

Bastrop Historic Landmark Commission Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



August 05, 2026

Agenda - Historic Landmark Commission at 6:00 PM

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.

1. CALL TO ORDER

2. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission 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. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to the City Manager for research and possible future action. Profanity, physical or other threats are not allowed and may subject the speaker to loss of the time for comment, and if disruptive to the conduct of business, could result in removal of the speaker.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider and act to approve meeting minutes from the July 1, 2026, Regular Historic Landmark Commission Meeting.

Submitted by: Alondra Macias, Planner I, Development Services Department

3B. Consider and act on a Certificate of Appropriateness for exterior remodel and decrease in size of the main structure at 1507 Main Street, being 0.48 acres out of Farm Lot 2 East of Main Street, within the City Limits of the City of Bastrop, Texas.

Submitted by: Alondra Macias, Planner I, Development Services Department

4. UPDATES

- 4A. Update on upcoming meetings and reminder of reappointment applications.

5. 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 convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: July 30, 2026 at 6:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ James E. Cowey
James E. Cowey, Director of Development Services



Historic Landmark Commission STAFF REPORT

MEETING DATE: August 5, 2026

TITLE:

Consider and act to approve meeting minutes from the July 1, 2026, Regular Historic Landmark Commission Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Planner I, Development Services Department

ATTACHMENTS:

- July 1, 2026, Meeting Minutes

HISTORIC LANDMARK COMMISSION

MEETING MINUTES

July 1, 2026

The City of Bastrop Historic Landmark Commission met on Wednesday, July 1, 2026, at 6:00 PM 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:

Samuel Bennett	Present
Lisa Laky, Vice-Chair	Present
Susan Long	Absent
Blake Kaiser, Chair	Present
Gary Moss	Present
Janean Whitten	Absent
Cheryl Long	Present

City Council Liaison:

Cynthia Meyer	Present
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Staff:

Alondra Macias	Present
Brittany Epling	Absent
Nicole Peterson	Present
James E. Cowey	Present

2. CITIZEN COMMENTS

No citizens comments at this time.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider and act to approve meeting minutes from the June 17, 2026, Special Historic Landmark Commission Meeting.

Commissioner Gary Moss made a motion to approve the meeting minutes from June 17, 2026, Special Historic Landmark Commission Meeting minutes. Commissioner Samuel Bennett seconded the motion. The motion passed unanimously.

HISTORIC LANDMARK COMMISSION

MEETING MINUTES

July 1, 2026

- 3B. Consider and act on a Certificate of Appropriateness for 0.094 acres of Building Block 5, West of Water Street, located at 1005 Main Street, to replace the existing awning with a new flat roof awning, for a structure located in the Bastrop Commercial National Register Historic District.

Commissioner Gary Moss made a motion to approve the Certificate of Appropriateness for 0.094 acres of Building Block 5, West of Water Street, located at 1005 Main Street, to replace the existing awning with a new flat roof awning, for a structure located in the Bastrop Commercial National Register Historic District with a condition that the awning color being selected from the City's adopted color palette. Commissioner Samuel Bennett seconded the motion. The motion passed unanimously.

- 3C. Consider and act on a Certificate of Appropriateness for a band sign and change in color of paint on a commercial building within the Bastrop Commercial National Register of Historic District, located at 925 Main Street, being 0.107 acres out of Building Block 4, West of Water Street within the City Limits of Bastrop.

Commissioner Cheryl Long made a motion to approve the Certificate of Appropriateness for a band sign and change in color of paint on a commercial building within the Bastrop Commercial National Register of Historic District, located at 925 Main Street, being 0.107 acres out of Building Block 4, West of Water Street within the City Limits of Bastrop. Commissioner Samuel Bennett seconded the motion. The motion passed unanimously.

- 3D. Consider and take possible action on a recommendation to the City Council to increase Incentives for Local Historic Landmarks, under Section 14.09.013 of the Bastrop Development Code, Historic Preservation Ordinance.

After further discussing with the commission city manager, Sylvia Carrillo-Trevino offered the commission the option of further discussing an option to allow the city to reserve funds for preservation and restoration of historic structures.

