

TO: Historic Review Board
FROM: Amy Miller, Community Services Director
RE: Board meeting December 18, 2024
DATE: December 13, 2024

Applications Reviewed Internally

None

Applications for Review

109 Central Avenue, LoFi Coffee House, Sign Application

Storefront window signage 12"x24" and 12" x 30" in each window Windows are 5'8"x4'7"

Words for each: Locally Sourced COFFEE and Scratch Made BAKERY & CAFÉ

Ordinance allows two storefront window signs that are 30% or less of the window area. These signs are compliant.

Blade or projection sign to be mounted on existing hardware. Shape overall – a circle that says LoFi Coffee Bakery. Sign is 3' in diameter. Blade or projection signs can be 1sq ft per linear feet of building area leased. Building area leased is 25 Linear feet. maximum size is 25 sq ft. The sign is 9 sq ft, for a total of 18 Sq.ft. Blade sign is compliant.

107 Central Avenue lawn area.

Five wooden picnic tables with hunter green canvas umbrellas, planters. A Frame sign: LoFi Lawn, LOFI Customers only open during posted during business hours. The property owner provided approval for temporary seating in this area, no permanent or long term improvements.

Preservation Training

ANNOUNCEMENTS

Next meeting for Historic Review Board– 7:30AM on **January 15, 2025**

New Board members – reminder to complete required training

Sip, Shop, & Stroll Every 2nd Thursday of the month

Farmers Market every Thursday 4pm -7pm at Veterans Memorial Park 100 block Depot Street

Home for the Holidays and Santa Sightings – December

Stocking Stuffer Saturday – Downtown Elgin on Saturday, December 21st

Resources:

Municode Elgin Texas Signs in Historic district

https://library.municode.com/tx/elgin/codes/code_of_ordinances?nodeId=PTIICOOR_CH32SI_ARTVIISIHIDIHILA

Secretary of interior: <https://www.nps.gov/tps/standards.htm>

Preservation briefs: <https://www.nps.gov/tps/how-to-preserve/briefs.htm>

sidewalk dining information –

https://library.municode.com/tx/elgin/codes/code_of_ordinances?nodeId=PTIICOOR_CH34STS_IOTPUPL_ARTIVDIMEOB_S34-101SICA

Paving materials information

https://library.municode.com/tx/elgin/codes/code_of_ordinances?nodeId=PTIICOOR_CH46ZO_ARTIVZODIRE_DIV7GECODI_S46-394DOOV

Do business downtown: <https://www.elgintx.com/208/Do-Business-Downtown>

Main Street program and the Welcome Guide to working and living downtown

<https://www.elgintexas.gov/209/Main-Street-Program>



Elgin Historic Review Board Meeting Minutes

**Wednesday, November 20, 2024, Elgin Public Library Civic Center
Elgin, Texas 78621**

Members In Attendance: Jake Carter, Sheldon Johnson, Bernette Smith, Nicholas Lealos, Becky Davis, Regina McIlvain, Joan Godfrey

Members Absent: Caleb Dawson

Staff Attending: Kristina Alvarez, Main Street Manager and Amanda Eichorst, Administrative Assistant

1) **Call to Order:** The meeting was called to order by Jake Carter at 7:31 AM.

2) **No public comment.**

3) **Minutes – October 16, 2024:**

Provided copy of October meeting minutes to review.

Becky Davis moves to approve the minutes provided. Sheldon Johnson seconds motion. Motion carried unanimously.

4) **Applications for Review:**

Giant Printing – 113 Central Avenue :

Facade Application: Application to paint both storefronts. The stucco base on the columns, the canopy posts, and the ceiling on the 113-storefront entry, will be painted Annapolis Grey HC176. The wood storefront pieces will be painted Newburg Green HC158. The left side storefront doors will remain as they currently are. The doors on the right side storefront will be Brentwood 1223. No brick will be painted. Sheldon Johnson moves to approve the application as presented. Becky Davis seconds the motion. Motion carried.

Nicholas Lealos arrived at 7:37AM and chose to abstain from the vote.

Nereyas Barber Shop & Salon - 109 South Avenue C:

Sign Application: Application to install a Barber Pole, two window signs, logo on front door, and a flat mount sign. The Barber Pole is considered a "shingle" and is allowed because it shows what the business does. One 36"x36" sign in each of the two windows. On round 14"x17" logo on the front door. One long thin flat mount sign that will be 15 inches tall and 135 inches long. The flat mount sign will be under the inset of bricks. Everything in the application meets the requirements of the ordinance and is compliant. Nicholas Lealos moves to approve the application as presented. Bernette Smith seconds the motion. Motion carried unanimously.

