

Attachment 2 – Property Information

406 Cedar Street
Bastrop, Texas 78602

December 16, 2024

Historic Landmark Commission
Bastrop, Texas

Dear Bastrop City Council,

We are applying for Historic Landmark status designation for a recently purchased property located at 406 Cedar Street in Bastrop, Texas. The original deed of record of the property dates to the year 1905 and some of the previous owners played a vital part in the history of Bastrop.

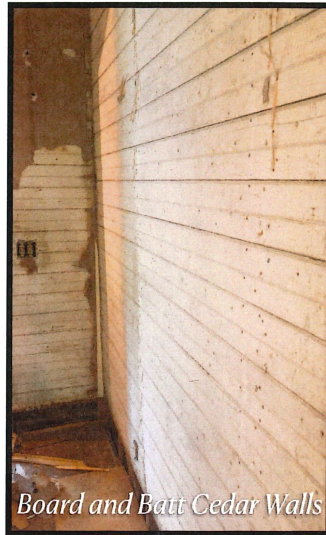
Miss Nell “Alice” Fitzwilliam (October 17, 1893 to 1987) was one of 4 unmarried siblings of J.D. Fitzwilliam (2 sons and 2 daughters) and the house was to be used by her for rental income. Her sister Grace was the first woman professor at Texas A&M. The Rodriguez family worked the farm and housekeeping. In 1968, the land was divided and sold to Bluebonnet Acres. Another owner, Fred Hoskins, held the position of Bastrop County Sheriff, and his father, I.R. “Nig” Hoskins, held the same position in the 1970s. Reid Sharp lived on the property, and he was the president/CEO of First National Bank of Bastrop. Ronald D. Fields, born August 5, 1937, aka Ronald O. Fields lived at Cedar Street from 2018-2023.



During the process of renovations of the existing structure on the property, many examples of early American pioneer construction methods from the mid-1800s and early 1900s were discovered in the walls, floors, and roof. Ballon framing, round cedar log floor joists, and board & batt ceilings and walls are just a few of the historic construction methods we found as we exposed the inner structure.



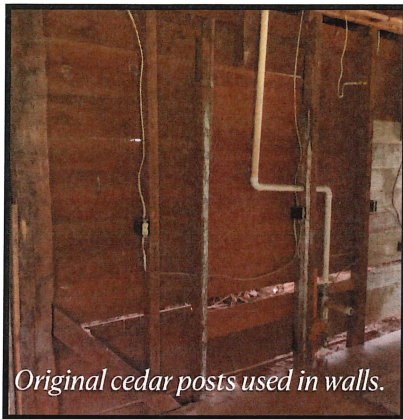
Cedar log Floor Joists



Board and Batt Cedar Walls



Mortise and Tenon connections at walls, floors, and roof

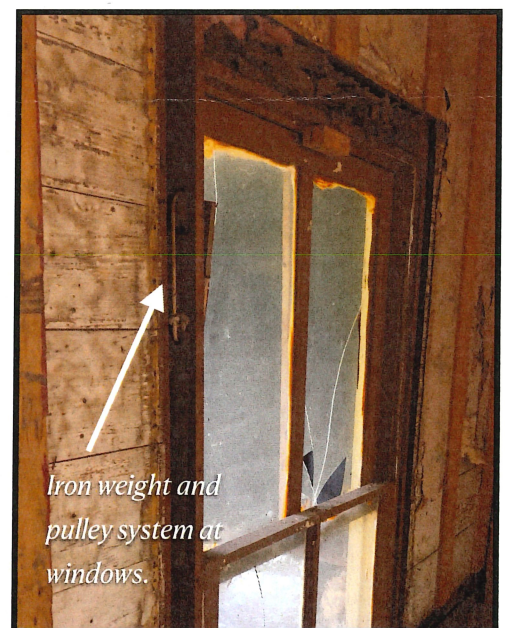


Original cedar posts used in walls.

From the 1860s until about 1920, carpenters framed houses with balloon framing. Balloon framing consisted of stud walls that extended from the foundation to the roof rafters. It's an older style of framing in which the studs in the bearing walls run uninterrupted from the sole plate up to the roof plate. The floor joists are nailed to the studs. These open stud cavities created a fire hazard that stopped this framing method in the mid-1900s. All wood used in the framing of the structure's floor, walls, and roof is cedar which helped preserve it over its over one hundred and twenty-five-year history!

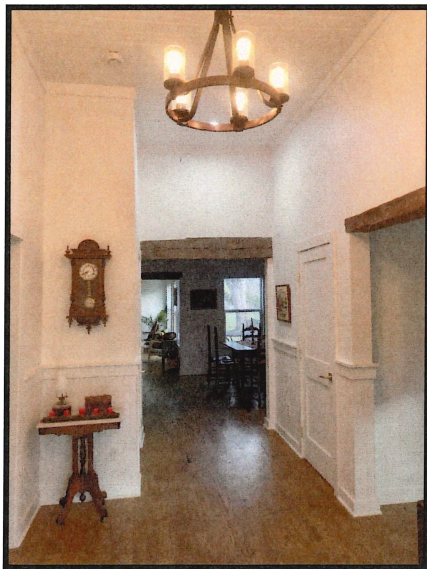
The original front windows of the home were uncovered during the construction process. The original iron weights and pulleys were found intact. It was only in the late 17th century that sash windows were made with the system of weights and pulleys that we recognize today. Many earlier casement windows were replaced and sliding sash windows were used almost exclusively in new buildings, from royal palaces to simple cottages. The sash ruled supreme and remained popular until the end of World War II.

During the renovation, we tried to maintain as much historical integrity of the original structure as possible and made repairs using cedar members, which is the same variety of wood used throughout the original structure. New electrical, plumbing, HVAC, and window systems were installed per the City of Bastrop code. New finishes were applied on some of the interior and exterior surfaces while keeping the original structural cedar pieces intact. Original cedar structural members that were damaged were



Iron weight and pulley system at windows.

repurposed as headers for various cased openings throughout the home. The original cedar plank ceilings were repaired and are displayed in the entry hall and living room. The original 1905 home's shape and style were maintained in its true architectural form, and we returned the full front porch, which is a common style for pioneer-style homes. New red oak plank floors were installed throughout the whole house to maintain the farmhouse character of the original home.



Our family is excited to be in the Bastrop community, learning and experiencing its history, and have enjoyed the various public events the city carries out each year. It brings us great joy to take part in the preservation of this history and carrying it into the future! We want to thank you for your consideration of selecting this structure as a distinguished historical landmark for this wonderful city of Bastrop! We look forward to hearing back from you all.

Sincerely,

Owner and Resident