- 3E. Consider and take possible action on a recommendation to the City Council to amend Article 14.09, Historic Preservation, to increase penalties for the demolition of a Historic Landmark without a permit and for work performed without a required Certificate of Appropriateness, and to establish procedures consistent with Texas Local Government Code Section 315.006

Commissioner Gary Moss made a motion to recommend the City Council to amend Article 14.09, Historic Preservation, to increase penalties for the demolition of a Historic Landmark without a permit and for work performed without a required Certificate of Appropriateness, and to establish procedures consistent with Texas Local Government Code Section 315.006. Commissioner Lisa Lakey seconded the motion. The motion passed unanimously.

HISTORIC LANDMARK COMMISSION

MEETING MINUTES

July 1, 2026

4. DISCUSSION WITH POSSIBLE ACTION

- 4A. Discussion pertaining to the Local Designations, Local Historic Districts and Certified Local Government.

City Manager, Sylvia Trevino-Carillo spoke with Commissioners about the Local Designations, Local Historic Districts and the Certified Local Government and what that means for the City.

5. ADJOURNMENT

A motion was made to adjourn the meeting at 6:57 PM.

Blake Kaiser
Commission Chair

Lisa Laky
Commission Vice-Chair



STAFF REPORT

MEETING DATE: August 5, 2026

TITLE:

Consider and act on a Certificate of Appropriateness for exterior remodel and decrease in size of the main structure at 1507 Main Street, being 0.48 acres out of Farm Lot 2 East of Main Street, within the City Limits of the City of Bastrop, Texas.

STAFF REPRESENTATIVE:

Alondra Macias, Planner, Development Services Department

ITEM DETAILS:

Site Address: 1507 Main Street
Property ID: 27815
Property Owner: John H Wieting
Agent: James Nolan
Current Use: Residential
Existing Zoning: SF-1, Single Family Residential
Designations: National Register of Historic Places

BACKGROUND/HISTORY:

This house was built circa 1885. The home is known as the L. W. Olive House, and it was built during one of Bastrop's most prosperous periods. The home was listed on the National Register of Historic Places on December 22, 1978, as part of the Bastrop Historic and Architectural Multiple Resource Area which recognized both the architectural merit and its contribution to the city's historic streetscape. The home is a 1-story frame Victorian residence that has modern iron posts that were added.

The house became associated with L. W. Olive, a Bastrop merchant. Records do not establish conclusively whether Olive commissioned the house, purchased it shortly after construction, or was simply its best-known early owner. L. W. Olive and his son, Lee D. Olive, operated L. W. Olive & Son, a Bastrop grocery and mercantile business. Advertisements show that the store sold groceries, flour, feed, crockery, glassware, tinware, enamelware, and local produce.

PROPOSAL:

The property owner at 1507 Main Street is proposing to restore the LW Olive house and remove the addition that was done in 1953 by his father and come back at a later date to do a smaller addition that matches the original structure architecturally.

If granted the certificate, they will immediately file a demolition permit to remove all the changes and additions that have been added to the home, starting in 1953.

The intent is to retain every allowable piece of historic fabric for preservation and re-use during construction. All of the building's original fenestration, save for the unoriginal front door, will be repaired and preserved. They will attempt to save the current non-original roof, but a thorough inspection of the roof has not been done. The current foundation is failing and must be replaced, and they are already working with a structural engineer to design a new foundation that will allow the house to appear to have its original brick pier foundation.

The wholesale removal of the rear addition and car port are necessary because of severe rot in the structure and finishes, the foundations have failed and the roof is in very poor condition. In most cases the intent is to retain additions that were not original, as these additions tell the story of the structure and the different people that have lived there. The addition will be dismantled by hand. The roof walls and floors will not be removed with heavy machinery.

