



HISTORIC REVIEW BOARD MINUTES
WEDNESDAY JUNE 22, 2022
ELGIN PUBLIC LIBRARY

Attending: Molly Alexander, Sherri Richardson, Jake Carter, Skie O'Mahoney, Micah Erwin and Cynthia Burchfield.

Absent: Ed Rivers - medical, Barry Barker, Robert Ryland- work conflicts. Absences acknowledged and approved.

Staff: Amy Miller, Community Services Director

Called at 7:32 am by Molly Alexander. Cynthia Burchfield arrived at 7:36.

Public Comment- Amy introduced the new Main Street Manager, Kristina Alvarez.

Minutes: Jake Carter moves to approve April 27th minutes. 2nd by Sherri Richardson. Passed unanimously.

24 North Main Street

Sign application Off the Rails Sweets and Treats. Projection sign - Aluminum backed sign with vinyl lettering, black metal bracket mounted above transom windows but below the decorative brick cornice. Sign is 3 feet x 2 feet for 6 square feet, both faces yields 12 sq ft of sign. Building is 25 linear feet and is allowed 25 sq ft of signage. Meets sign requirements for size, placement, material and quantity. Resource: Historic District sign ordinance requirements.

https://library.municode.com/tx/elgin/codes/code_of_ordinances?nodeId=PTIICOR CH32SI ARTVIISIHIDIHILA

Jake Carter moves to approve sign application. 2nd by Sherri Richardson. Passed unanimously.

110 South Main Street

Exterior storefront Façade paint colors. Owners of property were an active State Franchise Tax credit and National Preservation tax assistance program project being reviewed through the Texas Historic Commission. The Paint colors – brick red, and taupe were recommended by the THC reviewer. Elgin does not have a color palate or required or recommended color palette for the historic district. This is a compliant application. Resource: City staff.

Micah Erwin moves to approve sign application. 2nd by Jake Carter. Passed unanimously.

25 North Main Street

To the Point application for a projection sign. Proposed sign is 4.5 feet x 2.5 feet for 11.25 sq feet or 22.5 sq ft total sign size to be mounted from existing black metal frame under the bowie knife. Building has 32 linear feet of storefront. To the Point has an existing business shingle – a sign shaped like a bowie knife, and storefront window signage. Sign ordinance section 32-324 addresses that a location may have two primary signs and two secondary signs. A projection sign is considered a primary sign. A business shingle and storefront window signs are considered secondary signs. This application meets requirements for size, placement and number of signs. This location will be at maximum secondary signs after this. Application meets sign ordinance. RESOURCE

https://library.municode.com/tx/elgin/codes/code_of_ordinances?nodeId=PTIICOR CH32SI ARTVIISIHIDIHILA

Reiterate the wind and need to tether all projection signs. Sherri Richardson moves to approve sign application. 2nd by Skie O'Mahoney. Passed unanimously.

212 North Main Street

Adaptive reuse of existing service station building. Site plan for this project reviewed and approved in November / December 2021. Owner is participating in the State Historic Preservation Franchise tax credits and the National tax credits programs, which requires reviews by the Texas Historic Commission for compliance with the Secretary of the

Interiors Historic Preservation standards, link below. The project retains the original structures – 1930's gas station on the left and 1950's garage building on the right and a 1970's addition. 1930's and 1970's building area will be entry to new bar, bar and food court area. Garage building will be dining and banquet hall. Front open concrete area to have seating and games such as cornhole. Food trucks to be located on concrete adjacent to dollar General building placed in vertical fashion. Rear yard area to retain existing 26' pecan tree, add kids play area, stage and seating. Wood and stone fencing for rear of lot. Original masonry will remain, original openings to be maintained, original windows and door openings on 1930's structure remain in place. Project meets Preservation standards. RESOURCES: Secretary of interior: <https://www.nps.gov/tps/standards.htm>

Preservation briefs: <https://www.nps.gov/tps/how-to-preserve/briefs.htm>

Adaptive reuse of existing garage automotive repair. Food trucks to provide commercial kitchen.

Rear facade north elevation Adding openings on rear including glass and doors

Cantilevered canopy

For all facades Glass - Remember tinted glass is not allowed. UV rated glass is allowed.

Tuck pointing - brick in good condition. If repair needed will follow preservation standards.

Stucco will be replaced.

Windows on east elevation are rusted and beyond repair will be rebuilt to match.

West elevation. New windows. Restroom access.

Page A1.04 Shows two restrooms. One exterior access only. One access from interior.

Paint colors – samples to be provided by owner.

Page A8.01 Site plan

Food trucks being placed parallel to the dollar general building and parallel on the site.

Access to rear area will be through the building only. Large pecan tree in rear being preserved

Planning trek decking plastic composite rather than crushed granite. Still pervious cover. Playground area astroturf

Stage area with cover. Fence - proposed as cinder block- this has not been finalized.

Trash service - New enclosure for dumpster to service both city hall and restaurant is being considered.

Dollar general building wall crossed over into the 212 n main lot.

Planning to have RV hook ups for the food trucks. Note. Recently done in Waterloo Park in downtown Austin and very successful

Adaptive reuse perspective very successfully integrates the garage automotive repair with the use of the food trucks.

Front facade the new stucco on the 1970's area is labeled for public art - specifics will be presented later. Cody is interested in doing neon if possible. Neon would fit for the era of the building.

Two motions for front and rear facade

Jake Carter moved to approve Front elevation as shown pending that any changes from other regulatory bodies bring the project back to the board for review. Cynthia Burchfield 2nd. Passed unanimously.

Cynthia Burchfield moved to approve Rear elevation as shown pending that any changes from other regulatory bodies would bring the project back to the board for review. Friendly amendment by Molly Alexander. Fencing to be presented with detail. Jake Carter 2nd both. Passed unanimously.

We are not reviewing signage today to be presented in future

Sign Ordinance Amendment

The Development services department is considering a updates for the sign ordinance for the city overall and the historic district. A document with the suggested changes is provided with this meeting packet. Where the word Reserved appears – that is to hold the formatting of the overall ordinance so rather than renumber or re-letter a section when items are removed, we use the word Reserved to hold the formatting. An online source for the document as is today, is available here: Resource: Sign ordinance

https://library.municode.com/tx/elgin/codes/code_of_ordinances?nodeId=PTIICOOR_CH32SI_ARTVIISIHIDIHILA

Feather sign. Currently prohibited

Feather signs - are considered signs as defined under current code. Why are these not temporary signs?

Why banned? It is a safety issue, they are distracting to drivers and make an unsafe Pedestrian environment. Car safety. Aesthetic- if everyone had one it negatively impacts the district overall.

Inflatables are prohibited under general sign ordinance. Page 17 of 25

No changes – these will not be allowed in the district consistent with city overall.

Height of monument signs.

Board of adjustments reviews variances. Height is a variance they can address up to 40 percent They only address sign area. Maximum height of four feet for either pole or monument sign.

Skie O'Mahoney moves to approve and recommends 32-319 section two and five both pole and monument signs be a maximum of four feet tall.

Micah Erwin 2nd. Passed unanimously.

ANNOUNCEMENTS

Downtown Sidewalk project is under construction and progressing on time. New construction of Elgin Police Department in 200 block of Depot Street. Exterior concept and placement provided for initial review previously. Project is moving forward city in design development phase. A formal application will be submitted as the design progresses. Veterans Memorial Park Expansion – City Council will consider hiring a professional services firm at the July 5 meeting to develop construction plans and complete design work.

CARTS Grand opening is July 14 at 4pm Restrooms are open to the public.

Elgin Sesquicentennial – continues all year see www.etx150.com and @ETX150 Plan for Founders Day Saturday August 20, from 10 am to 2pm at Booker T Washington Elementary school. Western Days is this weekend June 23 – 25 – join the fun!

Resources:

Secretary of interior: <https://www.nps.gov/tps/standards.htm>

Preservation briefs: <https://www.nps.gov/tps/how-to-preserve/briefs.htm>

Do business downtown: <https://www.elgintx.com/208/Do-Business-Downtown>

Adjourned 8:52am

APPROVED:

ATTEST:
