



ELGIN HISTORIC REVIEW BOARD

AGENDA

WEDNESDAY APRIL 26, 2023

7:30 AM

404 NORTH MAIN STREET ELGIN PUBLIC LIBRARY
CONFERENCE ROOM

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) Approve Minutes
 - a) February 26, 2023
- 5) Memo from Staff
- 6) Discussion and Possible Action
 - a. 104 N Main Street, sign application ETX Travel
 - b. 104 N Main Street, façade application, canopy
 - c. 30 N Main ST, Lo-Fi Coffee House & Studio, sign and bench application
 - d. 115 Central Ave, The Painted Raven, façade application,
 - e. 115 Central Avenue, The Painted Raven Sign application
 - f. 114 N Main St, sidewalk dining application
 - g. 202 Depot Street Elgin Police Department, new construction
 - h. Veterans memorial Park Expansion, new construction
- 7) Announcements
 - a. Sip, Shop & Stroll May 11th, June 8th, July 13th
 - b. Music in the Park, Fridays in April and May
 - c. Explore Elgin Arts & Culture, May 6th
- 8) 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 April 21, 2023.

Megan Stuart, Acting Administrative Assistant Community Services Division

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 April 26, 2023
DATE: April 24, 2023

104 N Main Street – sign application ETX Travel

Projection sign or blade sign proposed for 104 N Main Street. The storefront is 25 linear feet. This is a primary sign – each storefront is allowed a maximum of two primary signs. Maximum size is 12 sq. ft. as the ordinance allows 1 sq foot per linear ft of storefront and counts both faces of the sign. Vertical window next to door- sign ETX Travel window is 66” long and 14 ½” wide. Sign will be a maximum of 30% of the window area. The two storefront windows are 42” square. Window next to door to have logo ETX Travel Specializing in all things Disney! 512-563-0103 and there are tagline signs for each window. Maximum 30% of the glass can have signage. These are secondary signs.

104 N Main Street – Façade application Canopy

The existing cloth covered canopies are torn and faded. The cloth will be replaced with new color. Color sample to be provided.

30 N Main ST, Lo-Fi Coffee House & Studio, sign and bench application

Example for wooden bench provided

Existing blade sign to be refaced - painted with LoFi Logo. Size placement and mounting of existing sign meets sign ordinance requirements.

Storefront window signage 71.5” x 89” is 45 sq ft. 19% coverage of available glass. Logo LoFi Coffee House and taglines. Ordinance allows for 30% coverage of glass.

115 Central Ave, The Painted Raven, façade application,

Tuck pointing with proper mix of mortar for historic brick and color matching. Replace missing brick with similar color. Front façade brick damaged during renovations prior to this owner. . Applicant request that brick be painted. Waiting for recommendation from THC Main Street office as to best options for the brick in this storefront based on its condition. Color of this area if it is to be painted awaits recommendation from THC As well. Applicant requests white. Replace existing storefront lights with more traditional black metal square carriage lights. Storefront window wood trim to be repaired and painted black. Rear of storefront – add a new wood deck (wood & footings), 20’ 4 ¾ wide, 21.5’ deep. Includes railings and staircase.

115 Central Avenue, The Painted Raven Sign application

Blade sign 6.25 sq ft per face total of 12.5 sq ft the storefront is 25 linear feet. Place above the canopy over middle door entrance, not obscuring architectural brick details . Storefront window signs: Window dimensions are 56" x 82" (31.8 sq feet). Window R signage (8.5 sq feet) takes up 27%, Window L signage (7.24 sq feet) takes up 23%.

114 N Main St, sidewalk dining application

Applicant request for sidewalk dining includes bar style tables with bar stools - metal and wood material. Photos provided. The café area will use a maximum of four feet or 48" - The width of the sidewalk is: (R) 90" x 24" & (L) 90" x 24" or appr 7.5 feet from storefront to curb. . **Sec. 34-101. - Sidewalk cafes.** Required clearances between the sidewalk cafe and utility lines and devices as prescribed by the building official. Unless otherwise required by the building official, the **minimum of 36 inches between an enclosure and or street furniture and the street curb,.....**

202 Depot Street Elgin Police Department, new construction – Ground breaking held in late March, civil work starting.

Veterans Memorial Park Expansion new construction Update: Studio 1619 has provided 60% plans for Block A,. No changes at this time that require board review.

ANNOUNCEMENTS

Sip, Shop & Stroll, , May 11, June 8, July 13 Every 2nd Thursday!

Music in the Park, Every Friday in April and May

Explore Elgin Arts & Culture, May 6th

Resources:

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

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

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

sign requirements for size, placement, material and quantity. Resource:

[https://library.municode.com/tx/elgin/codes/code of ordinances?nodeId=PTIICOOR CH32SI ARTVIISIHIDIHILA](https://library.municode.com/tx/elgin/codes/code%20of%20ordinances?nodeId=PTIICOOR_CH32SI_ARTVIISIHIDIHILA)

sidewalk dining information –

[https://library.municode.com/tx/elgin/codes/code of ordinances?nodeId=PTIICOOR CH34STS IOTPUPL ARTIVDIMEOB S34-101SICA](https://library.municode.com/tx/elgin/codes/code%20of%20ordinances?nodeId=PTIICOOR_CH34STS_IOTPUPL_ARTIVDIMEOB_S34-101SICA)



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: 2/13/23

APPLICANT INFORMATION Applicant is:

☐ Building Owner ☒ Business Owner ☐ Contractor

Applicant Name Jennifer Reynolds

Applicant Signature Jennifer Reynolds

BUILDING INFORMATION

Name of Building ETX Travel

Physical Address 104 N. Main St.

