

Elgin Historic Review Board

Agenda

Wednesday, FEBRUARY 23, 2022

7:30 am

404 North Main Street Elgin Public Library

**Molly Alexander, Chair, Ed Rivers, Robert Ryland, Skie O 'Mahoney,
Micah Erwin, Jake Carter, Cynthia Burchfield, Barry Barker, Sherri Richardson**

1. CALL TO ORDER
2. WELCOME
3. 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.

4. MINUTES

4.I. Minutes January 26, 2021

Documents:

[HRB MINUTES 1-26-2022.PDF](#)

5. Memo From Staff

6. NEW BUSINESS

6.I. 14 North Main Street, State Farm Insurance, Sign Application

Documents:

[STATE FARM 14 N MAIN ST ELGIN, TX 78621.PDF](#)

6.II. 112 Depot Street, Phoenix Kingdom, Sign Application

Documents:

[IMAGE001.PNG](#)
[IMAGE002.PNG](#)
[IMAGE003.PNG](#)
[IMAGE004.PNG](#)

6.III. 112 East 2nd Street, Renovation-Partial Demolition Permit Request

6.IV. 200 Depot Street, Advocacy Outreach, Mural

6.V. 212 North Main Street

Documents:

[2021.12.09_JC - ELGIN - 212 N MAIN - GAS STATION REHAB.PDF](#)

7. ANNOUNCEMENTS

8. ADJOURNMENT

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, February 18, 2022.

La'Richer Parks, Community Services Admin. Assistant

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) 281-5724. Please provide forty-eight (48) hours' notice when feasible.



Historic Review Board MINUTES
Wednesday January 26, 2022
Elgin Public Library

Attending: Molly Alexander, Ed Rivers, Sherri Richardson, Jake Carter, Micah Erwin. Barry Barker arrived at 7:38am

Absent: - Skie O'Mahoney, called out sick, Robert Ryland called work conflict. Cynthia Burchfield.

Staff: Amy Miller, Community Services Director

Called at 7:34 am by Molly Alexander

Public Comment - None.

Minutes - Ed Rivers moves to approve November 17th minutes. 2nd by Jake Carter. Passed unanimously.

212 N. Main Street, Conceptual site plan -Application to be submitted for future meeting.

CARTS Update - Finished concrete and landscaping, have not announced an opening date.

200 Block Depot Street – City of Elgin will submit an application for a future meeting related to the renovation of the existing Police Department building and associated new construction. The city is interviewing three firms from the RFQs submitted.

Certificates of Obligations - Sidewalk bids opened to be awarded at Council Tuesday February 1. Construction to start in March. Amy provided an update on Police Department and Veteran's Park projects.

Molly Alexander recuses herself for 18 N. Main and 106 N. Main applications. Ed Rivers to run the meeting.

18 N. Main Street, façade application- Painting the second-floor windows- same black color called caviar. Storefront to be repainted with Caviar same as upper windows. Storefront doors slate blue sample provided (Tempe Star- Sherwin Williams.) Cast iron columns to the black as well. The storefront on first floor has aluminum frame windows installed in 1980's and very limited area to paint. The areas being painted have already been painted. None of the brick has been or will be painted. Planning to have a crew do the painting starting next week. Barry Barker moves to accept the application with painting the second-floor windows, the first-floor doors, the cast iron columns, and the transom windows. 2nd by Sherri Richardson. Molly abstained. Motion passed.

106 N. Main Street, façade application-Repaint the cast iron columns, doors, trim and storefront windows. Color choices pending. None of the brick is or will be painted. Owner of the building, Melissa Cole, is aware of and has approved painting. The Lions Club storefront color scheme was recommended by Texas Historic Commission Main Street design team. Victorian classic style of painting combination. Molly intending to do a similar treatment. Colors will be reviewed with staff and provided by email to board upon selection and before installation. It is not unusual to have staff work with owner and tenant to determine colors. Jake Carter moves to approve the application to paint storefront with staff participating in color selection. Final colors to be emailed to the board. 2nd by Barry Barker. Molly abstained. Motion passes.

Ed Rivers returned the meeting over to Molly Alexander to Chair.

112 East 2nd Street, Conceptual plan renovation- Miller present for the applicant. Matt Short was not able to attend. The building would not be painted brick red. That was simply a treatment by the architect. The scratch brick addition facing 2nd street would be removed – demolished. The door openings are showing as full light doors rather than the rolling metal doors that were put in place by a previous owner. The roof on east elevation may have a sky light element to it. This is being considered but has budget impact.

Board discussion: Ed remembers this scratch brick building was added with the scale equipment which is inside this building. This was approximately the 1950's. Very small to provide just an office with a desk for the scale. Scratch brick was probably made with Elgin Standard brick. Ed's family was part owner in both the grain elevator and standard brick. This overall plan is a good example of retaining this industrial structure overall. The scratch brick building was not part of the original structure. It does not add architecturally to the building. Difficult to renovate and use. The loading dock is an integral part of the structure.

Ed Rivers moves to approve conceptually the removal of the scratch brick structure- subject to how the rest of the building will be renovated. 2nd Sherri Richardson. Ed Rivers retracts the motion and Sherri Richardson consents. Board wants project to move forward. Expecting next set of plans to show the front structure removed and clarity on all the other elements. Meeting to be held when owner can attend. Barry abstained for this application.

Announcements -

Elgin Sesquicentennial get your yard signs at Dorothy's Jewelry or Chamber of Commerce and volunteer at www.etx150.com

Ed announced recent death of Mr. Price. Mr. Price was Ed's ag teacher in 1967 at Washington school. He made a big impression on kids. Barry remembers him for horticulture class in early 1980's.
<https://www.elginfuneralhome.net/obituary/DeaconLawrence-Price>

Adjourned 8:30 am

APPROVED:

ATTEST:



ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

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

Date Submitted: 02/17/2022

APPLICANT INFORMATION

Applicant is:

☐ Building Owner ☐ Business Owner ☒ Contractor

Applicant Name Robert Van Horn

Applicant Signature *Robert Van Horn*

BUILDING INFORMATION

Name of Building _____

Physical Address 14 N Main St Suite A

Owner Name Callie White

Owner Mailing Address PO Box 744 Elgin Tx, 78621

Owner Phone # (512) 680-7192

LOA Attached / /
Property Owner Signature Date Approved

BUSINESS INFORMATION

Business Name State Farm

Bus. Owner Name Robert Ndegwa

Bus. Mailing Address 14 N Main St Suite A Elgin Tx 78621

Bus. Phone # ()

Email Address

CONTRACTOR INFORMATION

Contr. Name FSGI (Robert Van Horn)

Contr. Address 8203 A N Lamar Blvd Austin Tx 78753

Contr. Phone # (512) 837-0022 Ext 18322

OTHER CONTACT INFORMATION

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☐ Flat Mount ☐ Window

Sign Dimensions 40" x 22" = 3.74 sq ft

Projection Sign (sq ft x 2) Total sq ft

☐ Building Front Linear Feet 12
meets standards ☐ yes ☐ no

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

Use next column or additional paper to provide sign wording, materials, colors, mounting specifications, etc. If possible include pictures of building with sign location indicated and sketch or print of sign design.

