

Bastrop Historic Landmark Commission Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



August 23, 2023

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 City Manager 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/Commission to allow a member of the public to slur the performance, honesty and/or integrity of the Board/Commission, as a body, or any member or members of the Board/Commission individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Board/Commission and/or any person in the Board/Commission's presence will not be tolerated.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A.** Consider action to approve meeting minutes from the July 19, 2023, Historic Landmark Commission Regular Meeting.

Presented by: Melissa Gustafson, Development Services Technician

3B. Consider action on a Certificate of Appropriateness for an exterior remodel and addition of a rear porch of a residential building, known as the Crocheron House, located at 1506 Wilson Street, being 0.9 acres out of Lot 5, West of Water Street within the City Limits of Bastrop.

Presented by: Kennedy Higgins, Planner, Development Services Department

3C. Consider action on a Certificate of Appropriateness for a sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 922 Main Street, being .07 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

Presented by: Kennedy Higgins, Planner, Development Services Department

3D. Consider action on a Certificate of Appropriateness for the exterior alterations to a commercial building within the Bastrop Commercial National Register of Historic District, located at 922 Main Street, being .07 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

Presented by: Kennedy Higgins, Planner, Development Services Department

4. UPDATES

4A. Items or topics requested by Historic Landmark Commission for future agendas.

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 of 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: Friday, August 18, 2023 at 11:00 a.m. and remained posted for at least two hours after said meeting was convened.

/s/Kennedy Higgins
Kennedy Higgins, Planner



Historic Landmark Commission STAFF REPORT

MEETING DATE: August 23, 2023

TITLE:

Consider action to approve meeting minutes from the July 19, 2023, Historic Landmark Commission Regular Meeting

AGENDA ITEM SUBMITTED BY:

Melissa Gustafson, Development Services Technician

ATTACHMENTS:

- July 19, 2023, Meeting Minutes

HISTORIC LANDMARK COMMISSION MEETING

July 19, 2023

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, July 19, 2023, at 6:03 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

Blake Kaiser called the meeting to order at 6:03 PM.

Commissioners:

Blake Kaiser, Chair	Present
Sharah Johnson, Vice-Chair	Present
Susan Long	Present
Janean Whitten	Present
Cheryl Long	Present
Patrice Parsons	Present

City Council Liaison:

Cynthia Meyer	Absent
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Staff:

Kennedy Higgins	Present
Alondra Macias	Present
Melissa Gustafson	Present
Sylvia Carrillo	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from March 15, 2023, Historic Landmark Commission Regular Meeting.

Patrice Parsons made a motion to approve the meeting minutes from March 15, 2023, Historic Landmark Commission Regular Meeting. Janean Whitten seconded the motion, and the motion carried unanimously.

3B. Consider action on a Certificate of Appropriateness for .07 acres of Building Block 9, West of Water Street, located at 922 Main Street, a structure within the Bastrop Commercial National Register of Historic District, for repairs to the exterior.

HISTORIC LANDMARK COMMISSION MEETING

July 19, 2023

Meeting Minutes

Kennedy Higgins, the Planner presented a Certificate of Appropriateness for .07 acres of Building Block 9, West of Water Street, located at 922 Main Street, a structure within the Bastrop Commercial National Register of Historic District, for repairs to the exterior to the Commissioners. She stated the awning will be replaced, tile will be removed and replaced with stucco, and the door will be painted.

1. Cheryl Long asked if the windows would be replaced?
 - The General Contractor, Wayne Arnold stated that the windows will be replaced with thicker windows that will be more visible due to awning being elevated.

Patrice Parsons made a motion to approve a Certificate of Appropriateness for .07 acres of Building Block 9, West of Water Street, located at 922 Main Street, a structure within the Bastrop Commercial National Register of Historic District, for repairs to the exterior. Susan Long seconded the motion. The motion passed unanimously.

- 3C. Public Hearing and consider action on a Certificate of Appropriateness for exterior repairs to the Bastrop County Courthouse Clocktower, located at 804 Pecan Street, being 2.546 acres out of Building Block 7, East of Water Street, within the City Limits of Bastrop, Texas.

Kennedy Higgins, the Planner presented the Certificate of Appropriateness for exterior repairs to the Bastrop County Courthouse Clocktower, located at 804 Pecan Street, being 2.546 acres out of Building Block 7, East of Water Street, within the City Limits of Bastrop, Texas to the Commissioners.

1. Blake Kaiser asked if the entire platting will be removed to replace the wood?
 - Susan Frocheur stated that the amount of water damage that is in the wood will lead to them having to remove all the sheathing that is also rotted and copper around the clocktower but will be reinforcing the sheathing that gets replaced with a water proofer and putting the copper back. Bid packet for the bids for the project are online on the County's website. Because there is federal funding, and county's budget going into this project there are several requirements they are looking into for the bidders.

Sharah Johnson made a motion to approve a Certificate of Appropriateness for exterior repairs to the Bastrop County Courthouse Clocktower, located at 804 Pecan Street, being 2.546 acres out of Building Block 7, East of Water Street, within the City Limits of Bastrop, Texas. Janean Whitten seconded the motion. The motion passed unanimously.

- 3D. Public hearing and consider action on a Certificate of Appropriateness for exterior repairs to the Bastrop County Jailhouse, located at 801 Pine Street, being 2.546 acres out of Building Block 7, East of Water Street, within the City Limits of Bastrop, Texas.

HISTORIC LANDMARK COMMISSION MEETING

July 19, 2023

Meeting Minutes

Kennedy Higgins, the Planner presented the Certificate of Appropriateness for exterior repairs to the Bastrop County Jailhouse, located at 801 Pine Street, being 2.546 acres out of Building Block 7, East of Water Street, within the City Limits of Bastrop, Texas to the Commissioners.

2. Cheryl Long asked if there are any existing fireplaces left in the building.
 - Susan Frocheur stated that there have not been any seen or any evidence of there being any. The chimneys will get the caps replaced and changing them to flat ones that will not be seen. Mechanical plant with enclosure will be on the first parking spot, and the electrical meter will be removed from building. Windows will have a strip of led color light strips facing down that can change colors.

Patrice Parsons made a motion to approve a Certificate of Appropriateness for exterior repairs to the Bastrop County Jailhouse, located at 801 Pine Street, being 2.546 acres out of Building Block 7, East of Water Street, within the City Limits of Bastrop, Texas. Susan Long seconded the motion. The motion passed unanimously.

4. WORKSHOP

4A. Items or topics requested by Historic Landmark Commission for future agendas.

- Disintegrating historic homes that have historic recognition and the neglect to repair.
- 100-year bridge birthday in October. Working on getting a grant match and allocating some money in the budget without any rate increase to allow for those repairs do to be done to light it up for the celebration. The engineering report changed and has allowed for the estimate on repairs to decrease.

5. ADJOURNMENT

Sharah Johnson made a motion to adjourn the meeting at 6:57 pm. Cheryl Long seconded the motion. The motion passed unanimously.

HISTORIC LANDMARK COMMISSION MEETING

July 19, 2023

Meeting Minutes

Blake Kaiser
Commission Chair

Sharah Johnson
Commission Vice-Chair



STAFF REPORT

MEETING DATE: July 19, 2023

TITLE:

Consider action on a Certificate of Appropriateness for an exterior remodel of a residential building, known as the Crocheron House, located at 1506 Wilson Street, being 0.9 acres out of Lot 5, West of Water Street within the City Limits of Bastrop.

STAFF REPRESENTATIVE:

Kennedy Higgins, Planner, Development Services Department

ITEM DETAILS:

Site Address: 1506 Wilson Street
 Property Owner: JHMBW LC
 Agent: Gregory Free
 Current Use: Residential
 Existing Zoning: P4 - Mix
 Designations: NRHP, RTHL, Local Historic District

BACKGROUND/HISTORY:

The property owner of 1506 Wilson Street is proposing some exterior modifications of the house that includes restoration, preservation, and additions that will match the history of the house. They will be removing the brick ramp that was constructed when the building was used as a public building to satisfy ADA requirements. They will also be removing the concrete paver sidewalk that use to connect to former public areas, and removing the internal cedar fence, light poles, and iron fences. They will be restoring the lost balustrade on the flat roof (remains were found in the attic) as well as restoring the exterior – rotted wood, balustrades, and repainting white. They will be returning the gutter downspout back to a period round style. They will be moving the overhead electric service underground. They will be keeping alterations to a minimum but will be adding a rear porch to the main house, off the kitchen. This porch will be constructed in a manner to match the period of the house. All the restoration and alterations will be in an effort to transform the structure from a public building back to a home. They will be prioritizing restoration rather than replacement. All that they will be removing were additions to the property for it to function as a public building, like the ADA ramp that will be removed.

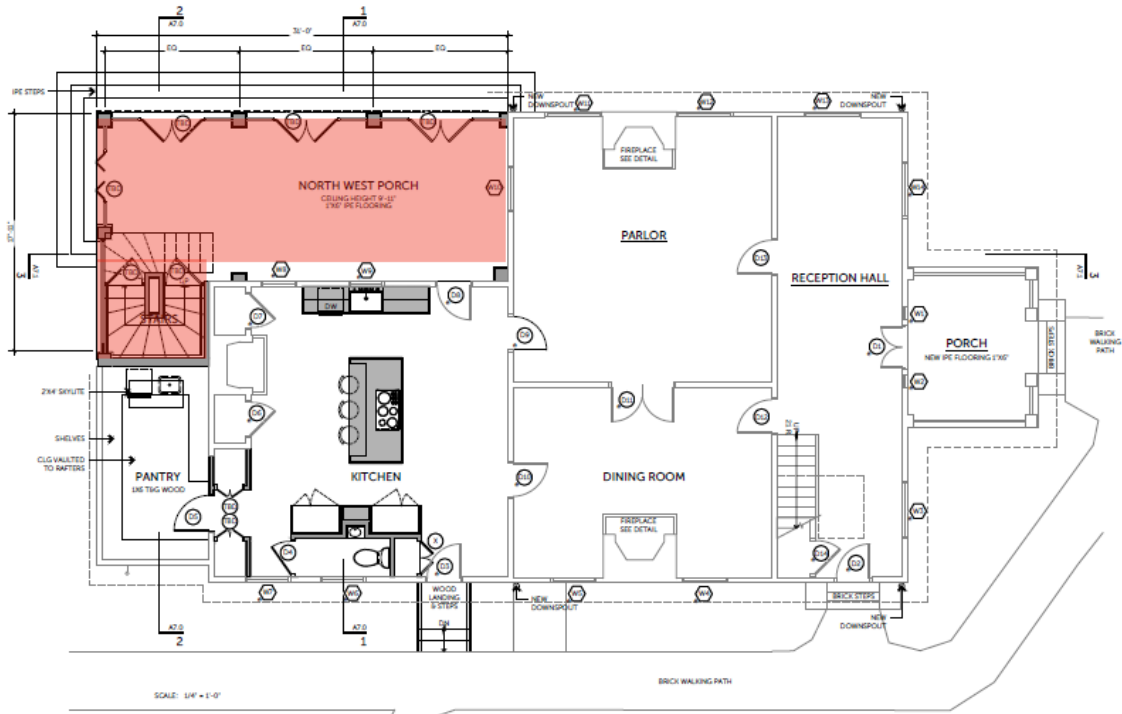
The front of the building as it exists is shown below:



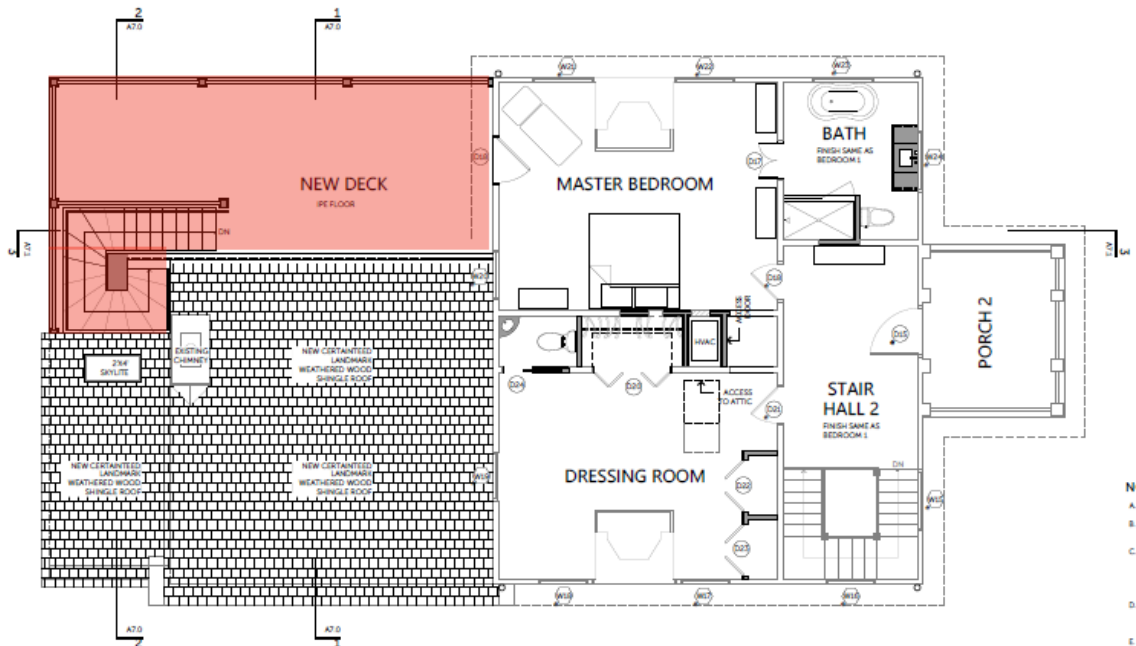
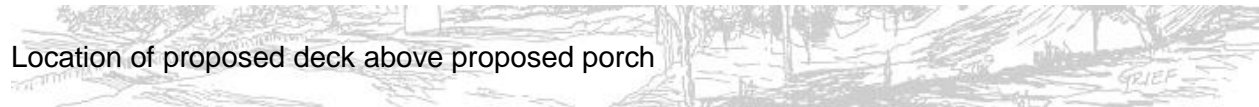
The rear of the building as it exists is shown below:



Location of proposed Porch:



Location of proposed deck above proposed porch



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.
- (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) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
 - (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.**

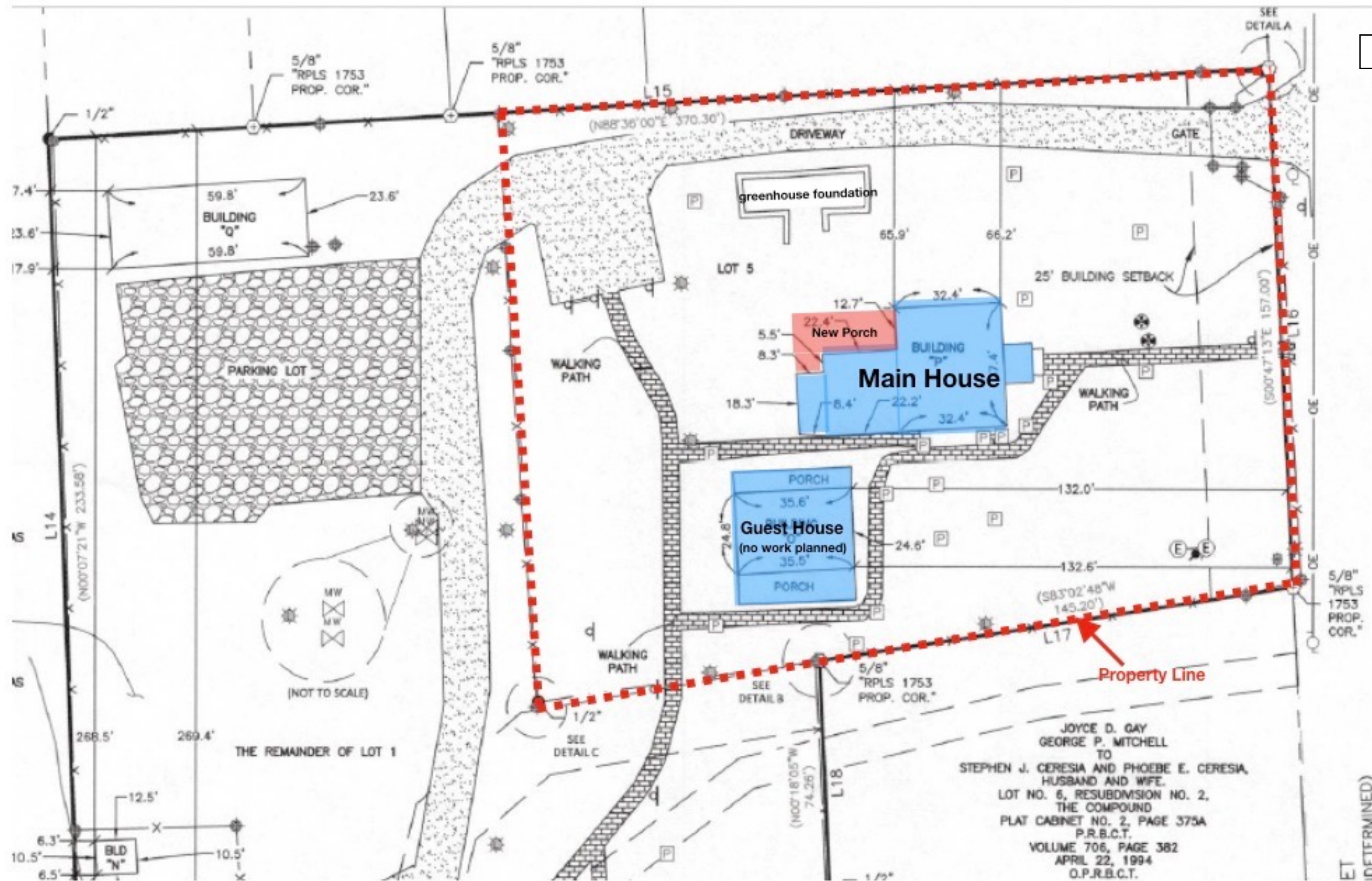
RECOMMENDATION:

Recommend approval on a Certificate of Appropriateness for an exterior remodel of a residential building, known as the Crocheron House, located at 1506 Wilson Street, being 0.9 acres out of Lot 5, West of Water Street within the City Limits of Bastrop.

ATTACHMENTS:

- Attachment 1: Site plan
- Attachment 2: Photos
- Attachment 3: Elevations
- Attachment 4: Preservation Standards
- Attachment 5: Project Description
- Attachment 6 - Location Map





Crocheron House Phase 1
Existing Conditions/
Proposed Site Plan



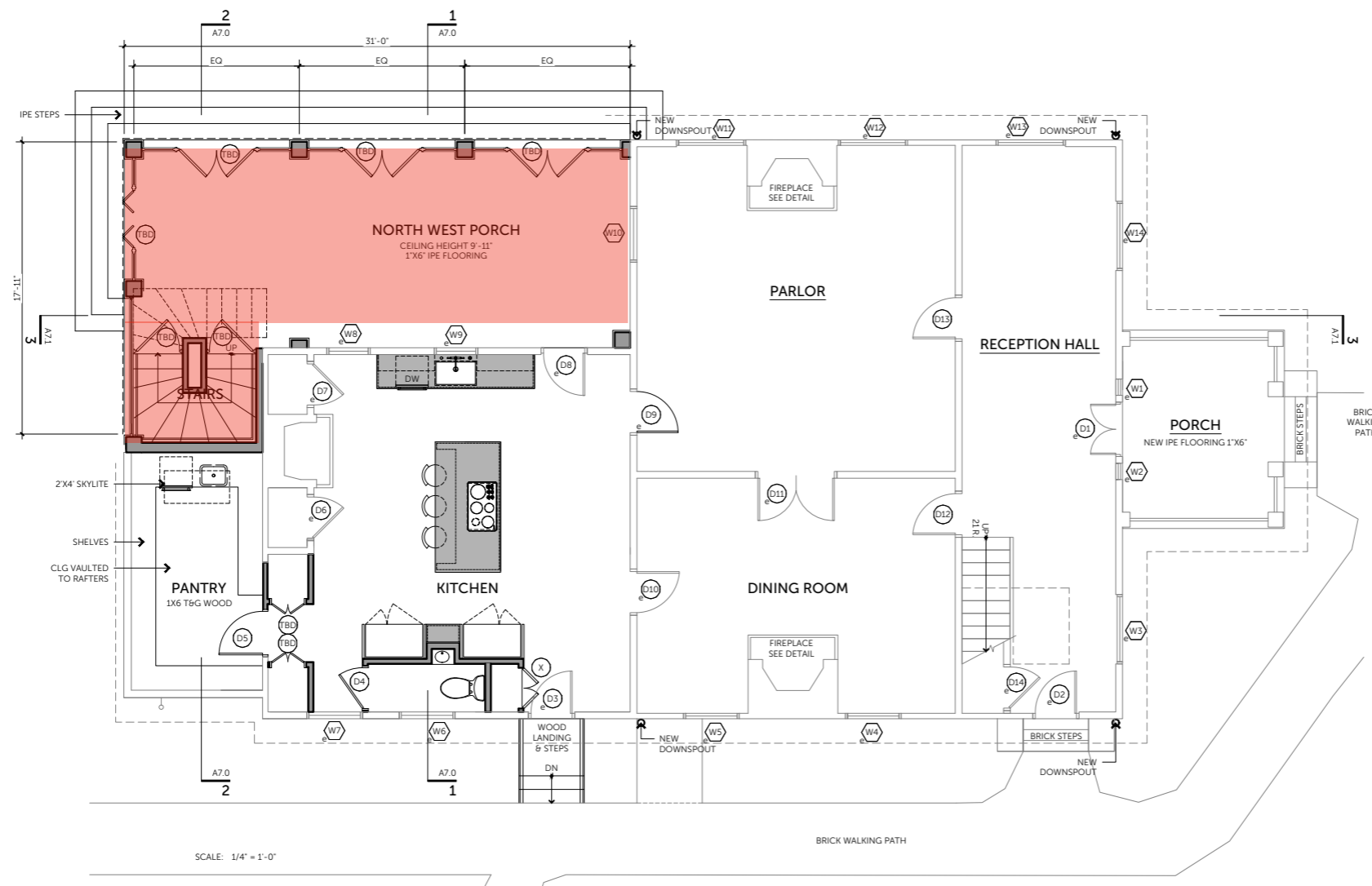
Crocheron House; View looking West from Wilson Street at the front elevation. Photo 2023 GFA



Crocheron House; View looking Northwest from Wilson Street at the front and side elevation
Photo 2023 GFA



Crocheron House, 1506 Wilson Street; View looking Southwest at the front and side elevation
Photo 2023 GFA



- LEGEND**
- NEW CONSTRUCTION
 - 12x4 STUDS @ 16" OC UONI
 - MASONRY
 - NEW COUNTERTOPS
 - ETR NIC (NOT IN CONTRACT)

- NOTES**
- A. PROTECT EXISTING FLOOR DURING CONSTRUCTION.
 - B. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 - C. DRAWINGS ARE TO SCALE INDICATED. SCALING OF DRAWINGS FOR GENERAL INFORMATION IS ACCEPTABLE, BUT DO NOT SCALE DRAWINGS FOR EXACT SIZES, LAYOUT, ETC. REFER ALL DIMENSIONAL QUESTIONS TO ARCHITECT.
 - D. FIELD VERIFY W/ STRUCTURAL ENGINEER THAT ANY WALLS TO BE REMOVED ARE NON-LOAD BEARING; PROVIDE ENGINEER'S APPROVAL LETTER AS NEEDED.
 - E. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE GIVEN TO FACE OF STUD.
 - F. REFER TO PROJECT MANUAL FOR SCHEDULES, PRODUCT DATA + SPECIFICATIONS.
 - G. VERIFY ALL APPLIANCES AND PLUMBING FIXTURE DIMENSIONS AND REQUIREMENTS WITH PROJECT MANUAL - COORDINATE WITH CABINERY.

1 1ST FLOOR PLAN

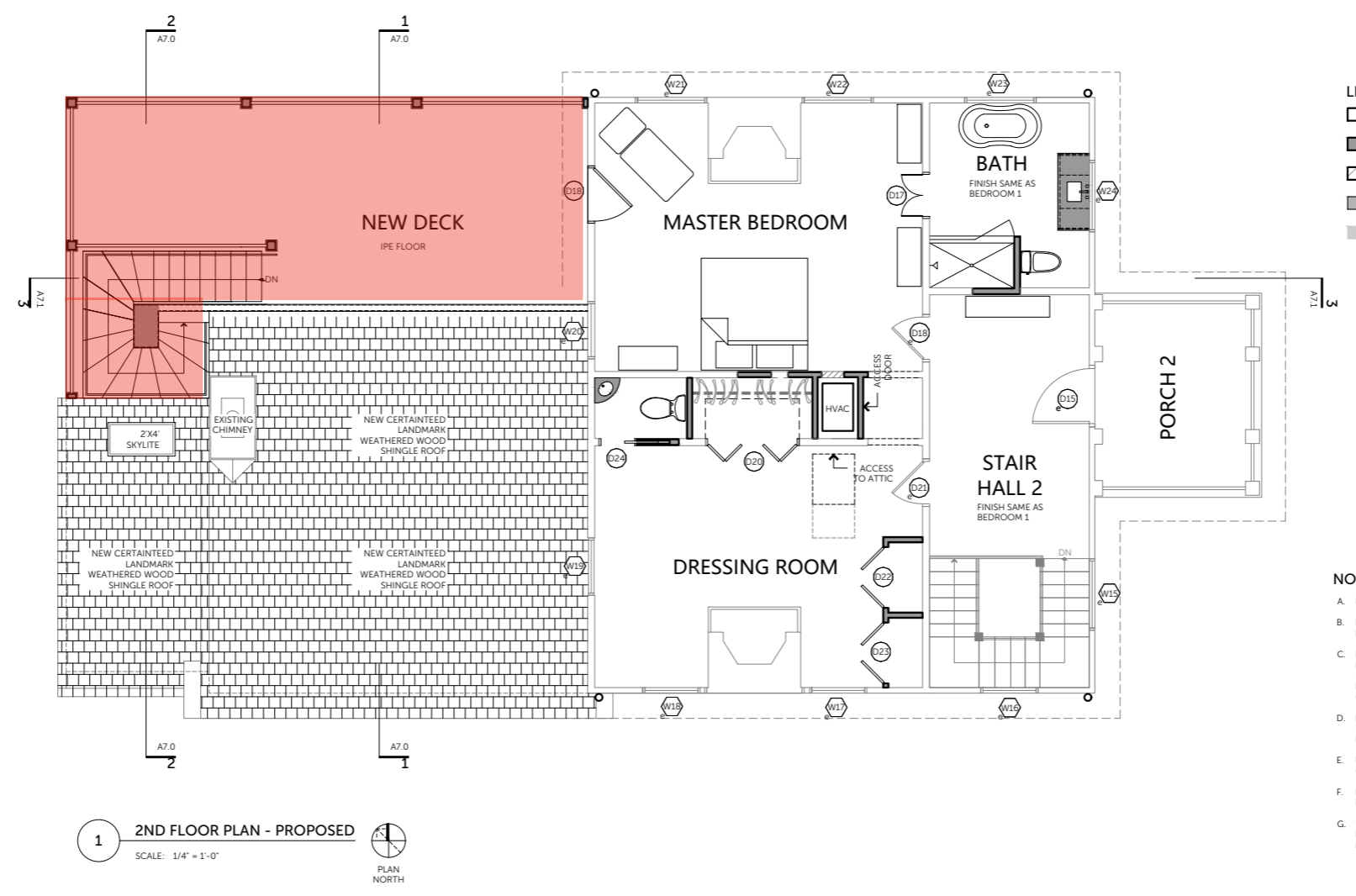
PLAN NORTH

WINDOW SCHEDULE

#	ROOM	STATUS	NOTES
W1	Entry Hall	Existing	Inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W2	Entry Hall	Existing	Inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W3	Entry Hall	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W4	Dining Rm	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W5	Dining Rm	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W6	Powder	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W7	Kitchen	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W8	Kitchen	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W9	Kitchen	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W10	Parlor	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W11	Parlor	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W12	Parlor	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W13	Entry Hall	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W14	Entry Hall	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule

DOOR SCHEDULE

#	ROOM	STATUS	NOTES
D1	ENTRY HALL	Existing	Strip doors; retain rim lock; replace deadbolt, repair as required for new hdwe--see hdwe schedule
D2	ENTRY HALL	Existing	Strip door; retain rim lock; replace lockset, repair as required for new hdwe--see hdwe schedule
D3	SOUTH ENT	NEW	9-lite mullioned door--see door elevations and hdwe schedule
D4	POWDER	NEW	2-0/6-8 long panel door--see door elevations and hdwe schedule
D5	PANTRY	Reuse	Salvaged door to be provided; repair as required for new hdwe
D6	K CLOSET	Existing	Strip door; repair as required for new hdwe--see hdwe schedule
D7	K CLOSET	Existing	Strip door; repair as required for new hdwe--see hdwe schedule
D8	KITCHEN	NEW	9-lite mullioned door--see door elevations and hdwe schedule
D9	PARLOR	Existing	Strip door; repair as required for new hdwe--see hdwe schedule
D10	DINING RM	Existing	Strip door; repair as required for new hdwe--see hdwe schedule
D11	DINING RM	Existing	Strip door; repair as required for new hdwe--see hdwe schedule
D12	DINING RM	Existing	Strip door; repair as required for new hdwe--see hdwe schedule
D13	PARLOR	Existing	Strip door; repair as required for new hdwe--see hdwe schedule
D14	HALL CLOSET	Existing	Strip door; repair as required for new hdwe--see hdwe schedule



WINDOW SCHEDULE

W15	Upstairs Hall	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W16	Upstairs Hall	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W17	Dressing Rm	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W18	Dressing Rm	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W19	Dressing Rm	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W20	Master BR	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W21	Master BR	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W22	Master BR	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W23	Bath	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule
W24	Bath	Existing	Loosen sash; inspect for damage; sand/prep for paint; replace broken glass per specs; see hdwe schedule

DOOR SCHEDULE

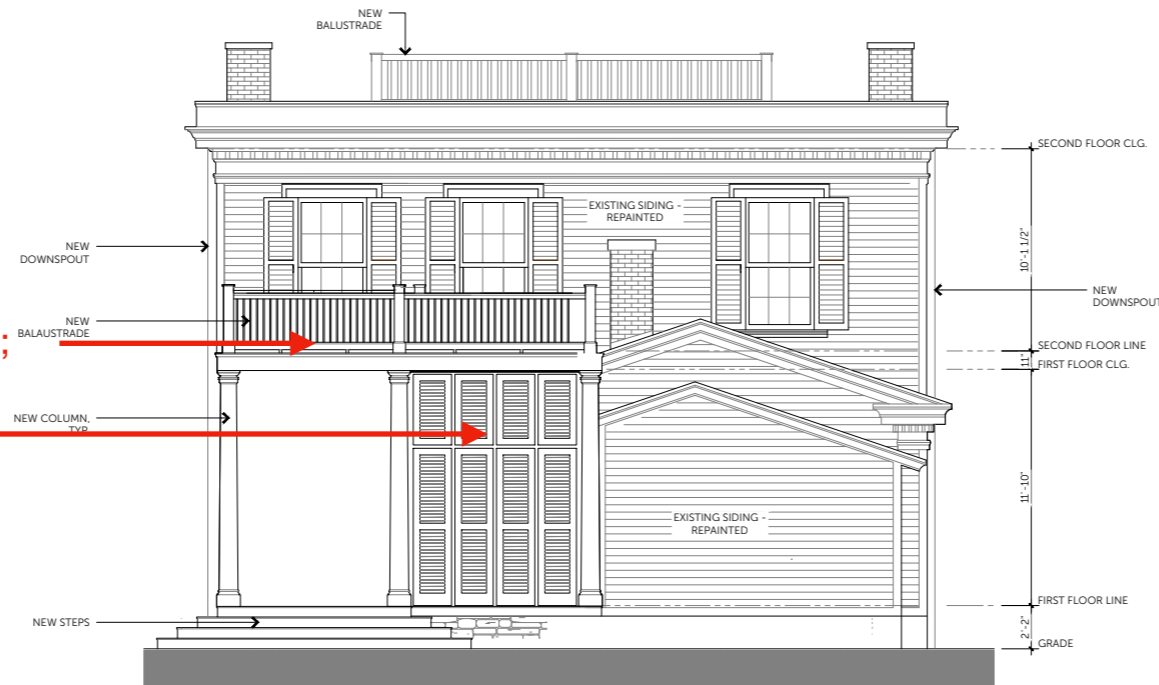
D15	UPPER HALL	Existing	Strip door; repair as required for new hdwe--see hdwe schedule
D16	MASTER BR	Existing	Strip door; repair as required for new hdwe--see hdwe schedule
D17	BATH	NEW	Double1-6/7-0 2 panel doors--see door elevations and hdwe schedule
D18	MASTER BR	Existing	Strip door; repair as required for new hdwe--see hdwe schedule
D19	MASTER CL	NEW	Double1-6/7-0 2 panel doors--see door elevations and hdwe schedule
D20	MASTER CL	NEW	Double1-6/7-0 2 panel doors--see door elevations and hdwe schedule
D21	DRESSING	Existing	Strip door; repair as required for new hdwe--see hdwe schedule
D22	CLOSET	NEW	(2) Double 4-panel doors--size tbd--see door elevations and hdwe schedule
D23	CLOSET	NEW	(2) Double 4-panel doors--size tbd--see door elevations and hdwe schedule
D24	POWDER 2	NEW	2-0/6-8 long panel door--see door elevations and hdwe schedule

Restored central platform balustrade;
detailed to match existing front porch



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

New rear porch. Columns and balustrade;
detailed to match existing at upper front
porch; fixed shutters screen stair



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

GREGORY FREE & ASSOCIATES
HISTORIC PRESERVATION - DESIGN
611 Park Blvd
Austin, Texas 78751 512.913.9887

Crocheron House
1506 Wilson St., Bastrop, TX, 78602

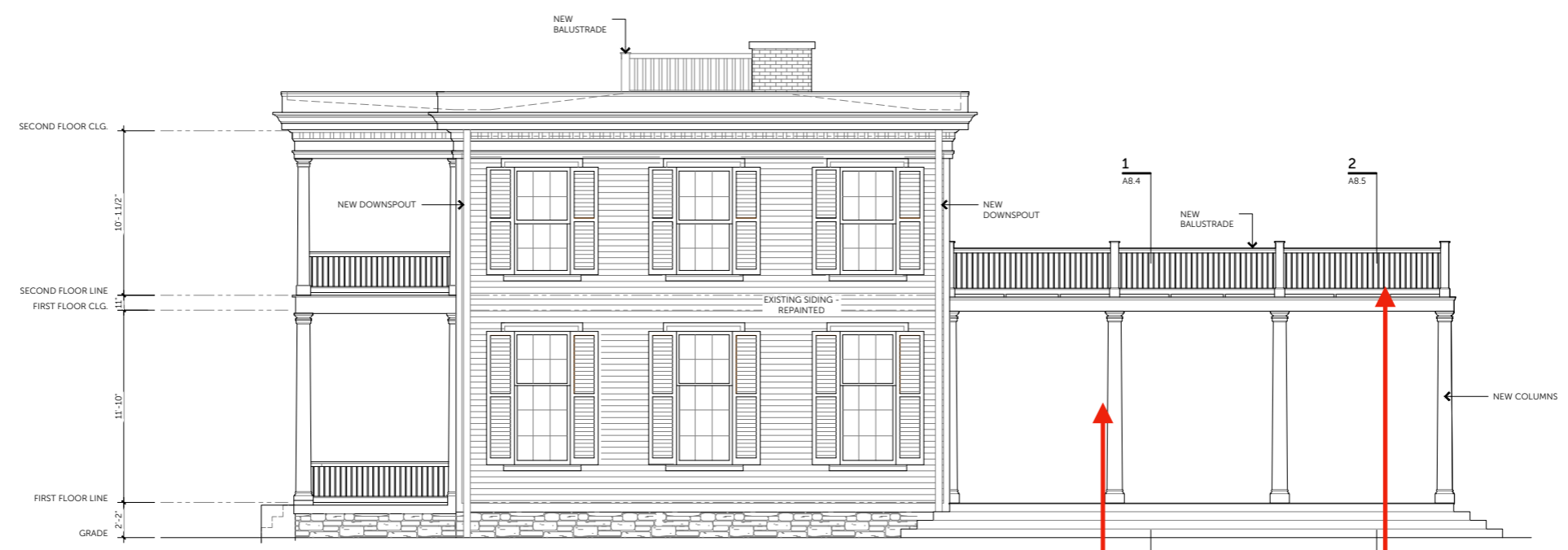
Issued for:
NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

Date: March 13, 2023
Drawn by: Marcelo
Ch. by:
File:...

A 6.0
ELEVATIONS



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



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

New rear porch. Columns and balustrade detailed to match existing at upper front porch; fixed shutters screen stair

GREGORY FREE & ASSOCIATES

August 10, 2023

City of Bastrop
Historic Landmark Commission
1311 Chestnut Street
Bastrop, TX 78602

Re: Crocheron House Restoration: Phase 1--SECRETARY OF THE INTERIOR STANDARDS

To the Members of the Historic Landmark Commission:

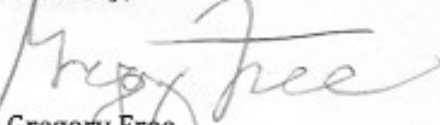
The entire project at all phases is especially designed to meet the criteria of the Secretary of the Interior Standards. As a Historic Preservation Specialist since 1975, I have worked within the Standards since their drafting, actually interfacing with the authors who were colleagues of mine at the time. I also used them as part of my curriculum when I taught 5th-year architects in the early 1980s.

The Crocheron House restoration project 's philosophy is planned to:

- execute all work in order to maintain the high integrity of this important structure
- minimally alter the existing structure in order to make it useful again as a residence
- restore rather than replace all materials, even consolidating deteriorated materials
- remove only those later alterations that were required for public use, and a intrusions upon the historic fabric of the building, ie; the large ADA ramp
- use no abrasive or damaging products or techniques in any aspect of the project
- restoring handrails, siding, flooring, etc. that deteriorated with matching materials
- protecting any archaeological resources by using a pier foundation and minimal trenching for utilities requiring repair or replacement; the General Contractor has written instructions to halt any work that might damage below-ground resources
- keep alterations to a minimum, adding only a rear porch designed to be secondary and entirely compatible with the existing structure

I trust this suffices as the Justification requirement for the Certificate of Appropriateness Application. If more information is needed, please do not hesitate to contact me.

Sincerely,



Gregory Free
Historic Preservation Specialist and Project Manager

611 Park Blvd. Austin, Texas 78751

gregory@gregoryfree.com

GREGORY FREE & ASSOCIATES

August 9, 2023

City of Bastrop--Historic Landmark Commission
 1311 Chestnut Street
 Bastrop, TX 78602

Re: Crocheron House Restoration: Phase 1

To the Members of the Historic Landmark Commission:

As many of you know, after almost 30 years of public ownership, the historic Crocheron House and its adjoining conference center property was sold by the Lower Colorado River Authority to individuals to be returned to private residential use. Mr. and Mrs. John McCall both have long ties to Bastrop County and decided to make it their permanent home. Mr. McCall spent his summers at his grandparents' farm in the north part of the county, and Mrs. McCall is originally from Smithville. This purchase represented a "homecoming" for them and their extended family. Sadly, Mr. McCall passed away in late 2021; but even though delayed, their dream of coming home to Bastrop will still be realized.