Owner Name Tolbert Properties

Owner Mailing Address 1124 Supreme Blvd, Ste A

Owner Phone # (512) 619-6458

Property Owner Signature [Signature] Date Approved 2/13/23

BUSINESS INFORMATION

Business Name ETX Travel

Bus. Owner Name Jennifer Reynolds

Bus. Mailing Address PO Box 398, McAdoo, TX

Bus. Phone # (512) 543-0103 78050

Email Address Jennifer@etx-travel.com

CONTRACTOR INFORMATION

Contr. Name Sign + Banner TX

Contr. Address _____

Contr. Phone # (512) 221-1117

OTHER CONTACT INFORMATION

SIGN APPLICATION INFORMATION

Sign Type ☒ Projection ☐ Flat Mount ☒ Window

Temporary Banner ☐

Sign Dimensions _____ x _____ = _____ 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

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

Start 3/1/23 Complete 3/31/23

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 property.

Sign
Replace cloth on canopy

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.

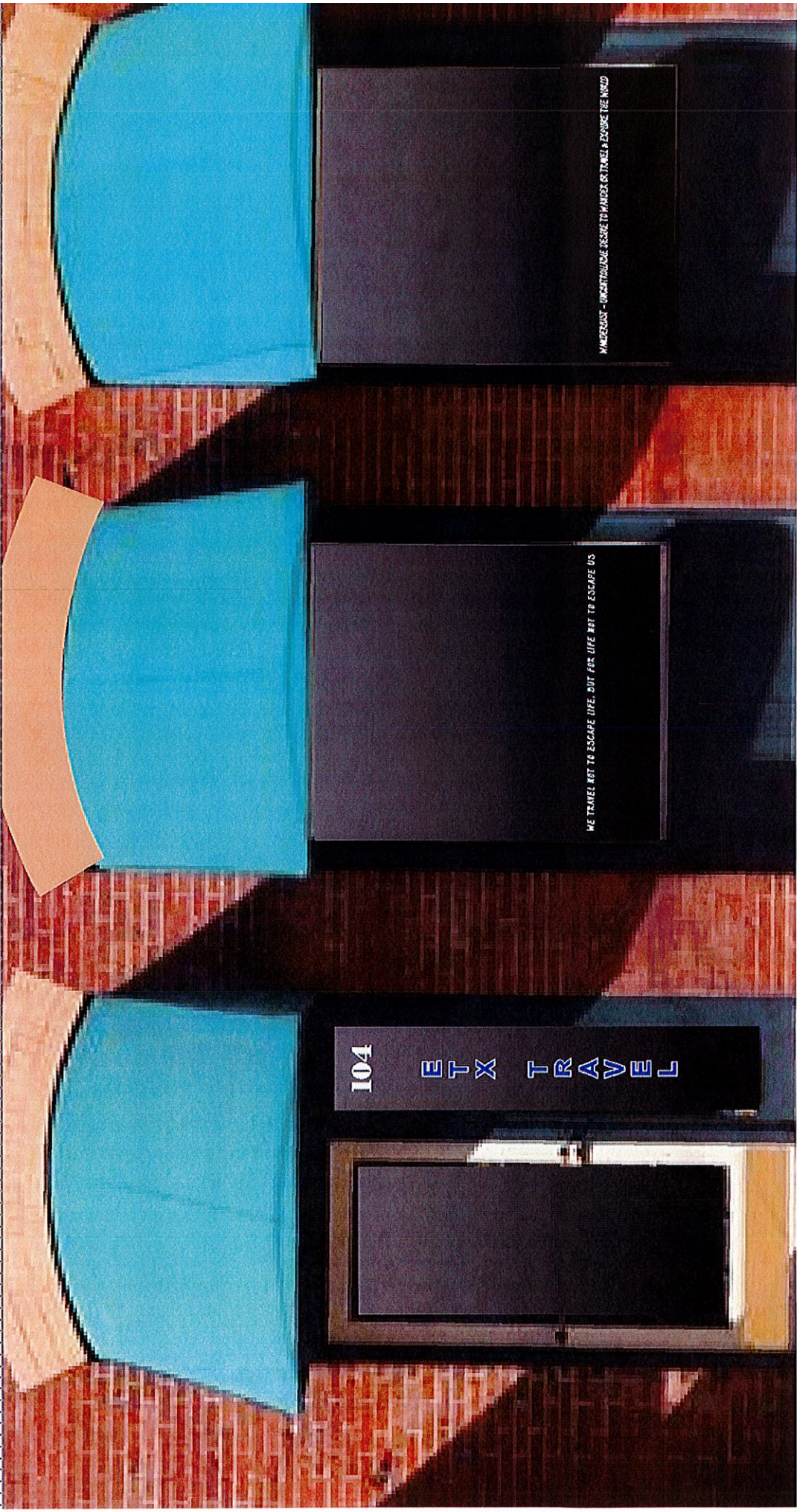
Application fee \$50
Temporary Banner fee \$25
Payable to The City of Elgin
P.O. Box 591
Elgin, TX 78621