Cactus Realty – 200 Depot Square C:

Sign Application: The completed application is pending and will be reviewed at future meeting.

City of Elgin – 200 Block Depot Street:

Streetscape Application: Application to add new planters in 200 Block Depot Street. The planters that are currently in the surrounding area are no longer being made. The new planters will be color will be similar to the existing planters. Nicholas Lealos moves to approve the application as presented. Regina Mcilvain seconds the motion. Motion carried unanimously.

5) ANNOUNCEMENTS:

- a. Sip, Shop & Stroll - Every 2nd Thursday of the month.
- b. Farmers Market - Every Thursday 4pm -7pm at Veterans Memorial Park
- c. Shop Small – 10AM-8PM on November 30th, 2024.
- d. Holiday By the Tracks & Hot Cocoa Stroll – 10AM-7PM on December 7th, 2024.
- e. Elgin Lighted Parade – 6PM-7:30PM on December 7th, 2024.
- f. Home for the Holidays and Santa Sightings – November and December.
- g. Elgin Historic Review Board Monthly Meeting – 7:30AM on December 18th, 2024.

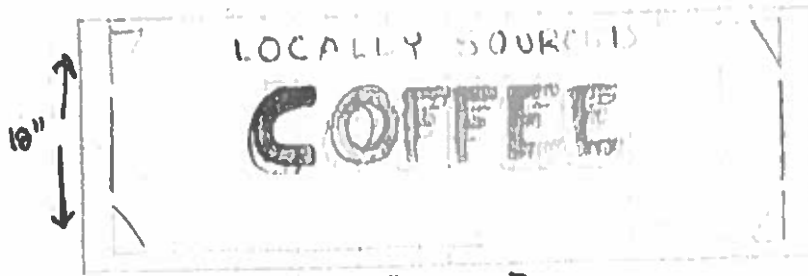
6) Adjournment: Jake Carter adjourned the meeting at 7:49AM.

ATTEST:

Chairperson

For questions call (512) 281-0119 or email amy.miller@elgintexas.gov

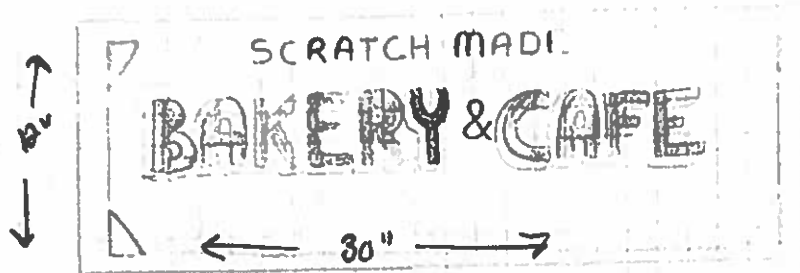
- LOFI COFFEEHOUSE FRONT WINDOWS -



• CASUAL SINGLE STROKE
FOR TOP LETTERING

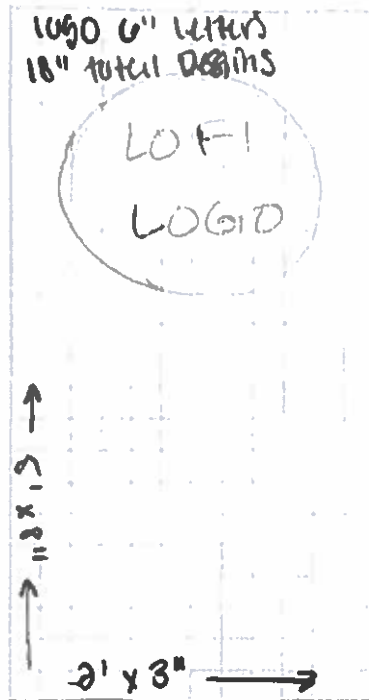
• EGYPTIAN BLOCK WITH
SHADOW FOR KEYWORDS

• SMALL CURVED ACCENTS

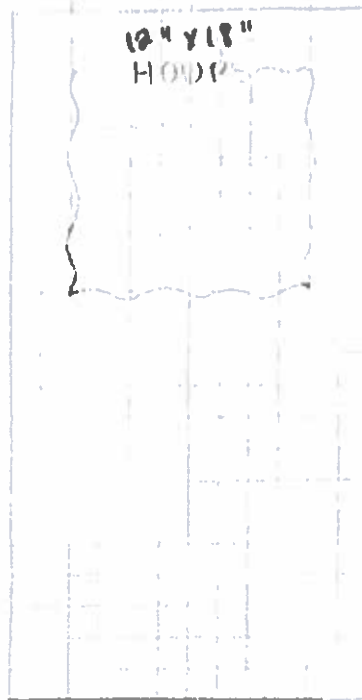


* Full window size 58" x 17"

