

Bastrop Historic Landmark Commission Agenda

Bastrop City Hall Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



April 01, 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 February 4, 2026, Regular Historic Landmark Commission Meeting.

Submitted by: Alondra Macias, Planner I

3B. Consider and act on a Certificate of Appropriateness for an addition of the main structure at 909 Pecan Street, being 0.316 acres out of Building Block 13 East of Water Street, within the City Limits of the City of Bastrop, Texas.

Submitted by: Alondra Macias, Planner I

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 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: March 26, 2026 at 5:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/Nicole Peterson
Nicole Peterson, Development Coordinator



Historic Landmark Commission STAFF REPORT

MEETING DATE: April 1, 2026

TITLE:

Consider and act to approve meeting minutes from the February 4, 2026, Regular Historic Landmark Commission Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Planner I

ATTACHMENTS:

- February 4, 2026, Meeting Minutes

HISTORIC LANDMARK COMMISSION

MEETING MINUTES

February 4, 2026

The City of Bastrop Historic Landmark Commission met on Wednesday, February 4, 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	Present – Arrived at 6:08 PM
Blake Kaiser, Chair	Present
Gary Moss	Present
Janean Whitten	Absent
Cheryl Long	Absent

City Council Liaison:

Cynthia Meyer	Present
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Staff:

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

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider and act to approve the meeting minutes from January 7, 2026, Joint Historic Landmark Commission and Main Street Advisory Meeting.

Commissioner Gary Moss made a motion to approve the meeting minutes from January 7, 2026, Joint Historic Landmark Commission and Main Street Advisory Meeting. Commissioner Samuel Bennett seconded the motion. The motion passed unanimously.

- 3B. Consider and act on the request for a Certificate of Appropriateness for a front deck replacement on a commercial building within the Bastrop Commercial National Register

HISTORIC LANDMARK COMMISSION

MEETING MINUTES

February 4, 2026

of Historic District, located at 1009 Main Street, being .091 acres out of Building Block 5, West of Water Street within the City Limits of Bastrop.

Commissioner Samuel Bennett made a motion to approve the Certificate of Appropriateness for a front deck replacement on a commercial building within the Bastrop Commercial National Register of Historic District, located at 1009 Main Street with the condition to remove existing deck and replacing it with black railing, brown façade, black horizontal posts and to include an amplified base on the bottom of the 3 posts. The commission also requested for the beam used to have dental work to match the pattern on the top of the building. Commissioner Gary Moss seconded the motion. The motion passed 4-1.

- 3C. Consider and act on a Certificate of Appropriateness for a blade sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 924 Main Street, being .083 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

Commissioner Gary Moss made a motion to approve the Certificate of Appropriateness for a blade sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 924 Main Street, being .083 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop. Commissioner Samuel Bennett seconded the motion. The motion passed unanimously.

4. UPDATES

- 4A. Update on Design Standards

Senior Planner, Brittany Epling presented the changes that were made to the Design Standards for the time being as it relates to the Main Street Overlay.

Discussion amongst commissioners began pertaining to the paint colors and what the process will be for the applications as the new development code and design guidelines move forward for approval.

5. ADJOURNMENT

Commissioner Samuel Bennet made a motion to adjourn the meeting at 7:18 PM. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

Blake Kaiser
Commission Chair

Lisa Laky
Commission Vice-Chair



STAFF REPORT

MEETING DATE: April 1, 2026

TITLE:

Consider and act on a Certificate of Appropriateness for an addition of the main structure at 909 Pecan Street, being 0.316 acres out of Building Block 13 East of Water Street, within the City Limits of the City of Bastrop, Texas.

STAFF REPRESENTATIVE:

Alondra Macias, Planner I, Development Services Department

ITEM DETAILS:

Site Address: 909 Pecan Street
 Property ID: 34145
 Property Owner: Brainwell LLC
 Agent: Harlan Levien/HMLA Architecture PLLC
 Current Use: Commercial-Office Use
 Existing Zoning: P-5 Core
 Designations: NRHP, Recorded Texas Historic Landmark, and Local Historic Landmark

BACKGROUND/HISTORY/PROPOSAL:

This house was built in 1873 by Joe Jung. In 1936 the property was purchased by the Percy family and that is where the name Jung-Pearcy House originated from. The structure became a Recorded Texas Historic Landmark in 1964 and was listed on the National Register of Historic Places in 1978. The original 2-bedroom residence has expanded and changed purposes overtime.

The Owners' intent for this property development is to add a structure which would house some offices for professional use; and ancillary spaces and functions in support of said offices. This is conceived of as another "L" shape building - similar in scope and size to the original - creating a pleasant courtyard garden between the existing structure and the proposed new structure.

The driveway would be preserved, and the fence reconfigured, and some parking would be added. The new structures are intended to be respectful of the historic structures and the neighborhood; and while not trying to imitate, it would follow the general proportions, volumes, circulation, materials, and articulations of the historic model.

Proposed floor plan (Attachment 3)



North and South Side Elevations:



ELEVATION
FACING
NORTH
CHESTNUT STREET



ELEVATION
FACING
SOUTH

East and West Side Elevation



ELEVATION
FACING
WEST
PECAN STREET



ELEVATION
FACING
EAST
PARKING LOT

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)

- (a) 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 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.

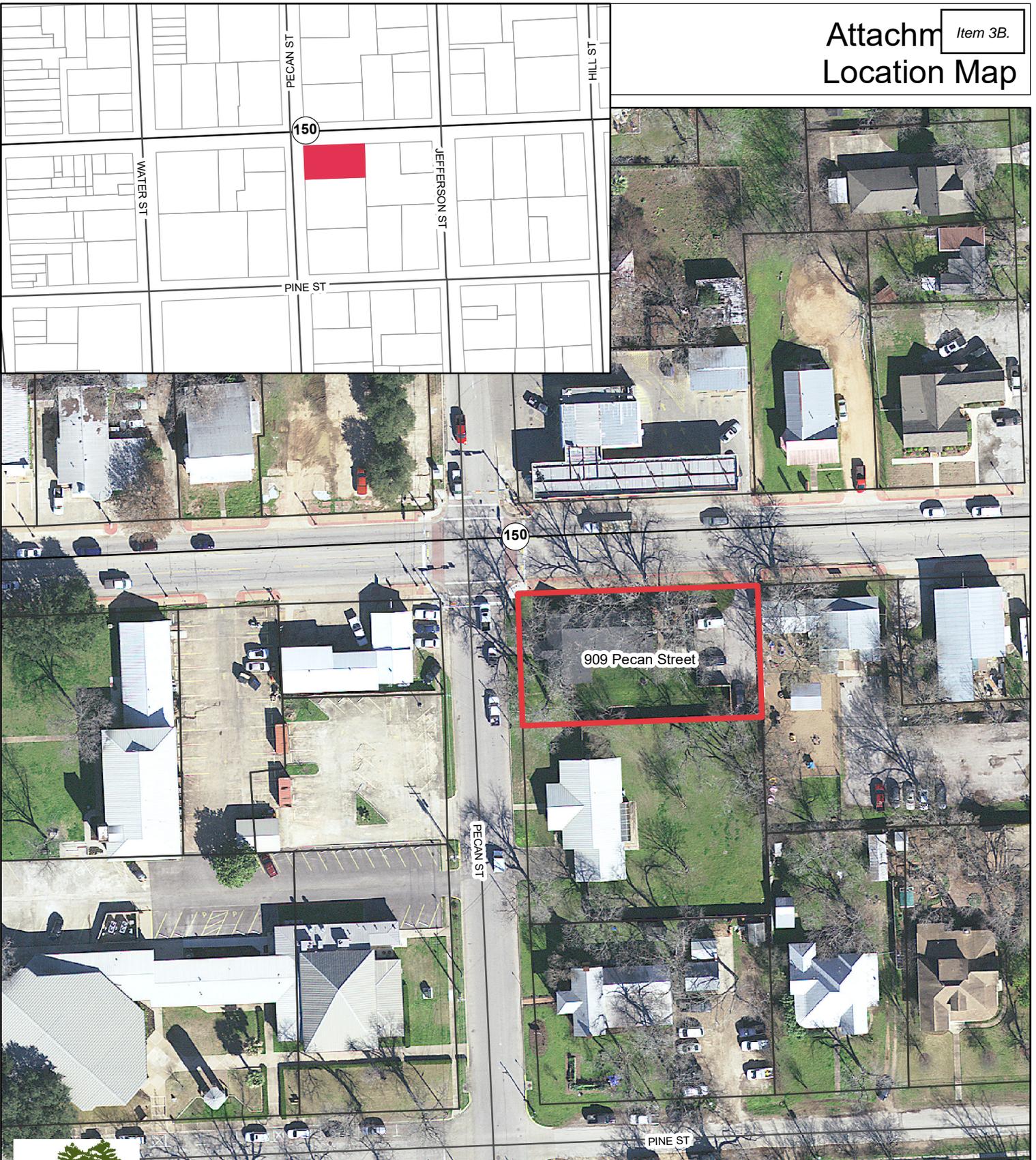
- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal Alteration of the Building, Structure, object, or Site and its environment.**
- (2) The distinguishing original qualities or character of a Building, Structure, object, or Site and its environment shall 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 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.**
- (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) For building materials, architecture standards, architectural details, massing for a variety of building types, see the Pattern Book.**
- (9) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any Project.**
- (10) 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.**
- (11) 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:

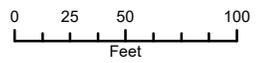
Consider and act on a Certificate of Appropriateness for an addition of the main structure at 909 Pecan Street, being 0.316 acres out of Building Block 13 East of Water Street, within the City Limits of the City of Bastrop, Texas.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Existing Conditions
- Attachment 3: Floor Plan and Elevations
- Attachment 4: Site Plan Overview