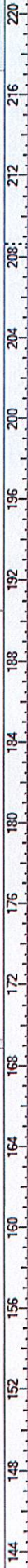
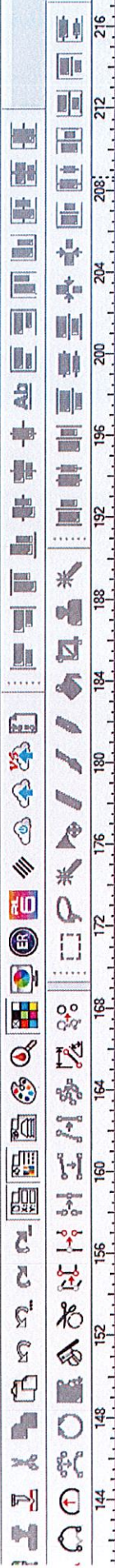
For questions call (512) 281-0119 or write to
धारrell@ci.elgin.tx.us & amiller@ci.elgin.tx.us





I would like to replace the awnings as they are coming apart. I only want to change the canvas. I would like to do a sky blue color.





48 in

ETX TRAVEL

Specializing in Cruises
& All Things DISNEY!

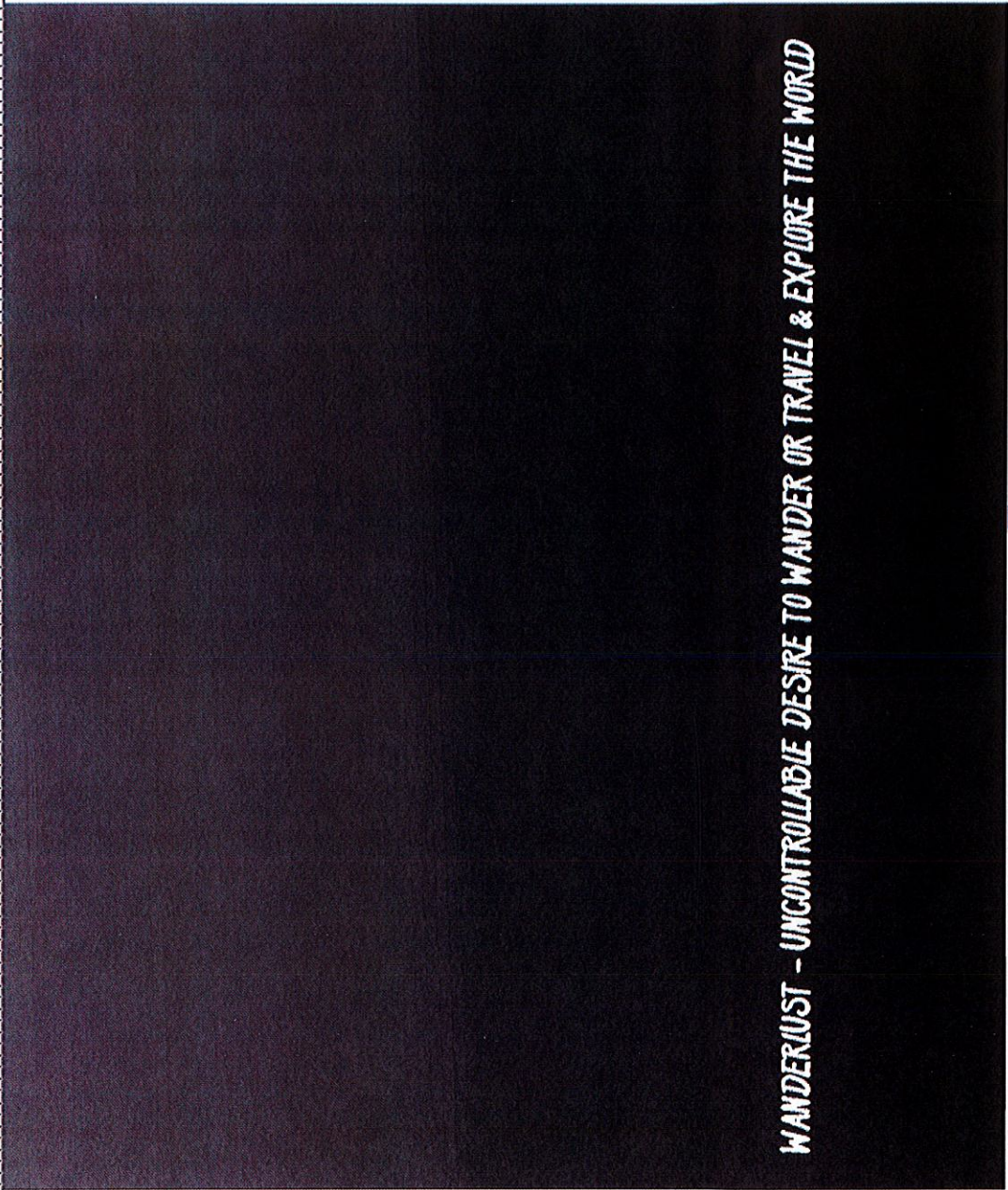
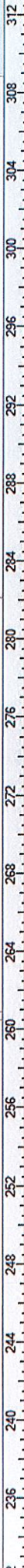
512-563-0103