The Phase I Restoration of the Crocheron House includes preparing the main house for occupancy by the Owner as her primary residence, while she plans further site improvements like landscaping and other amenities. This first phase includes:

- removal of a brick ADA ramp built during the property's service as a public building
- removal of the 1990s concrete paver sidewalks connecting former public areas
- removal of all 1990s internal cedar fences, light poles, iron fences,
- restoration of the exterior, including rotted wood, balustrades, re-painting (white),
- restoring the lost balustrade on the flat roof, remains of which were found in the attic
- returning gutter downspouts to period round style
- moving overhead electrical service underground from the front yard to side property line
- addition of a compatible rear porch to the existing Main House off the kitchen

No aspects of the restoration of the interior of the house will have any impact on the exterior of the building. Those changes include upgrading bathrooms and the kitchen, upgrading electrical, mechanical and plumbing, and adding/increasing insulation to higher R-values where possible. Interior painting and finishes will all be updated.

Phase II, which will include the reconstruction of the greenhouse, construction of a carriage house, pool and gazebo, will be submitted together to the Historic Landmark Commission as soon as designs are complete; It is the Owner's hope to begin construction to ensure a weatherized house is before bad weather and completion in the late Spring.

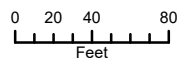
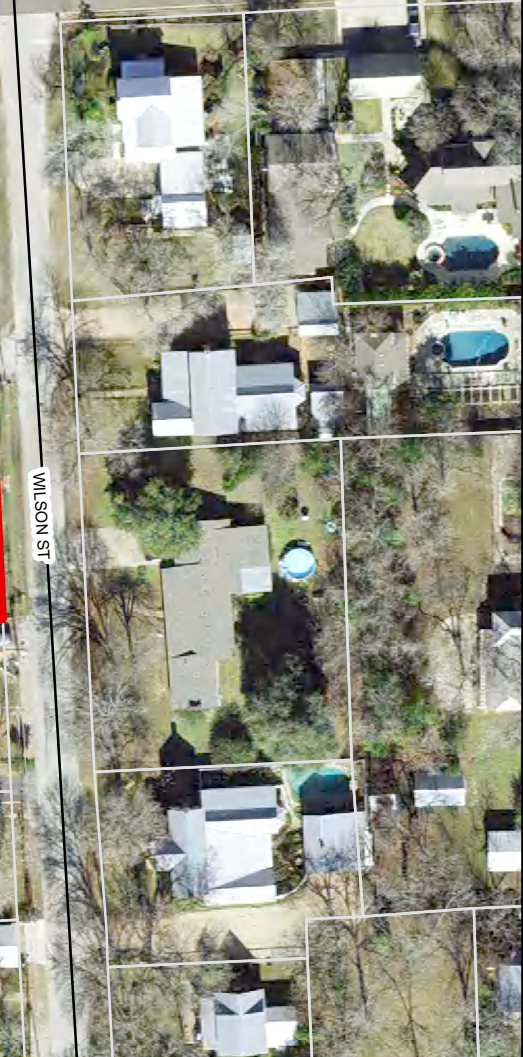
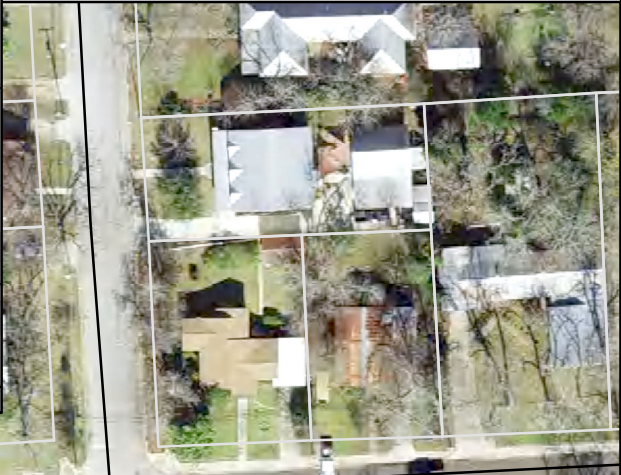
I trust this meets the Project Description Letter requirements as requested in your application.

Gregory Free
 Historic Preservation Specialist/Project Manager

611 Park Blvd. Austin, Texas 78751

gregory@gregoryfree.com

GREGORY FREE & ASSOCIATES



Certificate of Appropriateness 1506 Wilson Street

1 inch = 100 feet

Date: 8/11/2023

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





STAFF REPORT

MEETING DATE: July 19, 2023

TITLE:

Consider action on a Certificate of Appropriateness for a sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 922 Main Street, being .07 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

STAFF REPRESENTATIVE:

Kennedy Higgins, Planner, Development Services Department

ITEM DETAILS:

Site Address: 922 Main Street
 Property Owner: Lacharose LTD
 Agent: Erin Abbey
 Current Use: Commercial
 Existing Zoning: P5 Core
 Designations: Structure in the Bastrop Commercial National Register Historic District

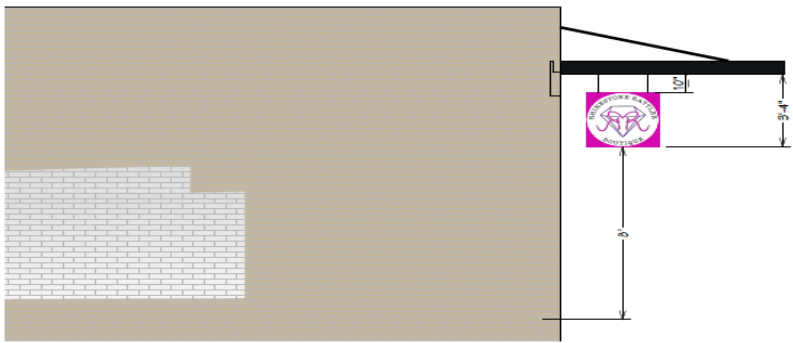
BACKGROUND/HISTORY:

The business occupying 922 Main Street, Rhinestone Rattler Boutique, is wanting to hang a blade sign measuring 30 inches by 30 inches, with 1.75-inch lettering, and will be hung beneath the awing with a head clearance of 8 feet. The sign was purchased as “industry standard” size of 30”X30”.

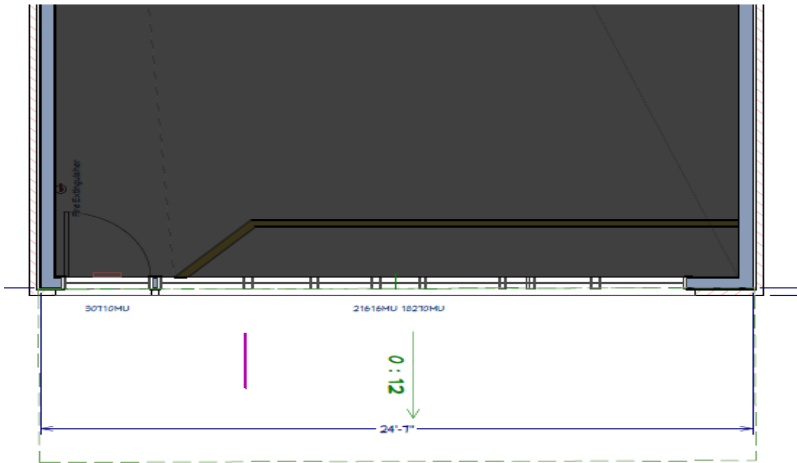
The front of the building, as it exists, is shown below:



The proposed changes to the front facade are shown below:



Left Elevation



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.
- (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) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

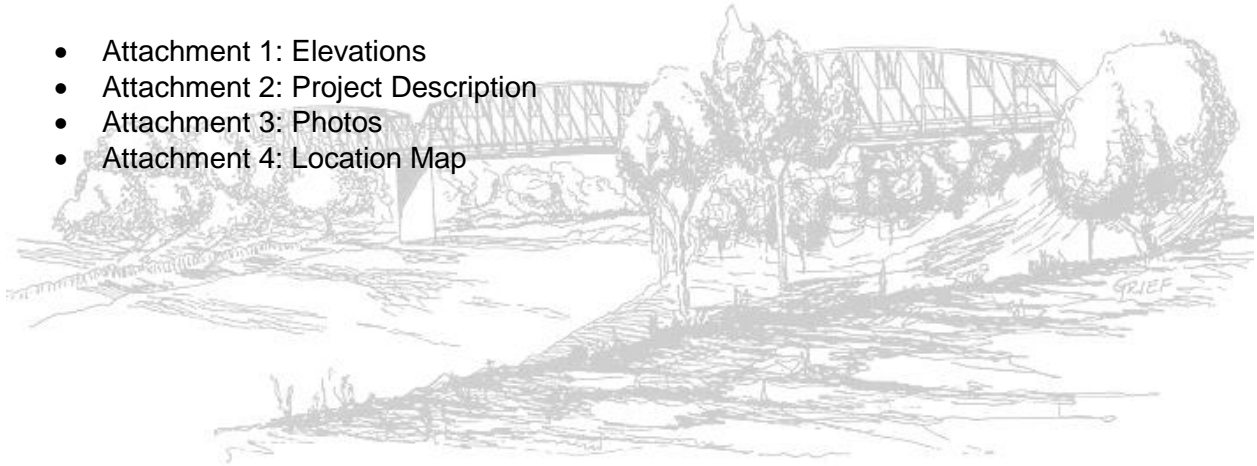
- (I) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, 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.**

RECOMMENDATION:

Recommend approval on a Certificate of Appropriateness for a sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 922 Main Street, being .07 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

ATTACHMENTS:

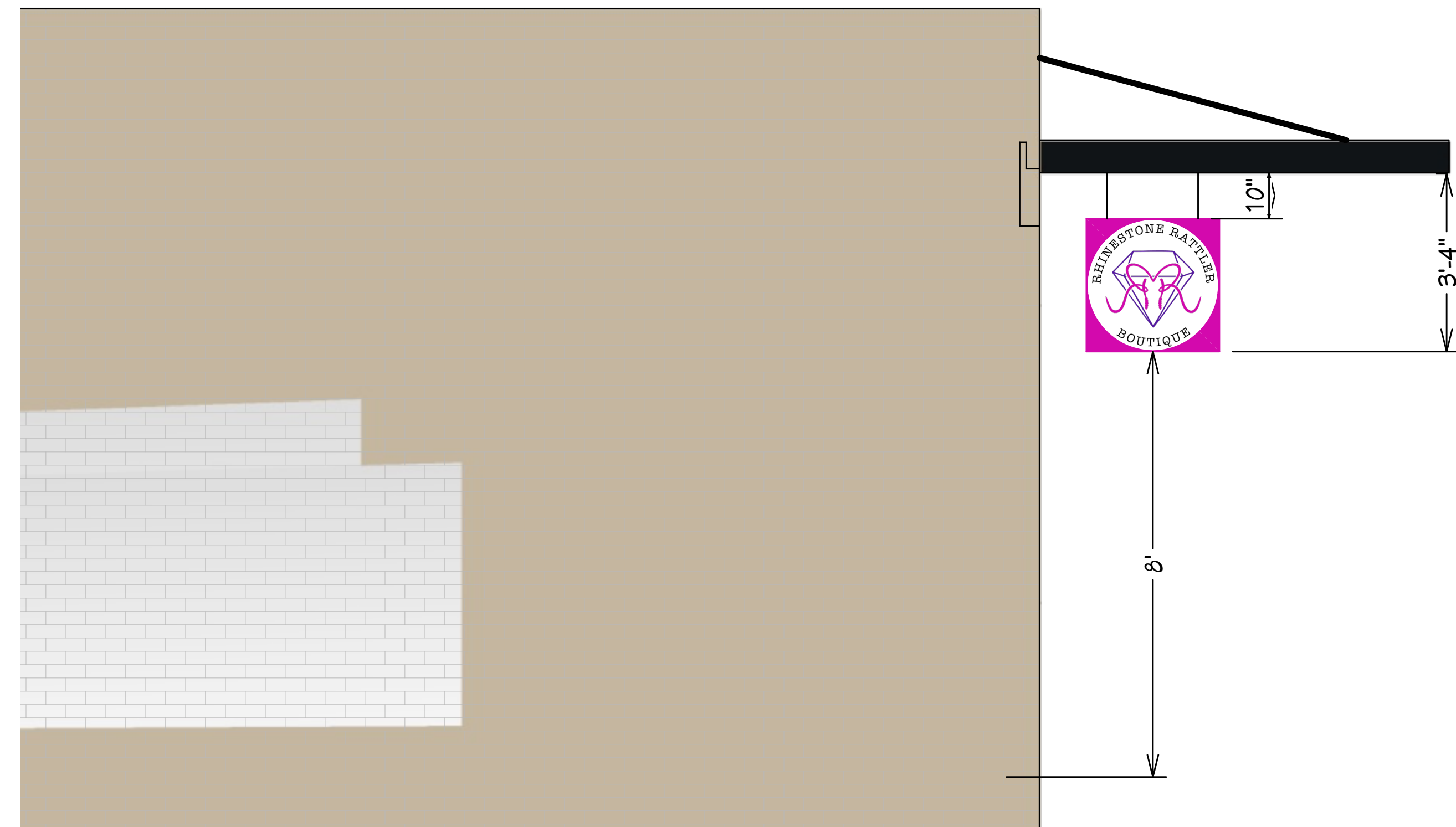
- Attachment 1: Elevations
- Attachment 2: Project Description
- Attachment 3: Photos
- Attachment 4: Location Map