909 Pecan Street Certificate of Appropriateness



1 inch = 86 feet

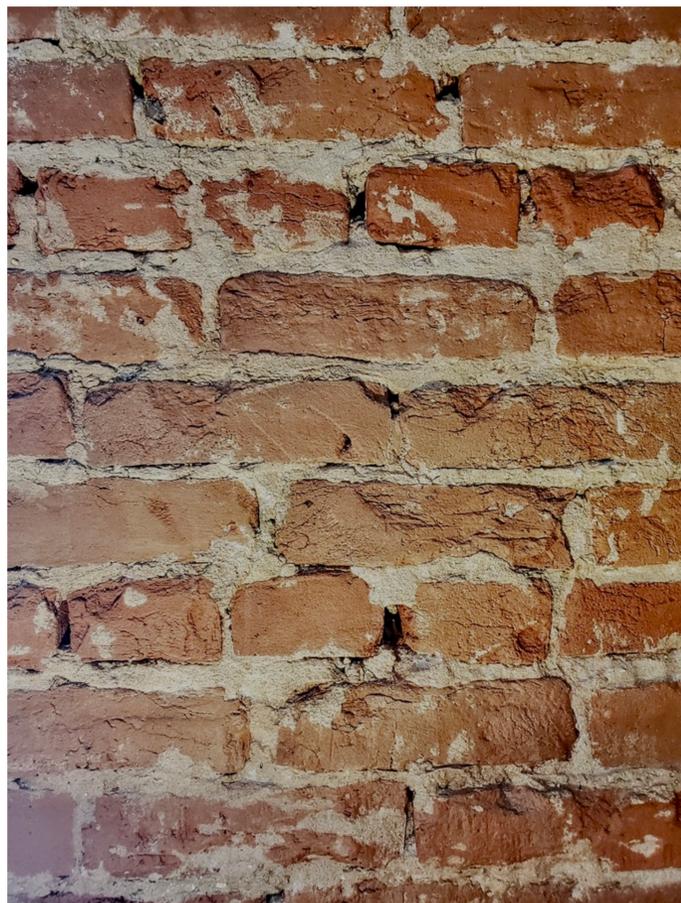
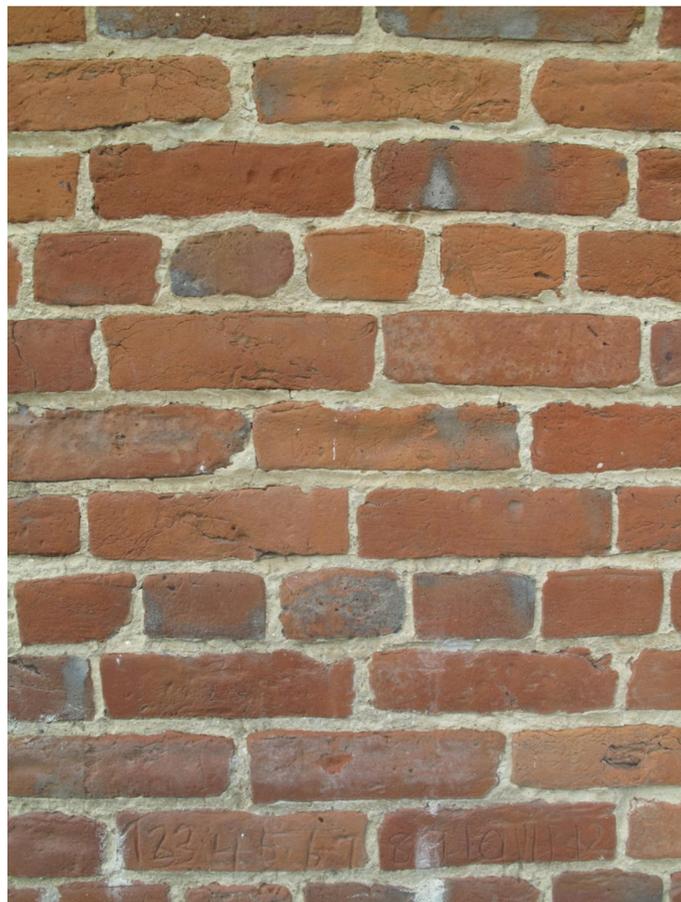


The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification 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 this information, nor does it represent that its use will not infringe upon privately owned rights.



JUNG-PEARCY HOUSE
BASTROP, TEXAS

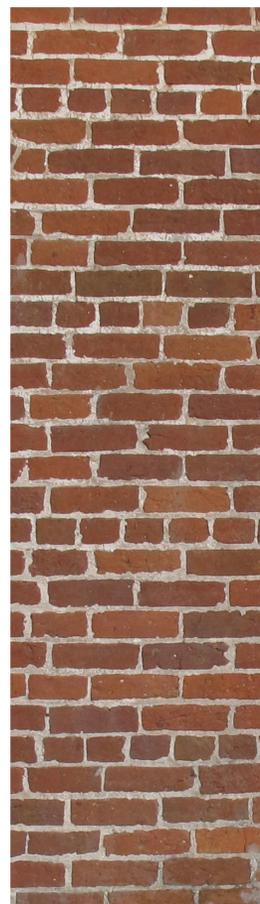
HARLAN MARK LEVIEN
ARCHITECT
HML ARCHITECTURE, PLLC
November 25, 2025



1878



STONE BASE



1882

In 1882, the Jung-Pearcy House underwent its first significant expansion when **Thomas O'Connor** (1846–1937) was hired to make hand-made bricks for the property. 

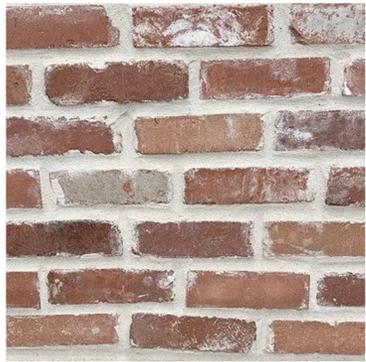
Key Expansion Details (1882)

- **Purpose:** The original 1873 structure consisted of only **two rooms** made of sun-dried brick. The 1882 project expanded the footprint to include additional living space and a front porch.
- **Construction:** Thomas O'Connor used **hand-made bricks** for this addition, distinguishing it from the earlier sun-dried brick construction used by original builder Joe Jung.

BRICK WORK



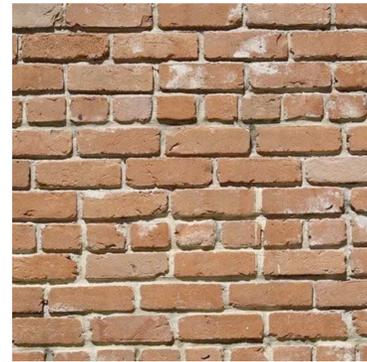
South Texas Brick & stone
Custom Blend 03



South Texas Brick & stone
Custom Blend 04



South Texas Brick & stone
Texas Blend



South Texas Brick & stone
Cedar bayou



Mike Baker Brick
Georgia Olds 5



Mike Baker Brick
Macon Olds 2



Masonry Products
Old St Louis Tumbled



Red River Brick
Grand Chenier



Red River Brick
Arizona Sands

PRELIMINARY STUDY
BRICK OPTIONS

Preliminary Proposal for 909 Pecan Street
Bastrop, Texas 78062
Brainwell LLC Professional Building

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APPROVAL,
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OR
CONSTRUCTION

HARLAN MARK LEVIEN
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Harlan@HMLArchitecture.com

Existing Building & Site
Documentation

Date: November 25, 2025

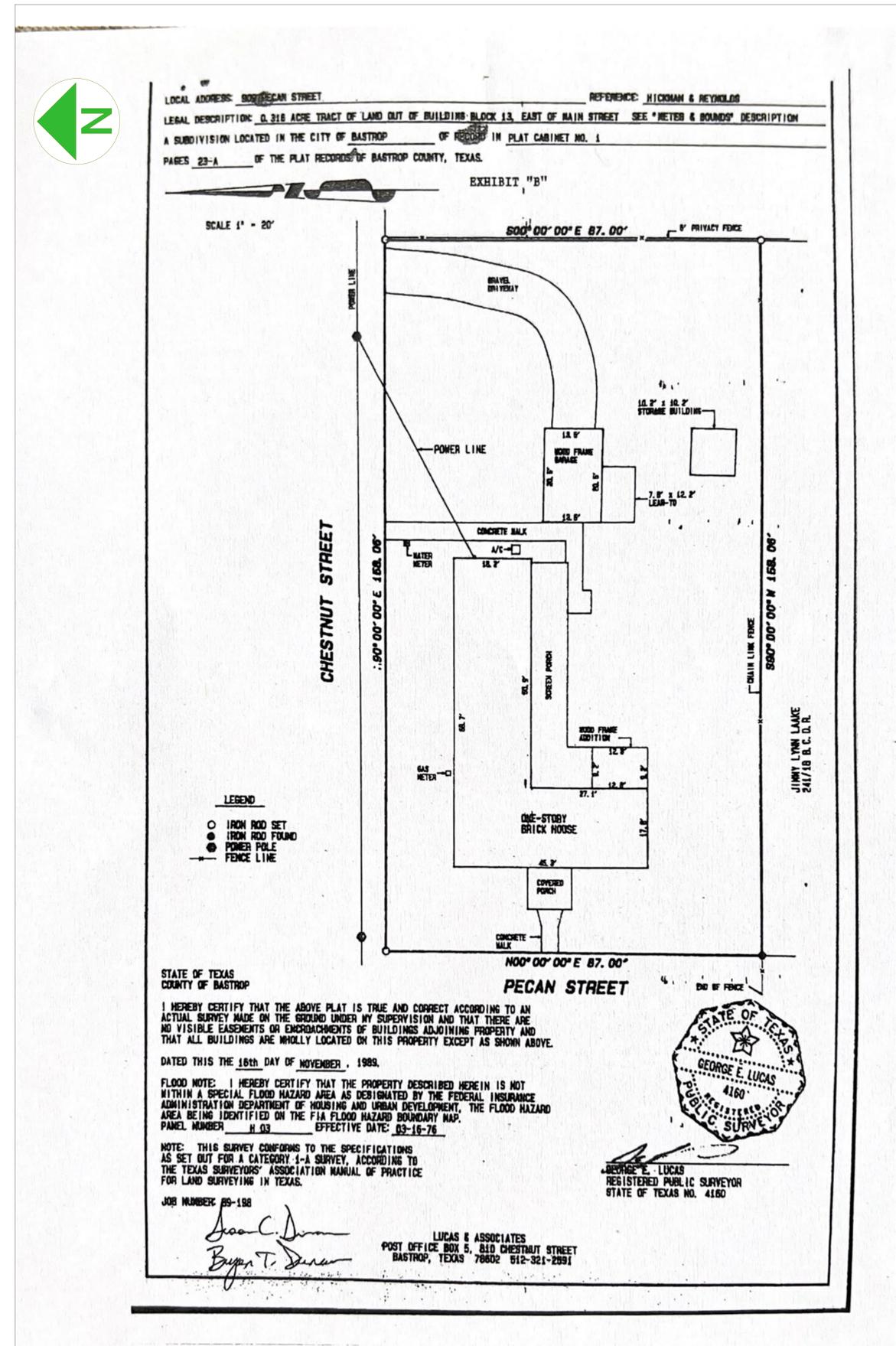
Revision:

A 004

New Bricks



Proposed Building Footprint



Survey

Preliminary Proposal for 909 Pecan Street
Bastrop, Texas 78062

Brainwell LLC Professional Building

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Existing Building & Site Documentation

Date: November 25, 2025

Revision:

A 005

site 1



PECAN STREET



CHESTNUT STREET

PROPOSED BRAINWELL LLC PROFESSIONAL BUILDING
 BASTROP, TEXAS

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

HARLAN MARK LEVIEN
 ARCHITECT
 HML ARCHITECTURE, PLLC
 November 25, 2025



CHESTNUT STREET



PECAN STREET

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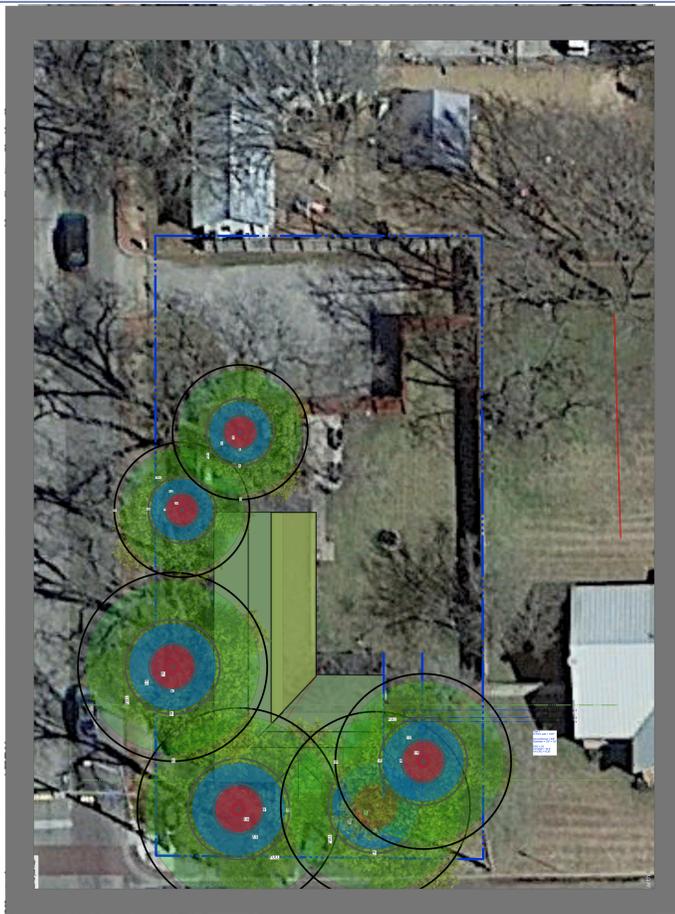
Design Development
v 4.2

