

GREGORY FREE & ASSOCIATES

August 9, 2023

City of Bastrop--Historic Landmark Commission
1311 Chestnut Street
Bastrop, TX 78602

Re: Crocheron House Restoration: Phase 1

To the Members of the Historic Landmark Commission:

As many of you know, after almost 30 years of public ownership, the historic Crocheron House and its adjoining conference center property was sold by the Lower Colorado River Authority to individuals to be returned to private residential use. Mr. and Mrs. John McCall both have long ties to Bastrop County and decided to make it their permanent home. Mr. McCall spent his summers at his grandparents' farm in the north part of the county, and Mrs. McCall is originally from Smithville. This purchase represented a "homecoming" for them and their extended family. Sadly, Mr. McCall passed away in late 2021; but even though delayed, their dream of coming home to Bastrop will still be realized.

The Phase I Restoration of the Crocheron House includes preparing the main house for occupancy by the Owner as her primary residence, while she plans further site improvements like landscaping and other amenities. This first phase includes:

- removal of a brick ADA ramp built during the property's service as a public building
- removal of the 1990s concrete paver sidewalks connecting former public areas
- removal of all 1990s internal cedar fences, light poles, iron fences,
- restoration of the exterior, including rotted wood, balustrades, re-painting (white),
- restoring the lost balustrade on the flat roof, remains of which were found in the attic
- returning gutter downspouts to period round style
- moving overhead electrical service underground from the front yard to side property line
- addition of a compatible rear porch to the existing Main House off the kitchen

No aspects of the restoration of the interior of the house will have any impact on the exterior of the building. Those changes include upgrading bathrooms and the kitchen, upgrading electrical, mechanical and plumbing, and adding/increasing insulation to higher R-values where possible. Interior painting and finishes will all be updated.

Phase II, which will include the reconstruction of the greenhouse, construction of a carriage house, pool and gazebo, will be submitted together to the Historic Landmark Commission as soon as designs are complete; It is the Owner's hope to begin construction to ensure a weatherized house is before bad weather and completion in the late Spring.

I trust this meets the Project Description Letter requirements as requested in your application.

Gregory Free
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