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

Start Late March Complete 1 day to complete

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

See attachments for replacing Vinyl on windows and 1 Hanging sign,

**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.

For questions call (512) 281-0119 or write to
mlipiec@ci.elgin.tx.us & amiller@ci.elgin.tx.us

Letter of Authorization

To Whom it may concern:

As Owners/Representatives of the property located at
14 N Main Street Elgin, Texas
78621. State Farm Suite

I grant permission for Everbrite, LLC and its authorized agents to install signage at the above location.

Everbrite and its authorized agents may also secure any necessary permits for the signage and City/County that this property is located

Sincerely

Signed: Callie White Date: 2/4/2022

Printed Name : Callie White

Title: Landlord/Property Owner

Phone: 512-680-7192

Property owner Name: IW Properties, LLC / Callie White

Address PO Box 744
Elgin, Tx 78621

Phone Number 512-680-7192



Before

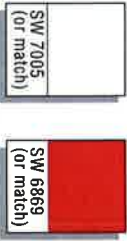
22" x 40" Flat, Double Sided;
Non-Illuminated; Aluminum

40"

22"

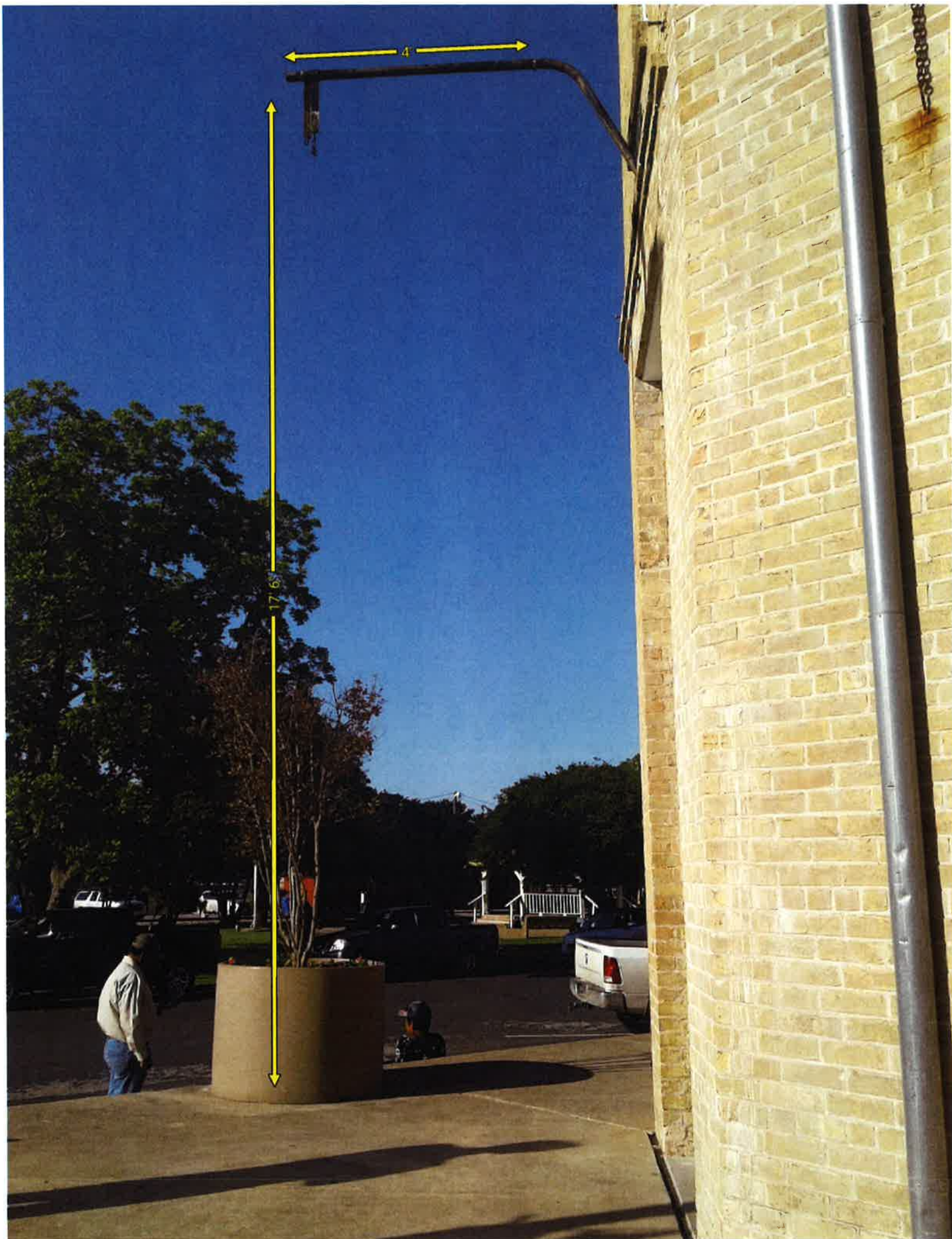


After



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For detailed requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. © 2021 Everbrite, LLC, all rights reserved. This document is confidential and proprietary to Everbrite, LLC. Any disclosure to a third party is expressly prohibited.