LOFI COFFEE HOUSE DOORS & BLADE SIGNS



* DOOR Full glass

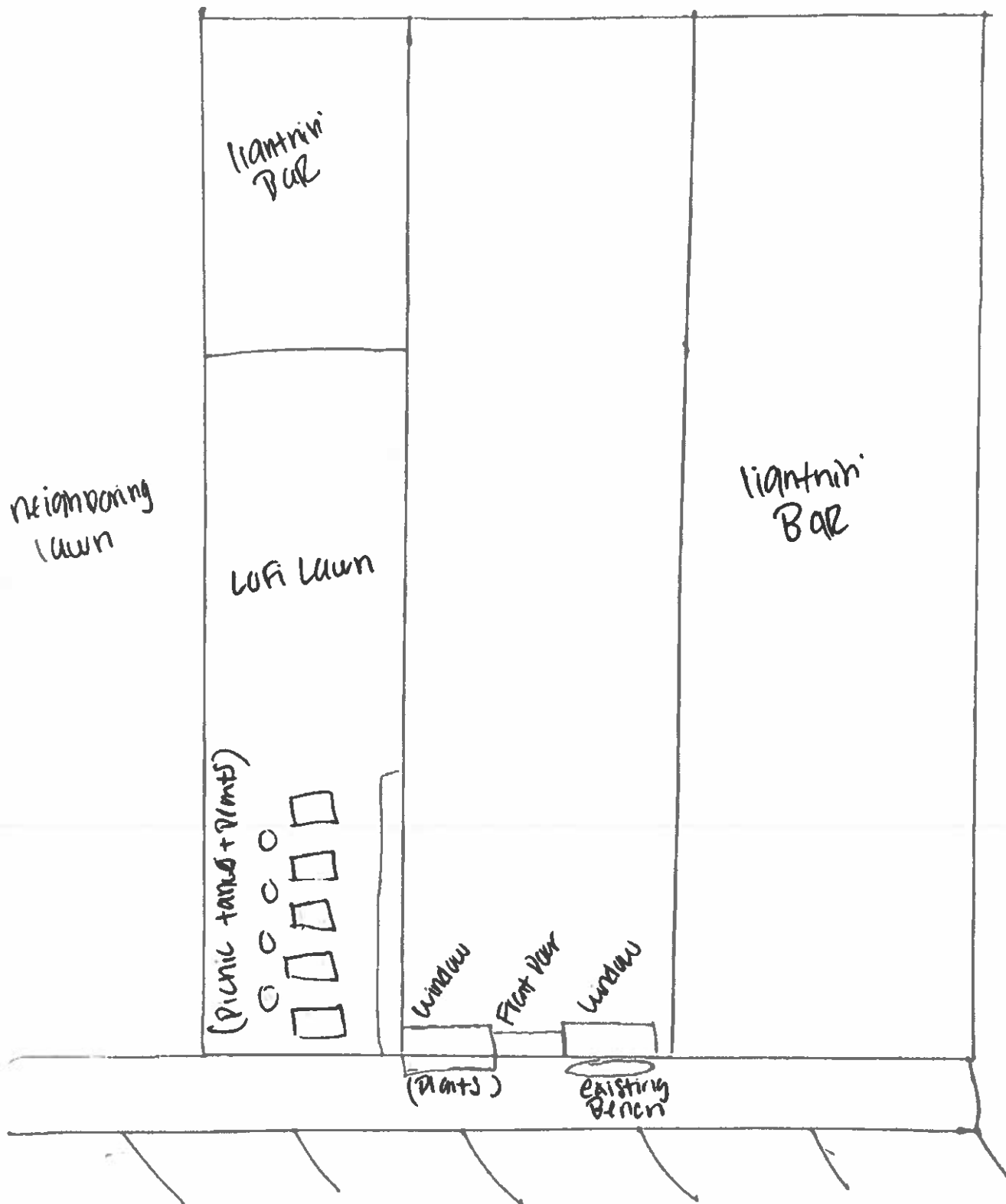


- USE EXISTING SIGN MOUNTS
- HOURS IN BLOCK, DETAILS IN CASUAL

Handpainted Blade sign
under Awning 8' diameter
circle.

