



STAFF REPORT

MEETING DATE: February 21, 2024

TITLE:

Public hearing and consider action to make a recommendation on a Historic Landmark Designation for the property located on 0.531 acres out of Farm Block 36 East of Main Street within the City Limits of the City of Bastrop, Texas, commonly known as the Willis O Miley House, and forward to the March 12, 2024, City Council meeting.

STAFF REPRESENTATIVE:

Kennedy Higgins, Senior Planner / Historic Preservation Officer

ITEM DETAILS:

Site Address: 1320 Farm Street (Attachment 1)
Property ID: 32297
Property Owner: Melinda and John Larson
Current Use: Residential
Existing Zoning: P-3 Neighborhood
Designations: National Register of Historic Places

REQUEST:

The property owners at 1320 Farm Street have requested the Historic Landmark Commission consider this property for local Historic Landmark designation. Once the Commission makes a recommendation, it will be placed on the next available City Council agenda for public hearing and consideration.

BACKGROUND/HISTORY:

The structure was built between 1870-1890 in the style of fold Victorian according to the Texas Historical Commission. This house is listed on the national register of historic places on 12/22/1978 with the criteria of significance in architecture. It is a 1 story wood frame ell shape house with a porch on the south and the east side. This house is a good example of a small Victorian home in Bastrop according to the information from the national register submittal. Back in 2001 the Historic Landmark commission invited the previous property owners for historical designation.

In addition to the architectural significance, the property has been associated with people of Bastrop's past, for example during renovations to the home, a signature from Alfred Grisenbeck was found on the wall which could mean he built the home before it was owned by Willis O Miley. Mr. Miley worked for the railway express in Bastrop, and his half-brother, William Jefferson Miley built and opened Lock drug store at 1003 Main street. Artifacts from Lock's have been found in the attic and on the property of 1320 Farm street.

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 conduct a public hearing and 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 the 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 1320 Farm Street were notified of the public hearing on February 5, 2024.

RECOMMENDATION:

Public hearing and consider action to make a recommendation on a Historic Landmark Designation for the property located on 0.531 acres out of Farm Block 36 East of Main Street within the City Limits of the City of Bastrop, Texas, commonly known as the Willis O Miley House, and forward to the March 12, 2024, City Council meeting.

ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Property Information