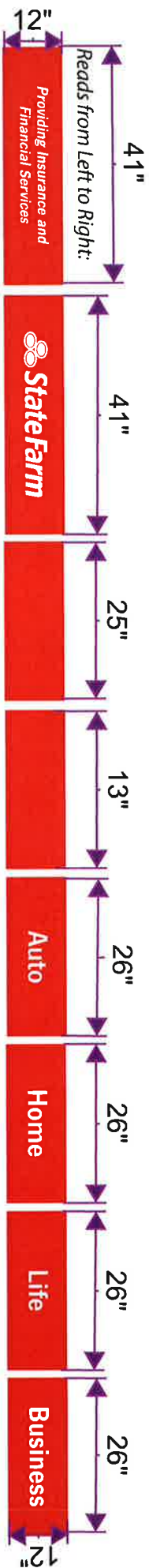
Customer: STATE FARM		Description: Aluminum Hanging Sign		Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.	
Project No: 462854 K		Scale:		CUSTOMER SIGNATURE	
Date: 01/17/2022		Drawn By: TAJ		DATE	
Location & Site No: 14 North Main Street, Suite A		Revised:		DATE	
Elgin, TX 78621		Revised:		DATE	
SF98227		Revised:		DATE	
		LANDLORD SIGNATURE		DATE	





Total Square Footage of Glass: 105.7 sq ft
 30% Coverage = 34.9 sq ft

Square Footage of Vinyls: 18.8 sq ft (17.7%)

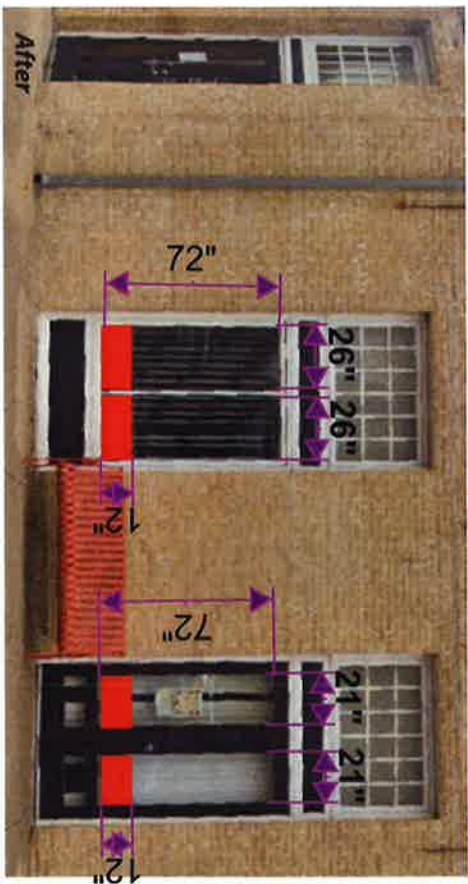


Depot Street Facade Window Vinyl
 All Vinyl to be Applied to the OUTSIDE of the Glass



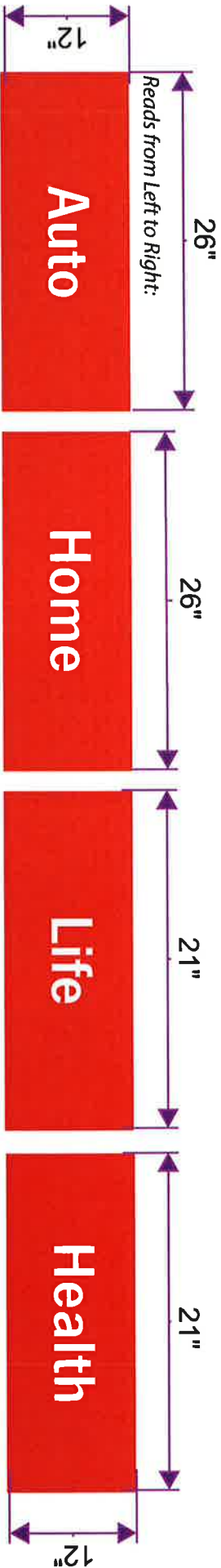
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Customer: STATE FARM		Description: Depot Street Window Vinyl		Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.	
Project No: 462854		Scale:		CUSTOMER SIGNATURE	
Date: 01/17/2022		Drawn By: TAJ		DATE	
Location & Site No: 14 North Main Street, Suite A Elgin, TX 78621		SF98227		LANDLORD SIGNATURE	
Revised:		Revised:		DATE	



Total Square Footage of Glass: 36.5 sq ft
30% Coverage = 12 sq ft

Square Footage of Vinyils: 7.9 sq ft (21%)

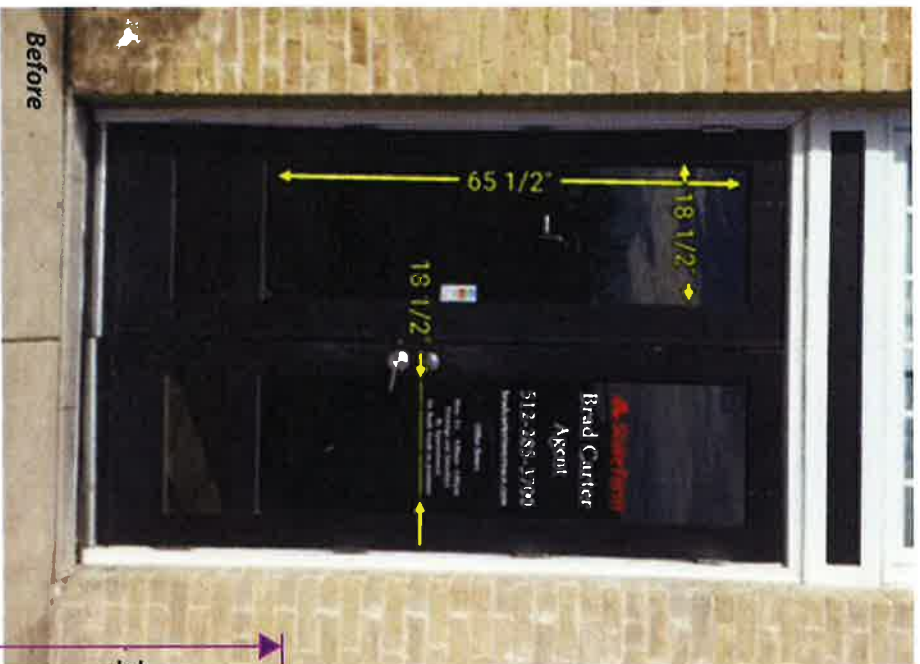


Main Street Facade Window Vinyl
All Vinyl to be Applied to the OUTSIDE of the Glass

