



Elgin Historic Review Board Meeting Minutes

**Wednesday, October 16, 2024, Elgin Public Library Civic Center
Elgin, Texas 78621**

Members In Attendance: Jake Carter, Sheldon Johnson, Caleb Dawson, Joan Godfrey, Becky Davis, Regina McIlvain

Members Absent: Bernette Smith, Nicholas Lealos, Jessica Jaimies

Staff Attending: Kristina Alvarez

1) **Call to Order:** The meeting was called to order by Jake Carter at 7:35 AM.

2) **No public comment.**

3) **Minutes - September 25, 2024:**

Provided copy of June, July, and September meeting minutes to review.

Sheldon Johnson moves to approve the minutes provided. Caleb Dawson seconds motion. Motion carried unanimously.

4) **Applications for Review:**

Cutbirth Family Dental – 116 Depot Street:

A very thorough application provided by Cutbirth dental. Cutbirth family met with City staff, Alvarez and Miller and the Texas Historical Commission Main Street office architect to review the application.

Facade Application: The Avenue C side door will be turned into an ADA door. It cannot retain the original double doors and will change to a single door with side lights.

One major item for the exterior is the use and preservation of the original doors. Regarding the side doors – The application includes replacing these doors with new doors to meet ADA accessibility requirements. The front and rear doors are being preserved. The side entry is the least obtrusive area to replace with new doors. The doors are sensitive to the architectural style of the building. Tuck pointing and masonry repair will follow preservation brief requirements. Horned Lizard Mural will be preserved in its entirety. Rear parking area to be crushed granite with a solid border and French drain. Storefront wood trim and doors to be painted dark hunter green, samples provided. Application meets requirements of ordinance.

Sign Application: Corner building (same business on 2 sides) will have 2 signs for 2 frontages. The property is allowed to have two primary signs. Primary signs include projection and flat mount signage. Flat mount sign on Depot Street side and a corner sign on the Avenue C frontage. The corner sign will be neon. Neon has been used in the district since the 1920's. This style of sign and its neon are directly inspired by historic photos of signage on North Main Street. Neon is

compatible with the district. There will be a hanging sign that will be underneath the awning. All signs are compatible size wise with their frontage.

Front Flat sign: 4ft x 3ft, Corner Projection sign: 5ft x 2ft.

Both signs are compliant.

Sheldon Johnson moves to the approve the application as presented. Regina Mcilvain seconds motion. Motion carried unanimously.

Carmona's Western Wear - 109 N. Main Street:

Sign Application: Rejected sign application the first time because the business applied, but did not provide complete information about the signs. Projection sign is a 36"x36" sign made of aluminum composite. It has the same logo and color as the front door. A Projection sign may be 1 sq ft per 1 linear ft. of storefront maximum. The building is 15 linear feet and could have a 25 Sq.ft. projection sign – counting both faces. This sign is 9 Sq. feet for a total of 18 sq feet using both faces. The sign is complaint. The storefront Windows: 6 feet tall by 8 feet 4" long The window is two panes of glass the dimension below is the sign for each pane of glass

33" x 9" and 50" x 9" The signs are compliant as 30 percent of the glass. The ordinance allows storefront window signs to be 30 percent of the glass and allows a maximum of two storefront window signs.

Becky Davis moves to approve the application as presented. Joan Godfrey seconds motion. Motion carried unanimously.

5) ANNOUNCEMENTS:

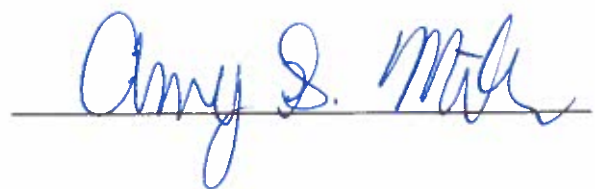
- a. Sip, Shop & Stroll - Every 2nd Thursday of the month.
- b. Farmers Market - Every Thursday 4pm -7pm at Veterans Memorial Park - 100 block Depot Street
- c. Hogeye Festival - October 24 – 26
- d. Halloween Trunk or Treat at the VFW
- e. Dia De Los Muertos – Friday, November 1, 5:00PM-10:30PM Downtown

6) Adjournment: Jake Carter adjourned the meeting at 7:56AM.

ATTEST:



Chairperson



Amy S. Mader