30 in

96 in

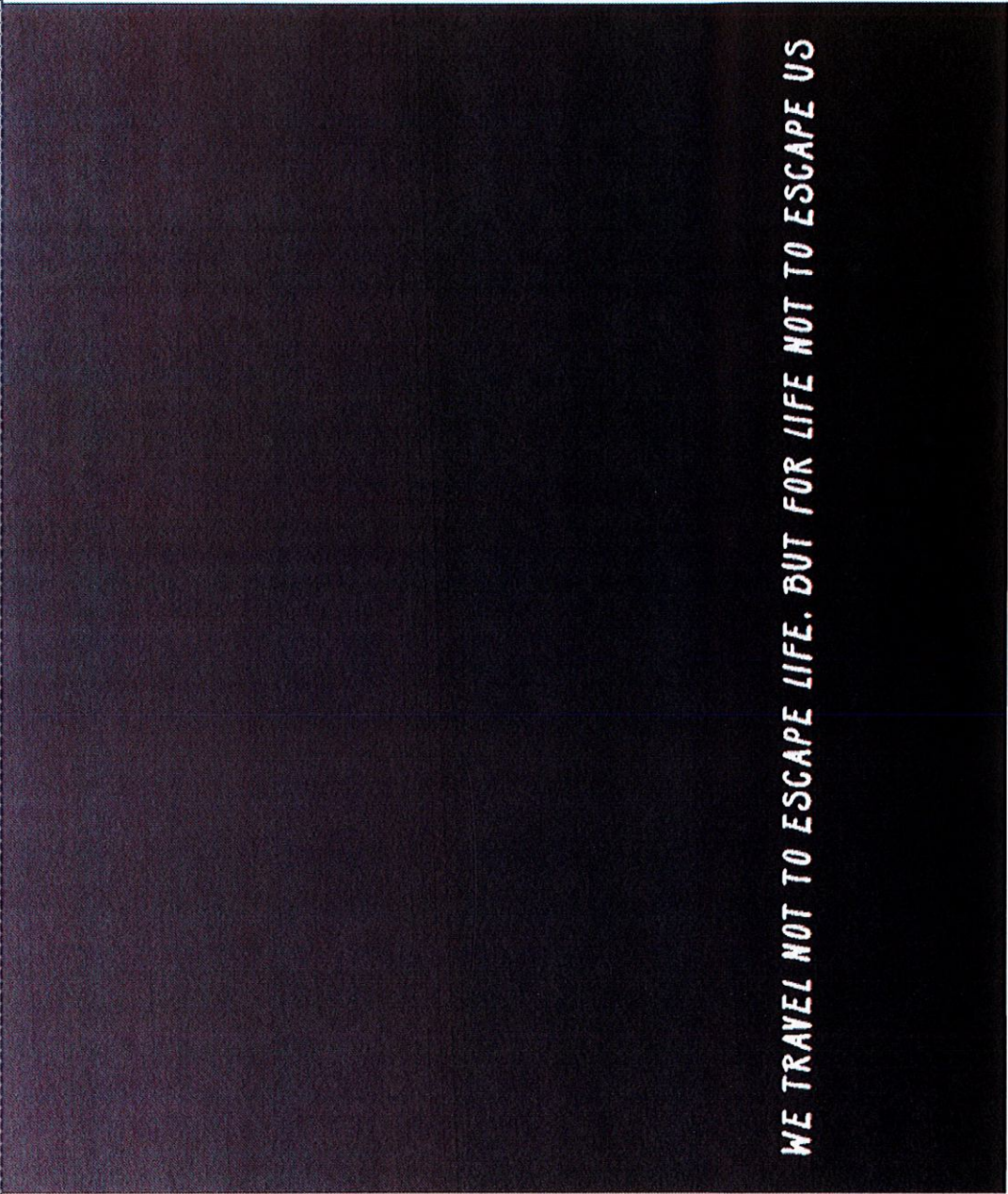
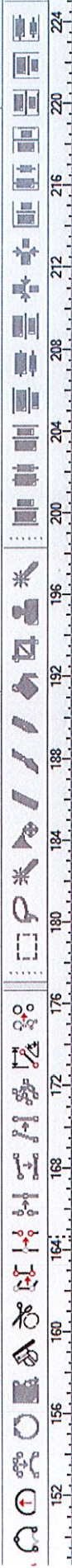
III





WANDERLUST - UNCONTROLLABLE DESIRE TO WANDER OR TRAVEL & EXPLORE THE WORLD







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 Ashley Danike

Applicant Signature [Signature]

BUILDING INFORMATION

Name of Building Simon's Building

Physical Address 30 N. Main St. Elgin, TX

Owner Name Patsy Graham

Owner Mailing Address 13410 Mussel Run, Elgin

Owner Phone # (512) 777-8762

Property Owner Signature _____ Date Approved 1/1

BUSINESS INFORMATION

Business Name LoFi Coffee House & Studio

Bus. Owner Name Ashley Danike

Bus. Mailing Address 202 Knobbs Rd. McAdams, TX

Bus. Phone # (512) 937-0867

Email Address loficoffeestudio@gmail.com

CONTRACTOR INFORMATION

Contr. Name Jason Danike - AOK Signs

Contr. Address 202 Knobbs Rd. McAdams, TX

Contr. Phone # (512) 937-0865

OTHER CONTACT INFORMATION

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☐ Flat Mount ☒ Window

Temporary Banner ☐

Sign Dimensions _____ x _____ = _____ 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
19 % Coverage; meets standards ☒ yes ☐ no

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

Start MAY 1, 2023 Complete MAY 4, 2023

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

BUSINESS LOGO ON FRONT WINDOWS,
DESCRIPTION OF SERVICES, HOURS

Drawing/ sketch of the proposed external alteration (use additional paper if needed).

Please provide current photos of property.

