



HISTORIC REVIEW BOARD MINUTES
TUESDAY APRIL 25, 2017

CITY HALL ANNEX, 310 NORTH MAIN STREET ELGIN TEXAS 78621

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

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

Called at 7:35 am by Molly Alexander

Public Comment- None

Minutes- Melissa Cole moves to approve the minutes for March 24th. Philip Kost 2nd. Passes unanimously.

Color Works Salon and Farmers Insurance to present their application at a future meeting.

101 North Main Street- Sign application was presented to the board. Melissa Cole moves to approve. Melissa Ladd 2nd. Allan Tolbert abstained from vote. Passes unanimously.

111 South Avenue C- Presented by Greg Free for the owner. 1905 Same façade on 3 original buildings. 113 collapsed about 8 years ago. Cast iron lentils in place. Original canopy and brackets in place. Restore façade- double full light doors in all three openings. Retain original wood trim above transom windows. Two of three doors fixed but can be opened. Middle door operational. Seven foot doors, new two light transoms, intend to retain cast iron lentils. Canopy to be painted steel grey.

Rear façade- restore windows, two full light doors, porch with plain wooden columns (not cedar), and add wood deck.

Increase parapet walls on east wall by 18". Foundation 42" deep and spread footing- very sound. According to the engineer this was an interior wall with extensive damage to the brick and repoint. Replace brick. Need to use elastomeric paint or stucco the wall because of the brick condition. This wall must provide separation and integrity for fire code. Stage 1- stabilization South wall and roof. Phase 2-front and rear façade and interior. Doors-recessed entry or not? Skylights in roof, mechanical on roof.

Discussion- rear wall, no questions. South facing wall shared wall can use elastomeric paint because interior wall will be exposed to allow brick to breath. Surface brick- use fill brick, softer exterior not baked at as high temperature because it was to be an interior wall. Elastomeric is a

rubber based sealant but is breathable. It can be removed. The outline shapes of the brick would be visible with elastomeric paint. Approximate ten-year product. Paint color to match brick with raised parapet.

Flat roof pitched to rear at highest point. Roof is a minimum 12" below parapet. The raised parapet the raised parapet at 18" will match the parapet on the adjacent building.

Common wall parapet is raised too which meets fire code and flashing and coping directs water away from neighbor property.

Front façade center door to be recessed entry.

Paint to return for review. Melissa Cole moves to approve application with elastomeric paint on south wall, raising the roof parapet to match original parapet on adjoining building and flat roof pitched to the rear, paint scheme to be presented at later date. Allan Tolbert 2nd. Pass unanimously.

Paving materials- Amy Miller presented Design Guidelines paving recommendations. In an effort to encourage use of materials that will allow for pervious materials on a load bearing surface, support storm water pollution filtration and treatment, provide for heat energy reflection reduction, and support tree growth. The following materials may be used in the historic district and the zoning overlay area. When considering paving materials for parking areas, rear lot space adjacent to an alley, sidewalks, and driveways consider how the different materials relate to each other and the district.

Paving materials that may be used in the Elgin Historic District and zoning overlay area include: crushed granite with a border of concrete to contain it, permeable pavers, brick pavers, paving stones, concrete, cut stone, natural rock, permeable asphalt, permeable gravel grids, permeable grass grids.

Ed Rivers moves to approve addition to Design Guidelines and recommend to Planning and Zoning and City Council for inclusion in City code. Allan Tolbert 2nd. Pass unanimously.

Announcements-

Sip, Shop & Stroll second Thursdays of the month from 5-8pm in Downtown
Music in the Park, Fridays in April 8-10pm at Veteran's Memorial Park
Elgin Art Studio Tour, May 21-22 Downtown Elgin

Adjourned 8:35 am

APPROVED:

ATTEST:
