

Bastrop Historic Landmark Commission Agenda

Bastrop City Hall City, Executive Conference

Room

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



August 21, 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. 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 elect the Historic Landmark Commission Vice Chair

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department

- 3B. Consider action to approve meeting minutes from the March 20, 2024, Historic Landmark Commission Regular Meeting.

Alondra Macias, Development Services Planner I

- 3C. Public hearing and consider action to make a recommendation on a Historic Landmark Designation for the property located on 0.564 acres out of Farm lot 3 East of Main Street within the City Limits of the City of Bastrop, Texas, commonly known as the J.T. Crysup House, and forward to the September 10, 2024, City Council meeting.

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department

- 3D. Consider action on a Certificate of Appropriateness for a blade sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 928 Main Street, being .0629 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

Submitted by: Kennedy Higgins, Senior 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: August 14, 2024 at 4:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Kennedy Higgins
Kennedy Higgins, Senior Planner



STAFF REPORT

MEETING DATE: August 21, 2024

TITLE:

Consider action to elect the Historic Landmark Commission Vice Chair

STAFF REPRESENTATIVE:

Kennedy Higgins, Senior Planner, Development Services Department

ATTACHMENTS:

- None



Historic Landmark Commission STAFF REPORT

MEETING DATE: August 21, 2024

TITLE:

Consider action to approve meeting minutes from the March 20, 2024, Historic Landmark Commission Regular Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Development Services Planner I

ATTACHMENTS:

- March 20, 2024, Meeting Minutes

HISTORIC LANDMARK COMMISSION MEETING

MEETING MINUTES

March 20, 2024

1. CALL TO ORDER

Chair, Blake Kaiser, called the meeting to order at 6:01 pm.

Commissioners:

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

City Council Liaison:

John Kirkland	Present – arrived at 6:04 pm
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Staff:

Kennedy Higgins	Present
Melissa Gustafson	Present
Sylvia Carrillo	Absent

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the February 21, 2024, Historic Landmark Commission Regular Meeting.

Commissioner Gary Moss made a motion to approve the meeting minutes from February 21, 2024. Commissioner Janeane Whitten seconded the motion. The motion passed unanimously.

3B. Consider action on a Certificate of Appropriateness for a blade sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 926 Main Street, being 0.054 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

Kennedy Higgins presented the recommendation to approve the Certificate of Appropriateness for a blade sign on a commercial building within the Bastrop Commercial

HISTORIC LANDMARK COMMISSION MEETING

MEETING MINUTES

March 20, 2024

National Register of Historic District, located at 926 Main Street, being 0.054 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

Discussion ensued between the Commissioners and staff regarding the color and look of the sign. Staff stated the sign met the sign code requirements and that the color could not be regulated by the Commissioners.

Commissioner Gary Moss made a motion to approve the recommendation. Commissioner Janean Whitten seconded the motion. The motion passed unanimously.

3C. Consider action on a Certificate of Appropriateness for a band sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 926 Main Street, being 0.054 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

Kennedy Higgins presented the recommendation to approve the Certificate of Appropriateness for a band sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 926 Main Street, being 0.054 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

Discussion ensued between Commissioners and staff regarding how the sign will be attached to the building due to the age of the bricks and potential damage and subsequent repair if the sign is removed.

Commissioner Gary Moss made the recommendation to approve the recommendation with the condition that the masonry anchors be placed in the mortar and not in the brick. Commissioner Lisa Laky seconded the motion. The motion passed unanimously.

4. UPDATES

There were no updates.

5. ITEMS FOR INDIVIDUAL CONSIDERATION

5A. Items or topics requested by Historic Landmark Commission for future agendas.

There were no items or topics requested for future agendas.

6. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting at 6:11 pm. Commissioner Janean Whitten seconded the motion. The motion passed unanimously and the meeting adjourned.

Blake Kaiser
Commission Chair

Sharah Johnson
Commission Vice-Chair



STAFF REPORT

MEETING DATE: August 21, 2024

TITLE:

Public hearing and consider action to make a recommendation on a Historic Landmark Designation for the property located on 0.564 acres out of Farm lot 3 East of Main Street within the City Limits of the City of Bastrop, Texas, commonly known as the J.T. Crysap House, and forward to the September 10, 2024, City Council meeting.