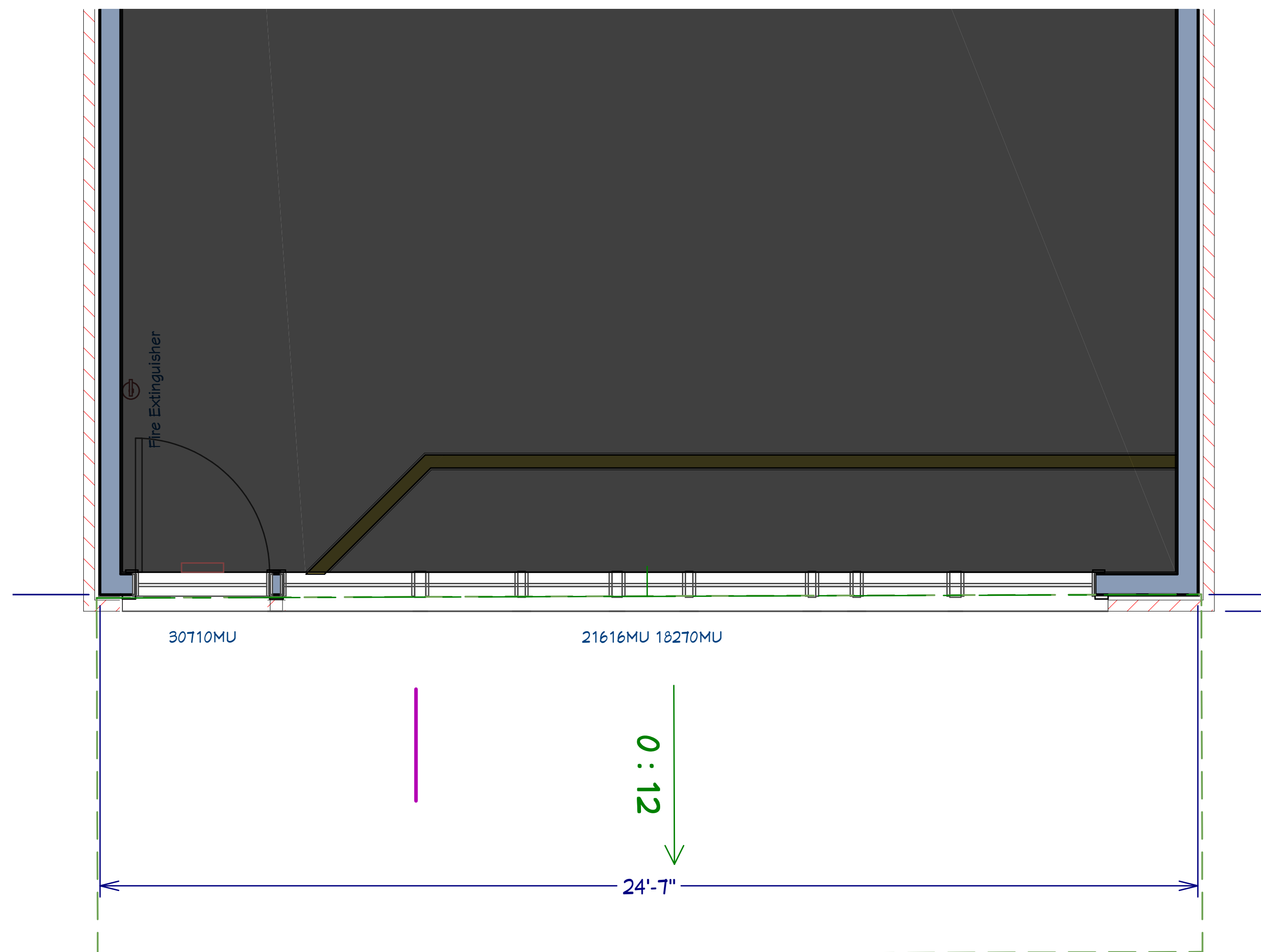


Front Exterior

P-4 District
Sign to be installed 8/5/23



Left Elevation



REVISION TABLE	
NUMBER	DATE

Awning Sign Plan

Rhinestone Rattler, LLC
922 Main St.
Bastrop, TX 76602

DATE:
8/18/2023

SCALE:
1/2" = 1'-0"

SHEET:
7



Arnold **CUSTOM BUILDERS**

WWW.ArnoldCustomBuilders.com

512-321-9298

Project Description

Item 3C.

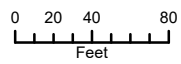
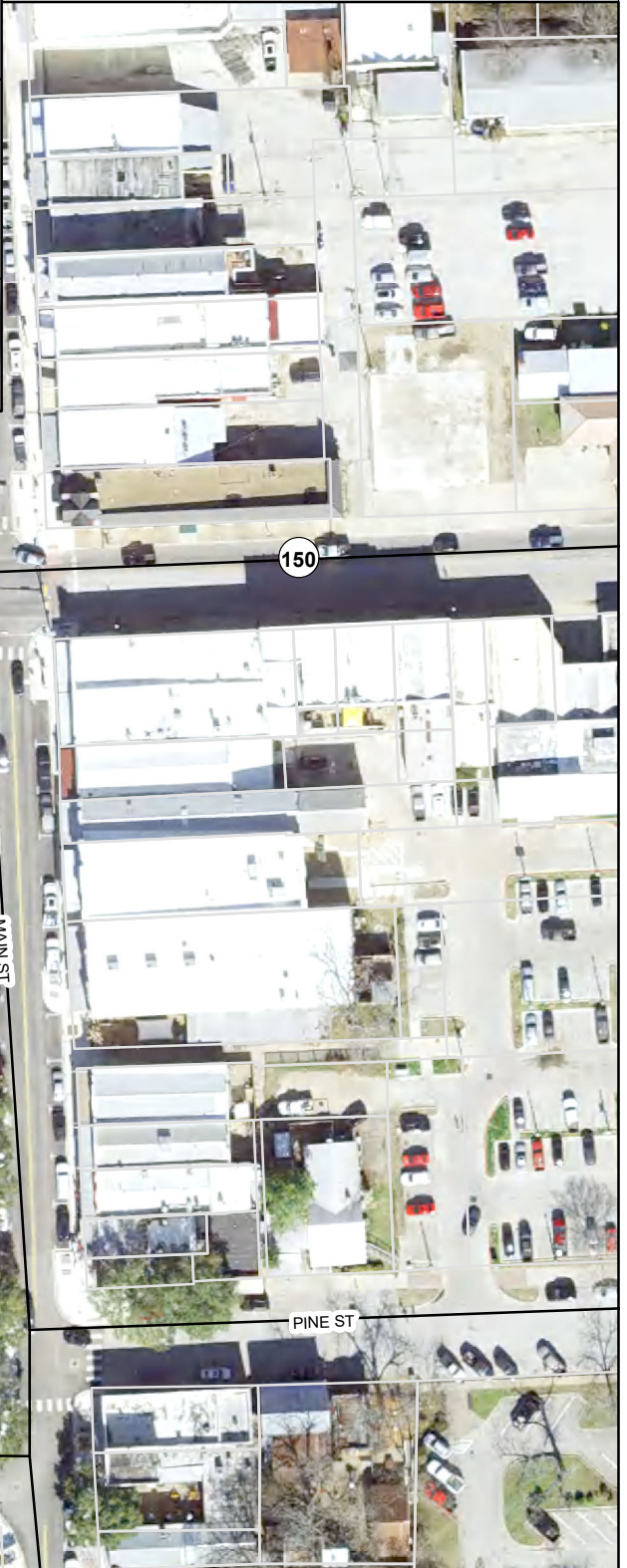
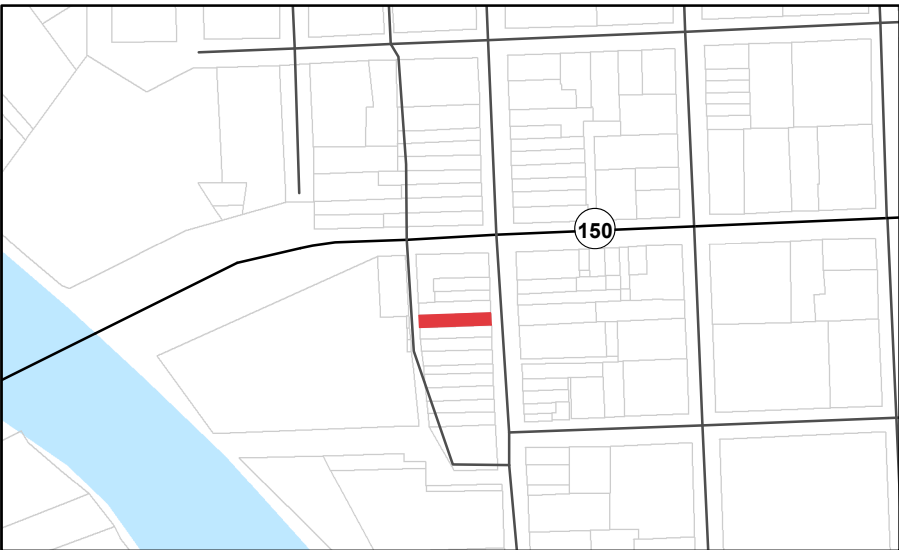
New 30" by 30" 6 mm alumilite double sided laminated sign with 1.75" lettering to be hung from beneath awning with a head clearance of 8'-0".

Item 3C.



922

TEXAS
114-9397



1 inch = 100 feet

Certificate of Appropriateness 922 Main Street

Date: 7/7/2023

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 accuracy, completeness or usefulness of information, nor does it represent that its use will not infringe upon privately owned rights.





STAFF REPORT

MEETING DATE: July 19, 2023

TITLE:

Consider action on a Certificate of Appropriateness for the exterior alterations to a commercial building within the Bastrop Commercial National Register of Historic District, located at 922 Main Street, being .07 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

STAFF REPRESENTATIVE:

Kennedy Higgins, Planner, Development Services Department

ITEM DETAILS:

Site Address: 922 Main Street
 Property Owner: Lacharose LTD
 Agent: Erin Abbey
 Current Use: Commercial
 Existing Zoning: P5 Core
 Designations: Structure in the Bastrop Commercial National Register Historic District

BACKGROUND/HISTORY:

The business occupying 922 Main Street, Rhinestone Rattler Boutique, is proposing rear and side alterations. The existing brick on the rear and both the right and left sides of the building will be covered in stucco. The stucco will match the stucco that was placed on the front. See sheet 5 of attachment 2. Additionally, the two windows on the left side will be replaced with new 3X2 windows. On the right side, the existing two windows will also be replaced by new 3X2 windows, and a new 4X4 window will be added. On the rear, there will be an addition of two new 4X4 windows on either side of the existing door.

The rear of the building, as it exists, is shown below:



The proposed changes to the rear and side facades are shown below:



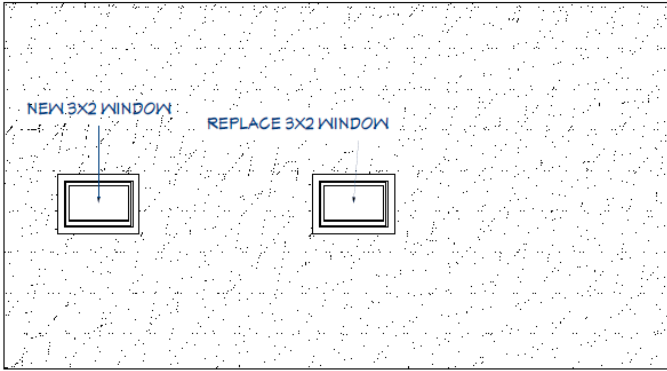
LEFT



RIGHT

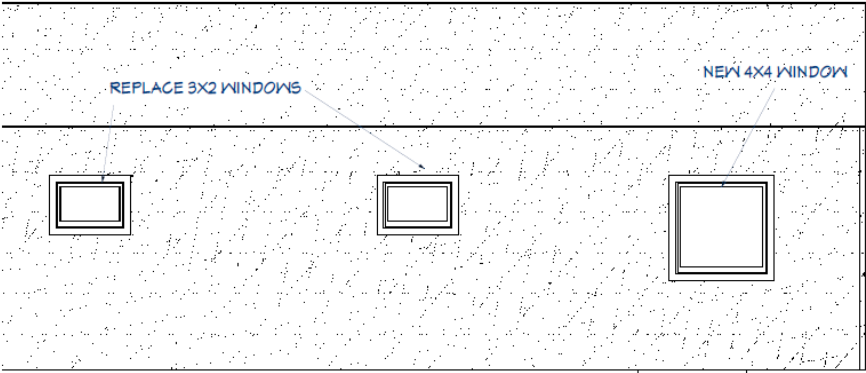


Exterior Elevation Back



Exterior Elevation Left

EXISTING BRICK TO BE COVERED WITH STUCCO TO MATCH FRONT



Exterior Elevation Right

WINDOWS TO BE PELLA OR SIMILAR, BLACK VINYL, E-PANE GLASS

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.
- (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) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
 - (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.