Date: November 25, 2025

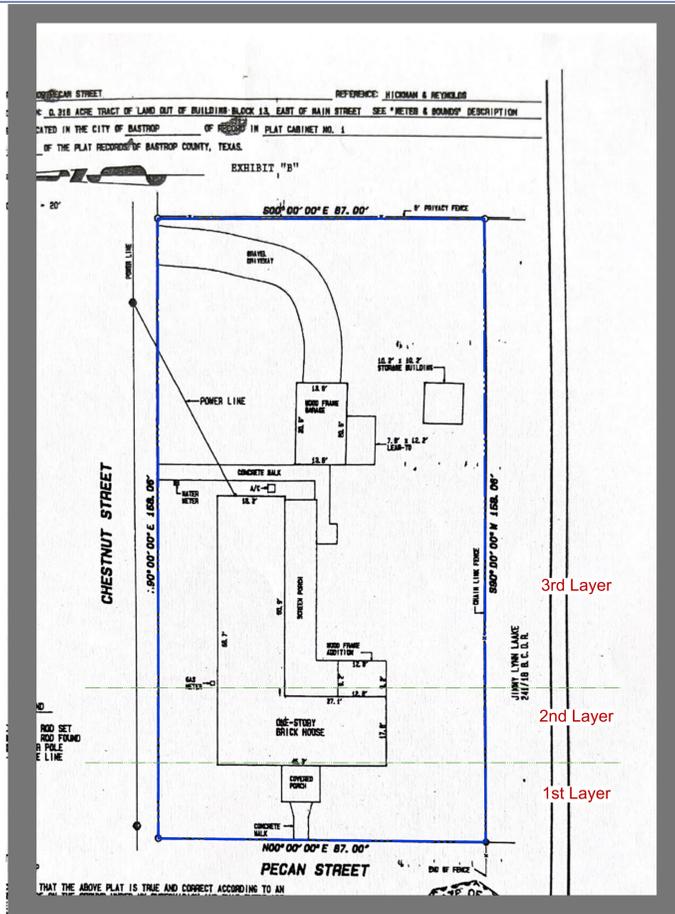
Revision: March 09, 2026

March 09, 2026

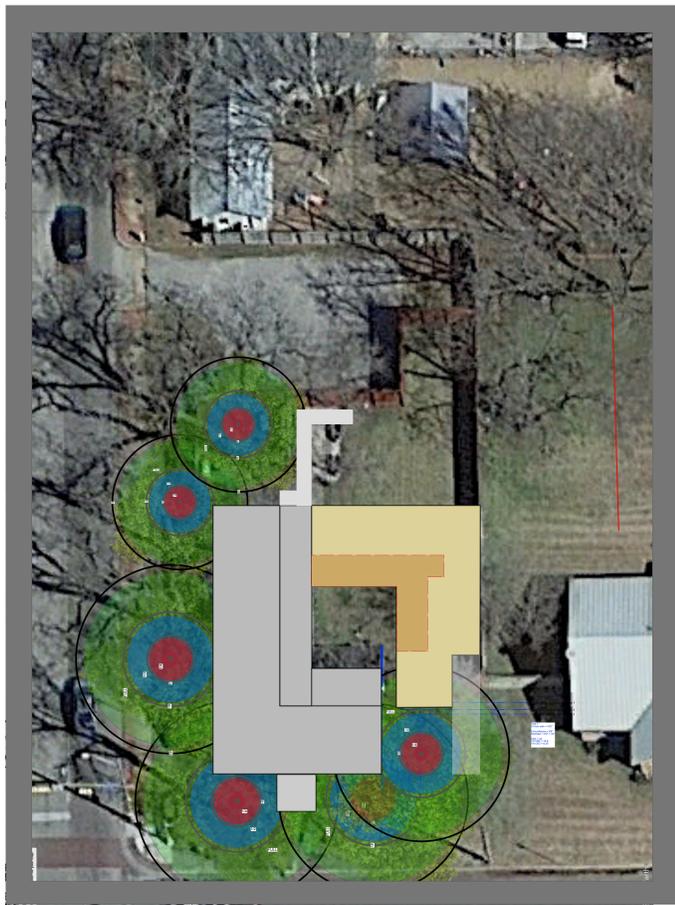
A 001
Street
Elevations



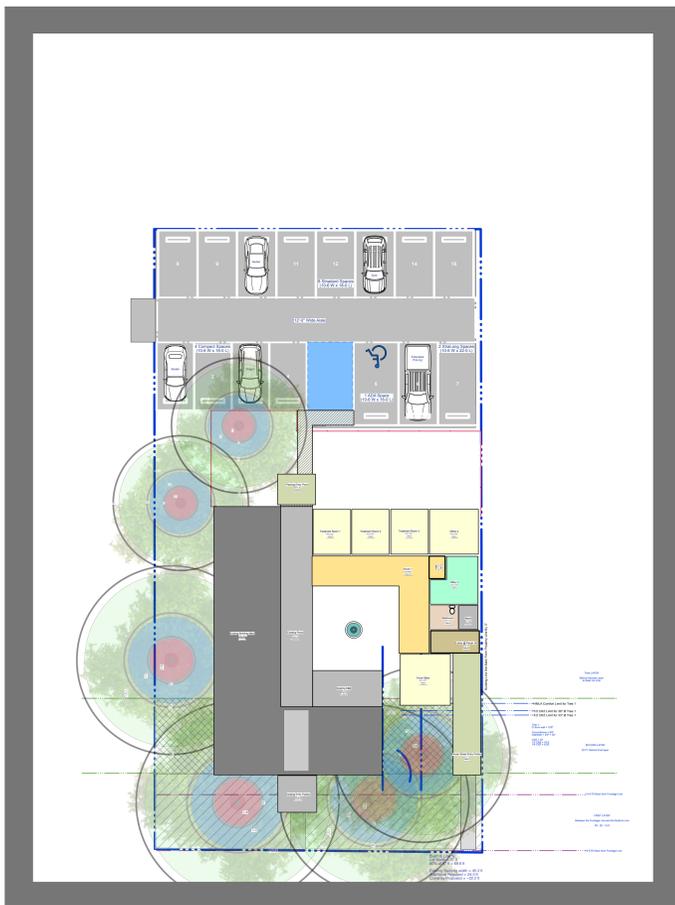
2 Satellite + Existing
Scale: 1/16" = 1'-0"



