



STAFF REPORT

MEETING DATE: July 19, 2023

TITLE:

Consider action on a Certificate of Appropriateness for an exterior remodel of a residential building, known as the Crocheron House, located at 1506 Wilson Street, being 0.9 acres out of Lot 5, West of Water Street within the City Limits of Bastrop.

STAFF REPRESENTATIVE:

Kennedy Higgins, Planner, Development Services Department

ITEM DETAILS:

Site Address: 1506 Wilson Street
Property Owner: JHMBW LC
Agent: Gregory Free
Current Use: Residential
Existing Zoning: P4 - Mix
Designations: NRHP, RTHL, Local Historic District

BACKGROUND/HISTORY:

The property owner of 1506 Wilson Street is proposing some exterior modifications of the house that includes restoration, preservation, and additions that will match the history of the house. They will be removing the brick ramp that was constructed when the building was used as a public building to satisfy ADA requirements. They will also be removing the concrete paver sidewalk that use to connect to former public areas, and removing the internal cedar fence, light poles, and iron fences. They will be restoring the lost balustrade on the flat roof (remains were found in the attic) as well as restoring the exterior – rotted wood, balustrades, and repainting white. They will be returning the gutter downspout back to a period round style. They will be moving the overhead electric service underground. They will be keeping alterations to a minimum but will be adding a rear porch to the main house, off the kitchen. This porch will be constructed in a manner to match the period of the house. All the restoration and alterations will be in an effort to transform the structure from a public building back to a home. They will be prioritizing restoration rather than replacement. All that they will be removing were additions to the property for it to function as a public building, like the ADA ramp that will be removed.

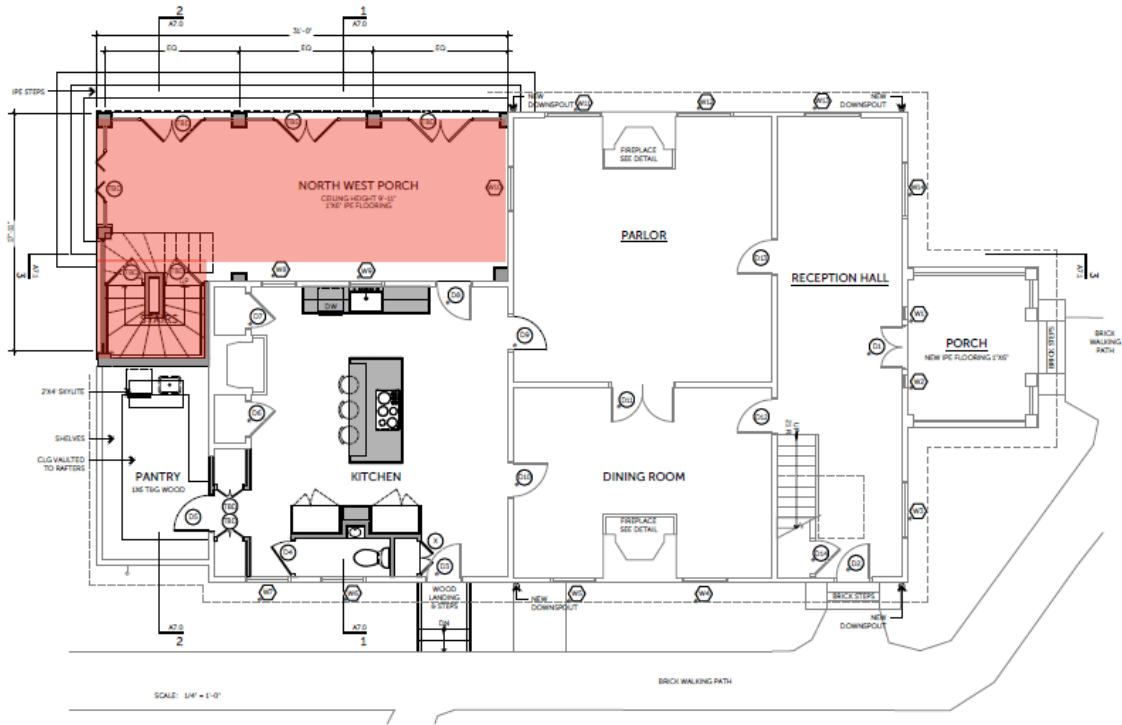
The front of the building as it exists is shown below:



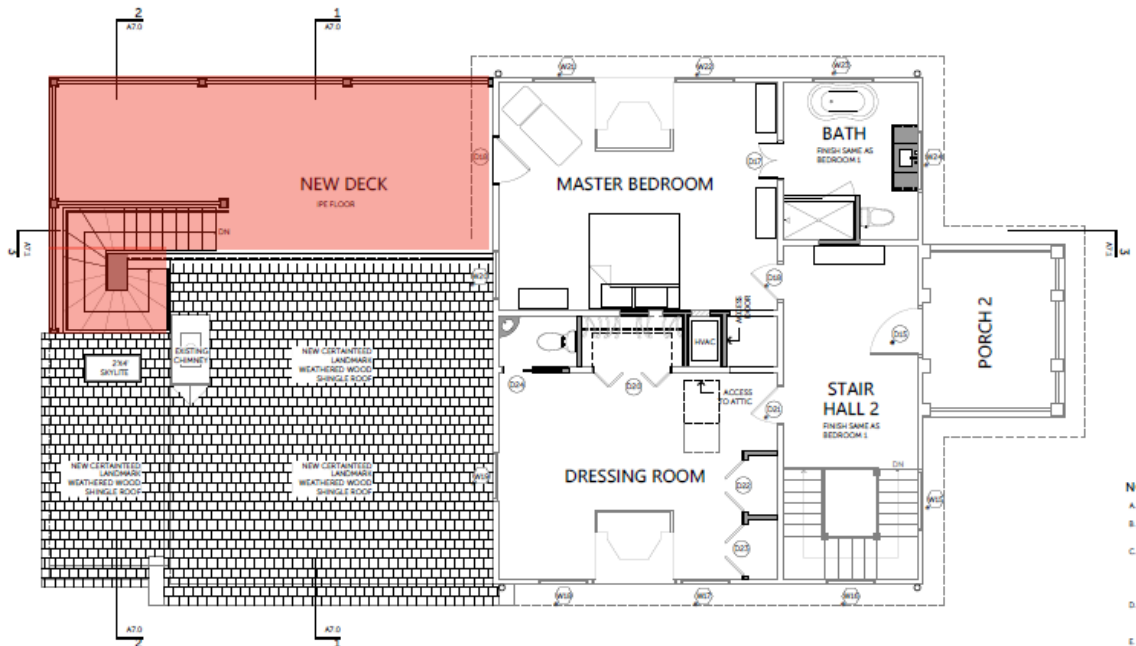
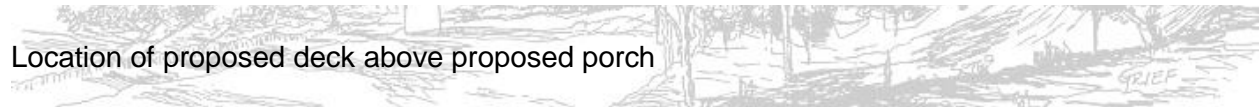
The rear of the building as it exists is shown below:



Location of proposed Porch:



Location of proposed deck above proposed porch



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:

Recommend approval on a Certificate of Appropriateness for an exterior remodel of a residential building, known as the Crocheron House, located at 1506 Wilson Street, being 0.9 acres out of Lot 5, West of Water Street within the City Limits of Bastrop.

ATTACHMENTS:

- Attachment 1: Site plan
- Attachment 2: Photos
- Attachment 3: Elevations
- Attachment 4: Preservation Standards
- Attachment 5: Project Description
- Attachment 6 - Location Map