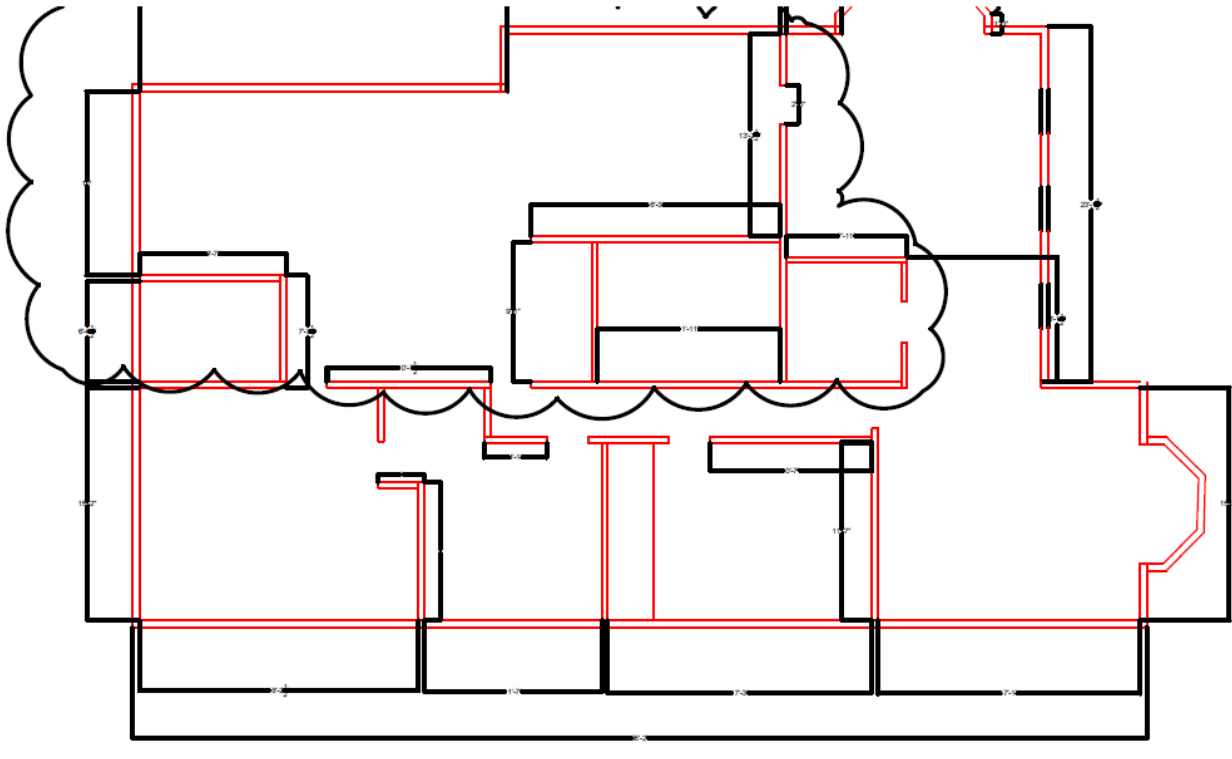
There will be minimal dust, and the noise of the work will be the only irritant to the neighbors as they will use an excavator to remove the foundation, but the contractor intends to work quickly and avoid disturbing the neighbors. Once the home is cleared of the additions and all drywall is removed from the interior of the home the goal is to begin to design the new addition.

Existing Conditions (Attachment 4)





Proposed Changes (Attachment 5)



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.

Sec. 14.09.010 Certificate of Appropriateness.

F. Criteria for Approval of Certificate of Appropriateness (COA)

- 1) In considering an Application for a Certificate of Appropriateness (COA), the Historic Landmark Commission shall be guided by any locally adopted design standards, and where applicable, the following from the Secretary of the Interior's Standards for 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.
 - 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.
 - b) **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.**

- c) 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.
- d) Changes that 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.
- e) **Distinctive stylistic features or examples of skilled craftsmanship which characterize, a Building, Structure, object, or Site shall be kept to the greatest extent practical.**
- f) 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.
- g) **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.**
- h) For building materials, architecture standards, architectural details, massing for a variety of building types, see the design guidelines.
- i) **Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any Project.**
- j) 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.
- k) **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.**

RECOMMENDATION:

Consider and act on a Certificate of Appropriateness for exterior remodel and decrease in size of the main structure at 1507 Main Street, being 0.48 acres out of Farm Lot 2 East of Main Street, within the City Limits of the City of Bastrop, Texas.

