



STAFF REPORT

MEETING DATE: June 20, 2022

TITLE:

Consider action to approve a Certificate of Appropriateness for 1.039 acres of Farm Lot 2, East of Main Street, located at 1403 Main Street, to add two-car carport to the accessory building facing Buttonwood Street, known as the Wilbarger House.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development/Historic Preservation Officer

ITEM DETAILS:

Site Address: 1403 Main Street (Attachment 1)
Property Owner: David & Sarah Johnson
Current Use: Residential
Existing Zoning: P-3 Neighborhood
Designations: Local, Texas Historic Marker, and National Register

BACKGROUND/HISTORY:

The property owner at 1403 Main Street is proposing to add on to the existing accessory dwelling unit on the southeast corner of the property, facing Buttonwood Street (Attachment 3). The Long House was built in 1842 for the Wilbarger family. Once the site of many of Bastrop's social and musical events, the Wilbarger house remains as an outstanding example of Greek Revival architecture in Texas.

View of the primary house from Main Street:



View of the primary house from Buttonwood:



View of accessory structures view from Buttonwood:



The new addition is to the rear of the structure and will use the same siding style, post styles, and roofing material found on the existing accessory dwelling unit.

Materials: board and batten siding, metal roof

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.

Applicable criteria

- (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.**
- (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.**

The proposed addition to the structure is compatible with both the design and material of the existing structure, and the architectural style of the era and neighborhood.

RECOMMENDATION:

Consider action to approve a Certificate of Appropriateness for 1.039 acres of Farm Lot 2, East of Main Street, located at 1403 Main Street, to add two-car carport to the accessory building facing Buttonwood Street, known as the Wilbarger House.

ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Project Description
- Attachment 3 – Site Layout & Elevation
- Attachment 4 – Existing Buildings Pictures