



HISTORIC REVIEW BOARD MINUTES
TUESDAY FEBRUARY 28, 2017
CITY HALL ANNEX, 310 NORTH MAIN STREET ELGIN TEXAS 78621

Attending: Allan Tolbert, Melissa Cole, Emily Koller, Molly Alexander, Philip Kost, Melissa Ladd, and Ed Rivers.

Staff: Amy Miller, Community Development Director and Gary Cooke, Planning and Development Director

Called at 7:30 am by Molly Alexander

Public Comment- None

Melissa Cole moves to approve the minutes for January 24. Ed Rivers 2nd. Pass unanimously.

19 North Main Street- Sidewalk dining application presented by Don Koslosky. The Brique would add a sidewalk café area including metal and wood tables and chairs, with a stanchion border. The café would be next to the building and at least 36" of open sidewalk would remain between the café and the curb as required by City Ordinance. Ed Rivers moves to approve application as presented. Allan Tolbert 2nd. Pass unanimously.

102 South Main Street- Vacant lot on South Main Street was reviewed June 28, 2016 for site plan and approved for that site plan. At the time, paving material was not defined and the applicant received up to 12 months waiver from the City to install paving for the food truck court. 140 linear feet long at front of property, 14 feet width paving request at front of lot between the existing Hakuna Mata food truck and existing sidewalk. Board discussion- this paving request is specific to this owner and this temporary food truck use. Gary Cooke, Planning and Development Director, clarified that this is not a permanent improvement and any future use or new construction on this lot would have to appear before HRB for review. Permanent paving would not be approved in this location, because any permanent use would require that the structure be built adjacent to the existing sidewalk to maintain the streetscape on South Main Street. Any new use would be reviewed again. Any new construction would be required to be flush with sidewalk. Ed Rivers moves to approve the drive for this specific purpose – a temporary food truck lot. If use changes must be reviewed again. Melissa Ladd 2nd. Pass unanimously.

104 N. Main Street- Cannon Insurance, Chris Cannon presented an application for shingle sign, storefront sign and flat mount sign. Building 25 linear feet, allows 25 sq. ft. of flat mount sign. The flat mount sign presented is 15 sq. ft. placement between the arches and the soldier bricks.

Shingle sign to be 4x3 cannon which is 12 sq. ft. for 24 sq. ft. total and meets size allowance of up to 25 sq. ft. for a shingle sign with placement in the middle of the building. Shingle sign to be shaped like a cannon, metal and painted black.

Storefront windows= 48 sq. ft. of window area. Ordinance allows 2 storefront windows up to 30% of the window area. The signs presented would be 3.5 sq. ft.

Ed Rivers moves to approve the three signs Melissa Cole 2nd. Pass unanimously. Allan Tolbert abstained from voting as property owner. All others voted yes.

Paving Materials discussion- Current city code requires asphalt or concrete. Two sites in the downtown area that are outside the historic district have crushed granite: Jeanette Shelby Realty and Regulators. Options- Asphaltic material is a new material that is less impervious crushed granite with a border of concrete to contain it. Open face brick- brick that has an opening in the middle.

Downtown has shallow water table hits in 3 to 9 ft. It would be helpful for drainage to allow semi pervious materials. If alleys are paved need to be inverted crown that drains to center and then moves the water away from building and out of the alley, but heavy truck use in alleys demand concrete paving.

Pavers- These paving materials would be allowed for use in parking lots, alleys and sidewalks. Primarily to be used at rear of buildings. Consider how the different materials relate to each other and the district.

Discussion to continue at next meeting with goal to make recommendations to council for alternative paving options in the downtown area.

Announcements-

Sip, Shop & Stroll second Thursdays of the month from 5-8pm in Downtown
Local Lore Historic Preservation Event Saturday April 1 downtown
Elgin Art Studio Tour, May 21-22 Downtown Elgin

Adjourned 8:25 am

APPROVED:

ATTEST:
