

Bastrop Historic Landmark Commission Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



BASTROPTX
Heart of the Lost Pines / Est. 1832

January 17, 2024

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. **INTRODUCTION OF NEW BOARD MEMEBER**
- 2A. Welcome Gary Moss
3. **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.

4. **ITEMS FOR INDIVIDUAL CONSIDERATION**
- 4A. Consider action to approve meeting minutes from the December 20, 2023, Historic Landmark Commission Regular Meeting.

Presented by Alondra Macias

- 4B. Public hearing and consider action to make a recommendation on a Historic Landmark Designation for the property located on 0.4670 acres of Farm Lot 1 West of Main Street, also known as 1301 Church Street, and forward to the February 13, 2024, City Council meeting.

Presented by: Kennedy Higgins, Planner, Development Services Department

- 4C. Consider action on a Certificate of Appropriateness for exterior remodel and extension of the main structure at 1303 Pecan Street, being 0.636 acres out of Farm Lot 18 E of Main Street, within the City Limits of the City of Bastrop, Texas.

Presented by: Kennedy Higgins, Planner, Development Services Department

5. UPDATES

- 5A. Discussion of requirements and process demolition by neglect.
- 5B. Items or topics requested by Historic Landmark Commission for future agendas.

6. 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: January 12th at 12:00 p.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: January 17, 2023

TITLE:

Consider action to approve meeting minutes from the December 20, 2023, Historic Landmark Commission Regular Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Development Services Technician

ATTACHMENTS:

- December 20, 2023, Meeting Minutes

HISTORIC LANDMARK COMMISSION MEETING

December 20, 2023

Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, December 20, 2023, at 6:00 p.m. 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:

Blake Kaiser, Chair	Present
Sharah Johnson, Vice-Chair	Present
Susan Long	Present
Janean Whitten	Absent
Cheryl Long	Present
Lisa Laky	Present

City Council Liaison:

John Kirkland	Present
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Staff:

Kennedy Higgins	Present
Alondra Macias	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 the October 18, 2023, Historic Landmark Commission Regular Meeting.

Sharah Johnson made a motion to approve the October 18, 2023, Historic Landmark Commission Regular Meeting Minutes. Cheryl Long seconded the motion. The motion passed unanimously.

3B. Consider action on a Certificate of Appropriateness for exterior remodel and extension of the main structure at 1303 Pecan Street, being 0.636 acres out of Farm Lot 18 E of Main Street, within the City Limits of the City of Bastrop, Texas.

Kennedy Higgins, the planner, presented the item to the Commission.

HISTORIC LANDMARK COMMISSION MEETING

December 20, 2023

Meeting Minutes

Discussion commenced among the Commissioners and Staff on the following items:

- The historic nature of the house and the repairs that need to be done.
- Proposition of the remodel of the home and the intended addition.
- Materials that will be salvaged and replaced such as gingerbread trim.

HLC Chair, Blake Kaiser, opened the Public Hearing at 6:53 pm.

Michael Albers, resident of 120 Smokebush Trail, was in opposition and did not wish to speak.

Larry Albers, resident of 1307 Pecan St, was in opposition and did not wish to speak.

Linda Smith, resident of 1504 Cedar St, was in opposition and did not wish to speak.

Cindy Aarvig, resident of 1205 Pecan St, was in opposition, and she stated her concerns for the community and the hazards on the property.

William Holford, resident of 1308 Pecan St, was in opposition, and he stated his concerns regarding his property, the effect the remodel will have on his property, and the use of the home.

HLC Chair, Blake Kaiser, closed the public hearing at 7:08 pm.

HLC Chair, Blake Kaiser, re-opened the public hearing at 7:10 pm.

Sue Ann Fruge, resident of 1206 Pecan St, was in opposition, and she stated her concerns on the current state of the home and the hazards in the property.

HLC Chair, Blake Kaiser, closed the public hearing at 7:16 pm.

Commissioner Lisa Laky made a motion to deny the Certificate of Appropriateness and encouraged the applicant to come back with a modified design. Cheryl Long seconded the motion. The motion was opened for discussion amongst the commissioners.

Commissioner Lisa Laky withdrew her motion.

Commissioner Lisa Laky made a motion to table the case and to postpone to a date certain of January 17, 2024, and asked the applicant to address bullet points 1, 3, and 11 from Section 9.3.006 Criteria for Approval if Certificate of Appropriateness (COA) from the B3 code. Sarah Johnson seconded the motion. The motion carried unanimously.

4. UPDATES

4A. Update on Casino Hall, also known as German Casino.

Kennedy presented the pictures of the Casino Hall and the demolition update to the commissioners. Discussion commenced amongst the Commissioners and Staff regarding the demolition process for the structure.

HISTORIC LANDMARK COMMISSION MEETING

December 20, 2023

Meeting Minutes

- 4B. In November Kennedy Higgins attended the Past Forward Conference put on by the National Trust for Historic Preservation.

Kennedy Higgins presented her findings from the Past Forward Conference she attended to the commissioners.

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

Commissioner Blake Kaiser requested demolition by neglect to be discussed in the future agenda.

6. ADJOURNMENT

Sharah Johnson made a motion to adjourn the meeting at 8:11 pm. Lisa Laky seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:11 pm.

Blake Kaiser
Commission Chair

Sharah Johnson
Commission Vice-Chair



STAFF REPORT

MEETING DATE: January 17, 2024

TITLE:

Public hearing and consider action to make a recommendation on a Historic Landmark Designation for the property located on 0.4670 acres of Farm Lot 1 West of Main Street, also known as 1301 Church Street, and forward to the February 13, 2024, City Council meeting.

STAFF REPRESENTATIVE:

Kennedy Higgins, Planner / Historic Preservation Officer

ITEM DETAILS:

Site Address: 1301 Church Street (Attachment 1)
 Property ID: 47825
 Property Owner: Kenneth and Antoinette Kesselus
 Current Use: Residential
 Existing Zoning: P-3 Neighborhood
 Designations: None Currently

REQUEST:

The property owners at 1301 Church Street have requested the Historic Landmark Commission consider this property for local Historic Landmark designation. Once the Commission makes a recommendation, it will be placed on the next available City Council agenda for public hearing and consideration.

BACKGROUND/HISTORY:

The structure was built between 1858-1867 and is comprised of two one-story wooden buildings each being 18 feet by 16 feet. These two buildings bear near identical resemblance to the barracks that were added for the Bastrop Academy/Military Institute in 1858. There are records and firsthand accounts of these barracks being sold and citizens moving them onto their property. The structure was built with square nails and hand-mortised joints.

Sometime after 1907 the owner added an L onto the church street end of the original building, which included a portion of the west "barrack". This created a T shaped house plan with simple Victorian features. At some point seven-foot-wide porches were added. In 1983 William Kesselus added an 18 (eight-teen) foot extension to the east following the same roofline. Then in 2003 the owners added porches to the front and the northwest of the house. The changes to the structure can be seen between the 1921 and 1934 Sanborn Insurance maps.

In addition to the architectural significance, the property has been associated with many people in the past such as James R. Nichols, M.B. Maynard and Dryer Moore to name a few. Details can be found on page 10 of attachment 2. A site layout, property details, and current pictures of the property are attached for the Commission to review and determine if 1301 Church Street meets two or more of the criteria in the policy explanation below.

POLICY EXPLANATION:

CHAPTER 9: HISTORIC LANDMARK PRESERVATION & IREDELL DISTRICT

SEC. 9.2.002 CRITERIA FOR HISTORIC LANDMARK STATUS

- (a) A Structure or Site is considered a local Historic Landmark if it is designated as a Recorded Texas Historic Landmark or State Archeological Landmark or is included on the National Register of Historic Places.
- (b) A Structure or Site also may be designated by the City as a Historic Landmark if it meets 2 or more of the criteria set out below.
- (1) Possesses significance in history, architecture, archeology, or culture;
 - (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
 - (3) Is associated with the lives of persons significant in our past;
 - (4) Embodies the distinctive characteristics of a type, period, or method of Construction;
 - (5) Represents the work of a master designer, builder, or craftsman; or
 - (6) Represents an established and familiar visual feature of the City.

SEC. 9.2.003 PROCESS FOR DESIGNATION OF HISTORIC LANDMARKS

- (a) Owners of property being considered for designation as a Historic Landmark shall be notified prior to the Historic Landmark Commission hearing on the recommended designation. The Historic Landmark Commission shall provide notice to property owners within 200 feet of the property and conduct a public hearing.
- (b) After consideration by the Historic Landmark Commission, a recommendation regarding designations shall be submitted the City Council to conduct a public hearing and consider the designations of a Historic Landmark. The adoption of the landmark shall be through a resolution.
- (c) Upon designation of a Historic Landmark, the City Council shall cause the designation to be noted as follows:
- (1) Recorded in the official real property records of Bastrop County.
 - (2) Designated on the historic resource map of the City.
 - (3) Provide the property owner with a plaque and require the installation indicating the designation of the landmark as a City Historic Landmark.

86th Legislature House Bill 2496

Effective May 25, 2019, the Texas State Legislature adopted additional regulations municipalities must follow for designating historic landmarks. Most of the regulations are already present in the Bastrop Historic Landmark Preservation Ordinance. One additional requirement with which the city must comply is to send the property owner a statement the describes the impact of the designation to the property. The property owner is aware and received this letter.

NOTIFICATION:

Nineteen (19) property owners within 200 feet 1301 Church Street were notified of the public hearing on January 17, 2024.

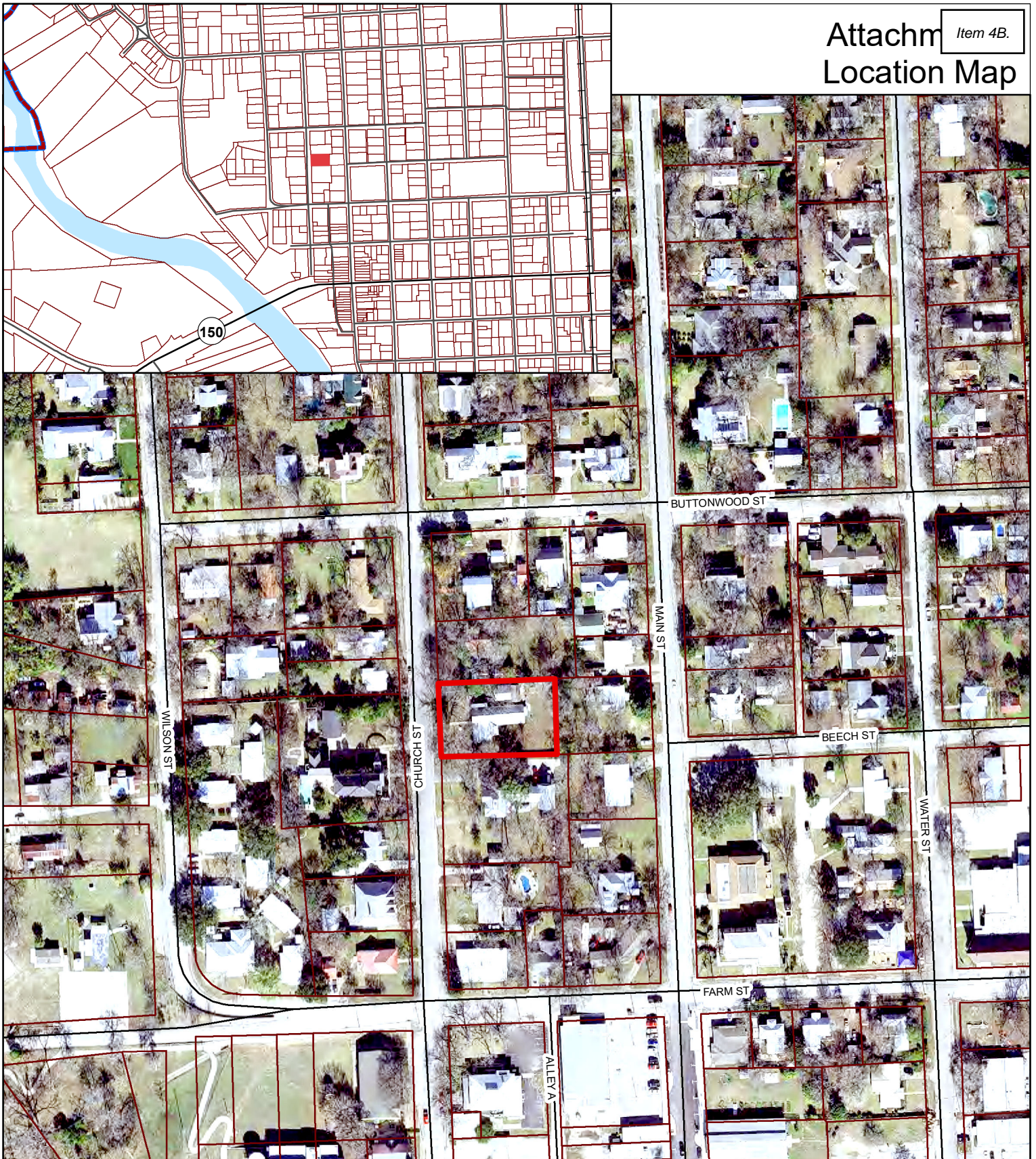
RECOMMENDATION:

Public hearing and consider action to make a recommendation on a Historic Landmark Designation for the property located on 0.4670 acres of Farm Lot 1 West of Main Street, also known as 1301 Church Street, and forward to the February 13th, 2024 City Council meeting.

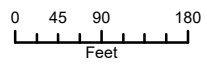
ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Property Information





1301 Church Street Certificate of Appropriateness Location Map



1 inch = 200 feet



Date: 1/5/2024

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.

Project Description Letter

January 2, 2024

The following includes:

- This request for the house at 1301 Church *without* any ancillary structures, and description of two qualifying categories – pages 2-9 and 10-12
- the years of construction and other pertinent information regarding the same, as well as documentation on historical background via various primary sources – pages 2-9
- a sketch detailing site and all structures on the same property, page 13
- an indicator on structures to be designated, page 14
- photographs from all sides of each structure to be designated, pages 15 and 16
- copy of 2024 tax payment to the Bastrop County Tax Collector, page 17
- statement of HLC status filing fee, page 18

Your respectfully,

Kenneth and Antoinette Kesselus

Application for Historical Landmark Designation -

LOCATION -- 1301 Church ST

- The house sits on .467 acre of land that is part of Farm Lot #1 west of Main Street, a portion of Bastrop’s first subdivision, formed when J.D. Hogan purchased Farm Lots #1 and #2, reserved 55 feet for a street (which became Church Street) and sold a number three-area lots to various owners, including J.R. Nichols, whose residence was on the lot next south to the land under consideration. (Bastrop County Deed Records Vol. G page 110, Vol. I, page 278, and Vol. T, page 175.)

DISTINCTIVE CHARACTERISTICS AND METHOD OF CONSTRUCTION
IN SEVERAL PERIODS

Unlike some of the more well-known houses in Bastrop, this one is not grand or large, but it is very characteristic of most older and smaller ones in Bastrop. As contrasted with the Crocheron House, Wilbarger House, and perhaps one or two others, no large house is older than the oldest portion of the house at 1301 Church Street. Many surviving houses in Bastrop, including this one, built before 1880 began small and have been added on to and altered over the decades.

DESCRIPTION OF CONSTRUCTION PHASES

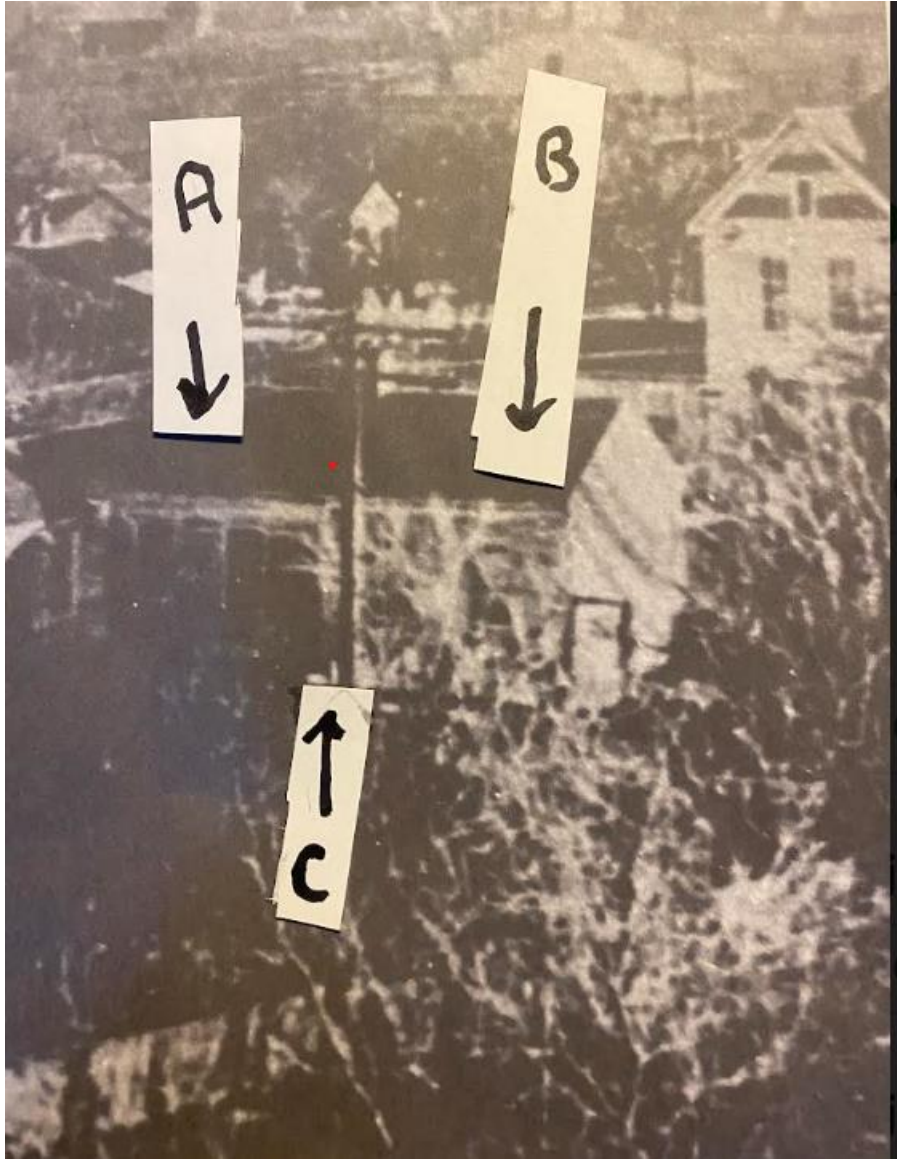
- Beginning / original structure – circa – 1858-1867
 - Date - Circa 1869 -- of the house being located at the current 1301 Church Street
 - J.R. Nichols owned both the property south of this lot (his homestead) and the current 1301 Church Street lot (Deed Records, Vol. I pages 175 and 278) Tax records indicated a significant increase in the combined value of the two lots, pointing to the fact that he added a house in about 1869. (Bastrop County Tax Rolls, Texas State Archives.)
(Possibly the original house at 1301 Church Street was composed of two barracks from the Bastrop Military Academy – see below for details.)

- Structure
 - built with square nails, some hand-mortised joints (mortise and tenon) as evidenced by the following photograph taken during replaced wall material in 2003.

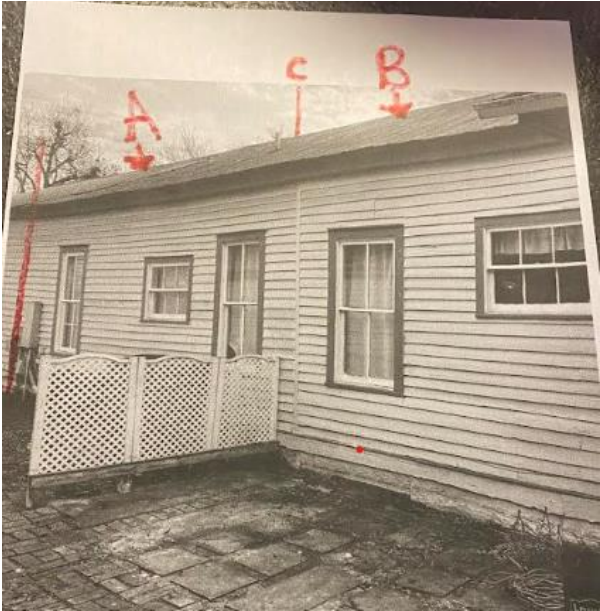


- There were not plates with studs running from attack to sills,
 - It had cedar post piers replaced by concrete ones in 1948
 - Some original rough cedar sills are still intact
- The house, after being located on the current 1301 Church site was composed of two one-story wooden buildings (each 18 X 16 feet) and connected end to end, as illustrated below. (A) is the east building and (B) is the west one. A vertical board (C) covers the small “gap” formed by the connection of the two structures. It was of wood construction with a pitched roof of cedar shingles.

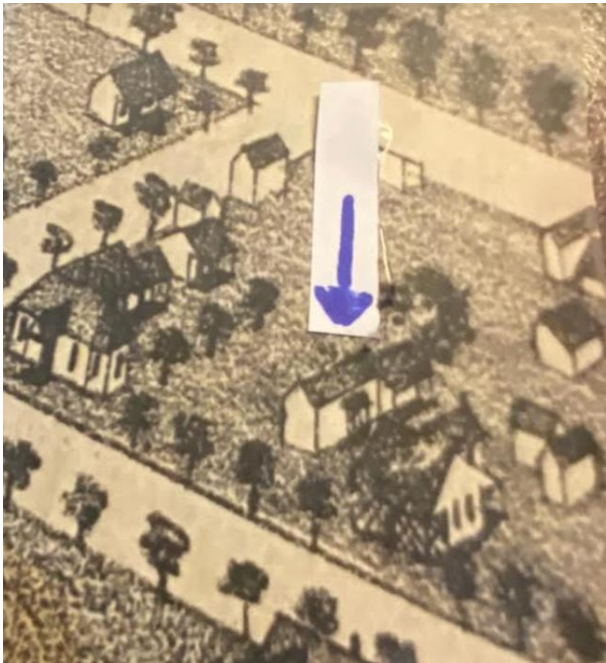
- Below -- North side view as shown in circa 1907 photograph (Bastrop County Historical Society Archives) taken by S.T. Grissom for postcard sales. Mr. Grissom had a photographic studio in Bastrop for a year following May 1907, (*Bastrop Advertiser*, May 25, 1907 and May 10, 1908.)



Portion of current north side view Again, (A) is the east building and (B) is the west one. A vertical board (C) covers the small “gap” formed by the connection of the two structures. (See below for modification of section B)



- Birds eye View (1887) courtesy Bastrop County Historical Society.



- As per Bird's Eye view above and circa 1907/8 photograph, the house, unusually, did not face Church Street but had an entrance facing south. This is apparently due to its being originally owned by Nichols whose residence at the time was south of the house. Perhaps it was for his servants – possible freed slaves that he owned before Emancipation.
- Plausibility of original construction
 - When the 1851 Bastrop Academy became the Bastrop Military Institute in 1858, barracks were added to the north side large Academy building.
 - These are visible in the following photographs of the Academy building taken during the period when it was the military institute.