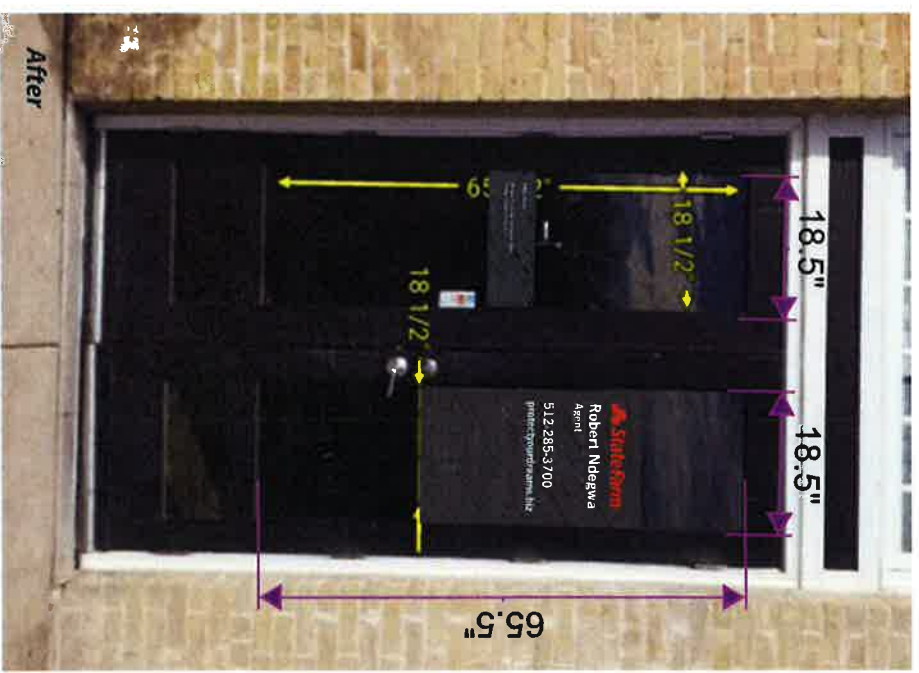
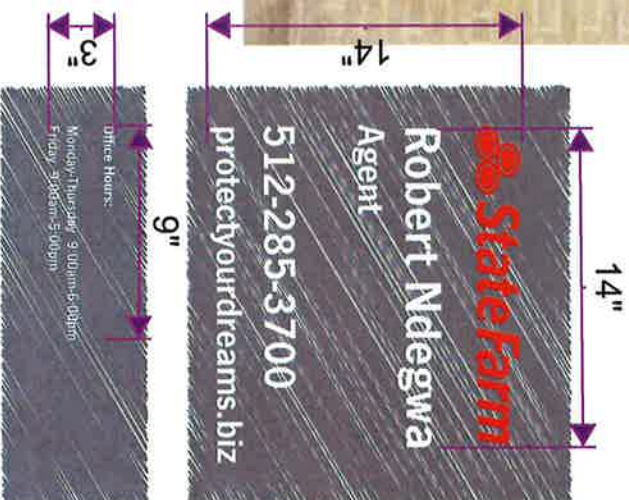


Everbrite
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Customer: STATE FARM	Description: Main Street Window Vinyl		Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.
Project No: 462854	Scale:		
Date: 01/17/2022	Drawn By: TAJ	Revised:	
Location & Site No: 14 North Main Street, Suite A Elgin, TX 78621	SF98227	Revised:	
CUSTOMER SIGNATURE			DATE
LANDLORD SIGNATURE			DATE