PLEASE SEE ATTACHED

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

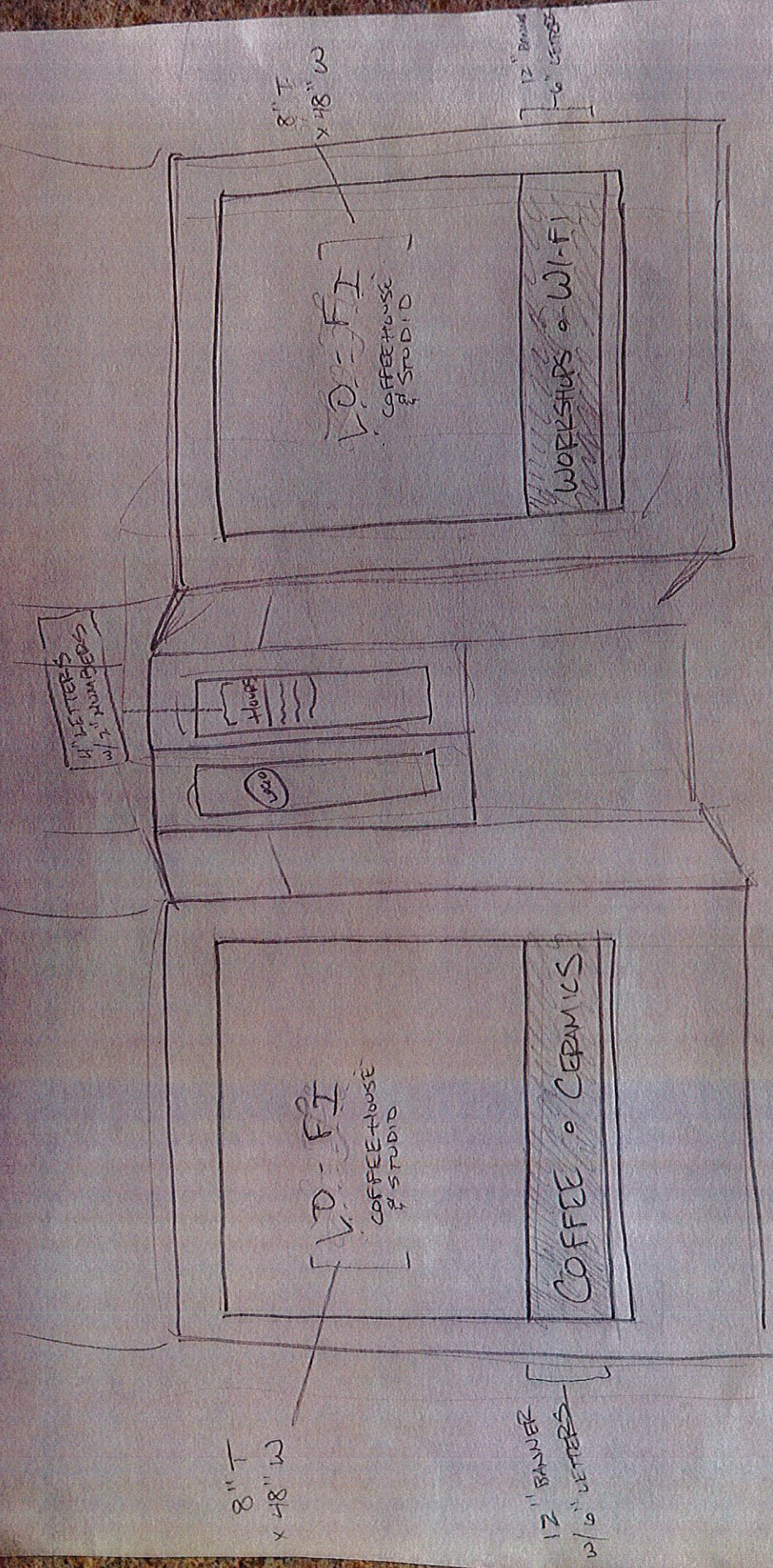
P.O. Box 591

Elgin, TX 78621

For questions call (512) 281-0119 or write to

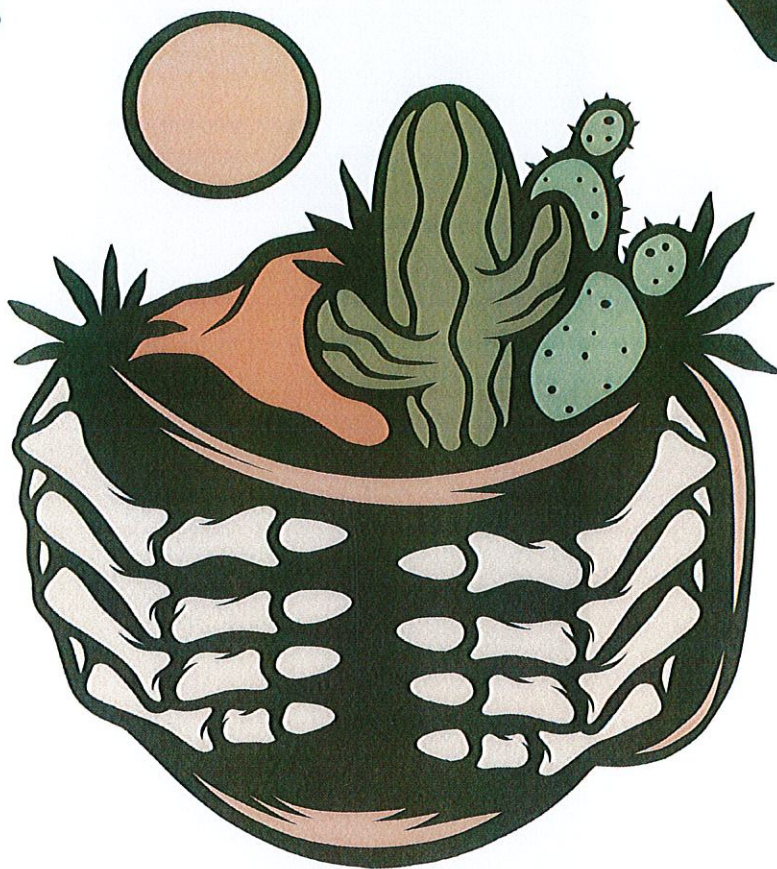
david.harrell@elgintexas.gov &

amy.miller@elgintexas.gov



30 N. MAIN STORE FRONT

LO-FI COFFEE HOUSE & STUDIO



ELGIN, TX

Logo on left door



Location of painted window signage



Repurposing existing signage with professionally painted new logo



[Outdoors](#) / [Patio Furniture](#) / [Patio Benches](#)

Style Selections 46.85-in W x 74.4-in.H Natural Garden Bench

Item #4134945 Model #BEN011

[Shop Style Selections](#)       73

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\$128.00



\$121.60 when you choose 5% savings on eligible purchases every day. [Learn how](#)





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: 04/11/2023

APPLICANT INFORMATION

Applicant is:

☒ Building Owner ☒ Business Owner ☐ Contractor

Applicant Name Stephanie Ross

Applicant Signature _____

BUILDING INFORMATION

Name of Building The Painted Raven

Physical Address 115 Central Avenue

Owner Name Stephanie & Troy Ross

Owner Mailing Address 212 Doc Bryson Lane, Bastrop, 78602

Owner Phone # (512) 470-4720

[Signature] / /
Property Owner Signature Date Approved

BUSINESS INFORMATION

Business Name The Painted Raven

Bus. Owner Name Stephanie & Troy Ross

Bus. Mailing Address 115 Central Avenue

Bus. Phone # (512) 470-4720

Email Address info@thepaintedraven.com

CONTRACTOR INFORMATION

Contr. Name Henry Montemayor/ Tezano Construction, Inc.

Contr. Address 618 Moganye Ln, Elgin, TX 78621

Contr. Phone # (512) 784-8114

OTHER CONTACT INFORMATION

Troy Ross, 512-695-1359

SIGN APPLICATION INFORMATION **blade**