STAFF REPRESENTATIVE:

Kennedy Higgins, Senior Planner / Historic Preservation Officer

ITEM DETAILS:

Site Address: 1607 Main Street (Attachment 1)
 Property ID: 27927
 Property Owner: Sara Emmert and Heath Redfearn
 Current Use: Residential
 Existing Zoning: P-3 Neighborhood
 Designations: National Register of Historic Places

REQUEST:

The property owners at 1607 Main 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 in 1912 in the Prairie School Style according to the Texas Historical Commission. This house is listed on the national register of historic places on 12/22/1978 with the criteria of significance for the social history, having been built for J.T. Crysap. It is a 2 story, double hipped roof with projected portico and gallery. With diagonal dress skirting at the base, wide windows with strong horizontal ribbon of siding at the base and the second floor.

In addition to being significant for being association with the lives of persons significant in Bastrop's past (see attachment 2 for more information) the house is a great representation of the style of architecture during the time. It was also one of the first homes to be equipped with central heating.

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:

Thirty-Six (36) property owners within 300 feet 1607 Main Street were notified of the public hearing on August 21, 2024.

RECOMMENDATION:

Public hearing and consider action to make a recommendation on a Historic Landmark Designation for the property located on 0.564 acres out of Farm lot 3 East of Main Street within

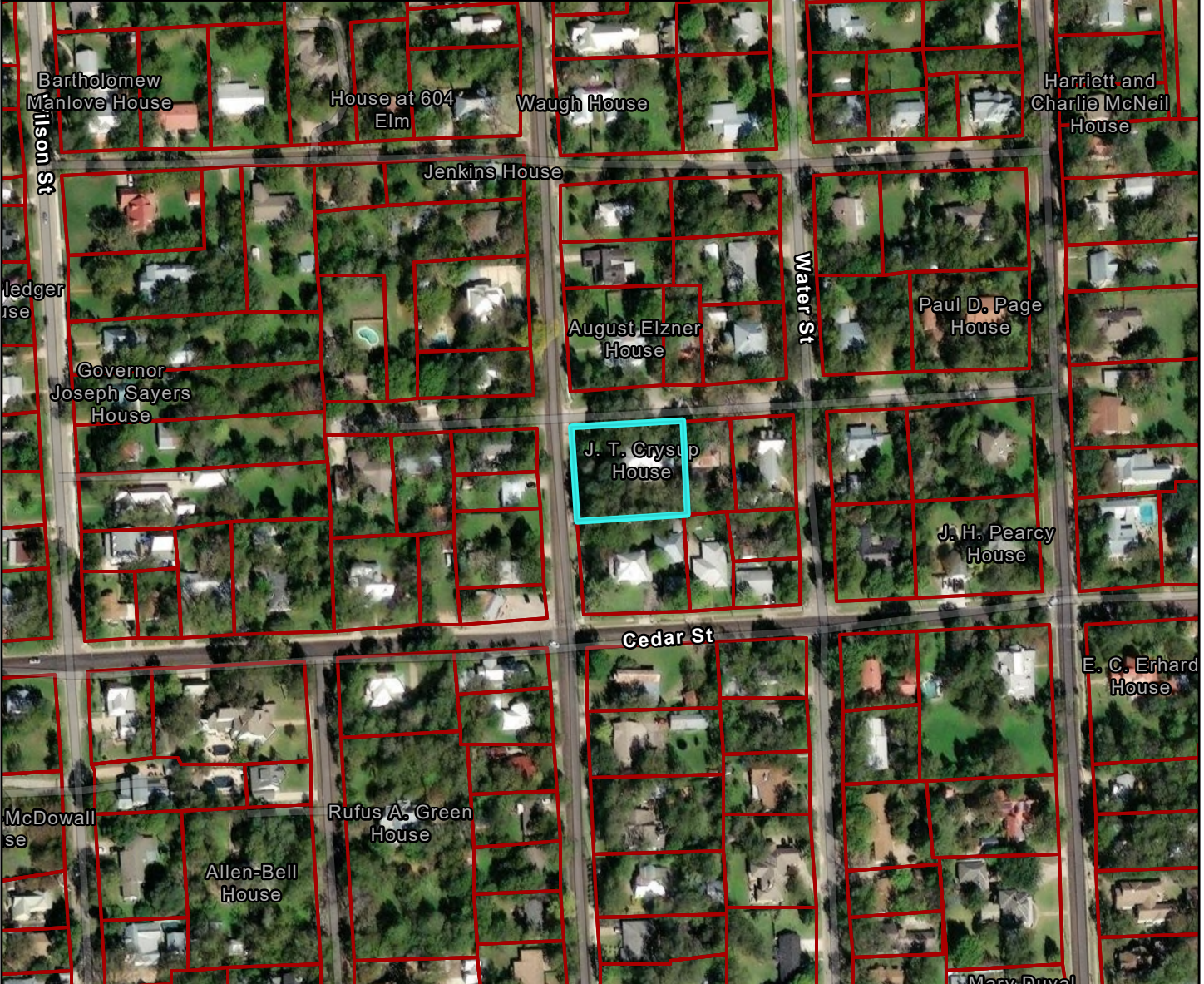
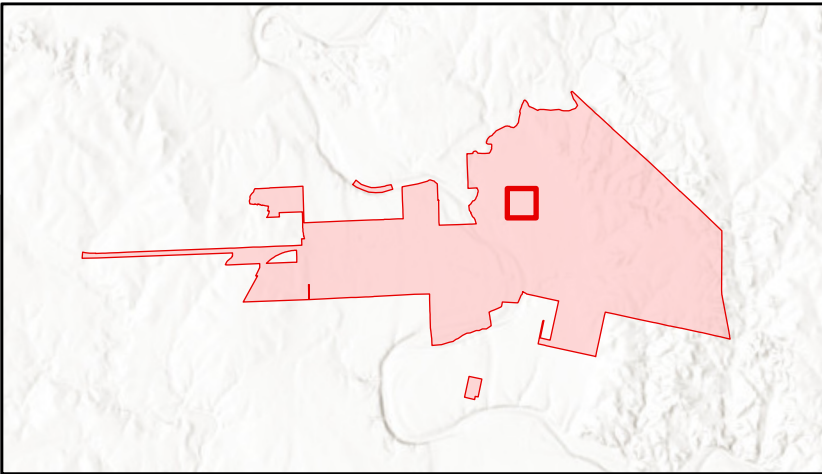
the City Limits of the City of Bastrop, Texas, commonly known as the J.T. Crysap House, and forward to the September 10, 2024, City Council meeting.