Door Vinyl
Vinyl to be Applied to the
OUTSIDE of the Glass



Bottom of Agent Name to be
placed 60" from Grade

Total Square Footage of Glass: 16.85 sq ft
30% Coverage = 5.6 sq ft

Vinyl Coverage = 1.55 sq ft

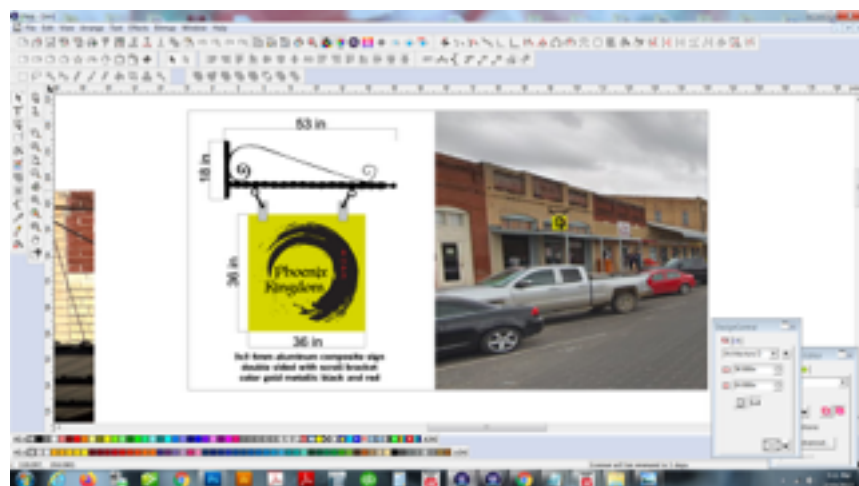


Everbrite

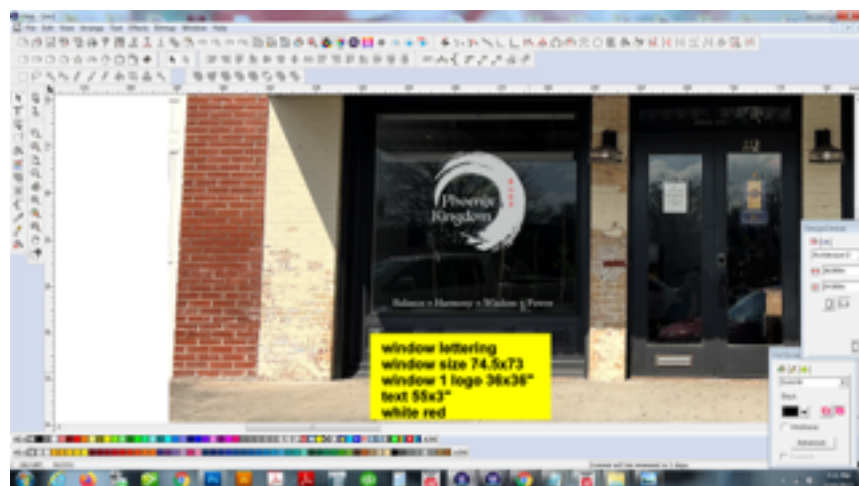
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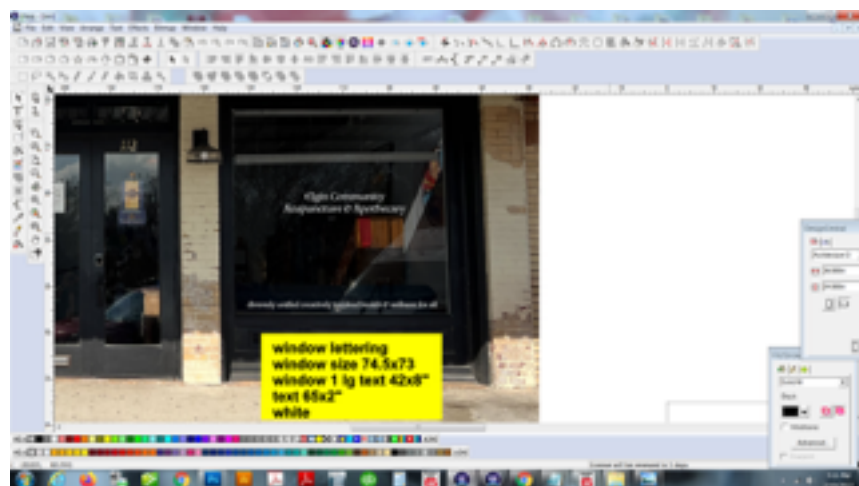
Customer: STATE FARM	Scale:	Description: Entry Door Vinyl	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.
Project No: 462854 I	Drawn By: TAU	Revised: 2/10/22	CUSTOMER SIGNATURE
Date: 01/17/2022	Location & Site No: 14 North Main Street, Suite A Elgin, TX 78621	Revised:	DATE
	SF98227	LANDLORD SIGNATURE	DATE











212 N. Main | Elgin, Texas

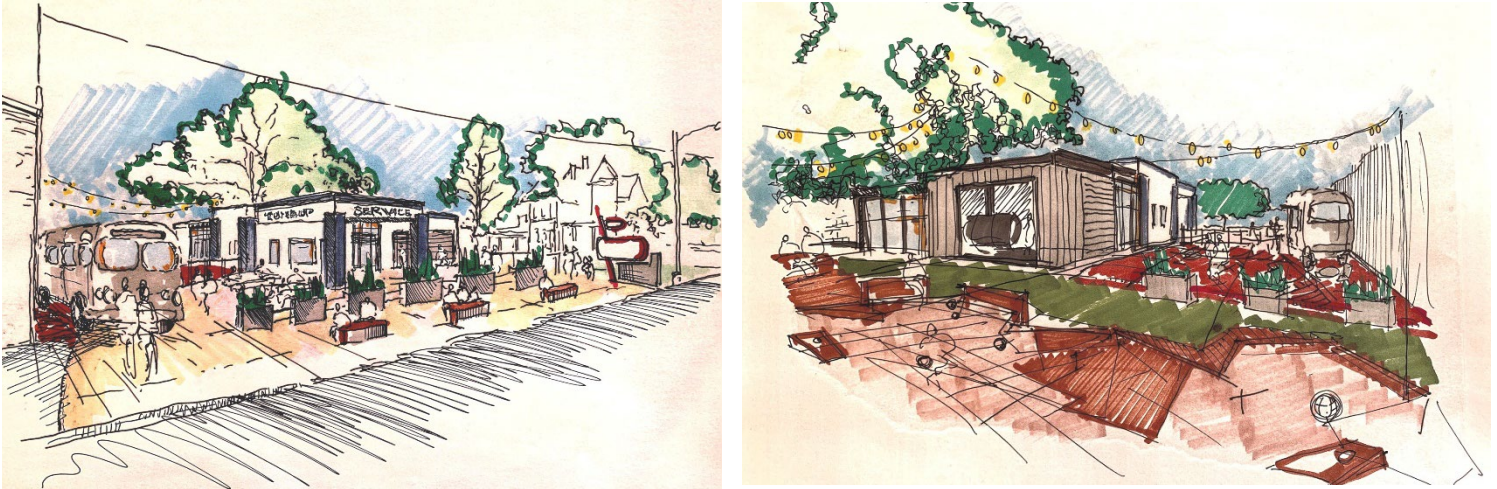
The Texas Main Street Architect visited the site to review aspects of the existing building as well as discussed, the owner's interest in stabilizing the roof and securing the structure from the elements prior to full rehabilitation. The discussion focused on balancing the overall design intent as well as the need for significant roof repair and stabilization especially at the rear of the property. The area referred to as the "L" that wraps the original 1930s gas station building is poorly framed and has been initially evaluated by an engineer as well as the owner's preservation consultant. This area will likely house future restrooms required for the rehabilitation as a restaurant/bar hospitality space.

It appears this area could expand slightly to the rear and allow for restrooms in this location as well as not adversely affect the drip line of a large tree at the back of the property. The diagrams enclosed illustrate two options for the restroom arrangement resulting in approximately 4 to 10 feet of additional space at the rear. This work at the rear would require all new framing based on the condition observed on site. The owner was cautioned to preserve the integrity of details around the gas station's perimeter especially at the exterior corners. It was suggested that any walls that engage at areas adjacent the corners be setback to maintain the visibility and distinct nature of the original corner details. Additional notes regarding the potential interior arrangement of spaces and new rear roof are also enclosed. Any information pertaining to the work of Historic Tax Credits should be reviewed and confirmed with the reviewer involved in the project, Austin Lukes.

