



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 0.4670 acres of Farm Lot 1 West of Main Street within the City Limits of the City of Bastrop, Texas, also known as 1301 Church Street, and forward to the March 12, 2024, City Council meeting.

STAFF REPRESENTATIVE:

Kennedy Higgins, Senior Planner / Historic Preservation Officer

ITEM DETAILS:

Site Address: 1301 Church Street (Attachment 1)
Property ID: 47825
Property Owner: Kenneth and Antoinette Kesselus
Current Use: Residential
Existing Zoning: P-3 Neighborhood
Designations: None Currently

REQUEST:

The property owners at 1301 Church 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 1858-1867 and is comprised of two one-story wooden buildings each being 18 feet by 16 feet. These two buildings bear near identical resemblance to the barracks that were added for the Bastrop Academy/Military Institute in 1858. There are records and firsthand accounts of these barracks being sold and citizens moving them onto their property. The structure was built with square nails and hand-mortised joints.

Sometime after 1907 the owner added an L onto the church street end of the original building, which included a portion of the west "barrack". This created a T shaped house plan with simple Victorian features. At some point seven-foot-wide porches were added. In 1983 William Kesselus added an 18 (eight-teen) foot extension to the east following the same roofline. Then in 2003 the owners added porches to the front and the northwest of the house. The changes to the structure can be seen between the 1921 and 1934 Sanborn Insurance maps.

In addition to the architectural significance, the property has been associated with many people in the past such as James R. Nichols, M.B. Maynard and Dryer Moore to name a few. Details can be found on page 10 of attachment 2. A site layout, property details, and current pictures of the property are attached for the Commission to review and determine if 1301 Church Street meets two or more of the criteria in the policy explanation below.

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:

Nineteen (19) property owners within 200 feet 1301 Church 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 0.4670 acres of Farm Lot 1 West of Main Street, also known as 1301 Church Street, and forward to the March 12, 2024 City Council meeting.

ATTACHMENTS:

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