ATTACHMENTS:

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



Attachment 1 Location Map



Scale 1:3,000

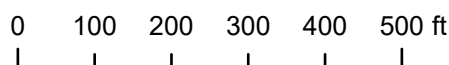
Current Time: 8/8/2024 4:10 PM

The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced.

The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.



1607 Main St



The 1912 J.T. Crysap House
LOCATION -- 1607 Main Street
Project Description Letter

July 5, 2024

On behalf of the current owners, I submit the following application:

- This request for a City Bastrop historical marker on the house at 1607 Main Street without any ancillary structures, and description of three qualifying categories.
- Years of construction, alteration, and restoration
- Qualifying categories:
 - # 1 and #2 – “embodies the distinctive characteristics of a type, period, or method of construction and represents the work of a master designer, builder or craftsman.”
 - #3 - association with the lives of persons significant in Bastrop’s past.
 - #4 – “Is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places.”
- Record of Ownership
- A sketch detailing site and all structures on the same property
- photographs from all sides of each structure to be designated, pages
- copy of current tax payment to the Bastrop County Tax Collector
- statement of HLC status filing fee

Your respectfully,

Ken Kesselus

Application for Historical Landmark Designation

Four qualifying categories:

1 and #2 – “embodies the distinctive characteristics of a type, period, or method of construction and represents the work of a master designer, builder or craftsman.”

The house under consideration sits on 0.564 acre of land that is part of Farm Lot #3 East of Main Street.

