

# Bastrop Historical Land Commission Special

## Meeting Agenda

Bastrop City Hall  
1311 Chestnut Street  
Bastrop, TX 78602  
(512) 332-8800



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June 20, 2022

## Agenda - Historical Land Commission Special Meeting at 6:00 PM

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*Bastrop Historic Landmark Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.*

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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 Board/Commission, please submit a fully completed request card to the Board/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 Board/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.*

*It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Board to allow a member of the public to slur the performance, honesty and/or integrity of the Board, as a body or any member or members of the Board, individually or collectively, nor any members of the City's staff. Accordingly, profane, insulting, or threatening language directed toward the Board and/or any person in the Board's presence will not be tolerated.*

3. **ITEMS FOR INDIVIDUAL CONSIDERATION**

3A. Consider action to approve a Certificate of Appropriateness for 1.039 acres of Farm Lot 2, East of Main Street, located at 1403 Main Street, to add a two-car carport to the accessory building facing Buttonwood Street, known as the Wilbarger House.

4. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting as 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 convenient and readily accessible to the general public, as well as to the City's website, [www.cityofbastrop.org](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: Friday, June 17, 2022 at 5:00 p.m. and remained posted for at least two hours after said meeting was convened.

\s\ Jennifer C. Bills

Jennifer Bills, Director of Planning & Development



# STAFF REPORT

**MEETING DATE:** June 20, 2022

**TITLE:**

Consider action to approve a Certificate of Appropriateness for 1.039 acres of Farm Lot 2, East of Main Street, located at 1403 Main Street, to add two-car carport to the accessory building facing Buttonwood Street, known as the Wilbarger House.

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, Director of Planning & Development/Historic Preservation Officer

**ITEM DETAILS:**

Site Address: 1403 Main Street (Attachment 1)  
Property Owner: David & Sarah Johnson  
Current Use: Residential  
Existing Zoning: P-3 Neighborhood  
Designations: Local, Texas Historic Marker, and National Register

**BACKGROUND/HISTORY:**

The property owner at 1403 Main Street is proposing to add on to the existing accessory dwelling unit on the southeast corner of the property, facing Buttonwood Street (Attachment 3). The Long House was built in 1842 for the Wilbarger family. Once the site of many of Bastrop's social and musical events, the Wilbarger house remains as an outstanding example of Greek Revival architecture in Texas.

View of the primary house from Main Street:



View of the primary house from Buttonwood:



View of accessory structures view from Buttonwood:



The new addition is to the rear of the structure and will use the same siding style, post styles, and roofing material found on the existing accessory dwelling unit.

Materials: board and batten siding, metal roof

**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.**

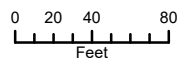
*The proposed addition to the structure is compatible with both the design and material of the existing structure, and the architectural style of the era and neighborhood.*

**RECOMMENDATION:**

Consider action to approve a Certificate of Appropriateness for 1.039 acres of Farm Lot 2, East of Main Street, located at 1403 Main Street, to add two-car carport to the accessory building facing Buttonwood Street, known as the Wilbarger House.

**ATTACHMENTS:**

- Attachment 1 – Location Map
- Attachment 2 – Project Description
- Attachment 3 – Site Layout & Elevation
- Attachment 4 – Existing Buildings Pictures



### Certificate of Appropriateness 1403 Main Street

1 inch = 100 feet

Date: 6/10/2022

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 information, nor does it represent that its use will not infringe upon privately owned rights.



PROJECT DESCRIPTION LETTER  
CARPORT ADDITION  
1403 MAIN ST.

The house is located on the corner of Main St. and Buttonwood St. The project is the addition of a 3 car carport, with entrance from the driveway located on the Buttonwood St. side of the house. There is an existing 1 car garage that dates probably from the 1930's.