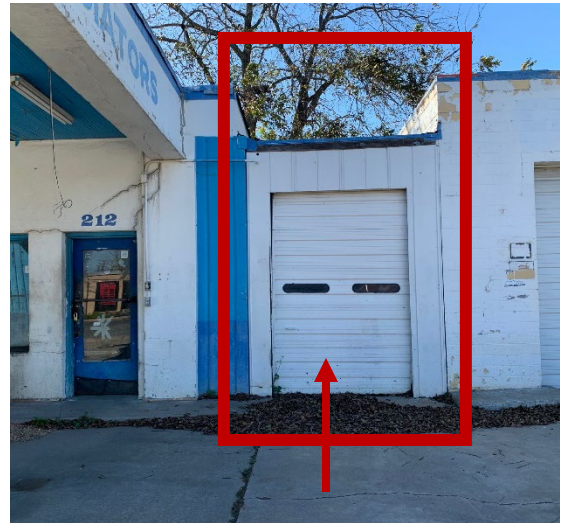
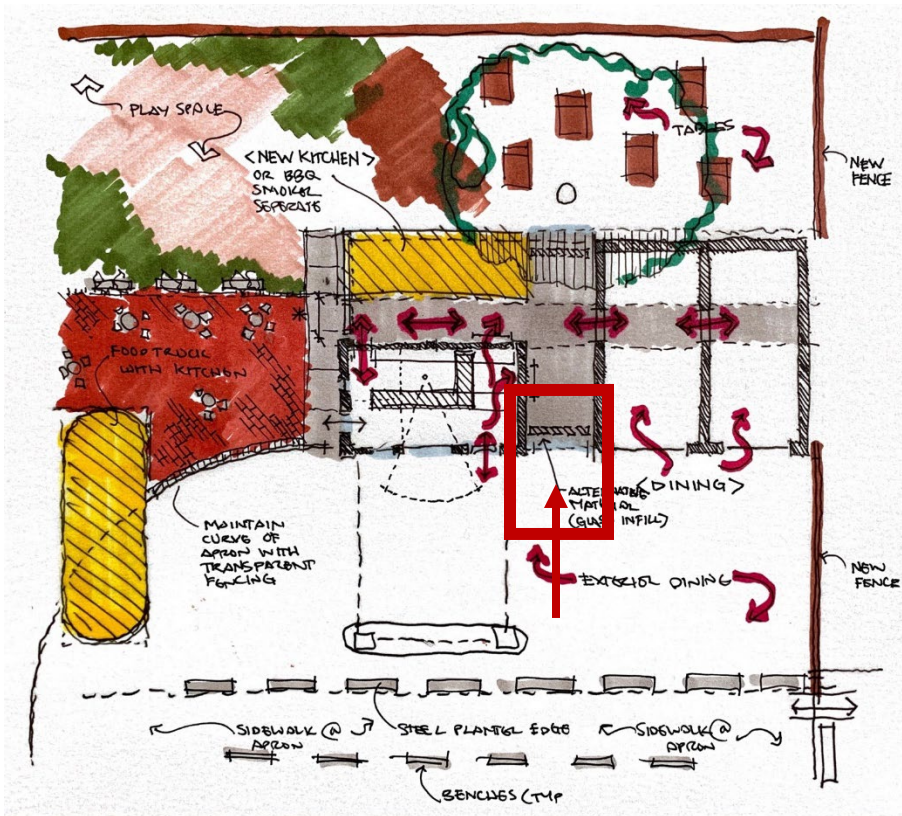
The Texas Main Street Program helps Texas cities revitalize their historic downtowns and neighborhood commercial districts by utilizing preservation and economic development strategies. The Secretary of the Interior's Standards for Rehabilitation is a recognized approach to the rehabilitation of historic buildings that guides the work of the Texas Historical Commission and local Main Street programs. Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." With the rehabilitation of any property or potential for design, analysis of existing conditions as well as consideration of on-going maintenance is essential. The owners have engaged a Preservation Consultant who has provided them and our Texas Main Street with an initial historic report of the property and are prepared to assist the owners through the Historic Tax Credit Process.



If there are additional clarifications of the materials contained in this report, the Texas Main Street Architect will be available to provide consulting design and preservation assistance as the project moves forward and as the owner works with any design professionals as well as Elgin Main Street. Some preservation guidance has been included in this document as the owner begins to make selective repairs in advance of the larger rehabilitation project. Notably, the materials summarized are only a partial list and areas of additional work might require individual or specialized guidance. As this is likely a Historic Tax Credit project, the owner should communicate at all decision points and provide documentation as part of the process previously discussed with the reviewer.



Elgin Gas Station – Initial Rehabilitation Concept Design (above left street view, above right exterior activity zone at rear of property)



Elgin Gas Station – Initial Rehabilitation Concept Design (above plan view highlighting area of proposed intervention between the 1930s and 1950s era buildings.)

PRESERVATION GUIDANCE

Masonry Cleaning (Recommended as part of Current Project Scope)

To clean brick and/or remove paint, it is important to use the gentlest means possible. The brick should also first be cleaned with a soft bristle brush and water. If that is not sufficient, then power washing with a mild detergent or chemical cleaning can be considered. Power washing should not exceed 400 PSI (pounds per square inch) because higher pressure could damage the hard exterior of the brick. If the hard-exterior surface is damaged, the softer interior of the brick is left exposed and vulnerable to deterioration. **For this reason, brick should NEVER be sandblasted.** Before the full façade is cleaned, a test patch should be conducted in a small, discreet location to verify that it will not damage the brick underneath.

The following National Park Service Preservation Brief and General Service Administration Technical Procedures provide guidance on how to clean the brick:

- Assessing, Cleaning, and Water-Repellent Treatments for Historic Masonry Buildings – <http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>
- General Cleaning of Exterior Brick Masonry - https://www.gsa.gov/real-estate/historic-preservation/historic-preservation-policy-tools/preservation-tools-resources/technical-documents?Form_Load=88297
- Chemically Removing Paint from and Repaint Brick Masonry - https://www.gsa.gov/real-estate/historic-preservation/historic-preservation-policy-tools/preservation-tools-resources/technical-documents?Form_Load=88535

Moisture Control

Assess a property in totality is always recommended as there can be multiple sources of water infiltration, some requiring repair and others requiring on-going maintenance.