ATTACHMENTS:

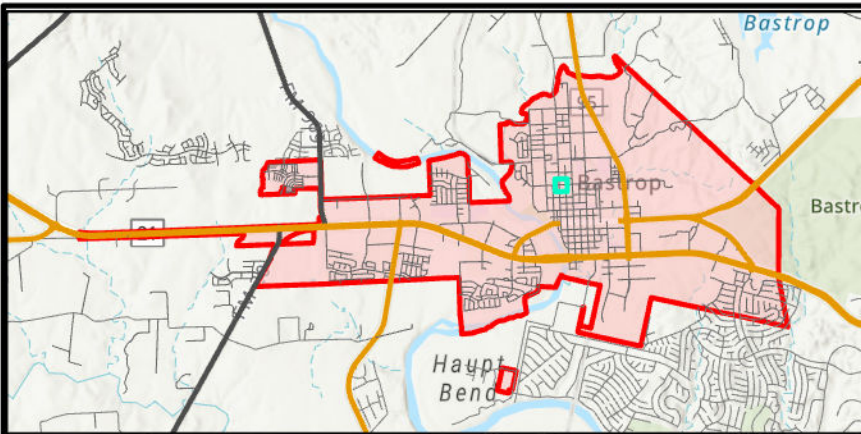
- Attachment 1: Location Map
- Attachment 2: Project Description Letter
- Attachment 3: Exterior Images
- Attachment 4: Existing Conditions
- Attachment 5: Proposed Changes

- Attachment 6: National Register Application
- Attachment 7: Image from National Register



Attachment 1 Notification Map

1507 Main Street - PID #27815



7/30/2026



Scale: 1:1,088

The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict boundaries between private and public property. This map is general in nature and is not for navigational purposes.



W L Olive House- 1507 Main St

We are requesting a Certificate of Appropriateness for the Restoration of the LW Olive House, located at 1507 Main Street. If granted the certificate, we will immediately file a demolition permit to remove all the changes and additions that have been added to the home, starting in 1953. Our intent is to retain every allowable piece of historic fabric for preservation and re use during construction. All of the buildings original fenestration, save for the unoriginal front door, will be repaired and preserved. We will attempt to save the current non original roof but we have not thoroughly inspected the roof. The current foundation is failing and must be replaced. We have a structural engineer designing a new foundation that will allow the house to appear to have its original brick pier foundation. The wholesale removal of the rear addition and car port are necessary because of severe rot in the structure and finishes, the foundations have failed and the roof is in very poor condition. In most cases we will look to retain additions that were not original, as these additions tell the story of the structure and the different people that have lived there. The addition will be dismantled by hand. The roof walls and floors will not be removed with heavy machinery. We have contacted all the adjacent property owners and let them know what we are proposing my contact information. There will be minimal dust, and the noise of the work will be the only irritant to the neighbors. We will use an excavator to remove the foundation but this will be quick work and should not bother the neighbors. All of the non original interior wall and ceiling coverings will be removed by hand. Once the home is cleared of the additions and all drywall is removed from the interior of the home, we may begin to design the new addition. We will exercise great care and restraint when working adjacent historic fabric. This is what my firm specializes in and these measures are standard operating procedures for us. Everything we do will be in proper order and with the full oversight of the City of Bastrop, The Texas Historical Commission and Department of the Interiors Standards. We welcome anyone who like to tour the home to see for themselves the house and the requested work.

Sincerely,

James Nolan

Owner, James Nolan Construction

james@jamesnolanconstruction.com

512-721-6602

Image from Cedar Street heading towards Main Street



Image from Cedar Street



Image from the front façade



LW Olive Photos

Photo 1 – Selective removal of ceiling and wall finishes revealed that the original ceiling cladding matched the wall cladding and consisted of 1" x 6" double-bead beadboard. This investigation also confirmed the original wall finish material and revealed that the ceilings had been lowered during a later renovation.