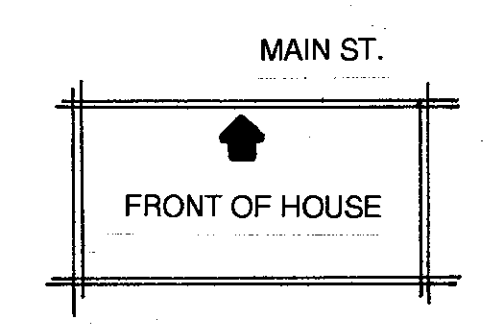
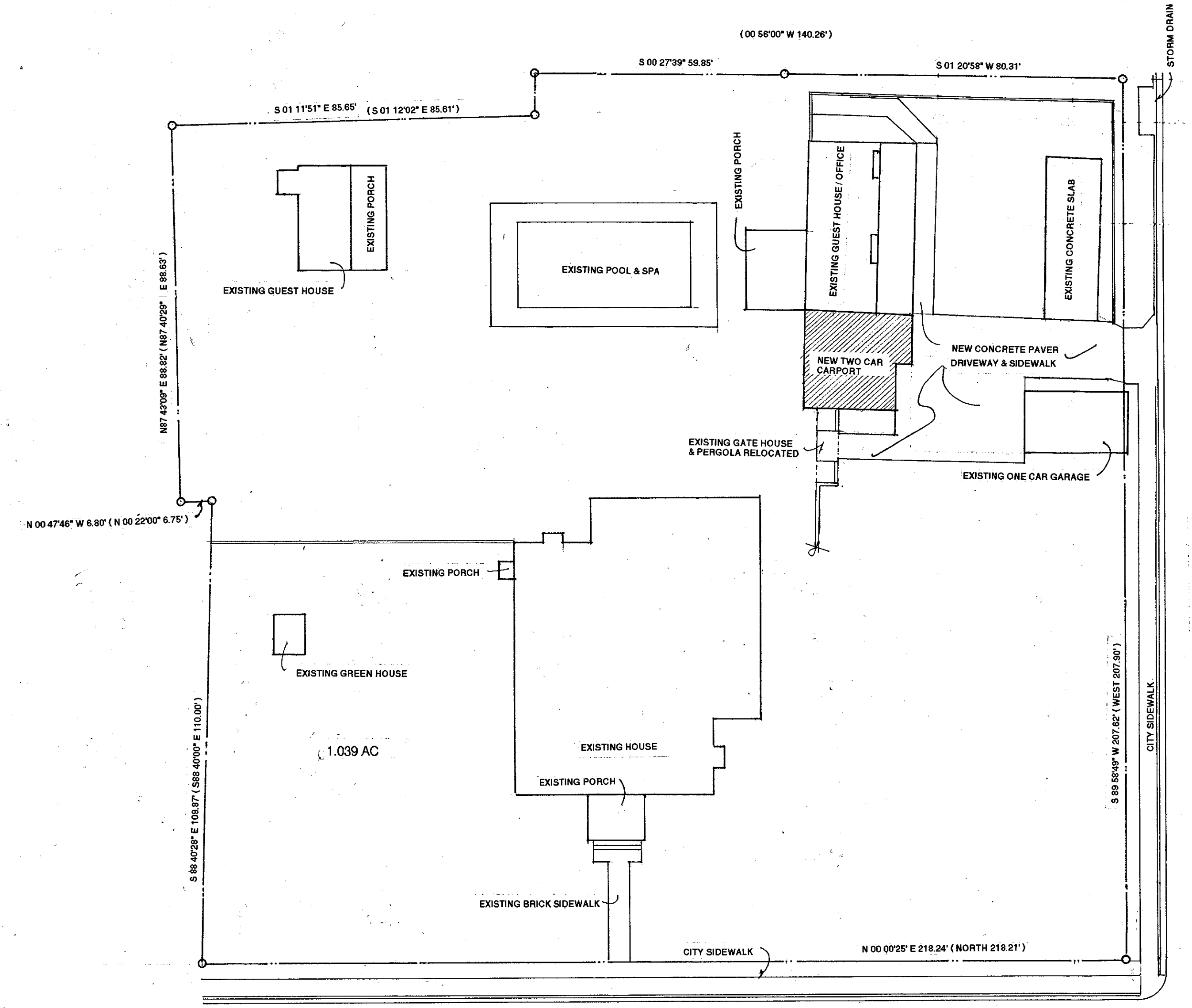
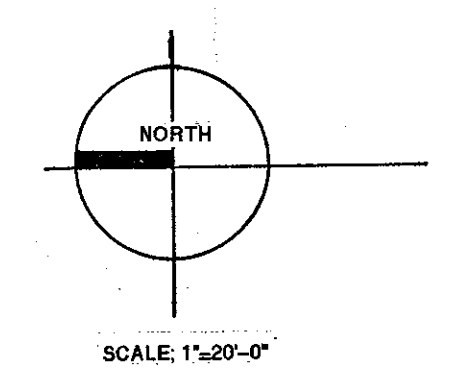
The carport addition will provide covered parking for our cars and address existing drainage issues. We have hired local architect David Gostecnik to ensure that the design is in keeping with the historic character of our home.