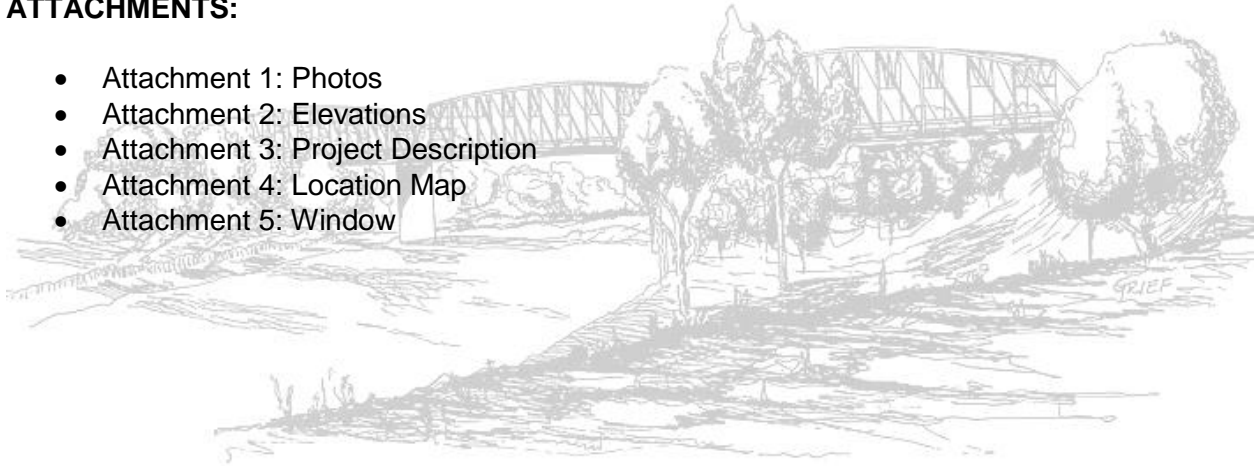
- (J) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.**

RECOMMENDATION:

Recommend approval on a Certificate of Appropriateness for the exterior alterations/repair to a commercial building within the Bastrop Commercial National Register of Historic District, located at 922 Main Street, being .07 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

ATTACHMENTS:

- Attachment 1: Photos
- Attachment 2: Elevations
- Attachment 3: Project Description
- Attachment 4: Location Map
- Attachment 5: Window





512-332-6791

KANA
REAL ESTATE LLC
www.kanarealestate.com
512-412-6314





922 MAIN ST. BASTROP, TX 78602

DOWNTOWN DISTRICT
PROPERTY ID: 33918
GEO ID: R33918

LEGAL DESCRIPTION
BUILDING BLOCK 9 WW ST, ACRES 0.0730

TABLE OF CONTENTS

- 1- COVER SHEET
- 2- EXISTING PLAN
- 3- EXISTING ELEVATIONS
- 4- PROPOSED PLAN
- 5- PROPOSED ELEVATIONS
- 6- SURVEY
- 7-SITE PLAN

Function of Space	Occupant Load Factor	Area of Space (SF)	Occupant Load
Mercantile	60	gross 2192	37
Business areas: Concentrated	50	gross 1004	21

Total Occupancy Load: 58

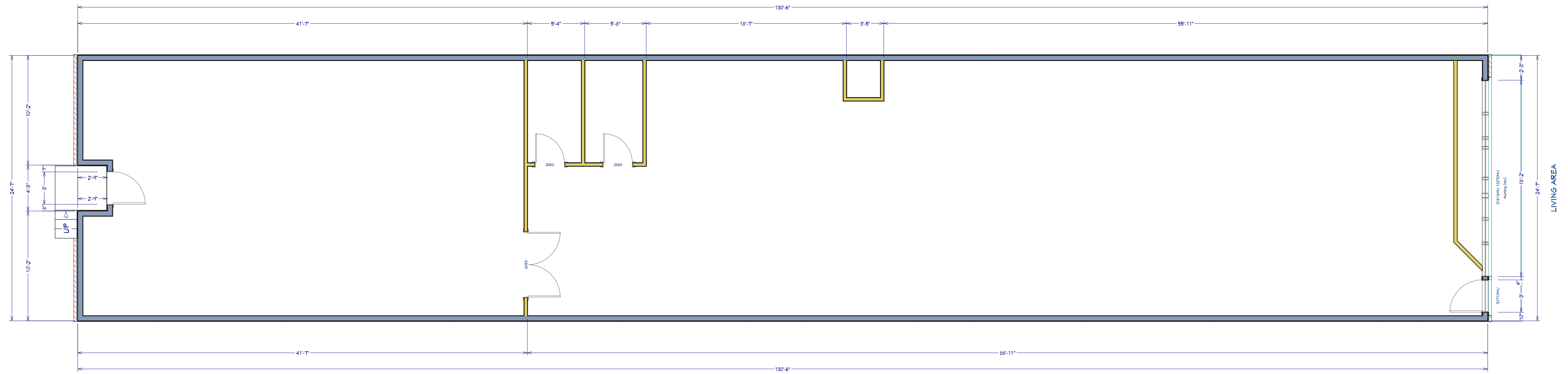
REVISION TABLE	
NUMBER	DATE

Rhinestone Rattler, LLC
922 Main St.
Bastrop, TX 78602

DATE:
8/16/2023

SCALE:

SHEET:
1



REVISION TABLE		
NUMBER	DATE	REVISION BY / DESCRIPTION

Existing Plan

Rhinestone Rattler, LLC
 422 Main St.
 Bastrop, TX 70602

DATE:

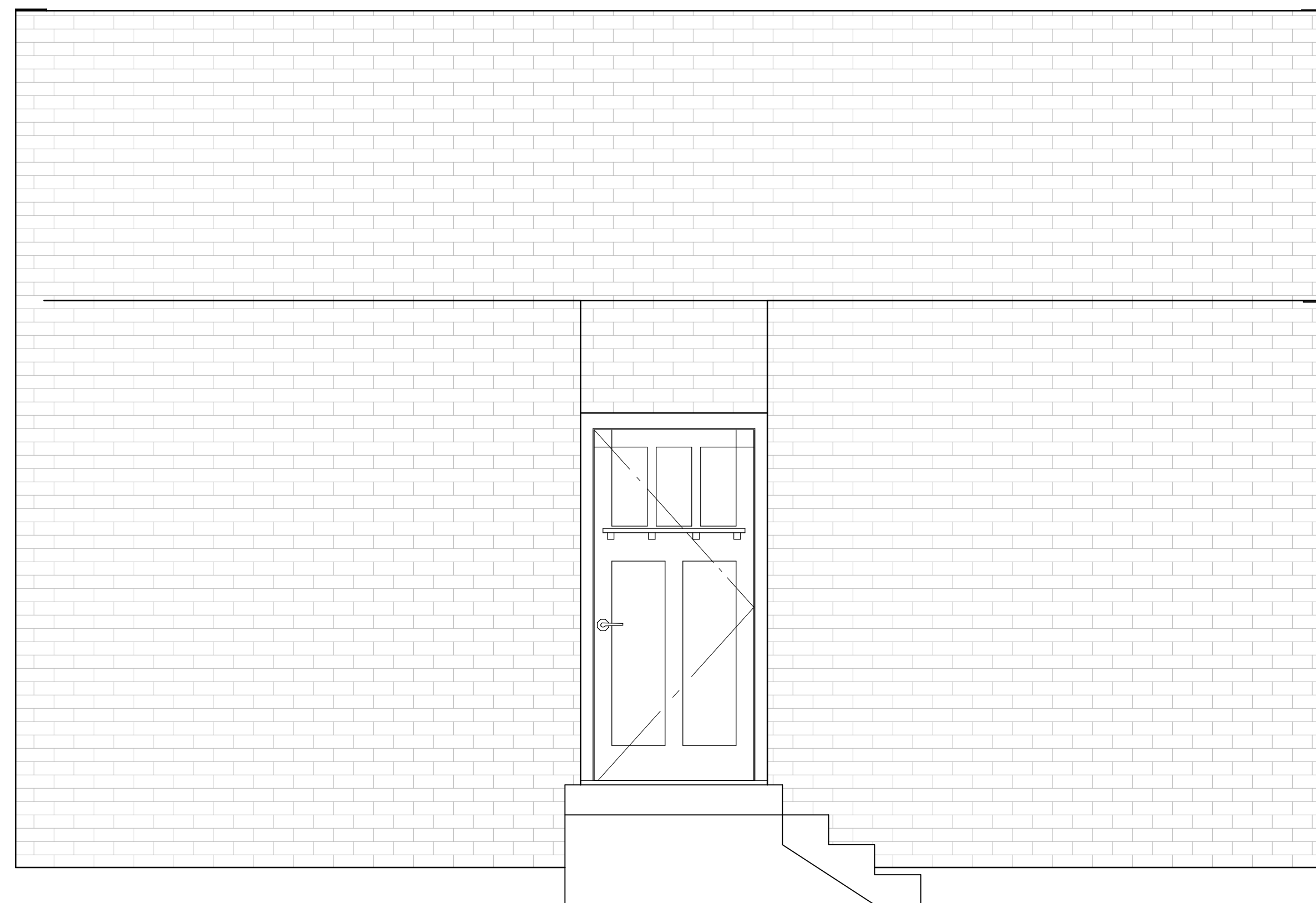
8/16/2023

SCALE:

3/16"=1'-0"

SHEET:

2



Existing Exterior Elevation Back

REVISION TABLE	
NUMBER	DATE

Existing Elevations

Rhinestone Rattler, LLC
422 Main St.
Bastrop, TX 70602

DATE:

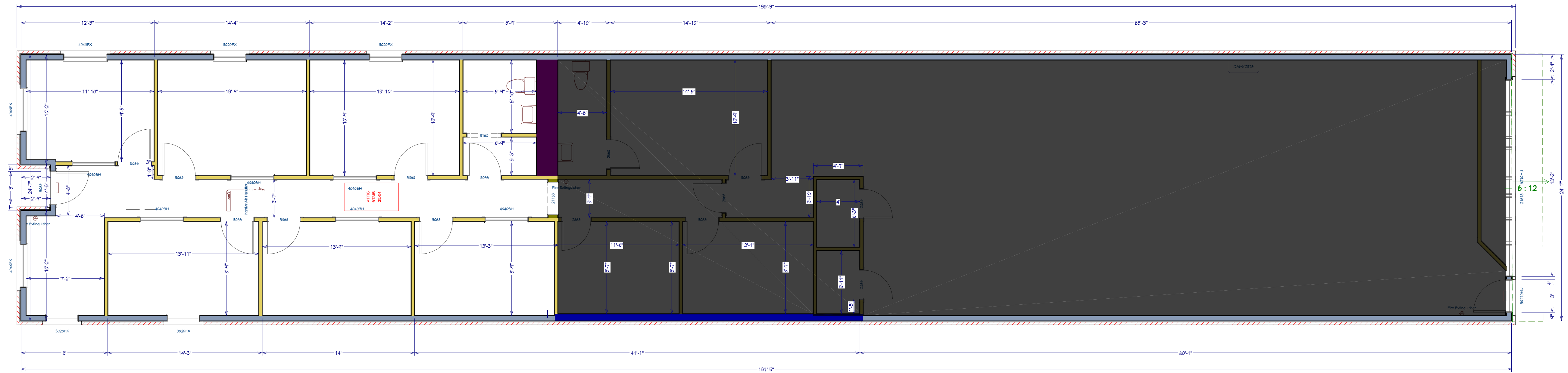
8/16/2023

SCALE:

1/2"=1'-0"

SHEET:

3



REVISION TABLE	
NUMBER	DATE

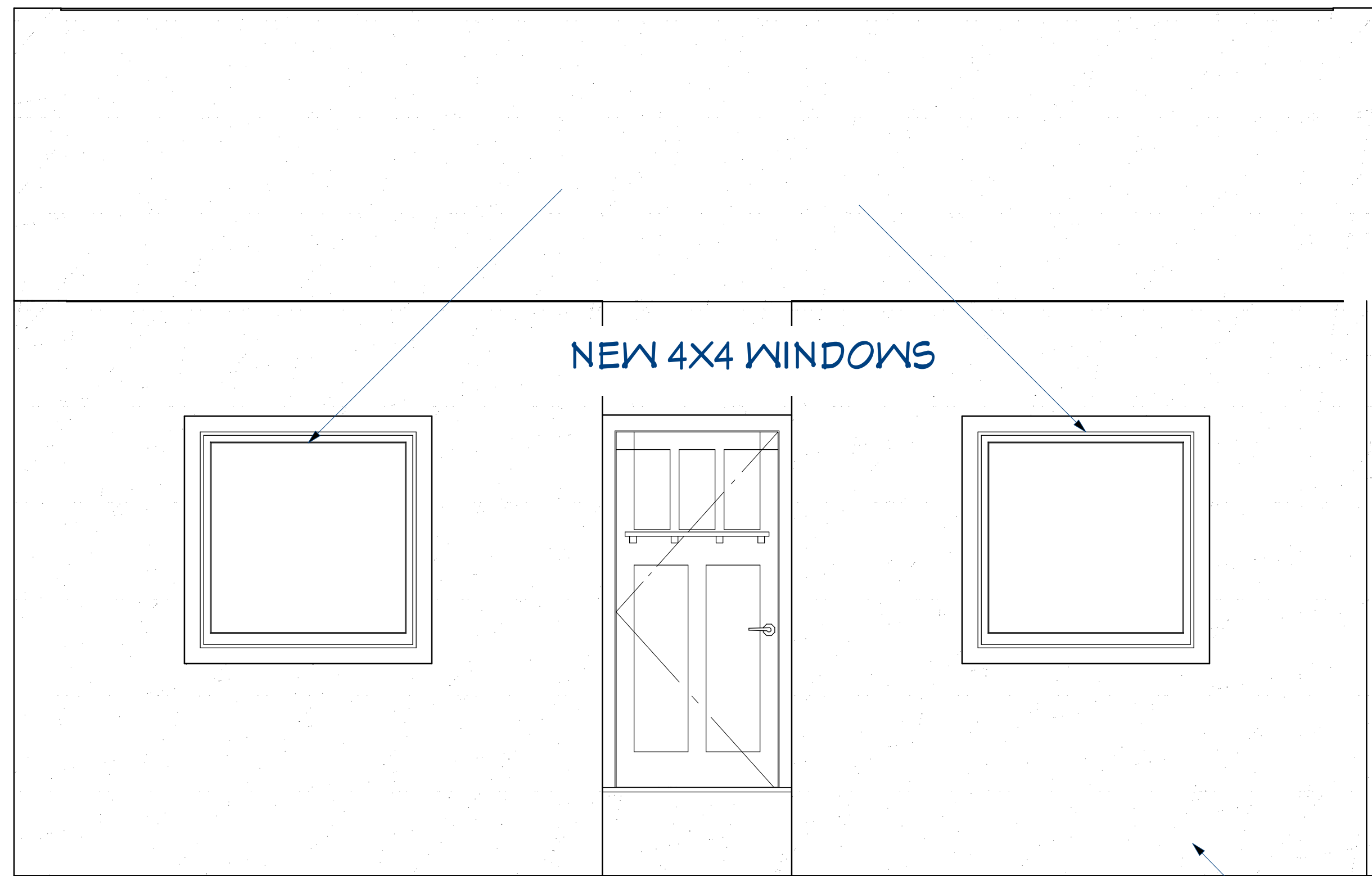
Proposed Plan

Rhinestone Rattler, LLC
 422 Main St.
 Bastrop, TX 70602

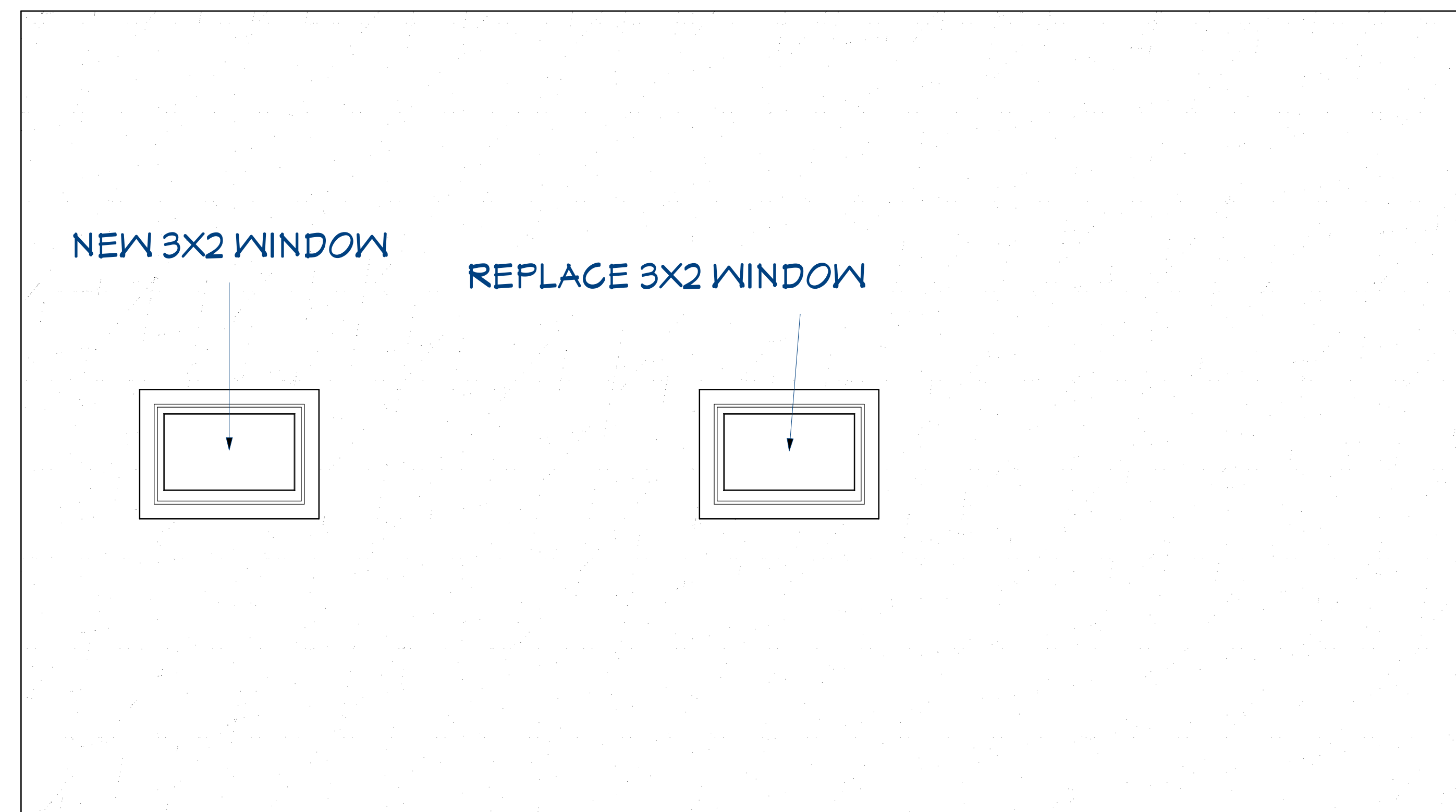
DATE:
 8/16/2023

SCALE:
 3/16"=1'-0"

SHEET:
4



Exterior Elevation Back

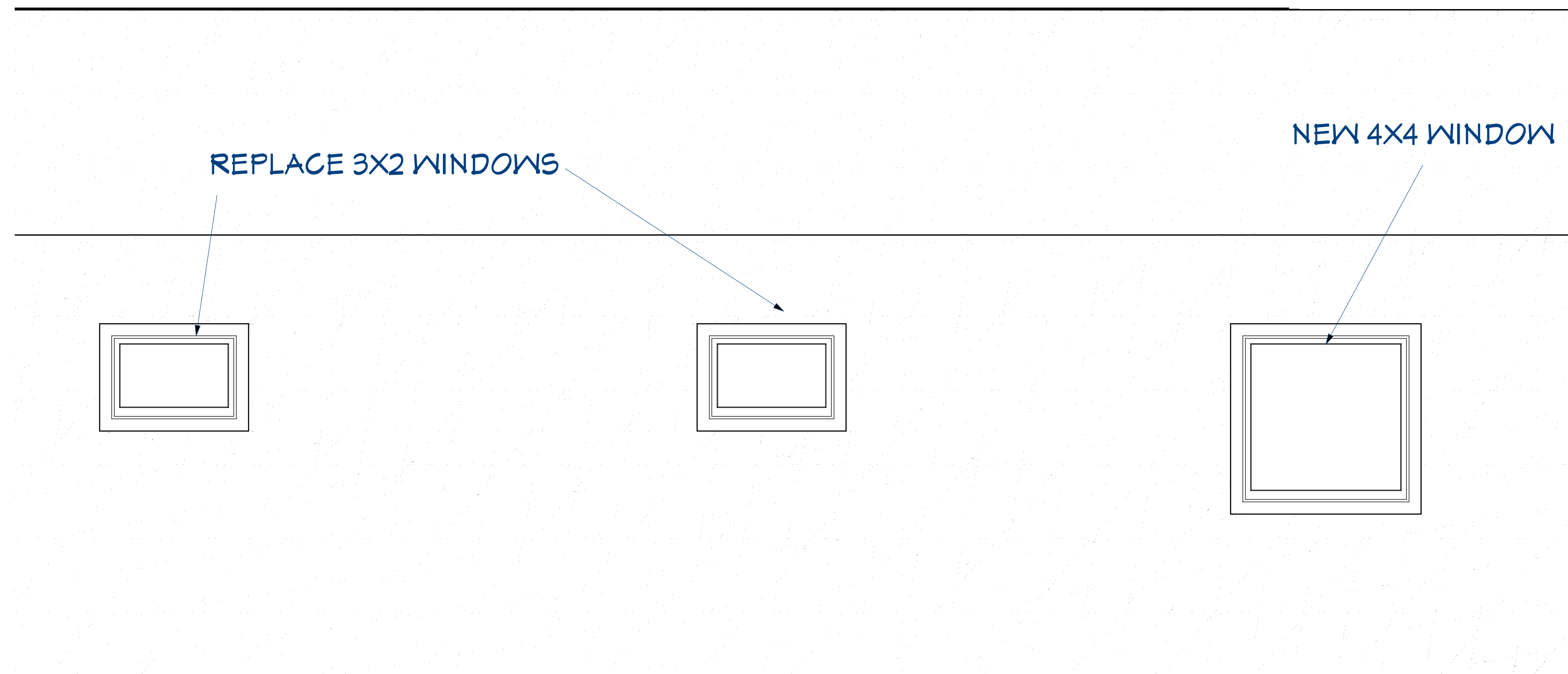


Exterior Elevation Left

EXISTING BRICK TO BE COVERED WITH STUCCO TO MATCH FRONT



RIGHT



Exterior Elevation Right

WINDOWS TO BE PELLA OR SIMILAR, BLACK VINYL, E-PANE GLASS



LEFT



STUCCO TO MATCH FRONT

REVISION TABLE	
NUMBER	DATE

Proposed Elevations

Rhinestone Rattler, LLC
422 Main St.
Bastrop, TX 76602

DATE:

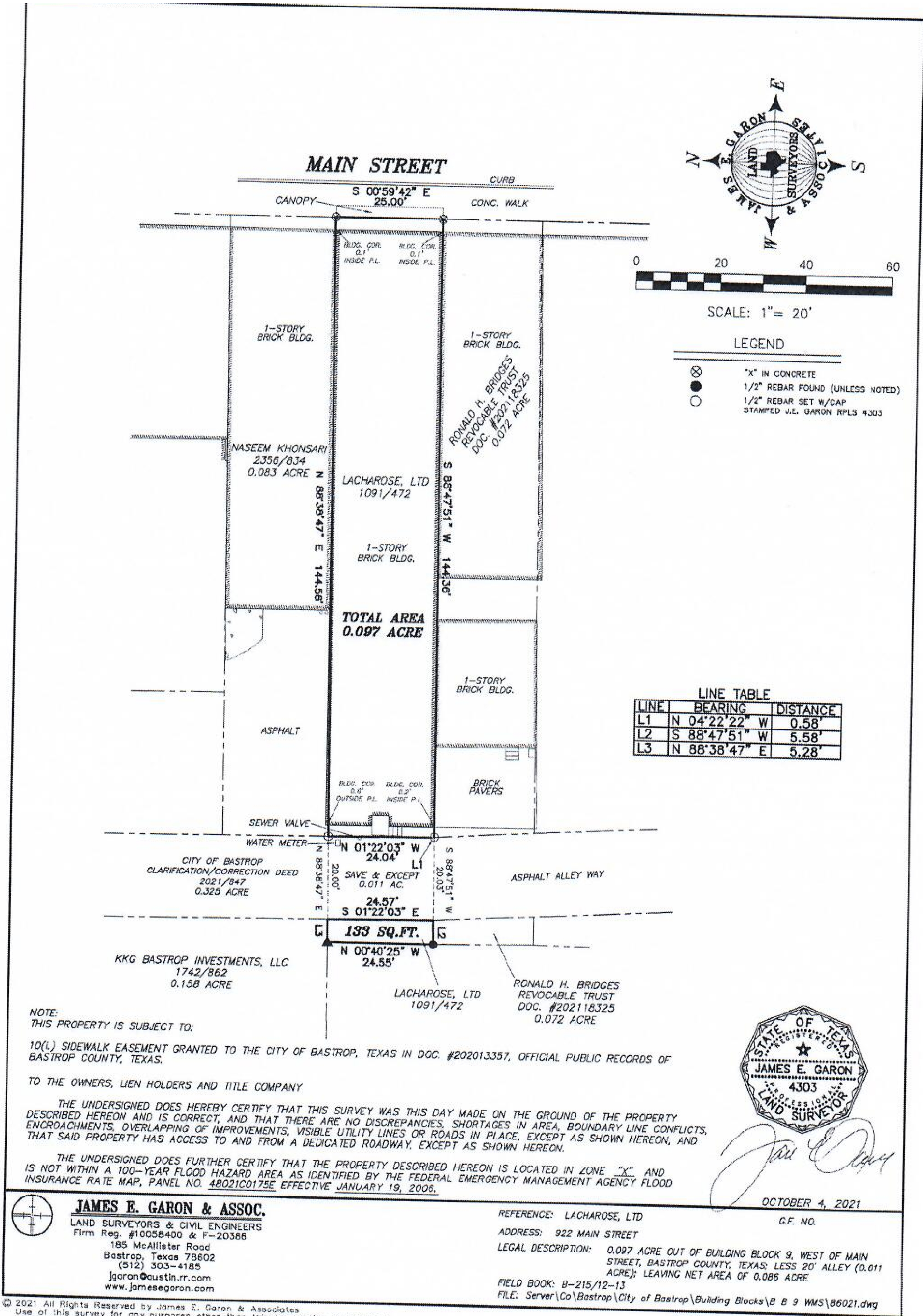
8/16/2023

SCALE:

1/2"=1'-0"

SHEET:

5



NOTE:
THIS PROPERTY IS SUBJECT TO:
10(L) SIDEWALK EASEMENT GRANTED TO THE CITY OF BASTROP, TEXAS IN DOC. #202013357, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
TO THE OWNERS, LIEN HOLDERS AND TITLE COMPANY
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.
THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0175E EFFECTIVE JANUARY 19, 2006.