Using existing
Brackets

- Requesting approval for: addition of Potted Landscaping Plants on Front side walk and external side of Building
- Addition of Five picnic tables, matching umbrellas, string solar lights. located on lawn area on side of Building.



Pure Garden

10 ft. Aluminum Outdoor Market Patio Umbrella with Auto Tilt, Easy Crank Lift in Hunter Green

★★★★☆ (475) ✓



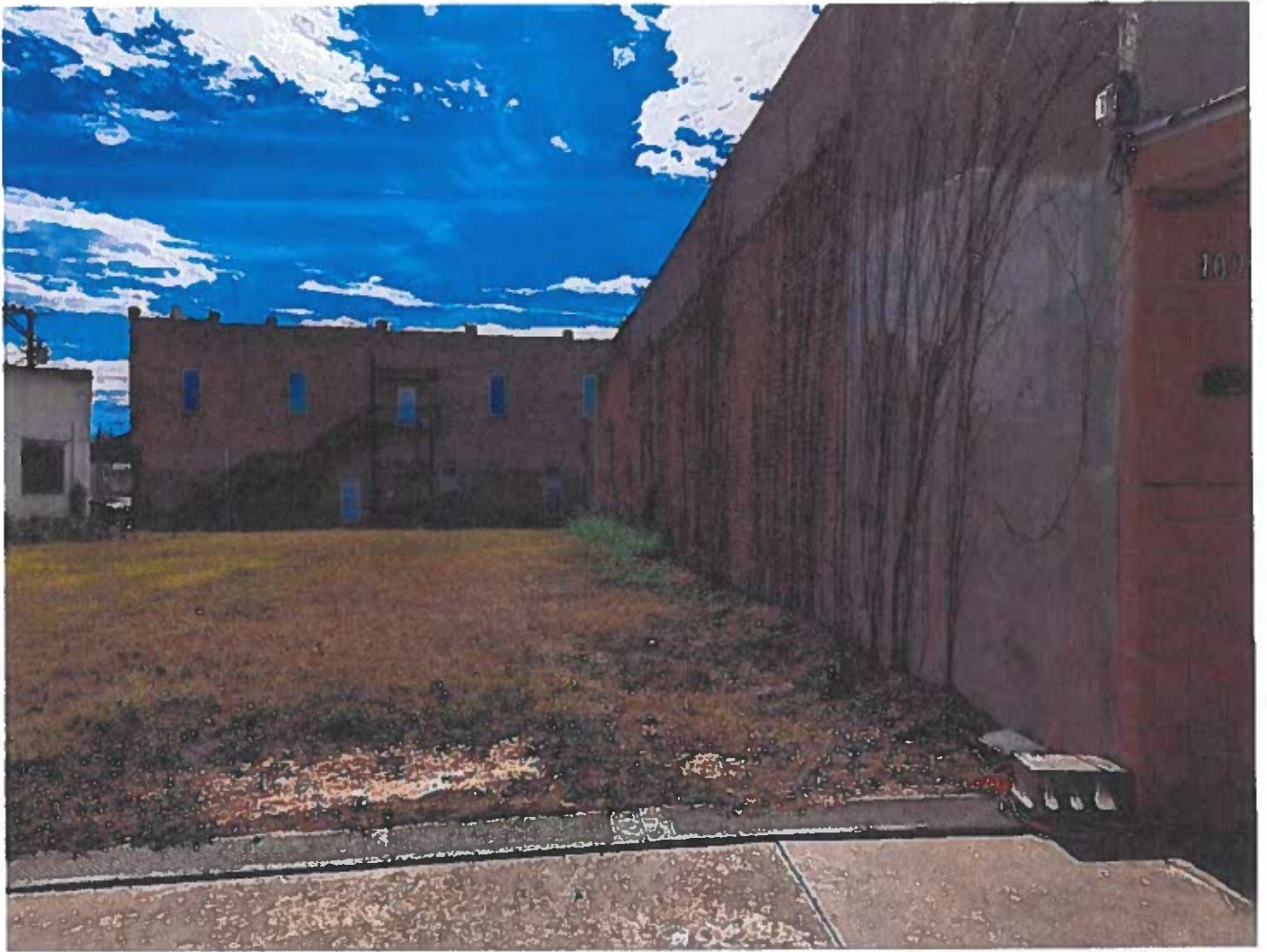
Outdoor Essentials

72 in. x 28.5 in. x 28.5 in. Premium Picnic Table Kit with Treated Legs

★★★★★ (609) ✓







Using planters to designate
area.

A frame sign

LoFi Lawn

LoFi Customers only
during business hours.