The home is listed in the National Register of Historic Places and is designated a Recorded Texas Historic Landmark. The Brooks-Wilbarger House is included in the Historic American Building Survey (HABS).

11.17.2021  
12.15.2021

# SITE PLAN

A NEW CARPORT  
FOR  
SHARAH & DAVID JOHNSON  
1403 MAIN ST.  
BASTROP TX.



JOHNSON

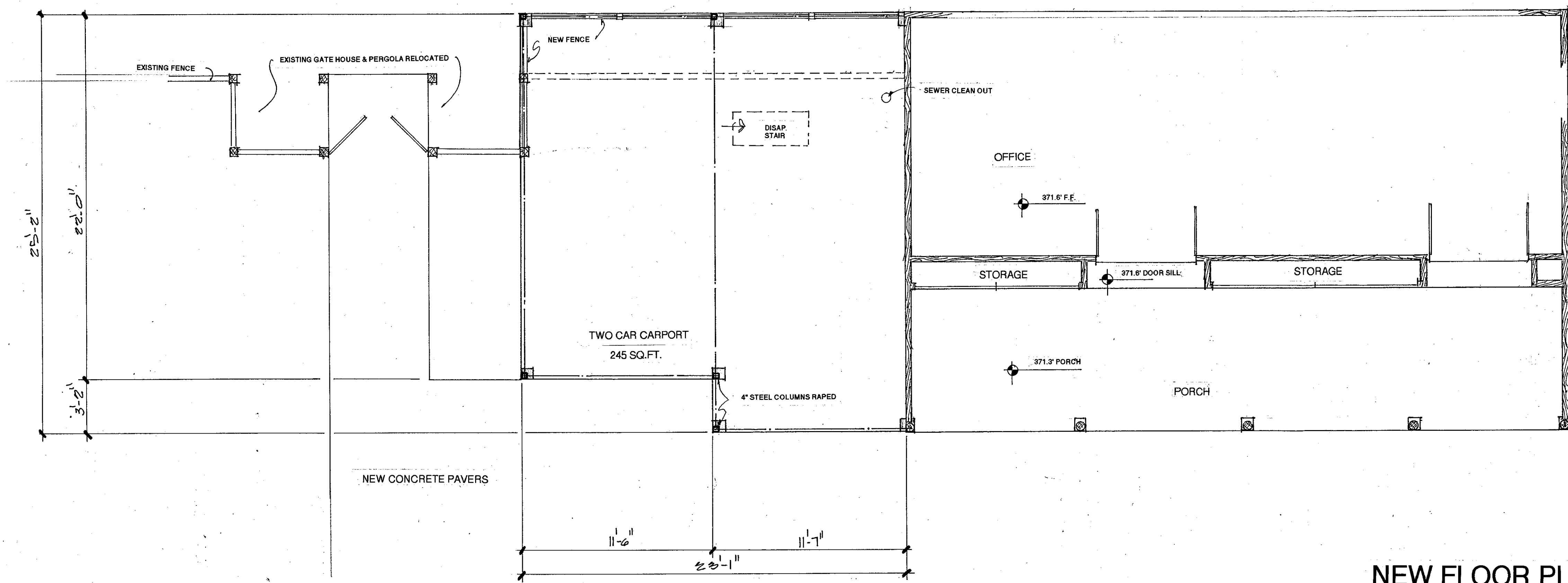
DESIGN  
DISCOVERIES

OFFICE (512) 331-4800

SHEET NO.