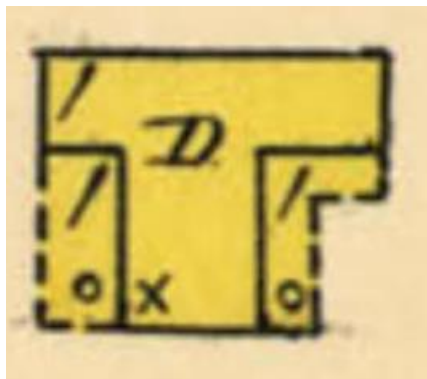
- The barracks bear nearly identical appearance to the two buildings that made up the first house.
- Mrs. Carolina Higgins recalled that “the old student barracks, built by Col. Allen ... were moved away by the citizens who had paid for the buildings.” (*In the Shadow of the Lost Pines*, page 39.) She and her husband moved at least one of the barracks to the rear of their house at the present location of 1206 Church Street. The Allen/Bell House, just north of the Academy a little over a block from the locations of the barracks.
- It is plausible that The house faced the Nichols purchased two of the barracks and moved them to the north of his house and facing it. Since it had no entrance on the street side, it is possible that Nichols used them as servants’ quarters. He had owned slaves prior to the Civil War.

First Addition

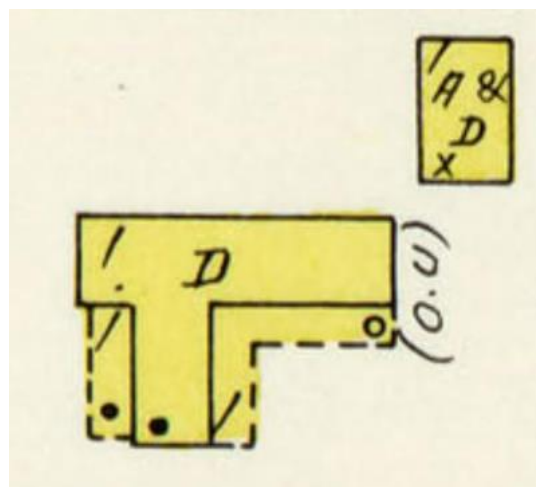
Sometime after the circa 1907 photograph, the owner added an L onto the Church Street end of the original building – including a portion of the west side “barrack” into it. This made it a “T-shaped” house plan with simple Victorian features. There were deep Victorian eaves, a gabled roof with eave returns. At some point seven-foot-wide porches were added.

Evidenced by the following: 1921 Sanborn Insurance Map, 1934 insurance map, and 1948 photograph.

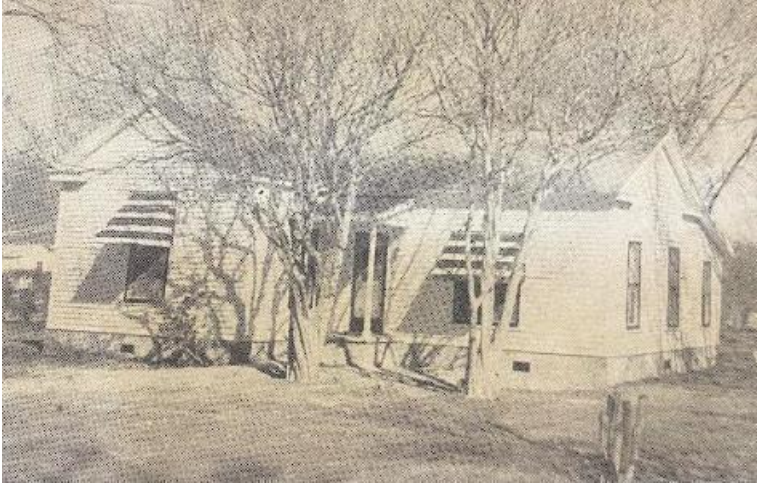
1921



1934



1948



1948 – improvements

- In 1948, the Episcopal Church glazed the porches, remodeled and modernized the interior, and replace three layers of cedar shingle rooves with the existing metal one.

1983 Addition

In 1983, long time carpenter William Kesselus added an eighteen-foot extension to the east following the same roof line and including a stooped porch.

2003 additions

The owners added porches to the front and northwest of the house.

HISTORY OF OWNERSHIP

- 1827 - Republic of Mexico grant of S.F. Austin's Little Colony.
- 1835 – John J. Tumlinson – Deed Records Vol. A, p. 147.
- 1835 - E.M. Pease – Deed Records Vol. A, p. 293.
- 1849 – John D. Hogan – Deed Records Volume G. p. 110.
- 1851 – James Nichols, Deed Records, Vol. I, p. 175
- 1874 - J.P. and Maud Fowler, Deed Records, Deed Records, Vol. U, p. 376.
- 1875 – M.B. And Sally Maynard, Deed Records, Vol. V, p. 8.
- 1876, Dyer and Mollie Moore, Deed Records, Vol. V, p 76.
- 1884 - Winfield and Maggie Olive, Deed Records, Vol. 9, p. 483.
- 1886 - William and Hattie Gibson (brother and sister), Deed Records, Vol. 9, p. 484.
- 1916 - T.N. and Lina Powell, Deed Records, Vol. 60, p. 417.
- 1920 – McCord, Ransome, and Erhard, Deed Records, Vol. 70, p. 245.
- 1920 – Episcopal Diocese of Texas, Deed Records, Vol. 70, p. 451.
- 1982 - Kenneth and Antoinette Kesselus, Deed Records, Vol. 308, p. 373.

ASSOCIATION WITH THE LIVES OF PERSONS SIGNIFICANT IN BASTROP'S PAST.

