



**ELGIN HISTORIC REVIEW BOARD
AGENDA
WEDNESDAY, JANUARY 22, 2025
7:30 AM
404 NORTH MAIN STREET ELGIN PUBLIC LIBRARY
CIVIC CENTER**

**JAKE CARTER, BECKY DAVIS, CALEB DAWSON, JOAN GODFREY, SHELDON JOHNSON, NICHOLAS LEALOS,
BERNETTE SMITH, REGINA MCILVAIN, JESSICA JAIMES,**

Call to Order

Welcome

Public Comment:

Individuals may request to speak on items on the agenda, and items not on the agenda, Speaker comments are limited to three (3) minutes. No formal action can be taken on items not posted on the agenda. All speakers must limit their comments to the specific subject matter noted on the "PUBLIC COMMENT FORM" and refrain from personal attacks or derogatory comments directed at any board member, Council Member, member of Staff, other individual or group.

1) Approve Minutes:

December 18, 2024

2) Memo from Staff

3) Quarterly reports to Council for 2024

4) Discussion and Possible Action:

- a. 2 Depot Square Suite C, Cactus Realty, Sign Application
- b. 30 N Main St, Elgin Chamber of Commerce & Visitors Center, Sign Application

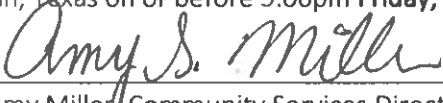
5) Announcements:

- a. Sip, Shop, & Stroll Every 2nd Thursday of the month
- b. Farmers Market every Thursday 4 -7 at Veterans Memorial Park 100 block Depot Street
- c. Hatitude, Celebrating Bettye Lofton and Black History Month Saturday, December 1 9:30am at Firewild

6) Adjourn

Certification:

I certify that the above notice was posted on the bulletin board at Elgin City Hall Annex
in the City of Elgin, Texas on or before 5:00pm **Friday, January 17, 2025.**



Amy Miller, Community Services Director

Notice of Possible Quorum: City Council, City of Elgin, Texas. This notice is posted in order to meet the requirements of the Open Meetings Act, in the event that the number of City Council members present at the event makes the Act applicable.

NOTICE OF ASSISTANCE AT A PUBLIC MEETING

The City of Elgin is committed to compliance with the Americans with Disability Act. The Elgin Public Library is wheelchair accessible and special marked parking is available in front of the building. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary's Office at (512-229-3222). Please provide forty-eight (48) hours' notice when feasible.

TO: Historic Review Board
FROM: Amy Miller, Community Services Director
RE: Board meeting January 22, 2025
DATE: January 17, 2025

Applications Reviewed Internally

None

Applications for Review

2 Depot Square, Suite C Cactus Realty Group

Flat Mount sign to be mounted on building next to transom window above the entrance. Building area leased is 16 Linear feet. The ordinance allows a maximum size for flat mount sign of 1 sq ft per 1 linear feet of building leased or occupied. The sign is 4' x 4' for a total of 16 Sq.ft and is complaint with the ordinance.

Hanging sign to be mounted on the canopy. According to the ordinance: Hanging signs shall have a maximum measurement of one foot in height and three feet in length, and shall be installed a minimum of eight feet above the sidewalk. Applicant provided an email that modified the original application for a hanging sign of 1'x4' to be 1'x3' so that it is compliant with the ordinance.

30 North Main Street, Elgin Chamber of Commerce & Visitors Center and SHE, Women in Business

Storefront window signage:

Two businesses will be occupying the lease space at 30 North Main Street. The storefront window to the left of the entrance will have a logo SHE. Sheisallthings.com Savvy Healthy Empowered Women in Business. The storefront window on the right of the entrance will have a logo Elgin Chamber of Commerce & Visitors Center . Both signs will be 21.45" x 26.7" for 13.5 sq ft. The windows are 71.5" x 89" for 45 Sq.ft. The ordinance allows a maximum of 30 percent of the overall window pane surface area for a sign. And it allows two storefront window signs. The signs are complaint with the ordinance.

Preservation Training

Dr. IB Nofsinger House, Elgin City Hall 310 North Main Street preservation / maintenance

ANNOUNCEMENTS

Next meeting for Historic Review Board– 7:30AM on **February 26, 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>



December 20, 2024

To: City Council

From: Amy Miller, Community Services Director

Re: Historic Review Board Quarterly Reports

HRB meets monthly, typically on the 4th Wednesday of the month at 7:30am in the City Council chamber. HRB reviews an alteration visible from the public right of way in the historic district. The area within the red dotted line in the attached map shows the district.

1ST Quarter:

Board members: Jake Carter, Barry Barker, Becky Davis, Caleb Dawson, Joan Godfrey, Robert Ryland, and Sheldon Johnson.

New Construction

200-300 Block Depot Street – Sidewalk and Streetscape

Veterans Memorial Park Expansion – New Construction and Public Art

Training

Historic Preservation training presented by Amy Miller

2nd Quarter

Board members: Jake Carter, Barry Barker, Becky Davis, Caleb Dawson, Joan Godfrey, Robert Ryland, Nicholas Lealos, and Sheldon Johnson.

Façade Applications

111 South Main Street – El Maguey Mexican Restaurant – Façade Application

Sign Applications

104 Depot St – Dorothy's Jewelry – Sign application

Training

Preservation 101 Training presented by Amy Miller – Topic: Bricks

New Construction

202 Depot Street – Elgin Police Department – New Construction

3rd Quarter

Board members: Jake Carter, Barry Barker, Becky Davis, Caleb Dawson, Joan Godfrey, Robert Ryland, Sheldon Johnson, Bernette Smith, and Nicholas Lealos.

Façade applications

101 North Main Street – Allan Tolbert Building - Façade Application

114 Central Avenue – Elgin Chamber of Commerce & Visitors Center - Façade Application

109 North Main Street – Carmona’s Western Wear – Façade Application

113 Central Avenue – Giant Printing – Façade Application

Sign Applications

212 North Main Street – Millie’s on Main Street – Sign Application

206 Depot Street – Elgin Police Department – Sign Application

116 East 1st Street – Castillo’s Collectibles – Sign Application

109 North Main Street – Carmona’s Western Wear – Sign Application

103 North Main Street – Napoli’s Italian Restaurant – Sign Application

Training

Historic Preservation Training presented by Amy Miller – Topic: Storefronts

4th Quarter

Board members: Jake Carter, Becky Davis, Caleb Dawson, Joan Godfrey, Sheldon Johnson, Regina McIlvain, Bernette Smith, Jessica Jaimes, and Nicholas Lealos.

Façade Application

116 Depot Street – Cutbirth Family Dental – Façade Application

Sign Application

116 Depot Street – Cutbirth Family Dental – Façade Application

109 North Main Street – Carmona’s Western Wear – Sign Application

109 South Avenue C – Nereyas Barber Shop & Salon – Sign Application

109 A Central Avenue – LoFi Coffee House – Sign Application

New construction

200 Block Depot Street – City of Elgin – Streetscape Application

109 A Central Avenue – LoFi Coffee House – Temporary Seating Application



Downtown Elgin Zoning overlay – yellow and blue

Historic District – red dotted Line



ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Wednesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: _____

APPLICANT INFORMATION Applicant is:

☐ Building Owner ☒ Business Owner ☐ Contractor

Applicant Name Sherri Rivers

Applicant Signature Athen m. R

BUILDING INFORMATION

Name of Building Corner House and

Physical Address 2 Depot Square, Ste C

Owner Name William C Estes

Owner Mailing Address P.O Box 322, Elgin, Texas 78621

Owner Phone # 512-844-2022

DocuSigned by: William C Estes 1/8/2025

Property Owner Signature _____ Date Approved _____

BUSINESS INFORMATION

Business Name Cactus Realty Group

Bus. Owner Name Sherri Rivers

Bus. Mailing Address 800 N. Main St, Elgin

Bus. Phone # (512) 657-0669

Email Address SherriRivers.Realtor@gmail.com

CONTRACTOR INFORMATION

Contr. Name Sign and Banner Texas

Contr. Address 1103 Main St, Bastrop

Contr. Phone # (512) 221-1117

OTHER CONTACT INFORMATION

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☒ Flat Mount ☐ Window

Temporary Banner ☐ ☒ Under awning

Flat Sign Dimensions 4ft x 4ft = 16 sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☐ Building Front Linear Feet _____ meets standards ☐ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft
% Coverage: _____ meets standards ☐ yes ☐ no

☒ under awning hanging sign
4ft x 1ft

Intended and desired starting and completion date of alteration or repairs.

Start ASAP Complete ASAP

Description of proposed external alteration or repair (use additional paper if needed)

Drawing/ sketch of the proposed external alteration (use additional paper if needed).
Please provide current photos of the property.

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified
(Building Permit Attached)

Chairman/Vice Chairman Signature _____ Date _____

1/8/2025

Building Official or Designee Signature _____ Date _____

Date(s) Reviewed by Board _____

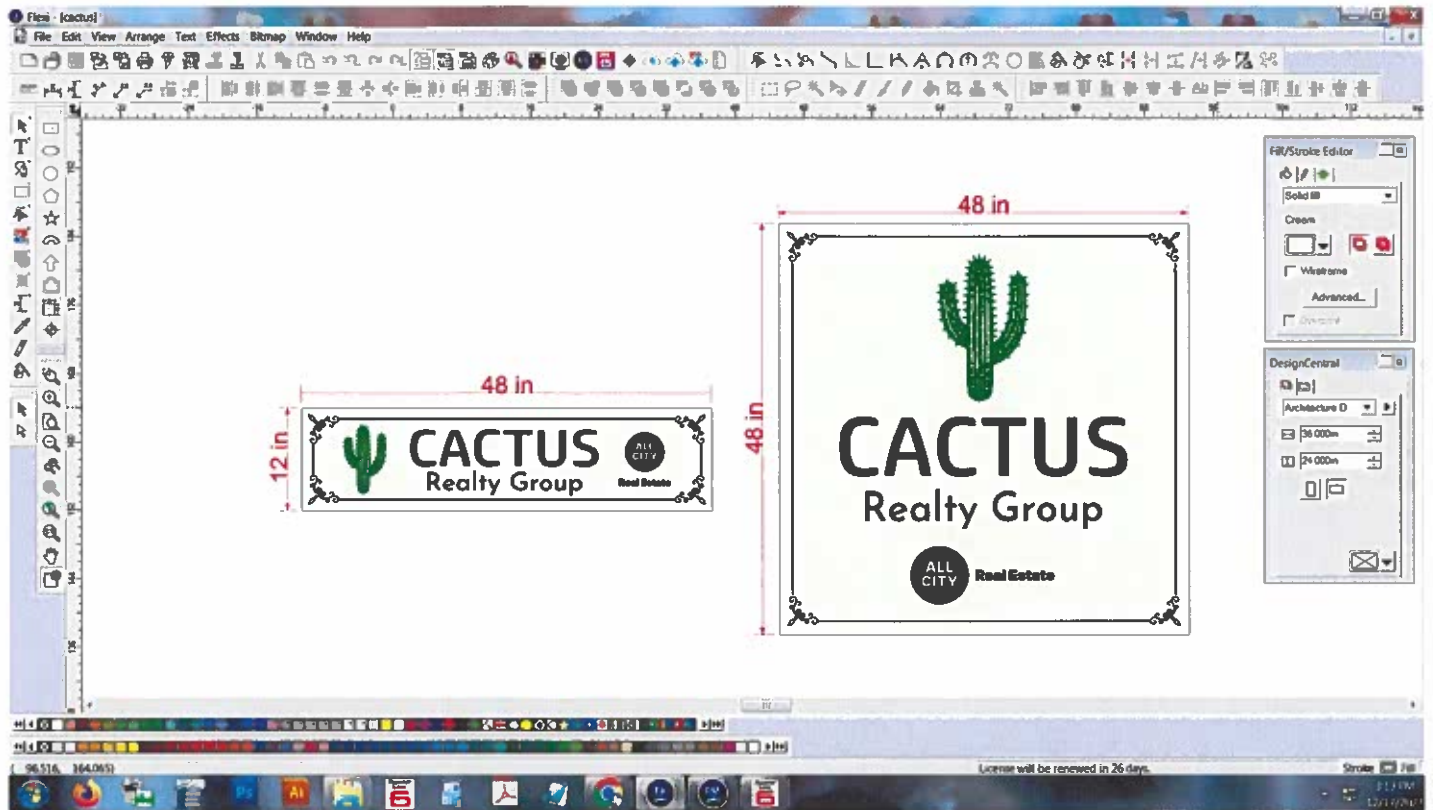
City Of Elgin Code Chapter 1 Section 5, page 42, states in part "...violations shall be fined \$2000 per day," Each day a violation occurs is a separate violation. Failure to have projects reviewed and failure to follow an approved application constitutes a violation.

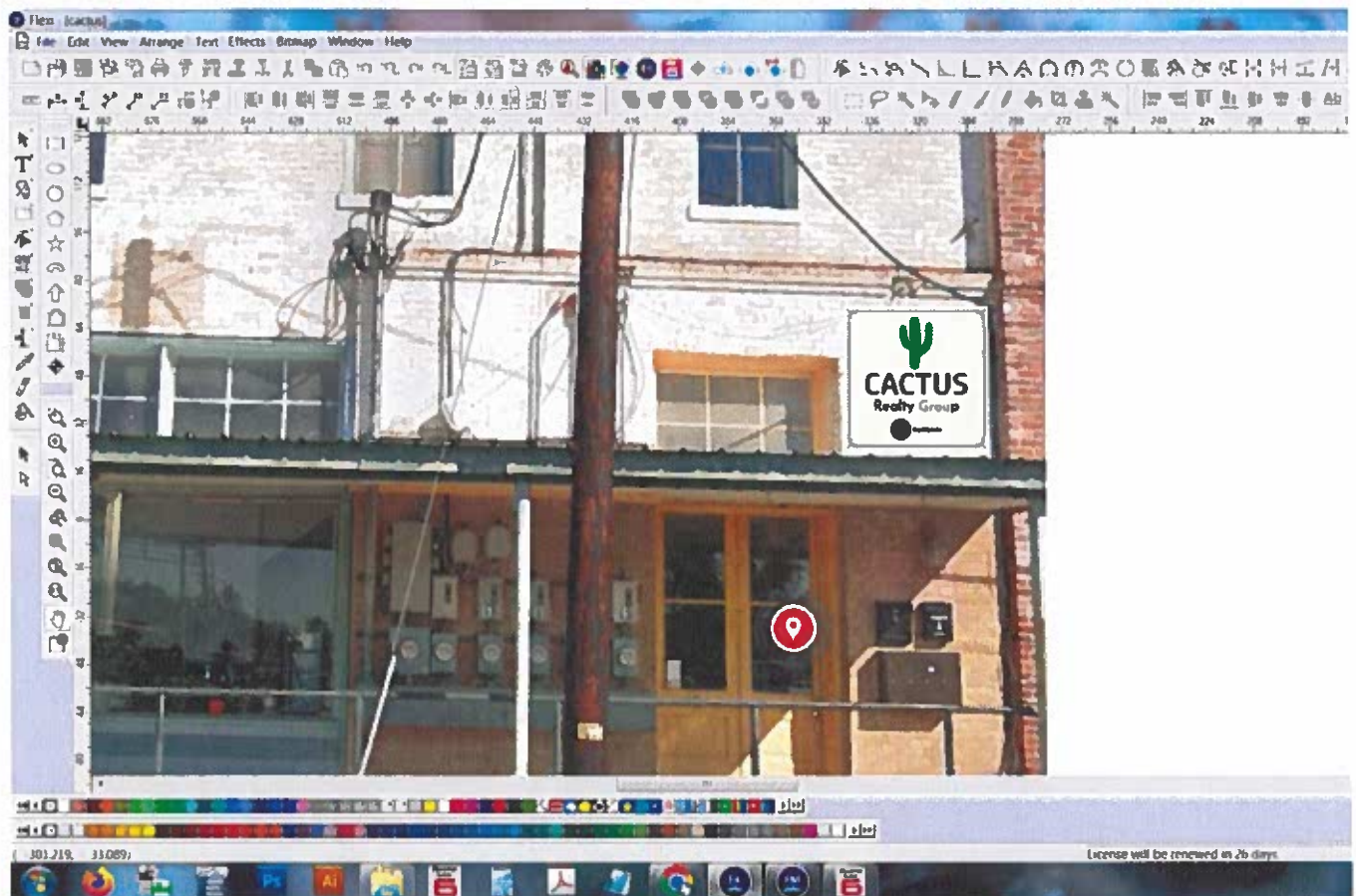
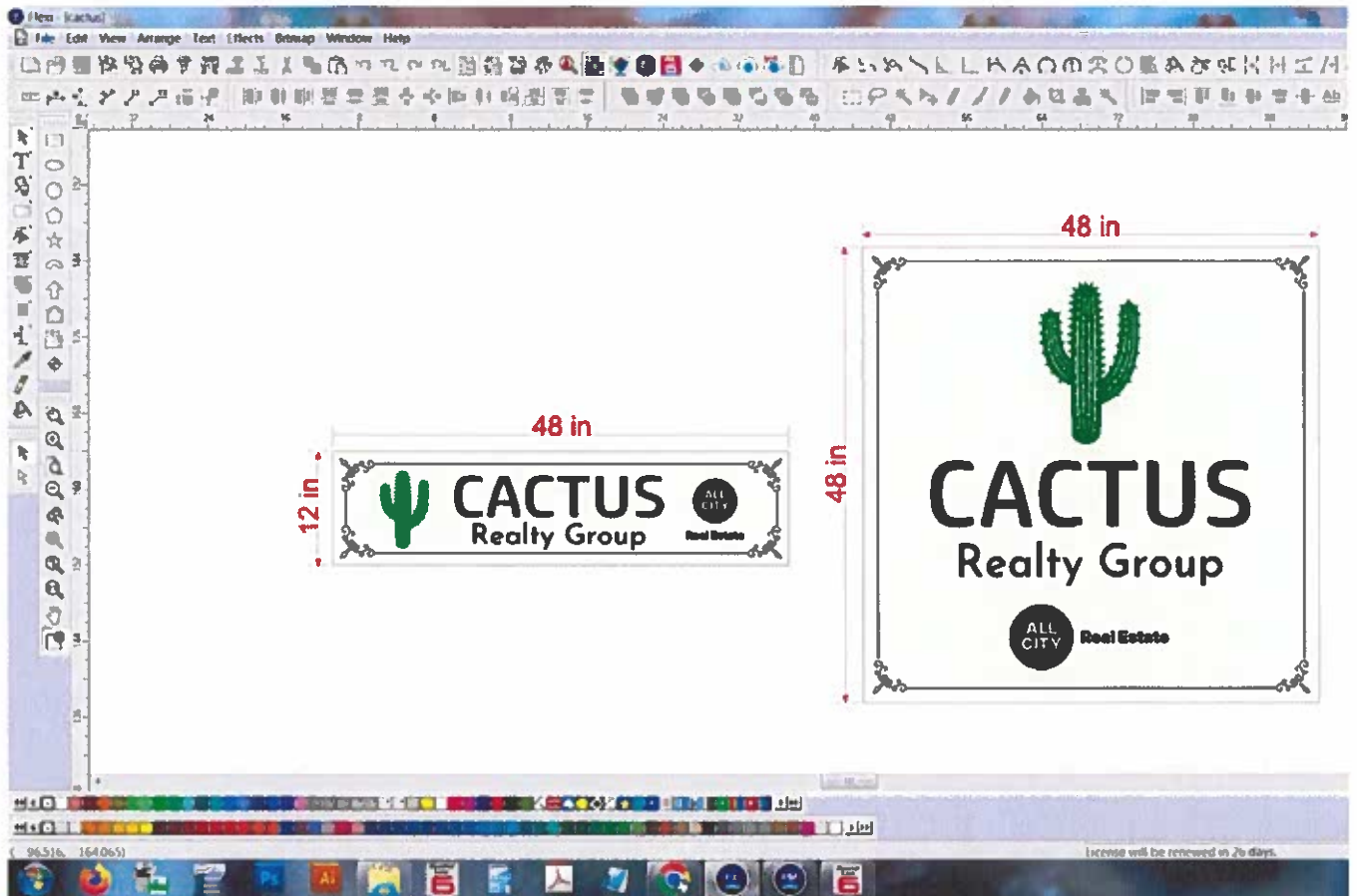
HRB Application fee \$50
Payable to The City of Elgin
P.O. Box 591

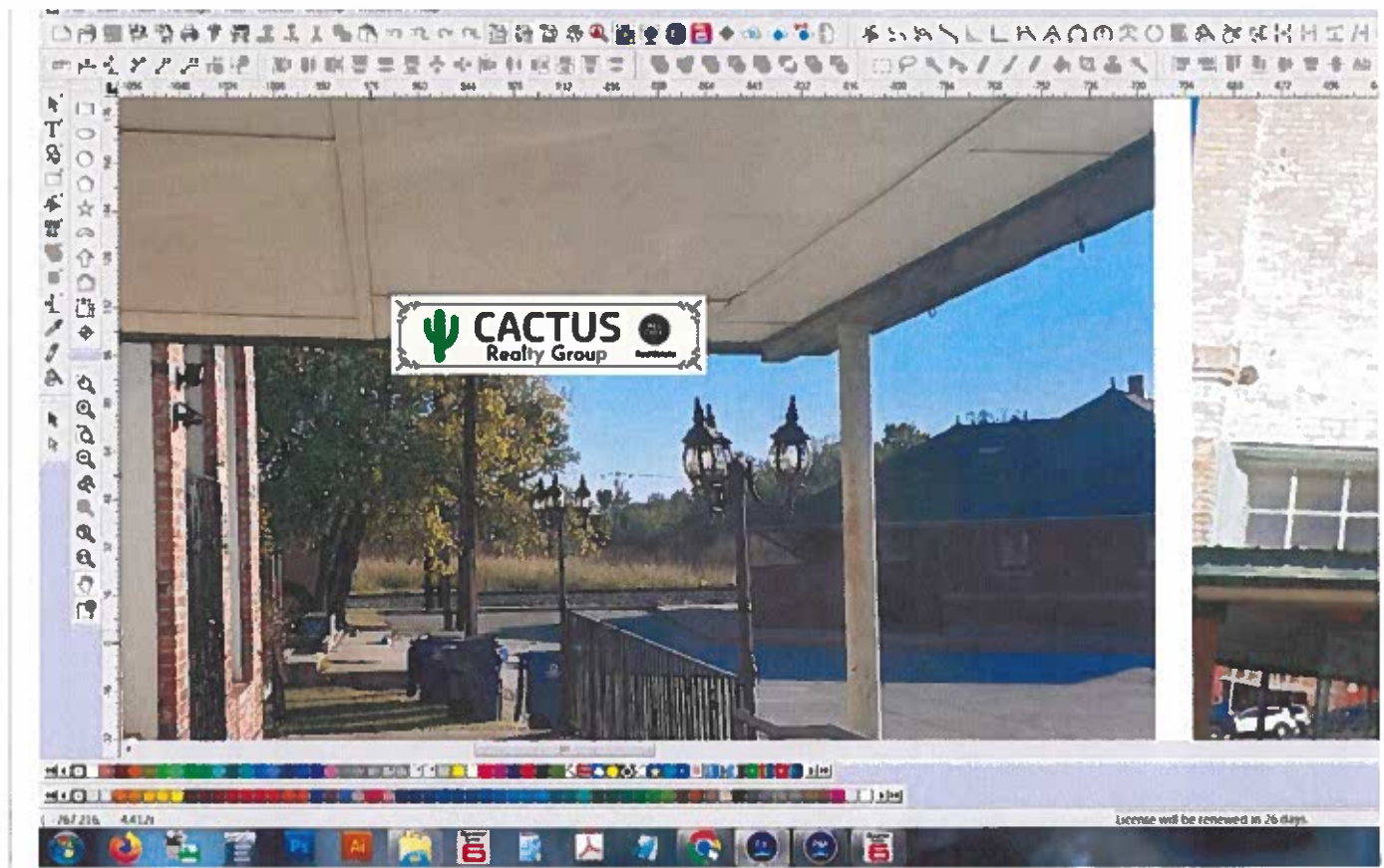
Elgin, TX 78621

For questions call (512) 229-3227 or email

amy.miller@elgintexas.gov
community@elgintexas.gov







—
Sherri Rivers, REALTOR
Cactus Realty Group
c. (512) 657-0669
sherririvers.realtor@gmail.com
All City Real Estate, Ltd. Co.



ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Wednesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: 1-13-25

APPLICANT INFORMATION

Applicant is: ☒ Building Owner ☐ Business Owner ☐ Contractor

Applicant Name PATSY GRAHAM, MAJ, MEM

Applicant Signature Patsy Graham

BUILDING INFORMATION

Name of Building N/A ELGIN

Physical Address 30 N. MAW, ELGIN, TX

Owner Name FALOMURO ENTERPRISES LLC

Owner Mailing Address 1406 JOHNSON ROAD, ELGIN, TX

Owner Phone # (512) 777-8762

Property Owner Signature Patsy Graham Date Approved 1/11/25

BUSINESS INFORMATION

Business Name Elgin Chamber of Commerce

Bus. Owner Name Veronica Seever

Bus. Mailing Address PO Box 408

Bus. Phone # (512) 285-4515

Email Address info@etxchamber.com

CONTRACTOR INFORMATION

Contr. Name _____

Contr. Address _____

Contr. Phone # () _____

OTHER CONTACT INFORMATION

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☐ Flat Mount ☒ Window

Temporary Banner ☐

Sign Dimensions 21.45 x 26.7 = 135 sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☐ Building Front Linear Feet _____ meets standards ☐ yes ☐ no

☐ Window Dimensions 71.5 x 89 = 45 sq ft
30 % Coverage; meets standards ☒ yes ☐ no

Intended and desired starting and completion date of alteration or repairs.

Start 2/7/25 Complete 2/7/25

Description of proposed external alteration or repair (use additional paper if needed)

Add planters with seasonal flower window signage.

Drawing/ sketch of the proposed external alteration (use additional paper if needed).
Please provide current photos of property.

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified
(Building Permit Attached)

Chairman/Vice Chairman Signature _____ Date _____

Building Official or Designee Signature _____ Date _____

Date(s) Reviewed by Board _____

City Of Elgin Code Chapter 1 Section 5, page 42, states in part "...violations shall be fined \$2000 per day." Each day a violation occurs is a separate violation. Failure to have projects reviewed and failure to follow an approved application constitutes a violation.

Application fee \$50
Temporary Banner fee \$25
Payable to The City of Elgin
P.O. Box 591
Elgin, TX 78621

For questions call (512) 281-0119 or write to
david.harrell@elgintexas.gov &
amy.miller@elgintexas.gov

Window Vinyl Both signs same size



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