The National Park Service Preservation Brief describes steps in diagnosing moisture damage as “It is important for the building to be surveyed first and the evidence and location of suspected moisture damage systematically recorded before undertaking any major work to correct the problem. This will give a baseline from which relative changes in condition can be noted...*Standing outside to observe a building in the rain may answer many questions and help trace the movement of water into the building.* Evidence of deteriorating materials that cover more serious moisture damage should also be noted, even if it is not immediately clear what is causing the damage.” ([Per Preservation Brief #39](#))

NOTE waterproof coatings might be additionally harmful. General guidance to note regarding sealants and caulks: “Manufacturer’s recommendations provide instructions on the proper application of caulks and sealants. Special attention should be placed on ensuring that the subsurface or joint is properly prepared and cleaned. Backer rods may be necessary for joints or cracks. Tooling of the caulk or sealant is usually necessary to ensure contact with all edge surfaces and for a clean and consistent appearance. ([NPS Preservation Brief #47](#))” Additionally, refer to the levels of treatment in both assessing the building and areas around the building (ie ground) contained within Preservation Brief 39. Chronically damp locations as well as areas dramatically affected by effloresce are noted and treatment options are described in detail. Noting, treatment in terms of cleaning is one aspect but diagnosing for prevention and ongoing maintenance is a separate item.

Windows and Storefront

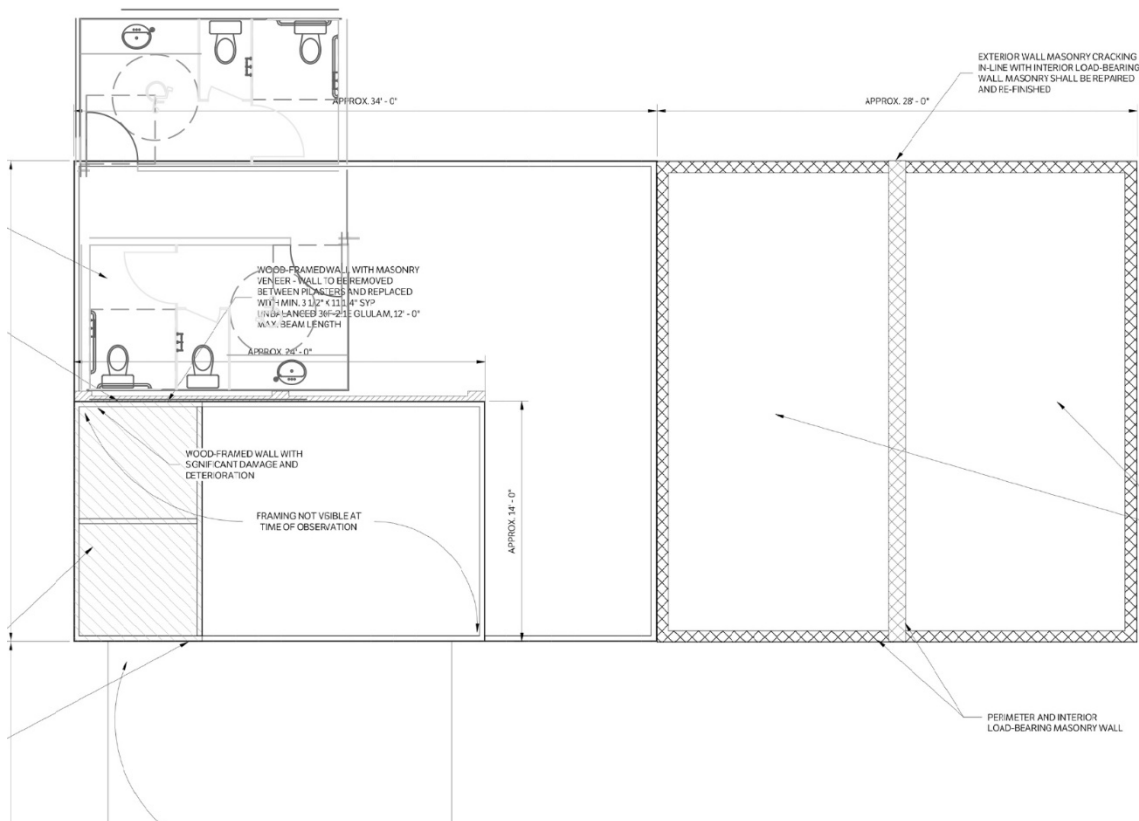
It is important to inspect the existing joints for damage to the substrate and not solely rely on new caulk or sealant applied annually. The material itself can flex or have underlying damage that needs repair. At the base of the storefront (where the wall meets the ground or floor) leaking could illustrate damage at the plate, lack of proper flashing at the exterior and improper drainage at the exterior resulting in pooling during large weather events. The perimeter should be inspected for adequate slope away from the building. Repair work in these areas should include consultation with design guidelines and technical briefs available to the local Main Street manager. New storefront doors and specifically glazing should employ a clear finish with no tinting promoting a connection between interior and exterior areas, especially with the potential alley activations proposed.

Hand-drawn architectural floor plan of a restaurant layout, featuring extensive handwritten notes and annotations. The plan includes a kitchen area (top left), a dining area (center and right), and a bar area (bottom left). Key annotations include:

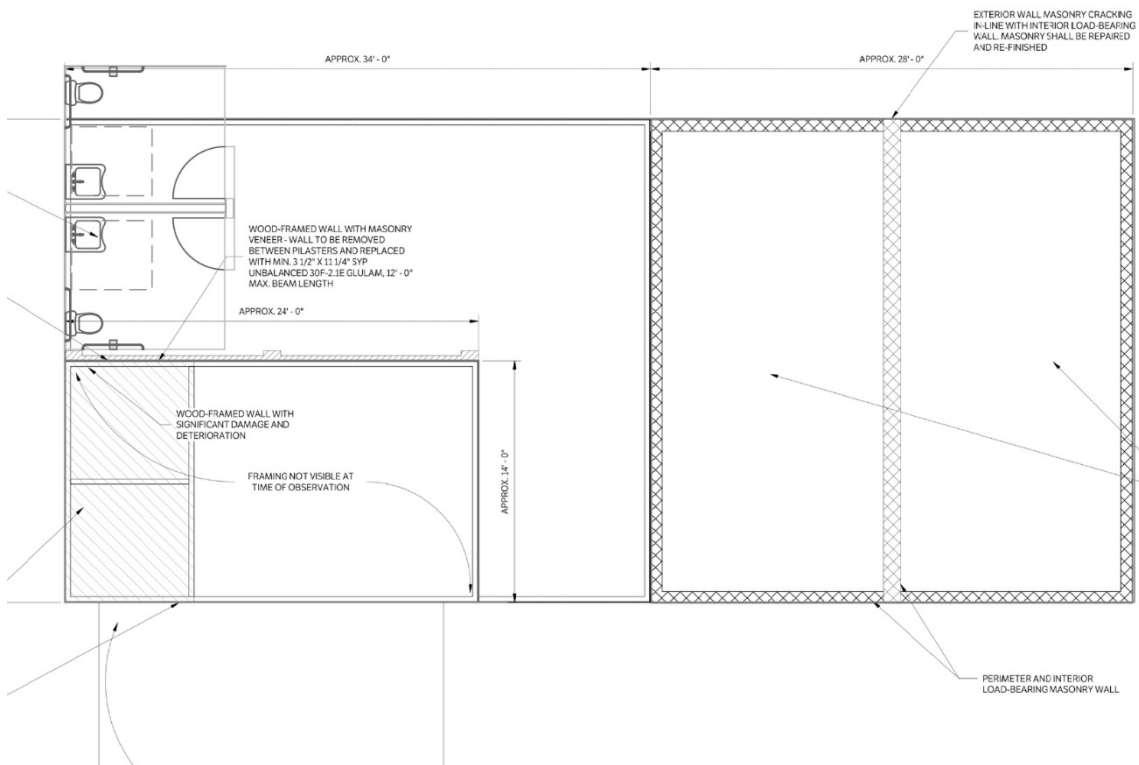
- Kitchen Area:**
 - *TWO R/R CONFIGURATIONS SHOWN.
 - OUTDOOR AREA POTENTIAL UNDER ROOF
 - *ADJUST @ THIS VERM HEIGHT OF TRUSS, ROOF 2" W/ AR30 RST.
 - EXTERIOR WALL MASONRY CRACKING IN-LINE WITH INTERIOR LOAD-BEARING WALL. MASONRY SHALL BE REPAIRED AND RE-FINISHED
 - APPROX. 34' - 0"
 - APPROX. 28' - 0"
 - WOOD-FRAMED WALL WITH MASONRY VENEER WALL TO BE REMOVED BETWEEN PLASTER AND REPLACED WITH MIN. 3 1/2" x 8 1/4" SYP UNBALANCED 360° 2.1E GLULAM, 12' - 0" MAX BEAM LENGTH
 - APPROX. 24' - 0"
 - WOOD-FRAMED WALL WITH SIGNIFICANT DAMAGE AND DEGRADATION
 - FRAMING NOT VISIBLE AT TIME OF OBSERVATION
 - REWORKING OF SIMPLIFIED ORIGINATING WITH TAX CREDITS.
 - BRK BACK SPACE
 - EMPLOYEE SPACE
 - BAR/STP?
 - EXISTING ENTRY TO REMAIN
 - ADJUST @ 12' @ CORNER
 - EXISTING DOOR HARDWARE TO BE USED IF POSSIBLE BY NEW GLASS ROOF OR DOORS.
 - GLUE ALONGS DEPOSED GLAZING
 - PERIMETER AND INTERIOR LOAD-BEARING MASONRY WALL
- Dining Area:**
 - PROPOSED POSTERIOR CORRIDOR
 - DINING
 - NEW BOAT VERIFY WITH STRUCTURAL ENGINEER FOR BEAM/COLUMN LIP LOCATION
 - SIMPLE FRAMING
 - HIGHER CEILING THIS SECTION WITH SIMPLIFIED FRAMING
 - NEW REINFORCED WOODER WOULD BE REQUIRED VERM W/ STRUCTURAL ENGINEER
 - DINING
 - STRUCTURAL SPAN IS SEPARATE HERE
 - EXISTING WINDOWS TO REMAIN
- Other Notes:**
 - OUTRIGGER TO MINIMIZE NEED FOR POSTS (CANTILEVER)
 - CONTINUOUS ROOF SLOPE
 - ROOF SLOPE REMAINS CONTINUOUS
 - ROOF TRUSS - THERE IS AN "UPPER" ORIGINAL ROOF AND "LOWER" NEW ROOF
 - *SCURRED CONFIGURATION REQUIRED
 - FRAMING SPAN
 - APPROX. 14' - 0"
 - ROOF SLOPE
 - PENDANT LIGHT DISCUSSED



DESIGN RECOMMENDATIONS



Elgin Gas Station – Revised Design Concepts this page to reflect two potential plan options illustrating necessary area for accessible restroom integration. Inset images illustrate overall scope and relationship to drip line of tree. Affected area is small percentage but should be verified with a licensed Arborist. Note owner indicated ice machines and other small equipment would be needed for future operations. These locations could work in proposed bar area as well as adjacent restrooms in dining area.



DESIGN RECOMMENDATIONS



Elgin Gas Station – Revised Design Concept (above top, Street Elevation to reflect glass doors proposed at garage space and new storefront infill proposed at space between 1930s and 1950s historic structures; above bottom, Rear elevation with small restroom expansion and new roof extension pulled away from view from primary facades and street. Playscape and outdoor space is updated to reflect overall design intent and vibrant family friendly activity.)

NOT FOR REGULATORY APPROVAL

The purpose of this report is to provide preservation recommendations, conceptual ideas and schematic designs for projects. Main Street Staff works with business and property owners to provide guidance that meet their objectives while still respecting the historic building and context. For official tax credit review, a separate process must be followed and may involve modified design plans to meet the criteria. Prior to making any improvements to the building façade(s) of an existing structure, the building owner should perform a thorough review of the major structural components including the roof, walls, and foundation. All mechanical and electrical systems should be well maintained in conformity with applicable codes and ordinances. Building uses and interior arrangements of program spaces should also be in conformity with applicable codes and ordinances and remain subject to all applicable regulatory review by building officials having jurisdiction.

In addition, Texas Main Street Staff highly recommends working with an architect, engineer, and other professionals to complete most projects. They can manage the project and work through the complexities of code requirements and constraints of the existing building. If questions arise or additional designs are needed, please contact your local Main Street Manager for assistance. Please note that the designs and recommendations provided do not guarantee approval for the tax credit application, if applicable. Conceptual designs included in this document do not constitute regulatory approval of any kind including but not limited to the local building permit and development process and Texas Accessibility Standards as applicable.

CONSULTING INFORMATION PREPARED BY:



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