added: Storage Building by Tenants (removed when they vacate)

Owner of the Property: Rebekah Wilson Herrick _____

Mailing Address: 209 Mountain Home, Cibolo, TX 78108 _____

Telephone Number: 210-370-9334 _____ Email: irisch83@gmail.com _____

This application shall include the following (incomplete applications will not be accepted):

- ✓ 1. A detailed description of the proposed work.
- ✓ 2. Location and photographs of the property changes, if available.
- ✓ 3. Elevation drawings, photographs or illustrations of the proposed changes must be submitted with application. Incomplete submittals will not be accepted.
- ✓ 4. Information regarding the materials to be used. *(The Landmark Commission may ask that samples be provided)*.
- ✓ 5. If the proposal includes signs or lettering, detailed information regarding such signs or lettering must be provided. *(The Building Official must approve any proposed signs)*. **N/A**
- 6. Any other information which the Commission may deem necessary in order to visualize the proposed work.
- ✓ 7. Tax certificate showing taxes have been paid.

A Certificate of Appropriateness does not replace the requirement for obtaining other permits such as a building permit (including fences and driveways), site development permit or sign permit.

DocuSigned by: Rebekah Herrick 11/25/2015
 Signature of Owner _____ Date _____

Susan Noguez 11-25-15
 Signature of Agent (if any) Susan Noguez, Broker/Realtor Date _____

(If an Agent signs, a letter, signed by the owner, must be attached hereto granting authorization to the Agent to act on the owner's behalf.)

Approved

 Historic Landmark Commission Date _____

Disapproved

 Historic Landmark Commission Date _____
 City of Bastrop

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By _____

History of 1706 Pecan St. Bastrop, TX

The house at 1706 Pecan St. was built in 1910 by Mr. Peterson (Mr. Peterson's daughters, Esther Wright, Elsie Crawford, Ruth Peterson, are also longtime Bastropians) for the Higgins family. It was bought by Cecil and Ida Lou Long in the late 1930s when they moved to Bastrop. At the time Cecil Long owned a dairy and managed the Elkins 5 & 10 Store on Main St. Ida Lou Long taught in the public schools in Bastrop. They were both longtime contributors to Bastrop and Bastrop's way of life. They were very active in the community. Cecil Long was named Citizen of the Year several times and finally retired from First National Bank in 1993 after being the president and CEO of the bank board for many many years.

During WWII there were apartments on the property (concrete slabs are now used to park cars) to house soldiers stationed at Camp Swift. Some of the rooms in the main house were also rented to soldiers and their families. Also some of the Polish employees of Long's Dairy lived in the apartments located outside the house by the street. I believe it was in the 1950s that the apartments were torn down and the concrete slabs have been used for parking since then.

The property has seen a few changes over the years. Additions were made to the main house such as the back door addition around the old cistern. A smaller house was brought in for Cecil Long's parents to live in until their deaths in the late 1950s. It is now used for a guest cottage/rental property.

There has also been a movie made in the house. ***In Broad Daylight*** was filmed in 1992 with Brian Dennehy and Cloris Leachman. There have been other film companies who have wanted to film movies in the house but the timing wasn't always conducive to the family's schedule.


There have been just two families to own the property. The Higgins' and the Long's. It has been in the Long family since the 1930s and I am the third generation to own the property.

Thank you,
Rebekah Long Herrick
9751 Girth Ln.
San Antonio, TX 78254
210-872-1841

Bridge Blocks are installed between the floor joists where the sheets of plywood floor decking meet to provide superior support.

Pulling Blocks are installed and holes are drilled at each end of the centermost skids to help prevent damage if and when the building ever needs to be moved.

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Elm Street

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