Sign Type ☒ Projection ☐ F at Mount ☒ Window

Temporary Banner ☐

Sign Dimensions 2.5 x 2.5 = 6.25 sq ft

Projection Sign (sq ft x 2) Total sq ft 12.5

☒ Building Front Linear Feet 25
meets st nda ds ☐ yes ☐ no

☒ Window Dimensions 56" x 82" = 31.8 sq ft
% Coverage; meets st nda ds ☐ yes ☐ no

Window R - 8.5 ft2 (27%)

Window L - 7.24 ft2 (23%)

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

Start 05/01/2023 Complete 05/31/2023

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

Replace missing/damaged brick and mortar with historic bricks. Repair crack above awning and seal. Paint over bottom area of store in an off-white color. Sand, patch, paint windows and doors in front/back in black color. Also need a postal box to attach to brick.

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

See attached from ATX Drafting, showing white area which will cover all the brick repair, black painting of doors and windows.

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 _____

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Elgin, TX 78621

For questions call (512) 281-0119 or write to

david.harrell@elgintexas.gov &

amy.miller@elgintexas.gov



Architect: **ATX-DRAFTING-SERVICES**
115 Central Avenue
Elgin, Texas 78742
Phone: 512-443-1471
Fax: 512-443-1472
Email: info@atxdrafting.com
Website: www.atxdrafting.com
This document is the property of ATX-DRAFTING-SERVICES. It is to be used only for the project and location specified. Any other use without the written consent of ATX-DRAFTING-SERVICES is prohibited.

ELGIN BUILDING

COMMERCIAL REMODEL

115 CENTRAL AVENUE
ELGIN, TEXAS

CONTRACTOR:
Coolmasters
Austin, Texas

DATE: Apr 05, 2023

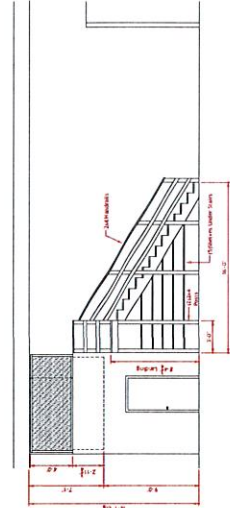
SCALE: 1/4" = 1'

