



# STAFF REPORT

**MEETING DATE:** August 21, 2024

**TITLE:**

Public hearing and consider action to make a recommendation on a Historic Landmark Designation for the property located on 0.564 acres out of Farm lot 3 East of Main Street within the City Limits of the City of Bastrop, Texas, commonly known as the J.T. Crysap House, and forward to the September 10, 2024, City Council meeting.

**STAFF REPRESENTATIVE:**

Kennedy Higgins, Senior Planner / Historic Preservation Officer

**ITEM DETAILS:**

Site Address: 1607 Main Street (Attachment 1)  
Property ID: 27927  
Property Owner: Sara Emmert and Heath Redfearn  
Current Use: Residential  
Existing Zoning: P-3 Neighborhood  
Designations: National Register of Historic Places

**REQUEST:**

The property owners at 1607 Main 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 in 1912 in the Prairie School Style 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 for the social history, having been built for J.T. Crysap. It is a 2 story, double hipped roof with projected portico and gallery. With diagonal dress skirting at the base, wide windows with strong horizontal ribbon of siding at the base and the second floor.

In addition to being significant for being association with the lives of persons significant in Bastrop's past (see attachment 2 for more information) the house is a great representation of the style of architecture during the time. It was also one of the first homes to be equipped with central heating.

**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.

### 86<sup>th</sup> 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:**

Thirty-Six (36) property owners within 300 feet 1607 Main Street were notified of the public hearing on August 21, 2024.

### **RECOMMENDATION:**

Public hearing and consider action to make a recommendation on a Historic Landmark Designation for the property located on 0.564 acres out of Farm lot 3 East of Main Street within

the City Limits of the City of Bastrop, Texas, commonly known as the J.T. Crysap House, and forward to the September 10, 2024, City Council meeting.

**ATTACHMENTS:**

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