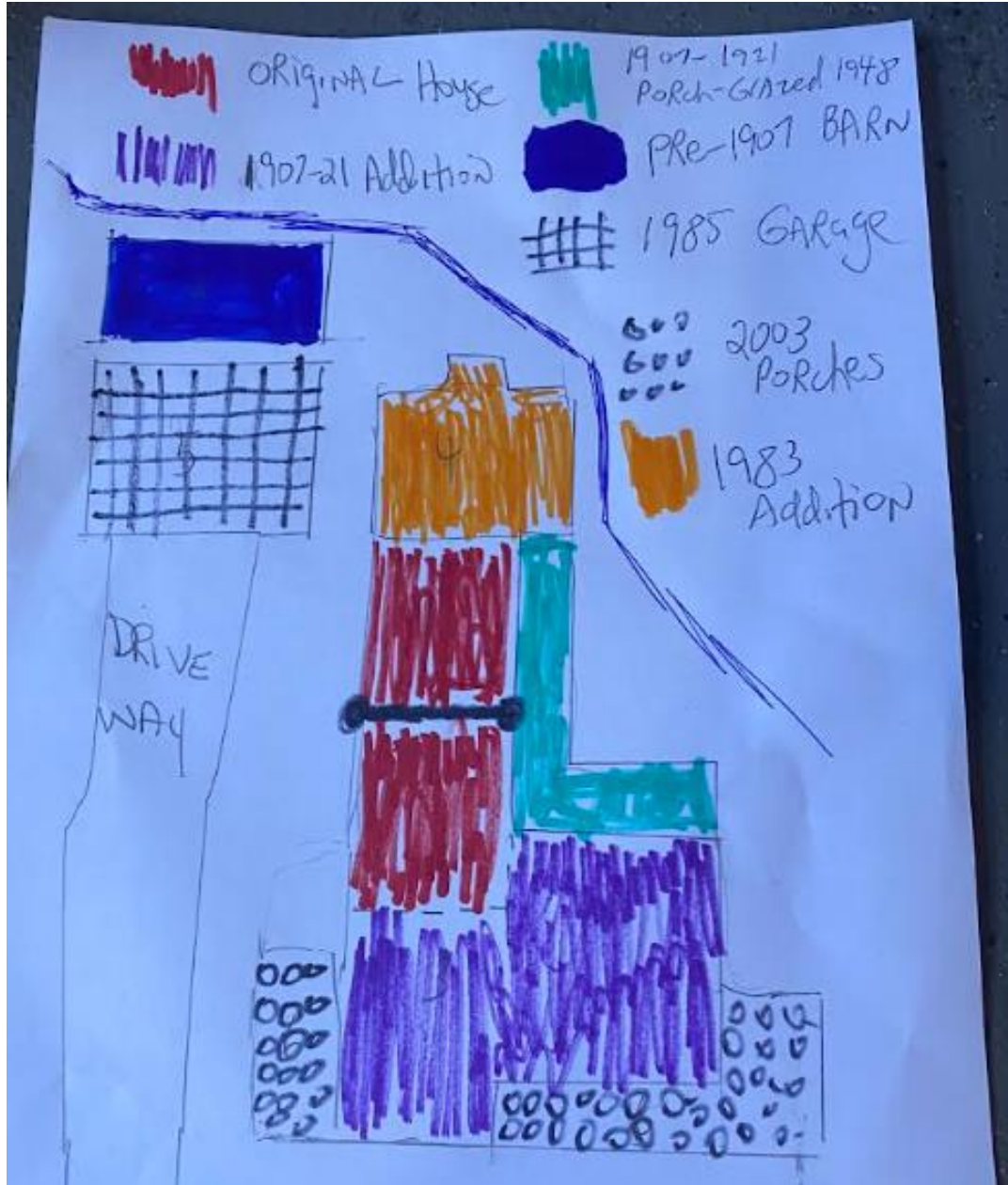
Significant Owners/Residents

- **James R. Nichols**, an early blacksmith and assistant to N.P. Tanner who manufactured rifles for the Confederate Army during the Civil War (*History of Bastrop County, 1846-1865*, Jenkins Publishing Co., Austin, 1988.) He did not live in the house.
- If the first house were indeed composed of two barracks moved from the military institute, then the first occupants would have been **cadets** studying at the most important establishment ever to exist in Bastrop.
- **M.B. Maynard**, Bastrop mayor in 1870s, Bastrop County attorney 1873-6, while living in the house, and later Texas State Senator. (Bill Moore, *Bastrop County*, page 148.)
- **Dyer Moore** served as Bastrop County Judge during the time when he owned the house. He was a very distinguished Bastrop citizen in the last quarter of the 19th century.
- **William and Hattie Gibson** taught a private school in the house for many years (Interview with Nell Fitzwilliam, 1983.)
- **T.N. Powell** served as County School Superintendent, part of which time he lived in the house (Shadow of the Lost Pines, page 44.)
- **Rectors of Calvary Episcopal Church** -- From 1920 (when the Episcopal Church bought the house) until 2000, thirteen Rectors of Calvary Episcopal Church have lived in the house. The church and its clergy have been an important fixture in the life of the community since 1869.
- **Kenneth Kesselus** – From 1981-2000 and 2003 to the present, he lived in the house. A fifth generation Bastropian, Kesselus is one of the most distinguished citizens of Bastrop in the last half century.
 - As Rector of Calvary Church from 1981-2000,
 - he grew a struggling congregation four-fold, made it an integral part of the religious community, and successfully managed the expansion of its 1883 building (the first structure in the county to receive a Texas Historical marker) that provided a stellar example of maintaining a historic nature in a larger building suitable for a larger congregation and modern requirements

- he gained distinction in the Diocese of Texas by serving on every major committee and commission, represented the diocese at four triennial national conventions, and served for six years on the national church's governing board.
 - he was honored in 1991, by the Texas A & M Rural Sociality Department and Texas Farmer Magazine as "Rural Minister of the Year."
 - he was designated in 1997 by his alma mater, the Episcopal Seminary of the Southwest, as its "Most Distinguished Graduate."
- As an active citizen dedicated to the wellbeing of Bastrop, he has served in many capacities
 - Member of the Bastrop County Historical Society, 1981 – present
 - Board of Directors, Bastrop Opera House Association, 1982-1983.
 - Secretary, Bastrop Lions Club 1983-1984
 - Board of Directors, Tri-County Council on Alcoholism, 1983-1985.
 - Bastrop Chamber of Commerce Committee on Tourism, 1985-90.
 - Founder of the International Society of Bridge Spitters, 1986
 - Chairman, Bastrop Independent School District Long Range Planning Committee, 1986-1987.
 - Board of Directors, Literacy Volunteers, 1988-1991.
 - Co-founder, Bastrop Philosophical Society, 1992-1997.
 - Mentor, Hand-in-Hand Program, 1993-5.
 - Board of Directors, Martin Luther King, Jr. Scholarship Committee, 1996-1998
 - Member of Citizens' Advisory Council, Sim Gideon Electrical Generating Plant, 1998-2000
 - Co-founder of Bastrop County Cares, 2018
 - In addition
 - The Bastrop Chamber of Commerce designated him as Citizen of the Year for 1986.
 - he has been a frequent speaker and moderator for local community programs, gatherings, and visiting groups.
 - Public Service
 - Chair of the City of Bastrop Chairman Sesquicentennial Celebration, 1984-1986.
 - Bastrop County Historical Commission,
 - Member 1982-1994.
 - Chair, 2021 – present
 - Member City of Bastrop Library Board, 1984-1992.
 - Member Bastrop City Council, 2008-2014
 - Mayor of Bastrop, 2014-2017

- Chronicler of Bastrop History -- Ken has written many works on the history of our town and county, including
 - Books
 - *History of Bastrop County Before Statehood*, Jenkins Publishing Co., Austin, 1986.
 - *History of Bastrop County, 1846-1865*, Jenkins Publishing Co., Austin, 1988.
 - *Edward Burleson: Texas Frontier Leader*, with John H. Jenkins, Jenkins Publishing Co., Austin, 1990. (Bastrop's most prominent citizen) – winner of the Summerfield G. Roberts Award for best book on the Republic of Texas in 1990.
 - *History of Bastrop County During Reconstruction*, Wash Jones Press, 2011.
 - *Sesquicentennial History of Calvary Episcopal Church*, 2019.
 - *History of Bastrop, Texas: 1874-1900*, Wash Jones Press, 2020.
 - *Bastrop Chamber of Commerce: A Centennial History*, 2021.
 - Booklets
 - *History of the Citizens State Bank, Bastrop, Texas, 75th Year Jubilee Celebration*, 1984.
 - "The Samuel May Williams Family Sawmill," *Sayersville Historical Association Bulletin*, Fall 1988.
 - *The First National Bank: A Century of Progress and Service in the Bastrop Community*, 1989.
 - *The Bastrop Advertiser and the Remarkable Cains*, 2003.
 - *Bastrop According to Ken*, compilation of occasional column from *The Bastrop Advertiser*, 2008
 - *A History of Firefighting in Bastrop, Texas*, 2019

SKETCH OF THE HOUSE and grounds



The Structure for which the application is made refers only to the house described via photographs on pages 15 and 16.