Photo 2 – Removal of non-original wall coverings exposed a partition wall that was installed as part of the 1953 addition and renovation work.

Photo 3 – Original double-bead beadboard wall and ceiling cladding uncovered during selective demolition.

Photo 4 – All historic fabric will be retained, repaired, and restored wherever feasible. Exterior components that are missing or deteriorated beyond reasonable repair will be replicated to match the original profiles and details exactly. Replacement materials will consist of Cypress, Southern Yellow Pine, or Sapele, selected according to exposure conditions. Components not subjected to direct moisture or prolonged sunlight exposure will be fabricated from Cypress or Southern Yellow Pine. Elements exposed to significant moisture and sunlight will be milled from Sapele to ensure durability while maintaining the original appearance and detailing.

Samples

We will drop off physical samples when requested by staff or the reviewing commission.

National Historic Designation

The large addition constructed in 1953 was present when the property was listed on the National Register; however, due to poor original construction, inadequate foundation conditions, and numerous post-1953 alterations and repairs, the structure has deteriorated beyond practical repair. Furthermore, the addition lacks the architectural design, detailing, and craftsmanship that contribute to the significance of the original residence, making it incompatible with the historic character of the house.

Any future addition will be designed to be more appropriate, subordinate, and complementary to the original structure. Due to the configuration of the house, the existing addition is minimally visible from the public right-of-way, and the proposed addition will be even less visible from the street, further reducing its impact on the historic appearance of the property.