1 Survey
Scale: 1/16" = 1'-0"



3 Proposed New Building Footprint
Scale: 1/16" = 1'-0"



4 Proposed Floor Layout - L1
Scale: 1/16" = 1'-0"

Room Number	Name	Area Sq Ft	
Existing Building			
Conditioned Space			
	Existing K&B	179 sqft	
	Existing Building-Main	1,769 sqft	
	Total Existing Conditioned Sq Ft	1,947 sqft	
Non Conditioned Space			
	Existing Entry Portico	102 sqft	
	Existing Porch	452 sqft	
	Total Existing Un-Conditioned Sq Ft	554 sqft	
	Total Existing Sq Ft	2,502 sqft	
Proposed Building			
L1 Conditioned Space			
100	Front Office	183 Sq Ft	
120	Treatment Room 1	120 Sq Ft	
102	Treatment Room 2	120 Sq Ft	
103	Treatment Room 3	120 Sq Ft	
104	Office 2	156 Sq Ft	
106	Office 3	136 Sq Ft	
107	Bathroom	48 Sq Ft	
108	Mech	33 Sq Ft	
109	Lobby @ Pecan St	78 Sq Ft	
	Total Proposed Conditioned L1 Sq Ft	992 sqft	
	Total Proposed Conditioned Space	992 sq ft	
L1 Covered Unconditioned			
000	Pecan Street Entry Portico	239 Sq Ft	
002	Porch 1	394 Sq Ft	
003	Hall	26 Sq Ft	
004	Parking Entry Porch	83 Sq Ft	
	Total Proposed Un-Conditioned Space	741 sq ft	
	Total Proposed Space	1733 sq ft	
Impervious Cover			
Existing			
E-00	Existing Entry	102 sqft	
E-01	Existing Main Building	1,769 sqft	
E-02	Existing Porch	453 sqft	
E-03	Existing K&B	184 sqft	
	Existing Front Walkway	40 sqft	
	Total Existing Impervious Cover Sq Ft	2,548 sq ft	
Proposed			
P-00	Proposed Pecan Street Walkway	80 sqft	
P-01	Proposed Pecan Street Entry	234 sqft	
P-02	Proposed Parking Side Walkway	165 sqft	
P-03	Proposed L1 Building	1,586 sqft	
P-04	Total Parking Lot Improved	4,302 sqft	
	-(Existing Parking Cover)	-(2116 sqft)	
	Proposed Additional Parking Pavement	2135 sqft	
	Total Additional Proposed Impervious Cover Sq Ft	4,251 sqft	
	Total Existing + Proposed Impervious Cover	6,799 sqft	
Land Use Analysis			
	Site Land Area	13,765 sqft	
	Allowable Lot Coverage	80%	
	80 % of 13,764	11,012 sqft	
	Total with Proposed	6,799 sqft	ok

GROSS FLOOR AREAS, FOOTPRINTS & IMPERVIOUS COVER

Preliminary Proposal for 909 Pecan Street
Bastrop, Texas 78062
Brainwell LLC Professional Building

DRAFT
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Design Development
v 4.2

Date:	November 25, 2025
Revision:	March 09, 2025

A 010 A
Site Development Plan



CHESTNUT STREET

PECAN STREET



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Design Development
 v 4.2

Date:	November 25, 2025
Revision:	
	March 09, 2026

A 101
 Architectural
 Floor Plan
 L1

EXISTING



ELEVATION
FACING
NORTH
CHESTNUT STREET



ELEVATION
FACING
SOUTH



ELEVATION
FACING
WEST
PECAN STREET



ELEVATION
FACING
EAST
PARKING LOT

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A 200
**Elevations-
 Existing**

PROPOSED



ELEVATION FACING NORTH CHESTNUT STREET



ELEVATION FACING SOUTH



ELEVATION FACING WEST PECAN STREET



ELEVATION FACING EAST PARKING LOT

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Date:	November 25, 2025
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A 300
Building
Sections 1



Preliminary Proposal for 909 Pecan Street
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Design Development
 v 4.2

Date:	November 25, 2025
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A 900
Birds Eye Views



2 Proposed Site
Scale: 1/8" = 1'-0"



1 Proposed Overhead View
Scale: 1/8" = 1'-0"

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Scale: 1/4" = 1'-0"
Unless Otherwise Noted
Paper Size Arch E
6'-0"