PHOTOGRAPHS

Facing North



Facing West



Facing South



Facing East



TAX RECEIPT



BASTROP COUNTY TAX OFFICE
Elin Owens - Tax Assessor/Collector
P.O. Box 579
214 Jackson Street
Bastrop, TX 78602
Ph: (512) 581-7161

Receipt Number: 2024-1274820-BAST

Payor: KESSELUS, KENNETH W & ANTOINETTE (00102439)
1301 CHURCH STREET
BASTROP, TX 78602
Owner: KESSELUS, KENNETH W & ANTOINETTE (00102439)
1301 CHURCH STREET
BASTROP, TX 78602

Quick Ref ID: R47825
Owner: KESSELUS, KENNETH W & ANTOINETTE (00102439)
Owner Address: 1301 CHURCH STREET
BASTROP, TX 78602
Property: R47825
Legal Description: FARM LOT 1 W M ST, ACRES 0.467
Site Address: 1301 CHURCH ST BASTROP 78602

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2023					
City Of Bastrop	379,855	0.499400	837.35	837.35	837.35
Bastrop County	354,855	0.321490	621.53	621.53	621.53
County Road	354,855	0.072040	159.58	159.58	159.58
				Total Payment Amount	1,618.46
				Check (Ref # 1341) Tendered	1,618.46
				Total Tendered	1,618.46
Remaining Balance Due as of 1/2/2024					0.00

Date Paid: 01/02/2024
Effective Date: 12/29/2023
Station: MEGAN
Cashier:

PAYMENT RECEIPT

Receipt ID 24-000001



RECEIVED FROM

Ken Kesselus
Wash Jones Press
1301 Church Street
Bastrop, TX 78602

RECEIVED BY

City of Bastrop, TX
Melissa Gustafson
1311 Chestnut Street
Bastrop, TX 78602

FEE NAME	INVOICE ID	ACCOUNT NO.	AMOUNT
Technology Fee	24-000002	108-00-00-4025	\$ 6.00
Project Name: 1301 Church St - Historic Landmark Designation Project ID: 24-000001 Department: Planning Department Project Address: 1301 Church St, Bastrop, TX 78602			\$ 6.00
TOTAL PAID			\$ 6.00

Paid Date
January 02, 2024

Payment Method
Check
1342



STAFF REPORT

MEETING DATE: January 12, 2024

TITLE:

Consider action on a Certificate of Appropriateness for exterior remodel and extension of the main structure at 1303 Pecan Street, being 0.636 acres out of Farm Lot 18 E of Main Street, within the City Limits of the City of Bastrop, Texas.

STAFF REPRESENTATIVE:

Kennedy Higgins, Planner, Development Services Department

ITEM DETAILS:

Site Address: 1303 Pecan Street
 Property ID: 31370
 Property Owner: Betsy and Robert Carpenter
 Agent: Adrian Zuniga
 Current Use: Residential
 Existing Zoning: P-3 Neighborhood
 Designations: NRHP, Texas Historical Marker, Local Historic Landmark

MEETING HISTORY:

This COA was originally heard at the December 20, 2023 Historic Landmark Commission meeting and was tabled to the January 12, 2024 meeting. It was tabled contingent upon the applicant showing how they meet criteria 1, 3, and 11 of section 9.3.006 of the B3 code. The applicant will be making a presentation at the meeting.

BACKGROUND/HISTORY:

This house was built circa 1894. After a fire in 1926, the first remodel was completed. The fire damage was repaired, and the front porch was expanded and to create a second bathroom out of the parts of the southeast porch. Then in the 1960's work was done on the foundation, and lathing was put around the case of the house. The lean-to bathroom was removed, and another was made out of part of the dining room. In 1976 the southeast porch was removed, and the east porch was enclosed. – This information was obtained from the nomination of the property for a Texas Historical Marker.

PROPOSAL:

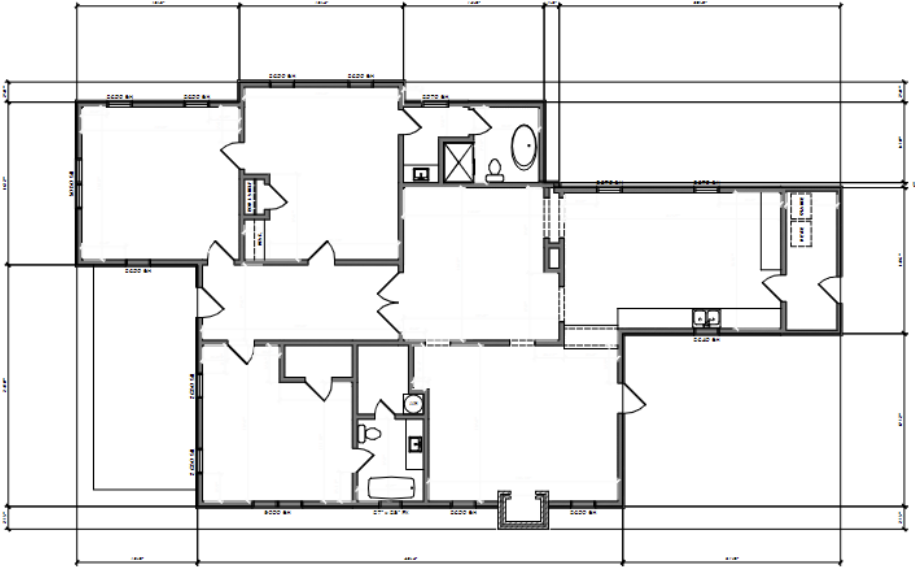
The property owner at 1303 Pecan Street is proposing an extension of the existing structure and repairs to the existing exterior. They will be fixing/replacing the existing roof using galvalume metal. With the siding they will be re-using the original cypress where possible and replacing the unsalvageable areas with new cypress. The pine that was added during a remodel will be removed and replaced with cypress. The Victorian trim work will be refinished/restored, if possible, if not it will be redesigned to match the original. The same will be done for the railing and the

shutters. The Victorian screen doors, as well as the front door will be refinished. The windows will be replaced with Pella wood dual pane, double hung lifestyle pane clear glass. The extension will include the addition of two bedrooms, each with their own bathroom, and one powder bath. (see layout below). The exterior of the new addition will be constructed in a manner that matches the existing exterior. Their goal for the project is *“to stay as true as possible to the old homestead with bringing it up to a more energy efficient and family and guest friendly environment”*

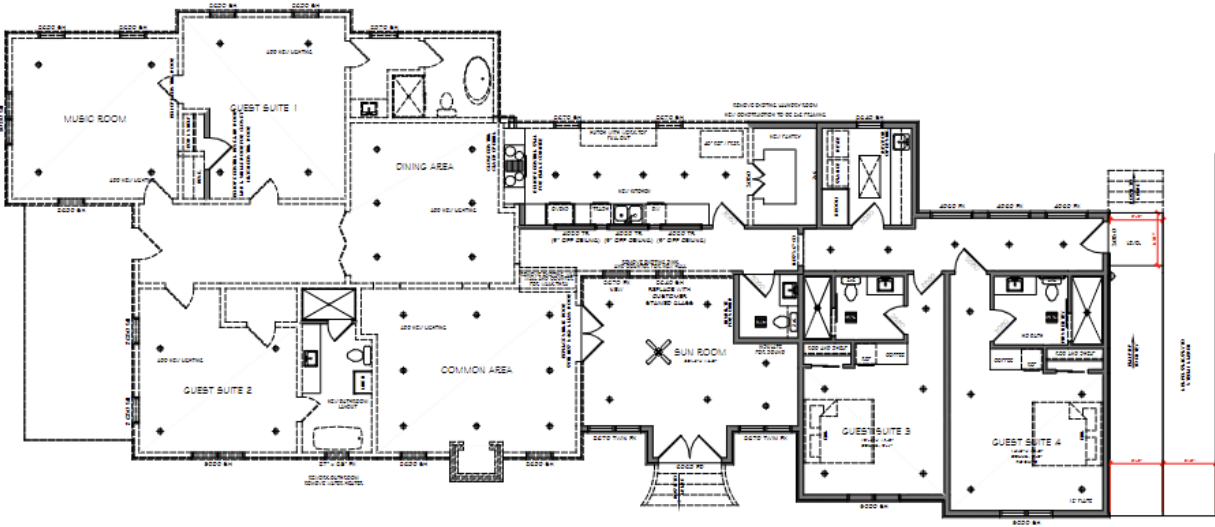
The exterior of the building as it exists is shown below: (see more attached)



Existing floor plan (attachment 3)



Proposed floor plan (attachment 4)



Proposed elevations (attachment 5)



NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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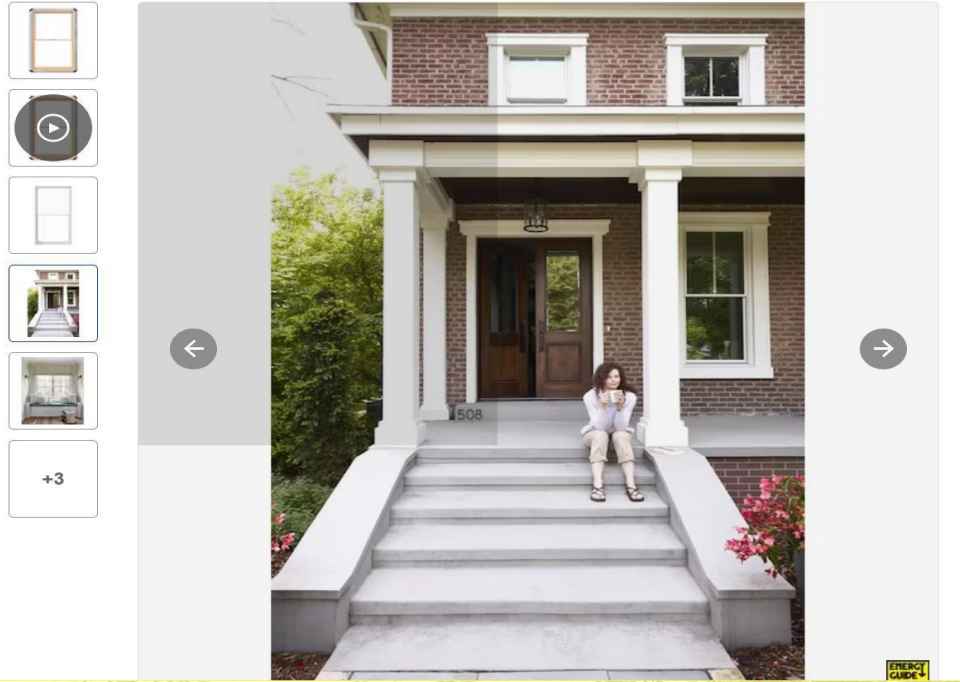
Pella wood dual pane, double hung lifestyle pane clear glass

Windows & Doors / Windows / Double Hung Windows

Pella Lifestyle New Construction Jamb White Enduraclad Wood Dual-pane Double

Item #567840 | Model #748171605289

Shop Pella ★★★★★ 🔖 ✉



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.

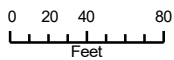
(11) Wherever possible, new Additions or Alterations to buildings, Structures, objects, or Sites shall be done in such a manner that if such Additions or Alterations were to be removed in the future, the essential form and integrity of the Building, Structure, object, or Site would be unimpaired.

RECOMMENDATION:

Recommend on a Certificate of Appropriateness for exterior remodel and extension of the main structure at 1303 Pecan Street, being 0.636 acres out of Farm Lot 18 E 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: Existing Floor Plan
- Attachment 4: Proposed Floor Plan
- Attachment 5: Elevations
- Attachment 6: Photos



Certificate of Appropriateness 1303 Pecan Street

1 inch = 100 feet

Date: 12/3/2023

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



A-Z Builders LLC

12/4/23

To whom it may concern:

This letter is to describe a project at the address 1303 Pecan St, Bastrop, TX 78602, Property#31370 GEO#1303 Pecan St. We will be working on replacing roof, re-finishing hardwood floors, kitchen cabinets, plumbing relocation and painting existing interior structure. We will be adding two bedrooms with their own bathroom, and one powder bath. This is shown on our proposed plan. The exterior addition will match the existing structure exterior finishes which include siding, soffit area, and roof. On the interior finishes, we will match wood trim for door a-casing and baseboards, hardwood floors, general lighting.

Sincerely,

Adrian Zuniga

A-Z Builders LLC

Manager

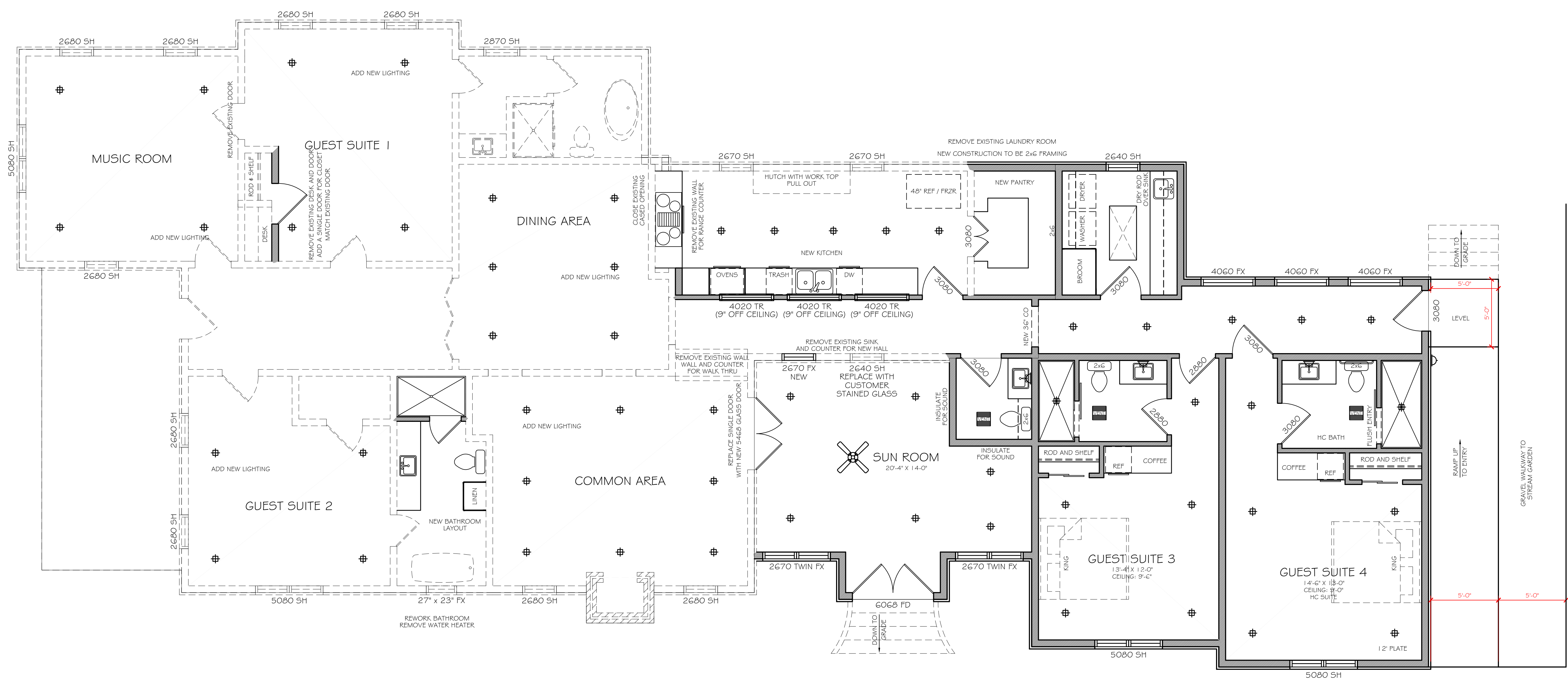
(979)324-9049

AN ADDITION / REMODEL
FOR MR. AND MRS. CARPENTER

PROPOSED FLOOR
PLAN

drawn by:
bho
scale:
1/4" = 1'-0"
job number:
CL-21-063
11 Oct 2021
sheet number:

A-1.2



01 PROPOSED FLOOR PLAN

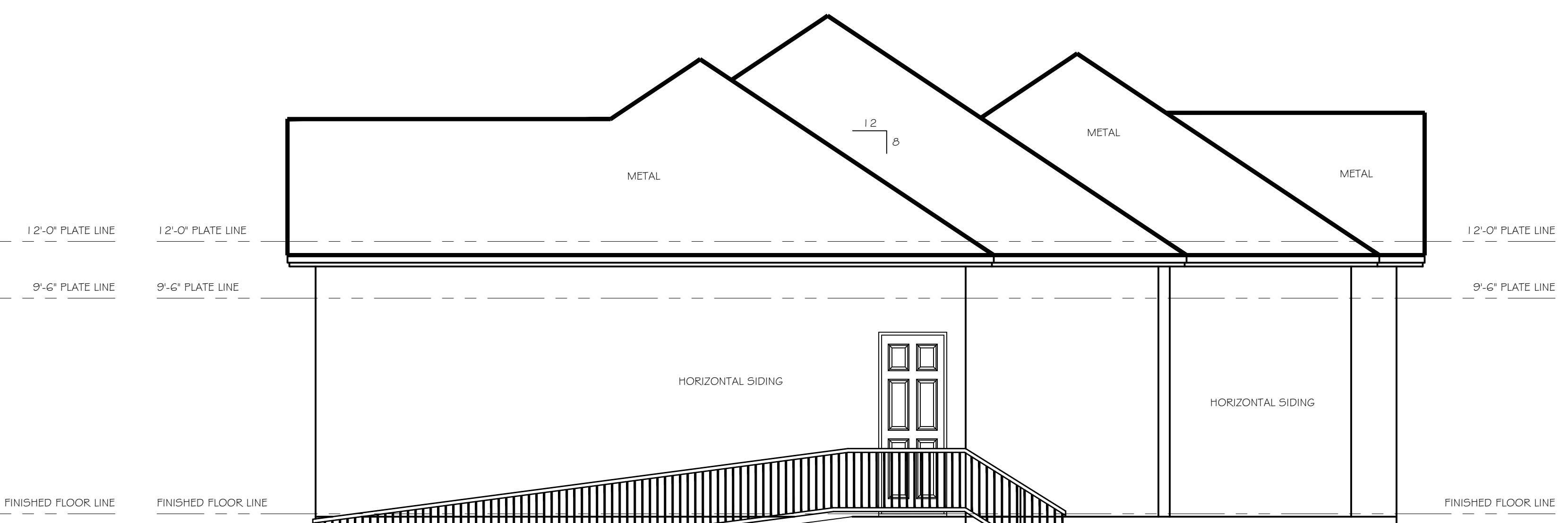
REFERENCE: 01A-1.1 SCALE: 1/4"=1'-0"

HAVEN DESIGN IS NOT AN ENGINEERING FIRM NOR AN ARCHITECTURAL FIRM. WE ARE NOT QUALIFIED NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING STRUCTURAL FRAMING AND FOUNDATIONS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THE DRAWING, THEN THE ENGINEER OF RECORD SHALL BEAR THE SOLE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. HAVEN DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN AND/OR ANY PROBLEMS THAT MAY ARISE REGARDING THE DESIGN.



01 FRONT ELEVATION

REFERENCE: 01/A-1.1 SCALE: 1/4"=1'-0"



02 BACK ELEVATION

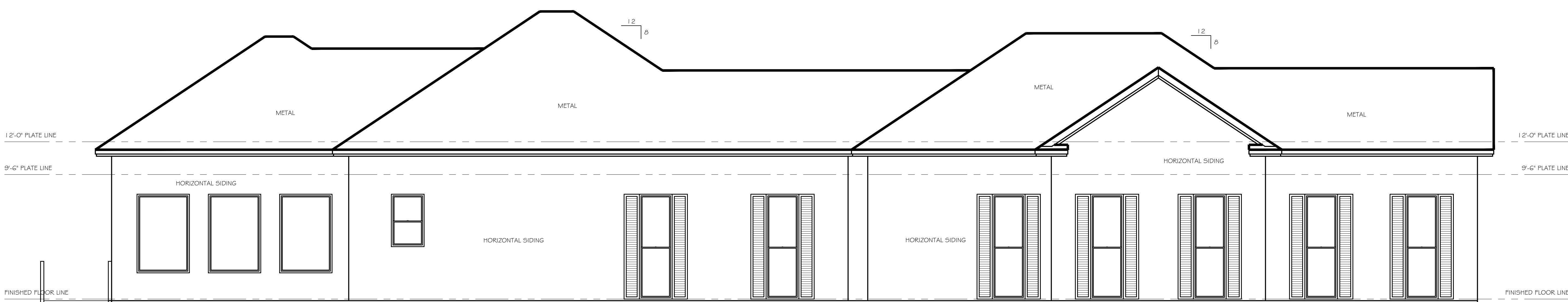
REFERENCE: 01/A-1.1 SCALE: 1/4"=1'-0"

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03 RIGHT SIDE ELEVATION

REFERENCE: 01/A-1.1 SCALE: 1/4"=1'-0"



04 LEFT SIDE ELEVATION

REFERENCE: 01/A-1.1 SCALE: 1/4"=1'-0"

drawn by:
bho
scale:
1/4" = 1'-0"
job number:
CL-21-063
11 oct 2021
sheet number:











STAFF REPORT

MEETING DATE: January 17, 2024

TITLE:

Discussion of requirements and process demolition by neglect.

STAFF REPRESENTATIVE:

Kennedy Higgins - Planner

BACKGROUND:

The purpose of this article is to prevent properties from falling into such disrepair that demolition is the only option.

Chapter 9 of the Bastrop Building Block (B3) Code contains the criteria, process, and requirements for

ARTICLE 9.5 FAILURE TO MAINTAIN RESULTING IN DEMOLITION BY NEGLECT SEC. 9.5.001 STATE OF DEMOLITION BY NEGLECT

(a) No owner or person, firm, corporation or other organization with an interest in real property that is designated as a Historic Landmark, a Structure or Site that has been certified, registered or designated by any federal, state or other authorized body/entity as having historical significance, or any Structure or Site that is located within a local Historic District, shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would, in the judgment of the Historic Landmark Commission, produce a detrimental effect upon the character of a Historic Landmark, the district as a whole, or the life and character of the property itself. Examples of such deterioration include:

- (1) Deterioration of exterior walls or other vertical supports.
- (2) Deterioration of roofs or other horizontal members.
- (3) Deterioration of exterior chimneys.
- (4) Deterioration or crumbling of exterior stucco or mortar.
- (5) Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors.
- (6) Deterioration of any feature creating a hazardous condition which could lead to the claim that Demolition is necessary for the public safety.

SEC. 9.5.002 DEMOLITION BY NEGLECT HEARING PROCEDURE

(a) Upon notification to the Historic Landmark Commission of such a state of disrepair, the Historic Landmark Commission shall notify the owner in writing, informing the owner of the violation and the specifics of the alleged deterioration, requesting that the owner appear before the Historic Landmark Commission for determination of the existence of detrimental deterioration.

(b) If, after a public hearing before the Historic Landmark Commission, the Historic Landmark Commission determines that the deterioration has produced a detrimental effect as described in

subsection A of this section, the owner shall cure the deterioration by Restoration or other appropriate actions within a reasonable period of time as determined by the Historic Landmark Commission but in no case longer than 180calendar days from the determination by the Historic Landmark Commission. The owner must comply with all requirements of requesting a certificate of Appropriateness from the Historic Landmark Commission. Failure of the owner to cure the deterioration within the time specified by the Historic Landmark Commission shall cause the property owner to be subject to penalties as defined in section 14.03.009, which may be assessed civilly or in municipal court

(c) Any Applicant who is dissatisfied with the action of the Historic Landmark Commission relating to the issuance or denial of a Certificate of Appropriateness shall have the right to Appeal the determination to the City Council. The Applicant has 15 calendar days from date of the Historic Landmark Commission action to file for the Appeal. The Appeal request will be placed on the next available City Council agenda. To be considered, the Appeal shall set forth the grounds for such Appeal and shall provide the City with any pertinent evidence and all related documentation related to the Appeal. The City Council shall use the adopted approval criteria for the Appeal review.

As the Commission begins to research and talk to property owners, this information is important to keep in mind.