1



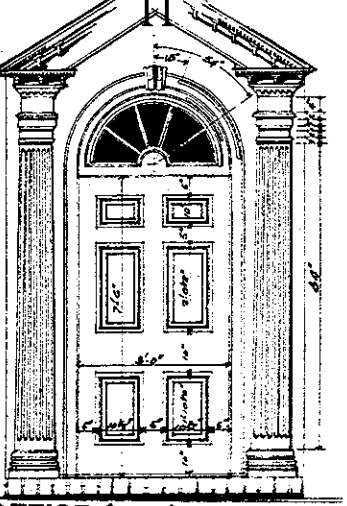


### NEW FLOOR PLAN

SCALE: 1/4" = 1'-0"

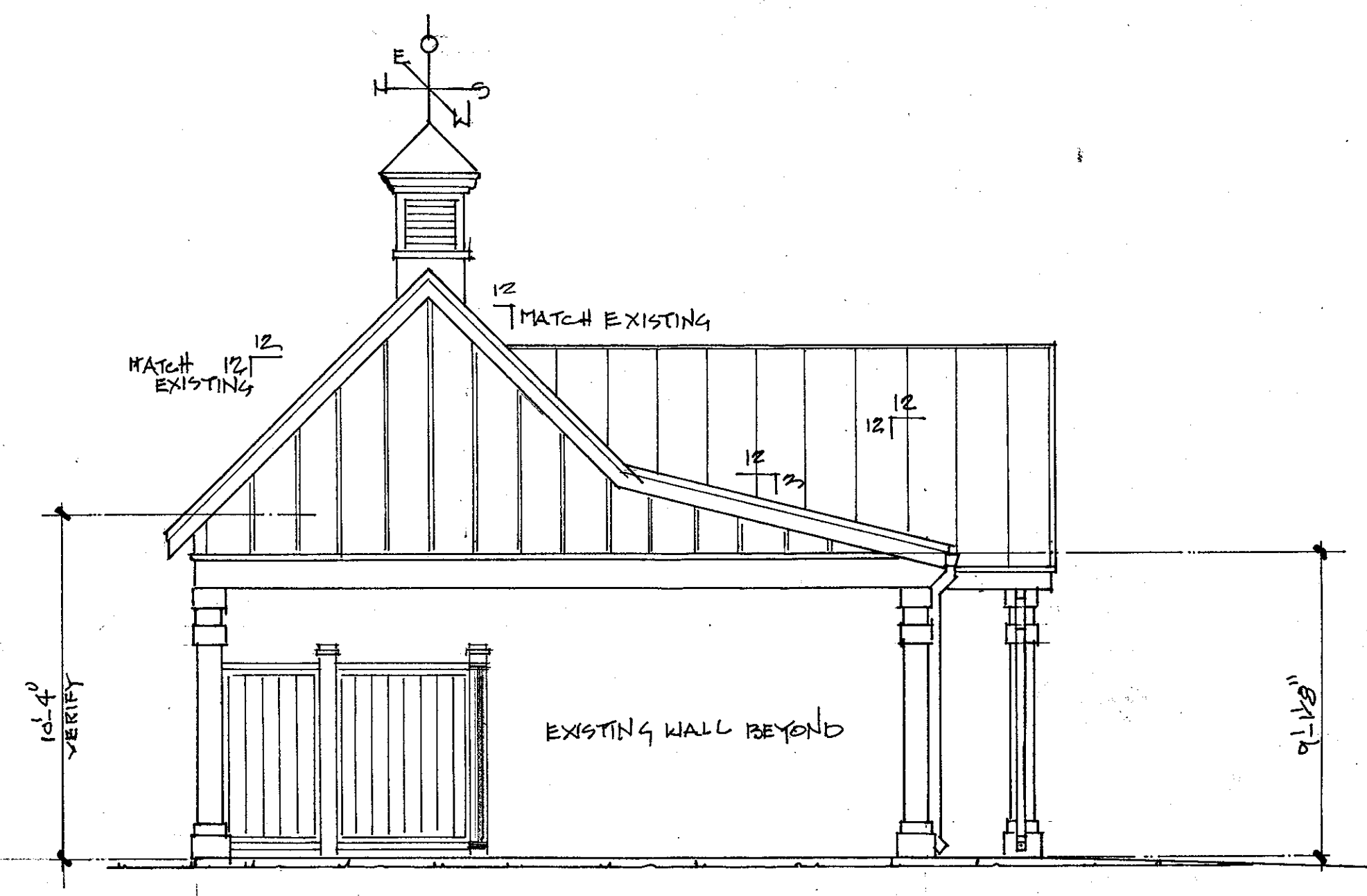
JOHNSON

DESIGN DISCOVERIES

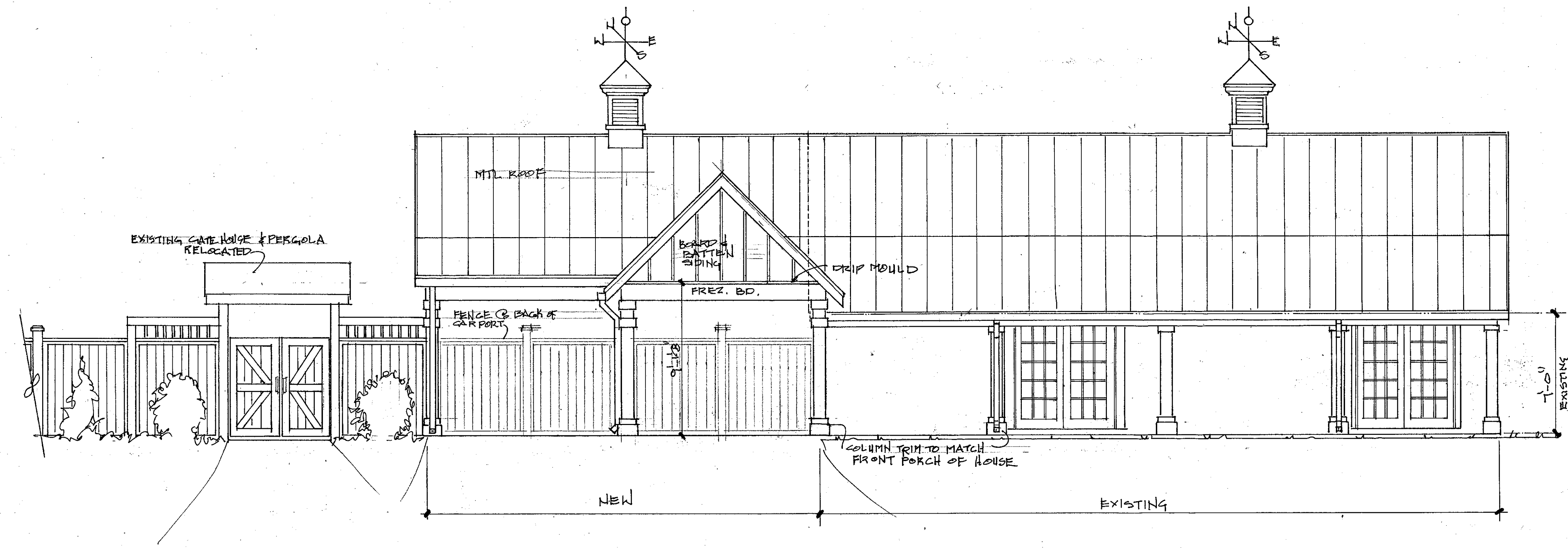


SHEET NO.

2



SCALE: 1/4"=1'-0"

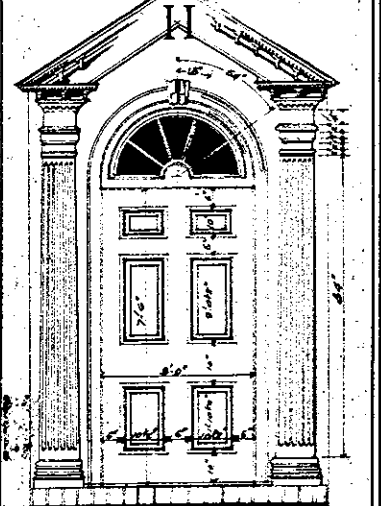


BUTTON ST. ELEVATION

SCALE: 1/4"=1'-0"

JOHNSON

DESIGN DISCOVERIES



OFFICE (512) 331-4800

SHEET NO.

3



Item 3A.



Item 3A.