Design Development
v 4.2

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A 901
Overhead
View

SITE INFORMATION
 909 PECAN STREET,
 BASTROP, TEXAS 78602

BASTROP CAD ID: 34145
GEOGRAPHIC ID: R34145

OWNER:
 BRAINWELL LLC
 PO BOX 1200
 BASTROP, TX 78602

LAND AREA: 0.316 ACRES
LOT WIDTH: 87 FT
13,764.96 SQFT

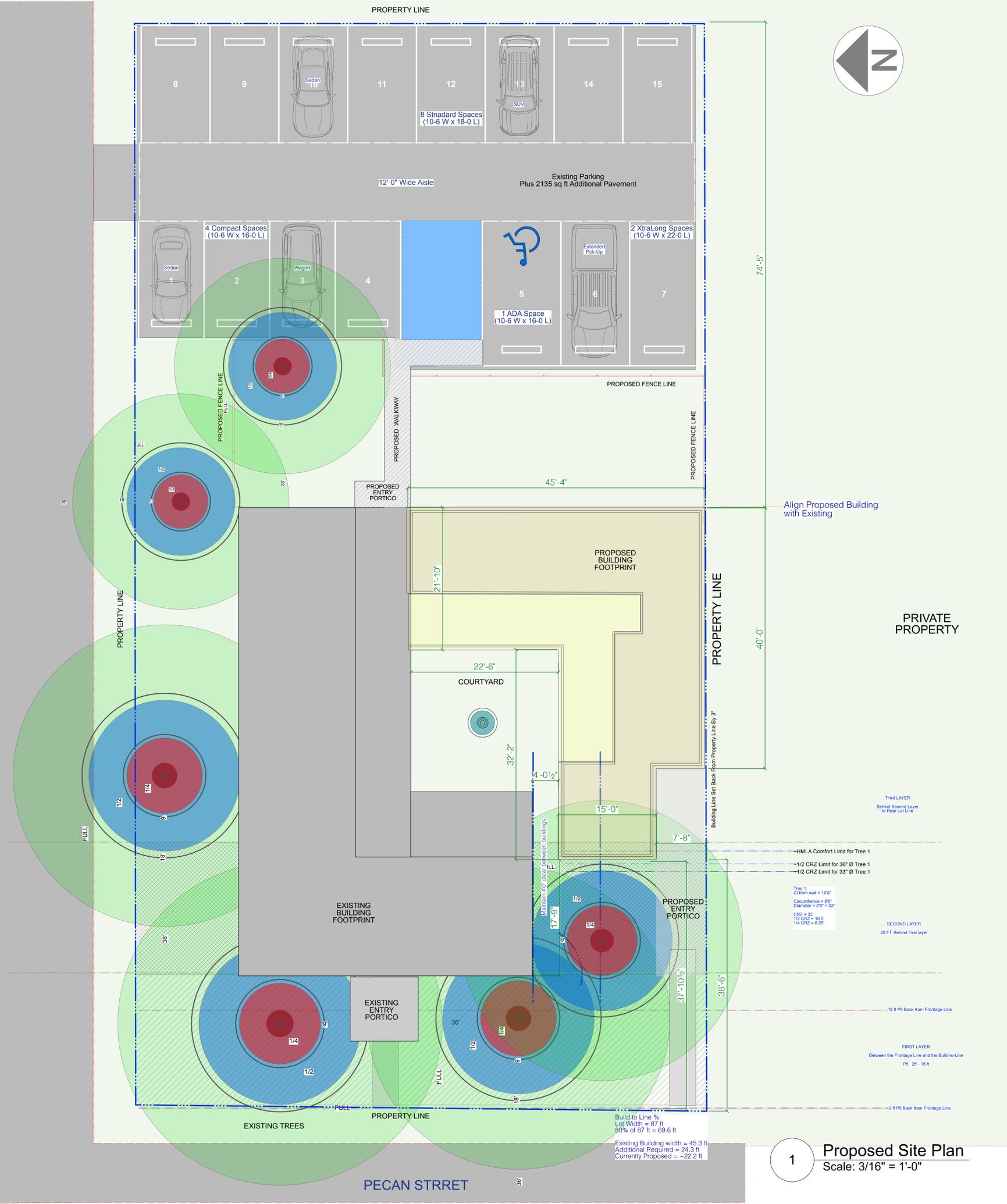
FEMA FLOOD ZONE: 0.2%
PLACE TYPE ZONING DISTRICT: P5 CORE
CHARACTER DISTRICT: DOWNTOWN
NEIGHBORHOOD REGULATING PLAN: TND

ARCHITECT:
 HARLAN MARK LEVIE
 HML ARCHITECTURE PLLC
 1311 CLOVERLEAF DRIVE
 AUSTIN, TX 78723
 512-333-1827

BUILDER:
 TBD



CHESTNUT STREET



1 Proposed Site Plan
 Scale: 3/16" = 1'-0"

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Scale: 3/16" = 1'-0"
 Paper Size Arch E
 6'-0"
 Design Development
 v 4.2

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Revision:	

A 012
 Proposed Site Plan