FILE: 115CentralAve_Elgin_proposed2.dwg

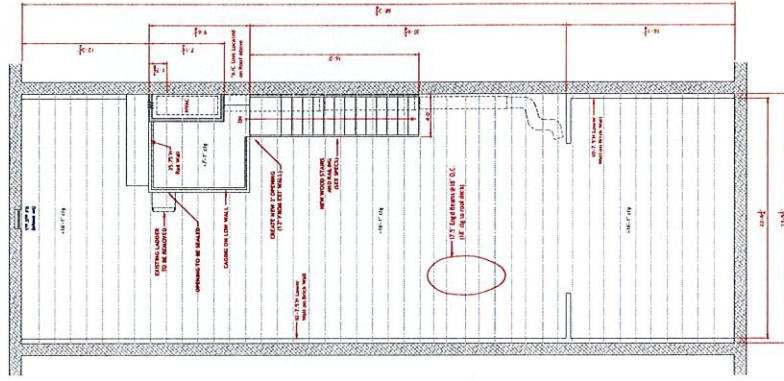
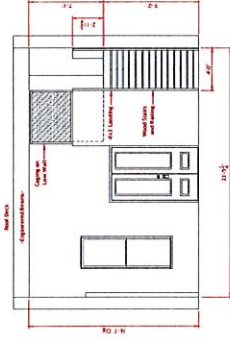
SHEET:

A2

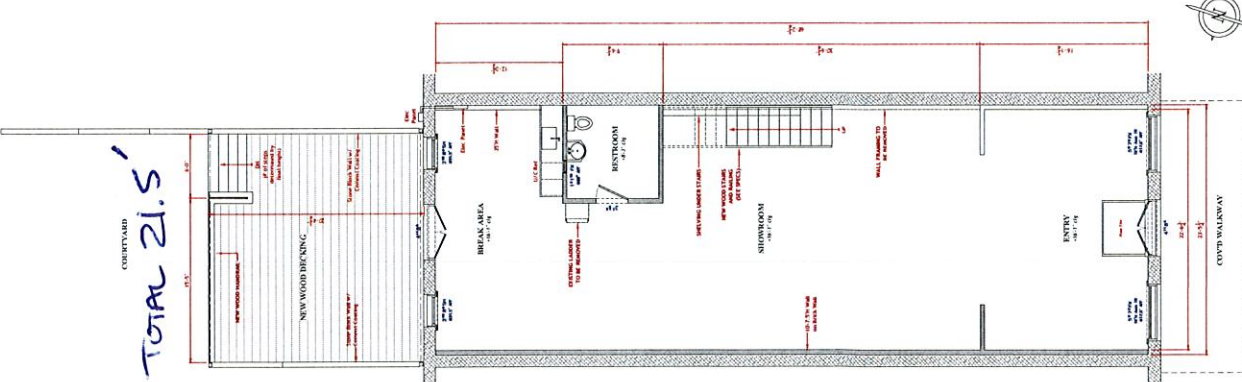
Plan Layout



STAIRWAY DETAILS



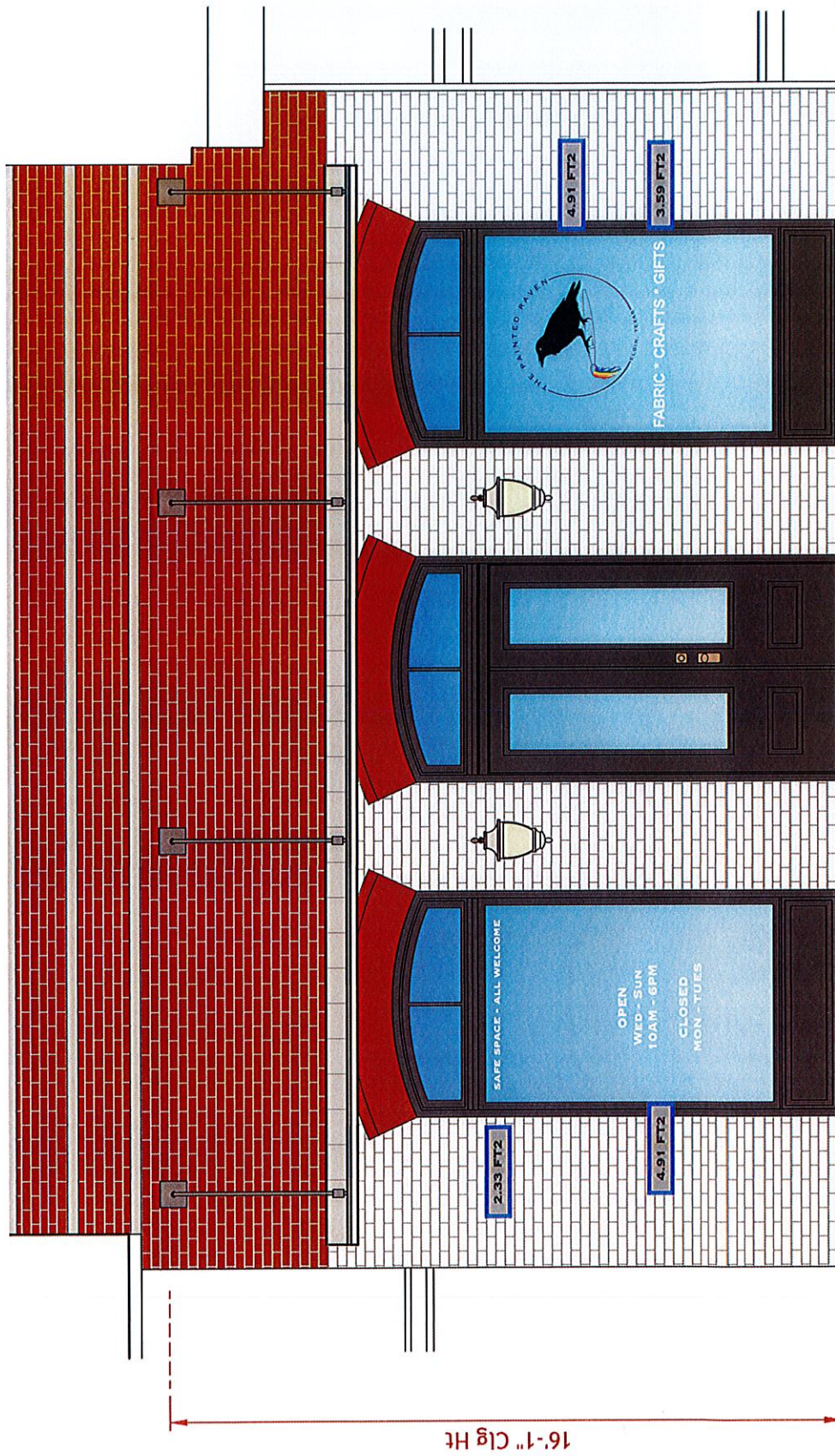
UPPER FLOOR



LOWER FLOOR

COURTYARD
TOTAL 21.5'

20' 4 3/4"



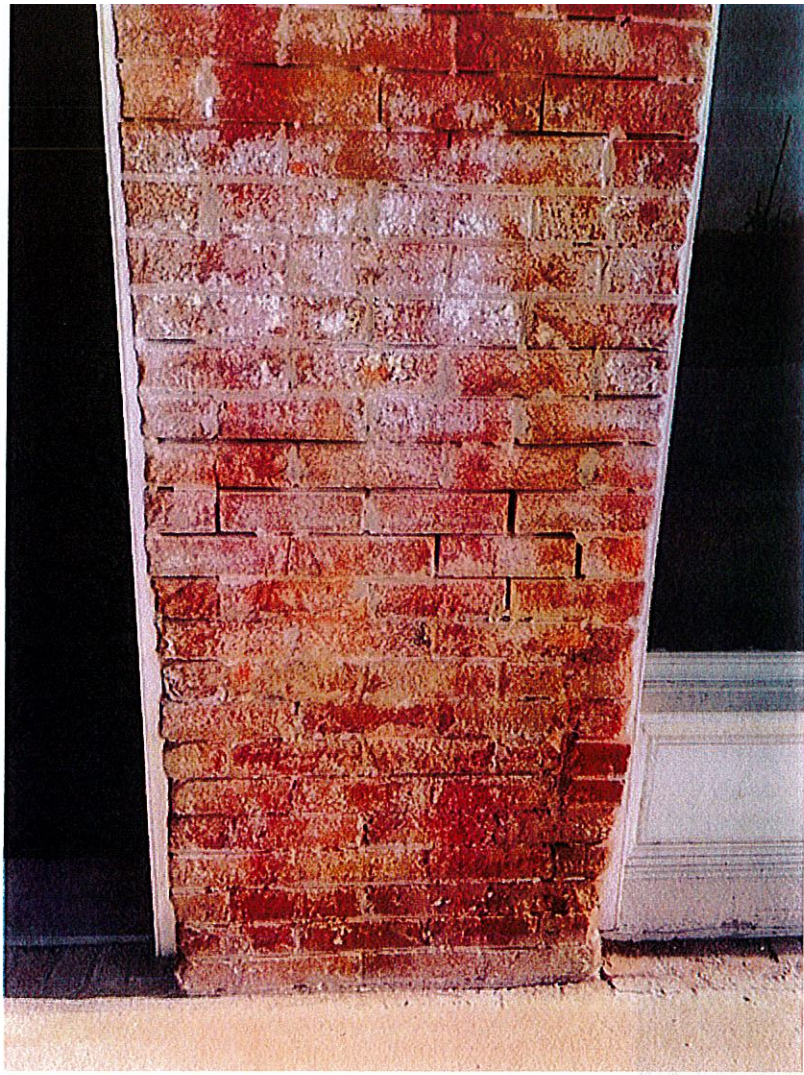


















FRONT ELEVATION

Community

From: Stephanie Ross <trailgetter@gmail.com>
Sent: Monday, April 24, 2023 9:22 AM
To: Amy Miller
Cc: Community
Subject: Re: HRB: Deck information & Sign info needed 115 Central

CAUTION: This email originated from outside of the City of Elgin. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Deck:

Treated 2x6's and 4x4 posts. Will have castle block footings, no part of the deck will be mounted to the building or concrete. Will be stained to protect from weathering.

Photo:



Meeting:
I'll be there!

Sent from my iPhone



ELGIN HISTORIC REVIEW BOARD

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Date Submitted: 4/6/2023

APPLICANT INFORMATION

Applicant is:

☐ Building Owner ☒ Business Owner ☐ Contractor

Applicant Name Monica Nava

Applicant Signature *Monica Nava*

BUILDING INFORMATION

Name of Building SIMRENTAL, LLC

Physical Address 114 N Main St

Owner Name Cody Mauck

Owner Mailing Address 1126 Swenson Blvd; Elgin, TX

Owner Phone # (512) 573-8826

Cody Mauck / /
Property Owner Signature Date Approved

BUSINESS INFORMATION

Business Name Chemn Cafe

Bus. Owner Name Monica Nava

Bus. Mailing Address 114 N Main St; Elgin, TX 78621

Bus. Phone # (512) 827-9747

Email Address monica@chemncafe.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 x = 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

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

Start Complete

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 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

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Temporary Banner fee \$25

Payable to The City of Elgin

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Elgin, TX 78621

For questions call (512) 281-0119 or write to

david.harrell@elgintexas.gov &

amy.miller@elgintexas.gov