Photo 1

Photo 2

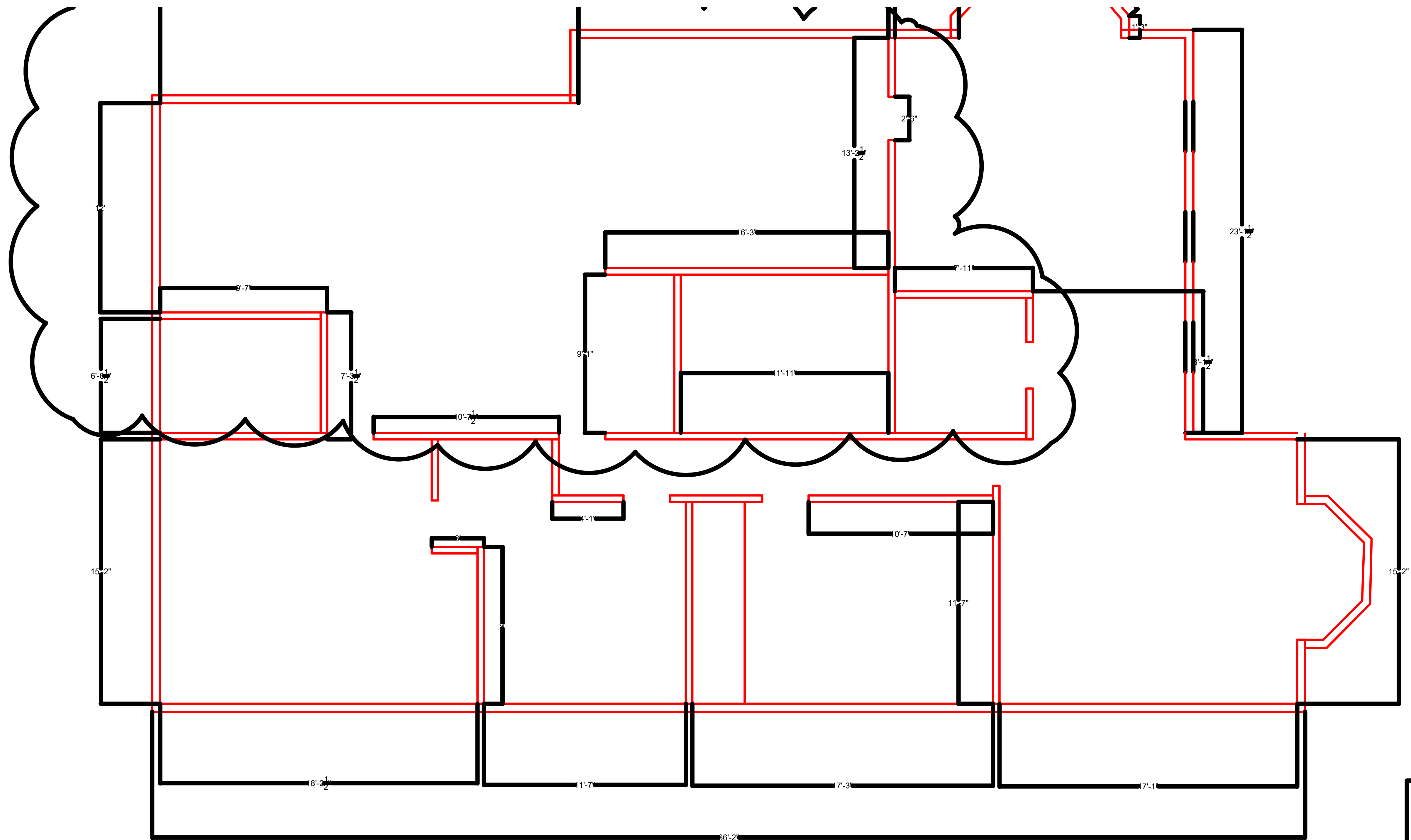


Photo 3



Photo 4





James Nolan Constructio

WL Olive House

Date-June.12,2026

8

COUNTY	QUAD	BLOCK	BAS	NE	W-2
CITY		LOT :	BA		11

25

NAME: L.W. Olive HouseADDRESS: 1507 Main St.COUNTY: BastropCITY: BastropPERIOD: VT

ARCHITECT/BUILDER: _____

DATE: c. 1885OWNER: J.H. Wieting Bx 446THEME: AAVSTYLE: Victorian

DESCRIPTION: 1-story frame Vict. res. w/ projecting bay w/ semi-octag. bay windows & attached porch in the ell. All fenestrations having semi-pedimented architraves. Front door w/ side lts. & transom. Modern iron posts added.

SIGNIFICANCE: This small one-story house is a typical Victorian house of Bastrop.

DESIGNATION: NR NHL RTHL HABS HAER OTHER: AORIGINAL USE: ResidencePRESENT USE: SamePHYSICAL CONDITION: Goodaltered/unaltered: Porch cols. replaced w/ ironCONSTRUCTION: wall: Wood frame roof: TinRELATIONSHIP TO SURROUNDINGS: S.E. corner Main St. at Cedar St.

ACREAGE/BOUNDARY DESCRIPTION: _____

BIBLIOGRAPHIC DATA: Vol. 5, p. 169 Bastrop CRTSLINFORMANT: Mrs. Kleber Trigg

RECORDED BY: _____

PHOTOGRAPHIC DATA: _____

DATE: 12-1-69

SEE INFO/CORRESPONDENCE FILES: _____

Item 3B.

10 GEOGRAPHICAL DATA

UTM REFERENCES

(no map available with UTM markings---Latitude & Long. below)

A  B 
C  D 

VERBAL BOUNDARY DESCRIPTION

(A) $30^{\circ}05'30''/97^{\circ}16'38''$ (B) $30^{\circ}05'30''/97^{\circ}20'30''$
(C) $30^{\circ}08'14''/97^{\circ}16'38''$ (D) $30^{\circ}08'14''/97^{\circ}20'30''$

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME/TITLE	ADDRESS	PHONE	TELETYPE	TELEFAX	TELEVISION	INTERNET	OTHER
Marie Deacon Landon, Historian							
Stan Klein, Draftsman							
Joe R. Williams, Project Director							

ORGANIZATION

DATE _____

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS

NATIONAL STATE LOCAL ☒

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE _____

TITLE Texas State Historic Preservation Officer

DATE _____

Dec 13, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE _____

1222/28

ATTEST:

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

NUMBER ONE THE NATIONAL REGISTER

DATE _____

12	20	78
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KEEPER OF THE NATIONAL REGISTER

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000828