This important historic structure is a two-story, frame building with a porte cochere on the south side, a double hipped roof, and projected portico and gallery. It represents the “Prairie Style” and includes “one-over-one windows and strong horizontal ribbon of siding at the base and between the floors.” It benefited from original electrical service in every room. (Robbie Moore Sanders, *Historic Homes of Bastrop, Texas*, Texas A & M Press, 2022, page 107.) More important, it became the first house in Bastrop with central heating, supplied by a coal-fired furnace in the basement and sheet metal ducts that are still present in the interior walls.

Constructed in 1912, it is characteristic of a genre of houses in the now near-northern section of old town Bastrop, within the farm-lot portion that was developed nearly a century after the town’s founding. Its size marks it as a house built during a time of prosperity created largely by the cotton industry and the development of lignite mining a few miles north of town and gives the area a distinctive character that survives until the present.

J.R. Pfeiffer, the premier local building during the early decades of 20th century, had constructed several one-story houses in Bastrop, each following an identical pattern, probably resulting from a single plan that he purchased. The Crysups House, however, stands out from these early examples of Pfeiffer’s work, illustrating his flexibility and perhaps his ability to follow a specific architectural design called for in his contract with the Crysups. (interview, Ken Kesselus, April 23, 2024.)

The house was prominently featured in the 1912 Bastrop County Fair Catalog. (Bastrop County Historical Society Archives.)

Throughout the last hundred and twelve years, only a few changes in the structure have taken place. These include the following.

In 1917, the original owners, J.T. and Lillie Crysups, added an extension to the rear of the house to provide a large kitchen, butler’s pantry, stairway, and a large bedroom on the second floor. The addition was built consistent with the original Prairie Style. At the time, the original wooden roof was covered with galvanized pressed tin shingles, which also covered the addition. These shingles, still on the house and referred to by subsequent residents as “the new roof,” not only serves for fire protection but also adds an appealing aesthetic feature.

When Camp Swift, an important army training base was established six miles north of Bastrop built during World War II, the presence of nearly 90,000 military personnel caused the Bastrop Chamber of Commerce to appeal to all residents to create rental space for officers and their families as well as business operators who flooded into the town. Accordingly, portions of the interior of the house were reconfigured to provide rooms for rent and the porte cochere and the area above were enclosed, again maintaining the Prairie Style, to provide additional rooms for rent.

In 1978, owners John and Doris Clark returned the interior to its original configuration and removed an extra entry door that had been added during World War and rebuilt an original chimney that had been removed years before

In 1990, Joe and Ann Emmert, added a two-story porch to the rear of the house to conform with modern needs.

Qualifying category #3 - association with the lives of persons significant in Bastrop's past.

James. Travis Crysap was an original owner of the house who commissioned its construction. He was lured to Bastrop in 1909 by a group of businessmen eager to create a second bank there. Led by Paul D. Page, prominent attorney and the last resident of Bastrop County to serve in the Texas Senate, investors secured necessary capital and a state banking charter but possessed no knowledge of professional banking. Accordingly, the directors persuaded Crysap to leave Crockett, Texas, where he had formerly served as president of the Crockett Farmers and Merchants Bank. The directors gave him the title of Cashier and authorized him to run the bank's day-to-day operations. (Kenneth Kesselus, *The Citizen State Bank, 1909-1984*.) At the time of his hiring, Thomas B. Love, State Commissioner of Banking, said that Crysap was "one of the most competent men of this state in his line." (*Bastrop Advertiser*, January 16, 1909.) The Citizens State Bank prospered under his leadership until he was forced to retire in 1923 as a result of illness.

During a mere decade and a half, Crysap became a leading businessman in Bastrop. For example, he was "instrumental in organizing the Bastrop Furniture Company and the Powell Cotton Seed Oil Mill and the Bastrop Hotel." (Sanders, *Historic Homes*, page. 108.) He joined the local Methodist Church and was a prominent member of the local Masonic Lodge and the Ben Hur Shrine Temple of Austin.

Lillie Crysap was co-owner of the house and also took an active part in the community. For example, she served as publicity chair of the county-wide Red Cross during World War I, and to celebrate the end of this war, she gave a large Christmas party for the public in this house. Mrs. Crysap was member of the Women's Missionary Society and the Methodist Church. After he husband's death, she continued to manage the house and mirrored his business-oriented ways by purchasing and renovating the Bastrop Hotel. "Under her management, it was reborn to its former glory." She died in 1941. (Sanders, *Historic Homes*, page. 108.)

Joe Emmert, with his wife Ann, bought the house in 1979. Dr. Emmert arrived in Bastrop at a transitional time in the life the old town and contributed greatly to its success. He joined a fresh group of new and native residents who began to fill the void left by the previous generation and moved the town into a stronger, more complex, and more sophisticated community.

He moved to Bastrop after graduation from Texas A & M and University of Texas Dental School, and after his active service in the United States Air Force, he severed in the Air Force Reserves until his retirement with the rank of colonel. From 1980 until his retirement , he engaged in a very successful dental practice.

Almost immediately upon moving to Bastrop Dr. Emmert began a life-long practice of community service, providing leadership in the Bastrop Opera House Association, Bastrop Lions Club, Calvary Episcopal Church, Bastrop Chamber of Commerce, 1981 Main Street Program undertaking, Salinas Art Festival, city-wide wildflower project, Trade Days, Masonic Lodge,

Qualifying category #4 – “Is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places.”

The Crysap House was placed on the National Register of Historic Places in 1976. (Bastrop County Historical Commission.)

RECORD OF OWNERSHIP

- 1827 - Republic of Mexico grant to Stephen F. Austin (his "Little Colony.").
- Ayuntamiento of Mina to Thomas Toulson (Farm Lot 3 East of Main Street) - April 23, 1835, Bastrop County Deed Records (DR) Vol. B, page 251.
- Toulson to Bartholomew Manlove – November 20, 1835, DR Vol. A, page 400.
- Manlove to L.B. Harris – January 20, 1848, DR Vol. F, page 49.
- Harris to Sherman Reynolds – December 31, 1850, DR Vol. G, page 363.
- A judgment of district court ordered Reynolds to forfeit this property to cover an unpaid debt to R.M. Hubbard. At a subsequent Sheriff's sale John C. Buchanan purchased the property – December 3, 1855, DR Vol. K, page 20.
- J.C. Buchanan to Sherman Reynolds – April 13, 1863, DR Vol. Y, page 547.
- This property was subdivided, leaving the portion bound by present Cedar, Cypress, Main, and Water Streets – and this portion was sold by Adelia McLean (nee Reynolds) and A.C. McLean to A.A. Elzner – July 21, 1902, DR Vol. 38, pages 68-69.
- A.A. Elzner and wife to J.L. Wilbarger -September 9, 1902, DR Vol. 38, pages 144-45.
- J.L. Wilbarger to C.L. and Hattie Moncure – August 22, 1910 ---DR Vol. 47, page 353.
- C.L. and Hattie Moncure to James T. and Lillie Crysap – June 8, 1911, DR Vol. 52, page 386, -- the North half of the above listed property, i.e. the north half of the area bound by present Cedar, Cypress, Main, and Water Streets
- After the death of James Crysap, Lillie Crysap became the sole owner of above-mentioned property. Subsequently, the eastern portion of the property was sold, leaving the house on the northwest quarter of the land bound by present Cedar, Cypress, Main, and Water Streets.
- After Lillie's death, her executor sold the remaining property to Robert A. and Mary Tullis, October 31, 1955, DR Vol. 142, page 331.
- After Robert Tullis died, Mary Tullis gave her daughter Margaret Adkins an undivided one-half of the property and retained life estate, July 29, 1979, DR Vol. 254, 190-1.
- Mary Tullis and Margaret Adkins, sold the property to John F. Clark Jr. and Doris Clark, August 24, 1979, DR Vol. 278, page 840.
-

- John and Doris Clark to Joe and Ann Emmert, July 15, 1980, DR Vol. 289, page 100.
- The Emmert's sold the property to Sarah Emmert and Heath Redfearn (married couple, May 8, 2023, DR Vol. 178, page 795.

