



STAFF REPORT

MEETING DATE: January 28, 2025

TITLE:

Consider and act on Resolution No. R-2025-18, granting Historic Landmark status for 0.817 acres out of Farm Block 16 West of Main Street within the City Limits of the City of Bastrop, Texas, as attached in Exhibit A; providing for findings of fact; providing for a repealing clause; and establishing an effective date.

STAFF REPRESENTATIVE:

Kennedy Higgins, Senior Planner / Historic Preservation Officer

ITEM DETAILS:

Site Address: 406 Cedar Street (Attachment 1)
Property ID: 31055
Property Owner: Mark and Michelle Fittz
Current Use: Residential
Existing Zoning: P-3 Neighborhood

REQUEST:

The property owners at 406 Cedar Street have requested a local Historic Landmark designation.

BACKGROUND/HISTORY:

The structure was built circa 1905. The house was recently renovated, during which many examples of early American pioneer construction methods were found. Such as balloon framing, round cedar log floor joists, and batt ceilings to name a few. During the renovation of the home, care was taken to ensure the historic integrity of the home was preserved.

In addition to the architectural significance, the property has been associated with people of Bastrop's past, for example, one of the previous owners was Fred Hoskins, who held the position as Bastrop County Sheriff. Other connections can be seen in attachment 2 such as connections to the lives of Miss Nell and Grace, Grace having been the first Woman professor at Texas A&M.

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 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 that describes the impact of the designation to the property. The property owner is aware and received this letter.

NOTIFICATION:

Eleven 11 property owners within 200 feet of 406 Cedar Street were notified of the public hearing on December 31, 2024. 1 response has been received in favor at the time of this report.

HISTORIC LANDMARK COMMISSION RECOMMENDATION:

At the Historic Landmark Commission meeting on January 15, 2025, a public hearing was held and recommended approval unanimously, for 406 Cedar Street to be designated a local Historic Landmark, provide the owner a marker and add to the inventory for rebates.

RECOMMENDATION:

Consider action to approve Resolution No. R-2025-18 of the City Council of the City of Bastrop, Texas, granting Historic Landmark status for 0.817 acres out of Farm Block 16 West of Main Street within the City Limits of the City of Bastrop, Texas, as attached in Exhibit A; providing for findings of fact; providing for a repealing clause; and establishing an effective date.

ATTACHMENTS:

- Resolution
 - Exhibit A – Agreement
- Attachment 1 – Location Map
- Attachment 2 – Property Information

