



# STAFF REPORT

**MEETING DATE:** June 15, 2022

**TITLE:**

Public hearing and consider action to approve a Certificate of Appropriateness for Demolition, to demolish a detached garage and covered walkway, being 0.636 acres out of Farm Lot 18 East of Main Street, located at 1303 Pecan Street, known as the Klockman-Elzner/Prince Elzner House.

**STAFF REPRESENTATIVE:**

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

**ITEM DETAILS:**

Site Address: 1303 Pecan Street (Attachment 1)  
Property Owner: Robert & Betsy Carpenter  
Applicant: Marc Merino  
Existing Zoning: P-3 Neighborhood  
Designations: Local Historic Landmark, TX Historic Marker, and National Register

**BACKGROUND/HISTORY:**

The applicant is requesting to demolish the detached garage and attached covered walkway on the southeast side of the property, facing Beech Street.

The demolition of the structure began prior to a Certificate of Appropriateness or demolition permit being obtained. A stop work order was issued, but the siding on the structure had already been removed.

The applicant provided no information on the existing lot or the original date of construction of the garage at 1303 Pecan Street. The Bastrop Central Appraisal District lists the year built as 1965. The applicant states the structure has termite damage and roof damage due to falling branches. The Building Official did not see any termite damage and deemed that the property could be repaired. While the garage does not hold specific historical value, the architectural style of the garage is very typical of the mix of styles that are found within the surrounding neighborhood.

Pictures of the garage as seen from Beech Street:



Pictures of the covered walkway as seen from Beech Street:



**PUBLIC NOTICE:**

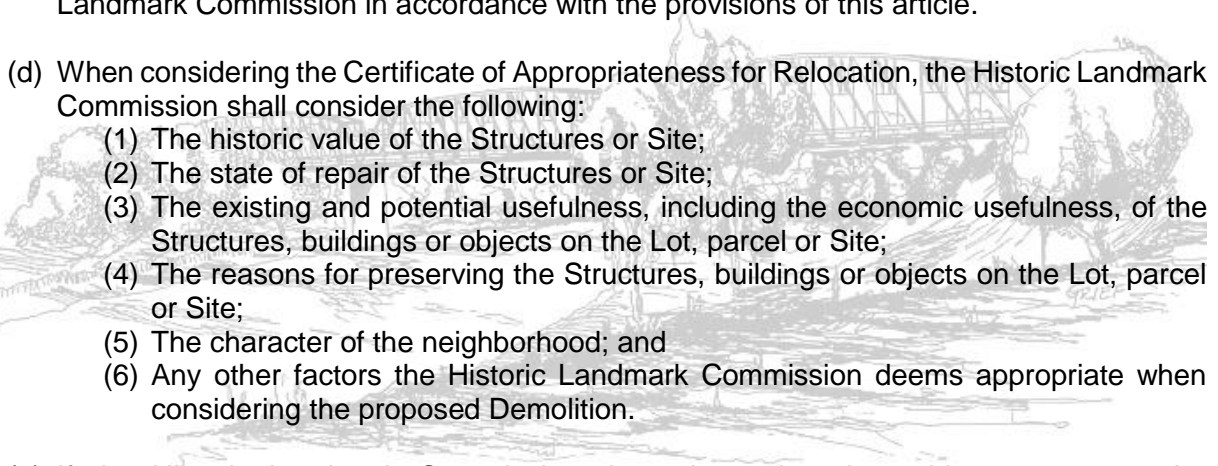
Mailed notice was sent to 19 surrounding property owners within 200 feet of the property on June 3, 2022. At the time of this report, we have received no responses (Attachment 3).

**POLICY EXPLANATION:**

With the adoption of the Bastrop Building Block (B<sup>3</sup>) Code and the Iredell Historic District, any structure within the Iredell Historic District, regardless of age or designation, is subject to Historic Landmark Commission review. If the Building Official deems a structure unsafe, the demolition is not reviewed by the HLC.

Prior to the B<sup>3</sup> Code, only structures with the Bastrop Commercial National Register District or local Historic Landmarks, State Landmarks and National Register Designated properties were subject to HLC review.

**SEC. 9.4.001 COA FOR DEMOLITION OR RELOCATION REQUIRED**

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- (a) A permit for Demolition, Removal, or Relocation for any local, state, or national Historic Landmark or any structure or Site within a Historic District shall not be granted by the City without the review and approval of a Certificate of Appropriateness by the Historic Landmark Commission in accordance with the provisions of this article.
  
  - (d) When considering the Certificate of Appropriateness for Relocation, the Historic Landmark Commission shall consider the following:
    - (1) The historic value of the Structures or Site;
    - (2) The state of repair of the Structures or Site;
    - (3) The existing and potential usefulness, including the economic usefulness, of the Structures, buildings or objects on the Lot, parcel or Site;
    - (4) The reasons for preserving the Structures, buildings or objects on the Lot, parcel or Site;
    - (5) The character of the neighborhood; and
    - (6) Any other factors the Historic Landmark Commission deems appropriate when considering the proposed Demolition.
  
  - (e) If the Historic Landmark Commission determines, that the evidence supports the Demolition, Removal or Relocation of the Structure or if the Historic Landmark Commission determines that the interest of preserving historic values will not be adversely affected by such Demolition, Removal or Relocation that the interest of preserving historical values can best be served by the Removal of the Structures, buildings or objects, it shall issue a Certificate of Appropriateness for Demolition of the Structures or Site.
  
  - (f) If no action has been taken by the Historic Landmark Commission within 60 days of original receipt by the Historic Landmark Commission of the Application, the Certificate of Appropriateness for Demolition shall be deemed approved by the Historic Landmark Commission.
  
  - (g) 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.

**STAFF ANALYSIS:**

The structure is a similar and compatible style to other structures on the block with the horizontal wooden siding. The garage is more than 50 years old but is not original to the Klockman-Elzner/Prince Elzner House (circa 1910).

Any modifications to the primary designated house or any new structures built in front of the house facing Pecan or Beech Streets will require a COA approved by the HLC. Any other new structures can be approved administratively and will comply with the requirements of the Bastrop Building Block (B<sup>3</sup>) Code.

The Historic Preservation Officer recommends the following conditions:

1. Demolition of the garage and covered walkway.

A building demolition permit must be approved prior to the demolition activity.

**RECOMMENDATION:**

Public hearing and consider action to approve a Certificate of Appropriateness for Demolition, to demolish a detached garage and covered walkway, being 0.636 acres out of Farm Lot 18 East of Main Street, located at 1303 Pecan Street, known as the Klockman-Elzner/Prince Elzner House.

**ATTACHMENTS:**

- Attachment 1: Location Map
- Attachment 2: Project Description Letter
- Attachment 3: Site Layout
- Attachment 4: Building Pictures
- Attachment 5: Surrounding Property Owner Notice