SKETCH OF THE HOUSE AND GROUNDS



PHOTOGRAPHS

Facing North



Facing West



Facing South



Facing East



- copy of current tax payment to the Bastrop County Tax Collector

Ellen Owens
TAX ASSESSOR-COLLECTOR

2023 PROPERTY TAX STATEMENT

Property Location: 1507 MAIN ST BASTROP 78602
Legal Description: FARM LOT 3 E N ST, ACRES 0.564

Property ID: R27927
Owner ID: 00111661
Owner Name: EMMERT, JOSEPH H

Bastrop County Tax Office (512) 581-7191
Appraisal District (512) 303-1930

Exemptions: HS,QA **Assessment Ratio:** 100%

Land	Improvement	AG Market	AG Use	Cap Adjustment	Appraised	Assessed
115,715	348,458	0	0	0	464,173	464,173

Where do your tax dollars go?

Taxing Unit	Tax Rate	Exemption	Taxable	Tax Due
City Of Bastrop	0.4994000	0	464,173	1,808.03
Bastrop County	0.3214900	25,000	439,173	1,411.90
County Road	0.0720400	25,000	439,173	316.38
Bastrop ISD	1.0702000	110,000	354,173	1,643.75
TOTAL ANNUAL TAXES DUE ON OR BEFORE JANUARY 31				\$5,178.06

What do your tax dollars go to?

A) Cities 34.68%
B) County 33.38%
C) Schools 31.74%

Payment Options:
Visit our website for eCheck and credit card payments
<https://bastropac.com>

DISC. VER. VISA echeck

Inst	Due By	Payment Amount
1st	01/31/2024	1,294.52
2nd	03/31/2024	1,294.51
3rd	05/31/2024	1,294.51
Total		\$5,178.06

> We will accept a partial payment, however, any balance owed on February 1, will incur penalty and interest.
 > To avoid the accrual of penalty and interest, all payments, including metered mail, online bill pay and e-checks, **must bear a USPS postmark or be received on or before January 31st**.
 > Depositing payment in a USPS collection box does not guarantee a postmark for that day and could result in the accrual of penalty and interest if done on or near a delinquency date.
 > By state law, failure to receive a tax bill does not relieve the owner of tax, penalty or interest liability. If you did not receive a statement for each piece of property you own, you may visit our website to view property taxes, payment history, current statements, payment options and other information at: <https://bastropac.com>
 > The Tax Assessor-Collector does **NOT** have the legal authority to forgive or waive any penalty or interest charges.
 > If you receive a tax statement and a mortgage company is responsible for payment of the taxes, contact your mortgage company immediately.

Copy of payment for application --

<h1>INVOICE</h1> <p>Invoice ID: 24-000729</p> <hr/> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> INVOICE FOR Ken Kasekoo, Alachua Jones Press 1301 Church Street Dallas, TX 75002 </div> <div style="width: 45%;"> INVOICE FROM City of Euless, TX Melissa Gushulian 1311 Chestnut Street Euless, TX 75002 </div> </div> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">FEE NAME</th> <th style="text-align: left;">ACCOUNT NO.</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>Pedestrian Fee:</td> <td>100-00-01-4025</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td></td> <td style="text-align: right;">AMOUNT DUE</td> <td style="text-align: right;">\$0.00</td> </tr> </tbody> </table> <p>This document is for payment purposes only and is not for record.</p>	FEE NAME	ACCOUNT NO.	AMOUNT	Pedestrian Fee:	100-00-01-4025	\$ 0.00		AMOUNT DUE	\$0.00	 <div style="background-color: #f0f0f0; padding: 10px; margin-top: 20px;"> <p>Issue Date May 22, 2024</p> <p>Due Date June 21, 2024</p> <p>Project Name 1607 Main St - Historic Landmark Designation</p> <p>Project ID 24-000729</p> <p>Department Planning Department</p> <p>Project Address 1607 Main St, Euless, TX 75002</p> </div>
FEE NAME	ACCOUNT NO.	AMOUNT								
Pedestrian Fee:	100-00-01-4025	\$ 0.00								
	AMOUNT DUE	\$0.00								



STAFF REPORT

MEETING DATE: August 21, 2024

TITLE:

Consider action on a Certificate of Appropriateness for a blade sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 928 Main Street, being .0629 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

STAFF REPRESENTATIVE:

Kennedy Higgins, Senior Planner, Development Services Department

ITEM DETAILS:

Site Address: 928 Main Street
 Property Owner: McCall Property Management
 Agent: Alan Barnette
 Current Use: Commercial
 Existing Zoning: P5 Core
 Designations: Structure in the Bastrop Commercial National Register Historic District

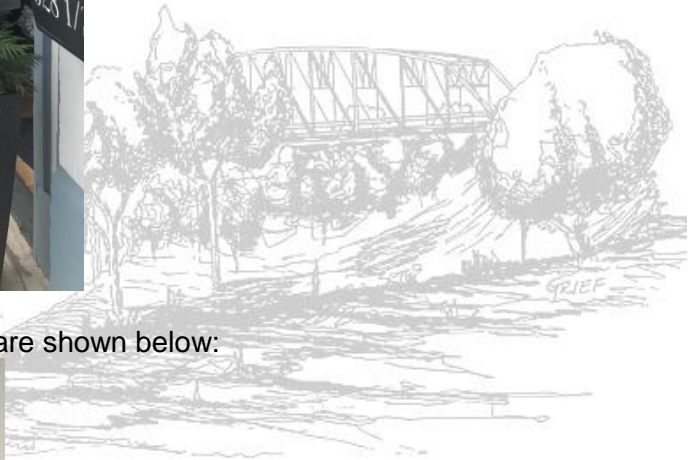
BACKGROUND/HISTORY:

The business occupying 928 Main Street, In the Sticks, is interested in putting up a blade sign. The blade sign measures 18 inches by 36 inches, with 8-inch lettering, and will be hung beneath the awing with a head clearance of 7 feet 10 inches from sidewalk to the bottom of the sign.

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



The proposed changes to the front facade are shown below:



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.

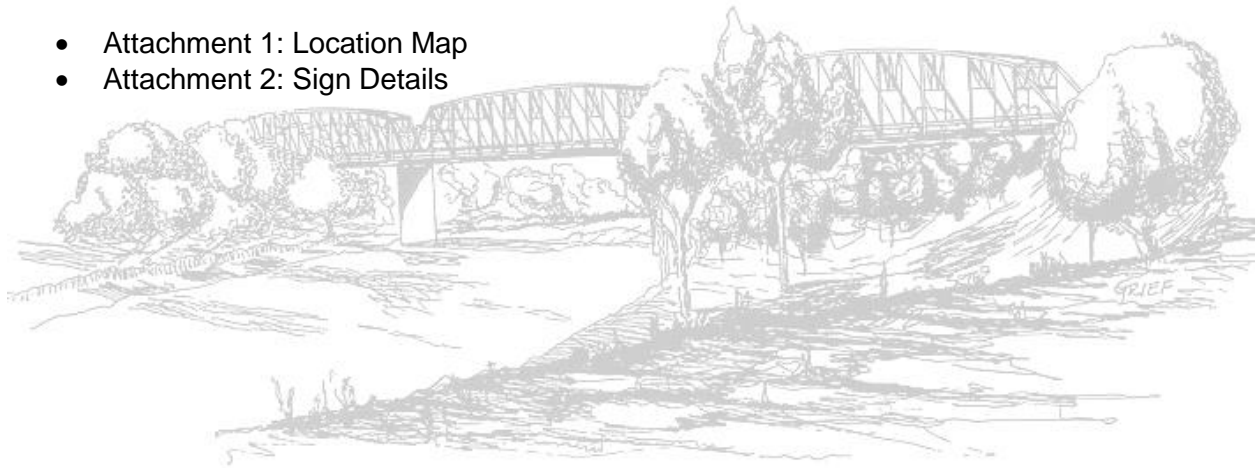
- (J) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.**

RECOMMENDATION:

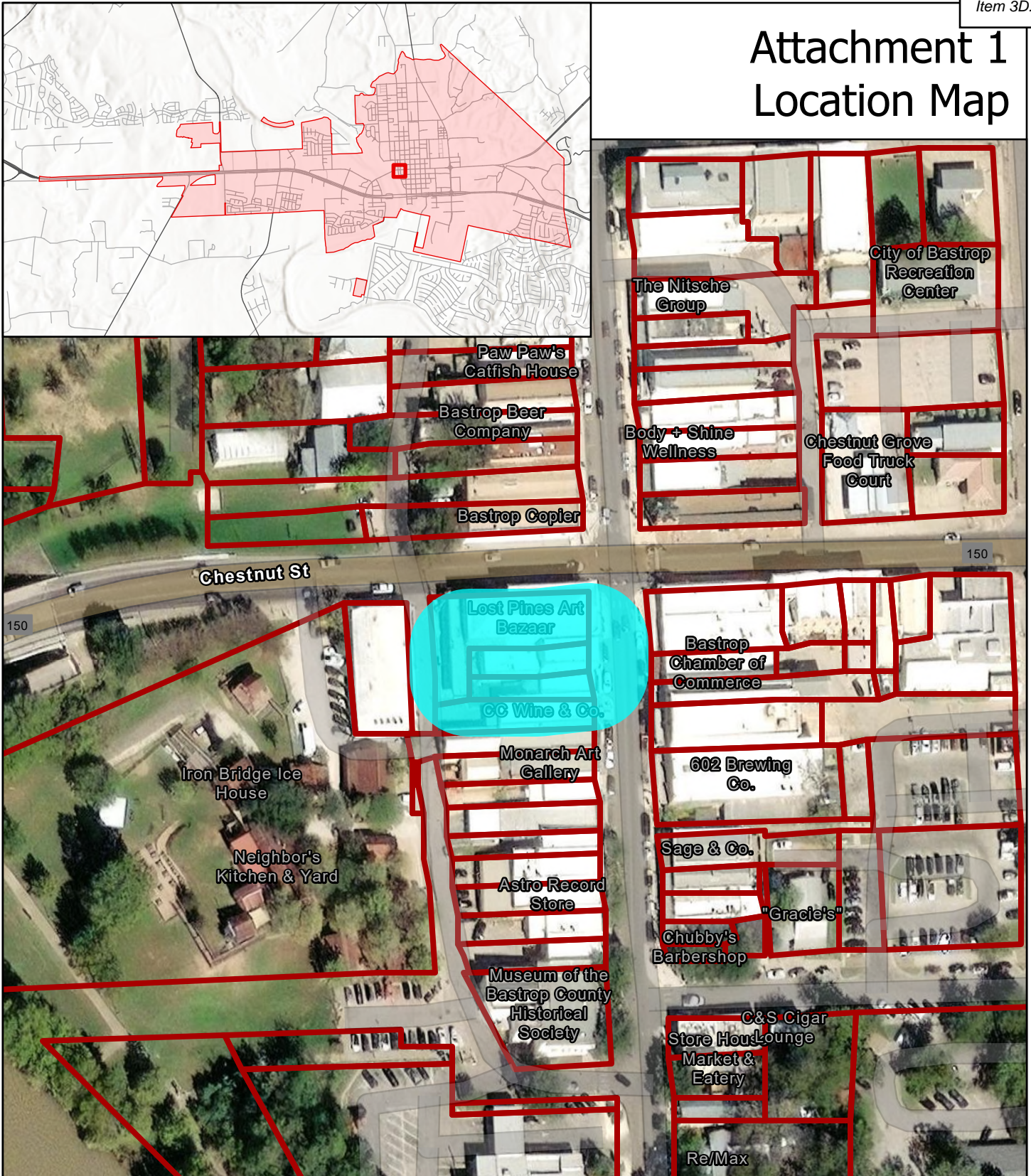
Consider action on a Certificate of Appropriateness for a blade sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 928 Main Street, being .0629 acres out of Building Block 9, West of Water Street within the City Limits of Bastrop.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Sign Details



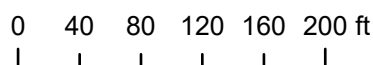
Attachment 1 Location Map



Scale 1:1,500



928 Main St



Current Time: 8/7/2024 10:45 AM

The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced.

The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.