JAMES E. GARON & ASSOC.
LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #10058400 & F-20388
185 McAllister Road
Bastrop, Texas 78602
(512) 303-4185
jgaron@austln.rr.com
www.jamesegarons.com

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REVISION TABLE	
NUMBER	DATE

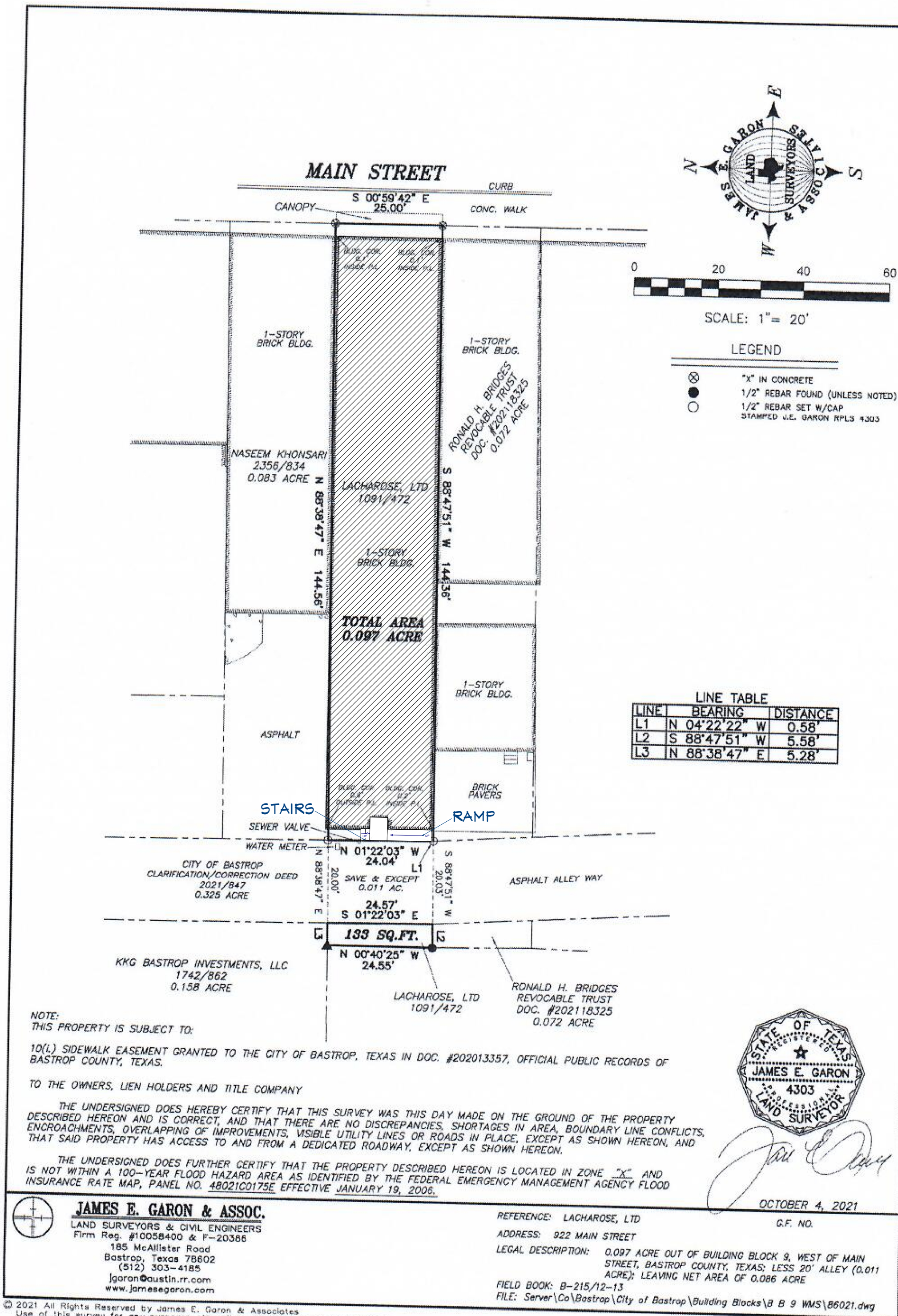
Survey

Rhinestone Rattler, LLC
422 Main St.
Bastrop, TX 78602

DATE:
8/16/2023

SCALE:

SHEET:
6



Scale: 1 in = 20 ft

REVISION TABLE	
NUMBER	DATE

Site Plan

Rhinestone Rattler, LLC
422 Main St.
Bastrop, TX 70602

DATE:

8/16/2023

SCALE:

SHEET:

7

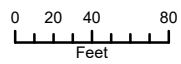
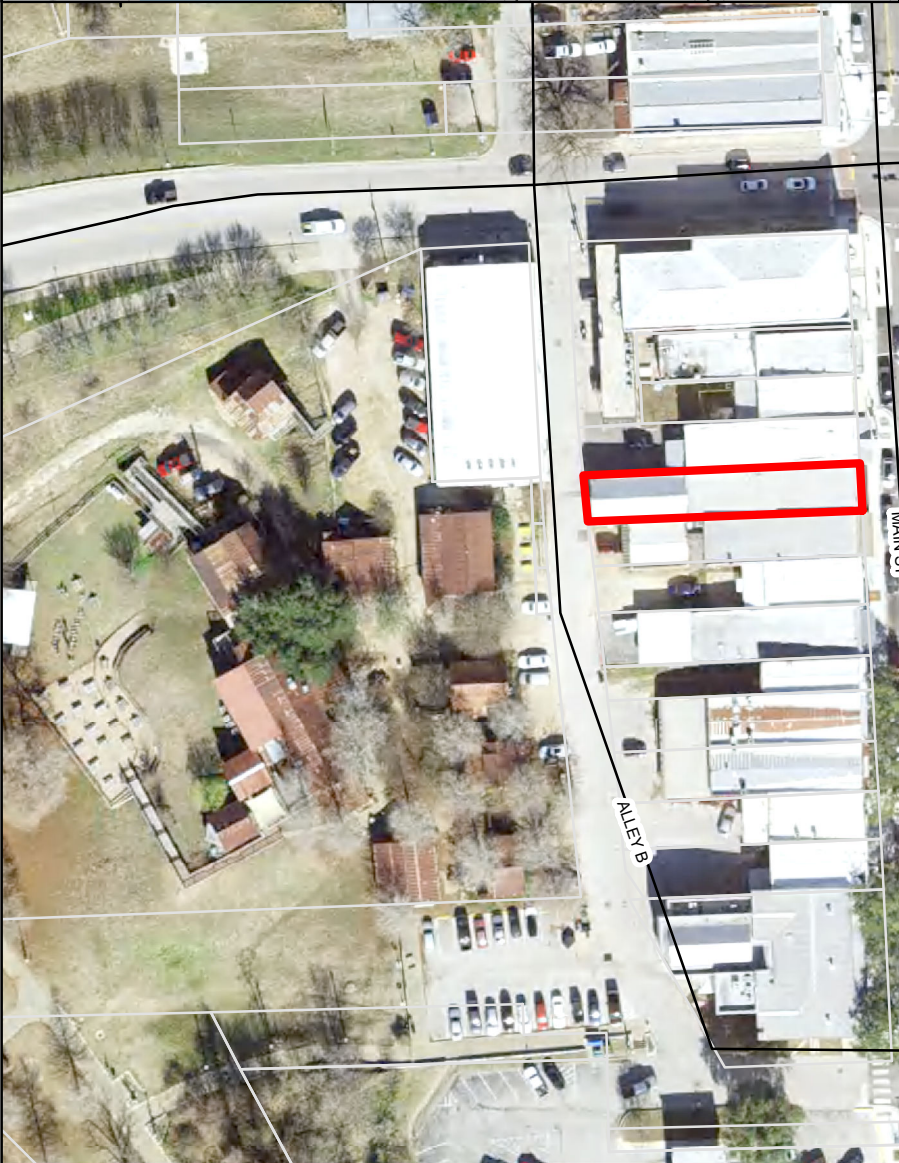
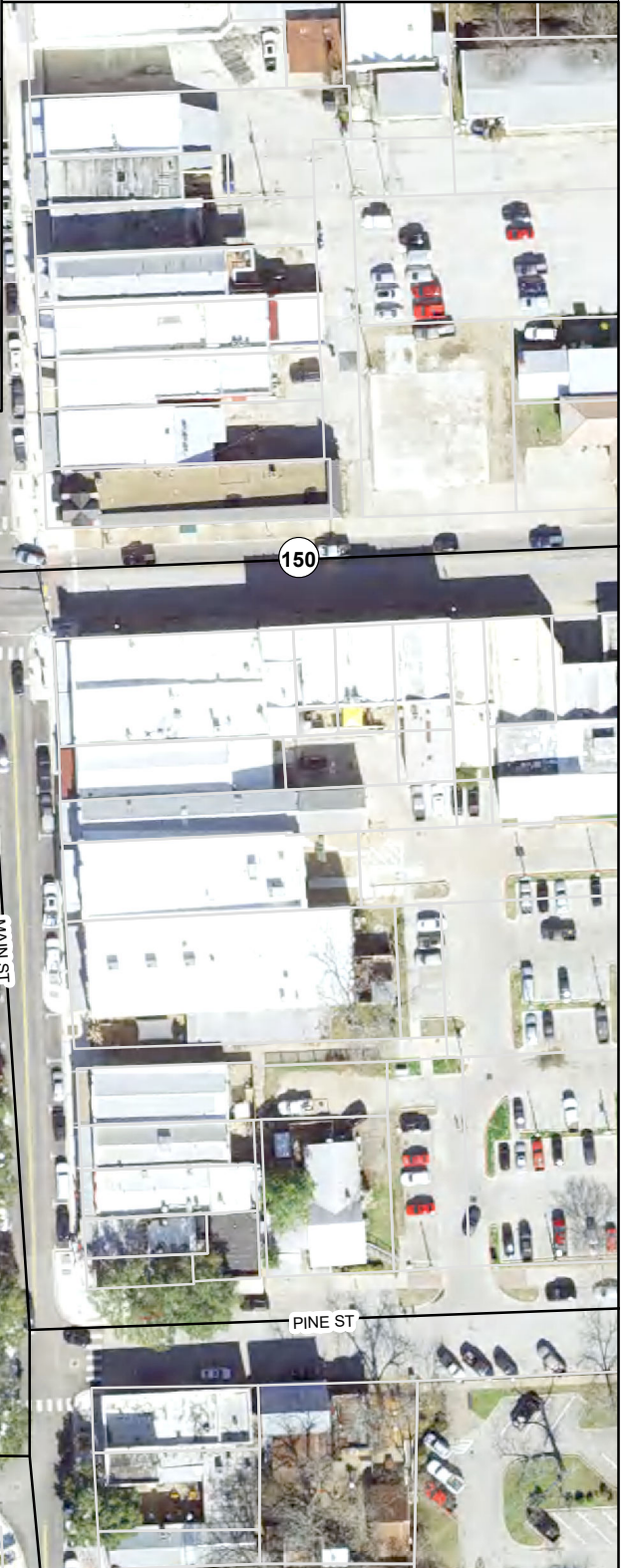
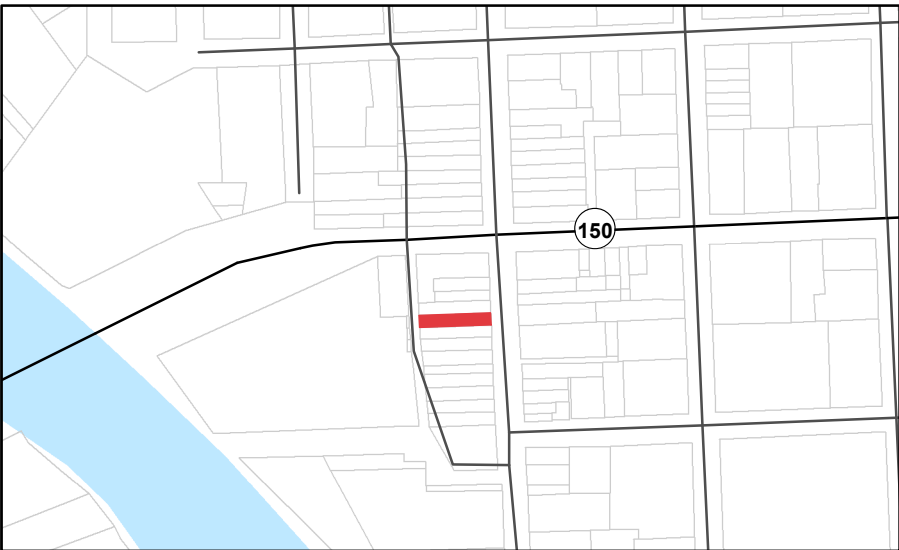


Arnold **CUSTOM BUILDERS**
WWW.ArnoldCustomBuilders.com
512-321-9298

Item 3D.

Project Description

Existing brick to be covered with stucco to match front. New 4x4 windows to be added and new 3x2 windows to replace old ones.



Certificate of Appropriateness 922 Main Street

1 inch = 100 feet

Date: 7/7/2023

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Item 3D.



50