

Historic Preservation Commission
February 20, 2018 Meeting Minutes

A. Call to Order

The meeting was called to order at 6:00 p.m.

B. Roll Call

Present: Chairman Pamela Sue Anderson, Commissioner Blane Conklin, Commissioner Paul Emerson, Commissioner Patti Jordan, and Vice-Chair Sharon Whitaker. Alternate Commissioner Frank Darr was in the audience.

Absent: None.

Staff present: Principal Planner Joelle Jordan and Planning Technician Kerstin Harding

Also Present: Round Rock Preservation President Shirley Marquardt and historic property manager Darby Gancas, historic property tenants Mike and Shawn Faulk

C. Citizen Communication

Round Rock Preservation (RRP) President Shirley Marquardt reported that the group had sold 55 bricks so far to raise money for the Stagecoach Inn's restoration. She invited the Commissioners and audience to check the group's Facebook page and website (rrpreservation.org) for updates.

D. Approval of Minutes

D.1 Consider approval of the minutes of the November 14, 2017 Historic Preservation Commission meeting.

Motion: by Commissioner Emerson and Second by Commissioner Jordan to approve the minutes of the November 14, 2017 HPC meeting as submitted.

Vote: Aye: Chair Anderson, Commissioner Conklin, Commissioner Emerson, Commissioner Jordan, and Vice-Chair Whitaker. Nay: none. The vote was 5-0.

E. Certificates of Appropriateness

D.1 Consider an action regarding a Certificate of Appropriateness for 201-203 E. Main Street.

Principal Planner Jordan summarized the request, an appeal to an administrative Certificate of Appropriateness (CofA) issued October 2017 regarding the removal of awnings from the façade of the Nelson Hardware building. The staff-reviewed administrative CofA process was introduced a few years ago, and if there's a question about a staff decision, the applicant may request HPC review.

The Nelson Hardware Building was constructed in 1900. and is a Recorded Texas Historic Landmark (RTHL) as well as a contributing property in the downtown National Register Historic District. The awnings are not original to the buildings and date to the 1990s. Early photos of the building show a large metal canopy along the entire width of the façade, but for most of its life the building had no shading devices.

In October 2017 the property manager submitted an application to remove the awnings over the windows of the unit occupied by Slapbox Pizza. She indicated that her preferred option was to remove only the awnings on the Slapbox unit, and keep the ones over the other unit (StarCo Coffee), but also included an option to remove the awnings from both units, keeping only the awnings over the doors. The CofA approved either removing all the awnings or keeping only those over the doors, to keep the building from looking lopsided.

Recently staff observed that only the three awnings over the Slapbox unit had been removed, and found this was because StarCo wanted to keep the awnings on their unit. StarCo's preference is to keep the current split arrangement, and second choice is to keep only the awnings over the doors. Another option is to reinstall the awnings that Slapbox removed, but the property manager has indicated that this is not a desirable option.

When StarCo moved into their unit in 2014 they consulted with the Texas Historical Commission (THC) since the building is an RTHL. The reviewer felt the awnings contributed to the façade and advised them to keep the awnings, which is part of StarCo's rationale for keeping the awnings. Recently staff consulted the THC and a different reviewer advised that although removing only some of the awnings might be visually undesirable, it was not a preservation concern. Ms. Jordan reminded the Commission that it reviews compatibility as well as preservation concerns.

Commissioner Emerson asked to hear from the tenants. Shawn Faulk, co-owner of Star Coffee explained the benefits of having customers sitting under the awnings outside, which draws people in and is appropriate for a coffee shop. He said that if he used umbrellas instead of awnings he would have to move the tables away from the building. He said he liked that one unit had awnings and the other didn't because it helped distinguish the two. Chair Anderson asked if there were representatives from Slapbox Pizza in the room, but they were not present.

Chair Anderson said that she preferred to see consistency across the face of a historic building. Commissioner Jordan said that she liked showing a distinction between the units, with Slapbox having a more modern appearance. Commissioner Conklin observed that if having half the awnings up is not a preservation concern, its appropriateness is more or less in the eye of the beholder, and he was inclined to let the arrangement remain as is. Commissioner Jordan asked whether they could install retractable awnings that could be individually raised or lowered at will.

Ms. Gancas, the property manager, explained that one tenant definitely wanted to keep the awnings over their windows, the other tenant definitely didn't want them, and the upstairs tenant definitely wanted them over the doors. Commissioner Emerson asked Ms. Gancas to clarify that the current arrangement was in fact what both tenants and the owner wanted. She replied that it was.

Chair Anderson said that she preferred consistent awnings, because she saw the building facade as a whole. Her preference would be to have either all or none of the awnings, or just the ones over the doors, as staff had approved with the October CofA.

Motion: by Commissioner Conklin and Second by Commissioner Whitaker to amend the Certificate of Appropriateness, to allow the awning arrangement to stay as is.

Vote: Aye: Commissioner Conklin, Commissioner Emerson, Commissioner Jordan, and Vice-Chair Whitaker. Abstained: Chair Anderson. Nay: none. The vote was 4-0.

F. Staff Report

F.1 Consider Executive Session as authorized by Section 551.071, Local Government Code, regarding consultation with city attorney related to a matter regarding which the duty of the City Attorney under the Texas Disciplinary Rules of Conduct clearly conflicts with Chapter 551 of the Code.

The Commission went into Recess at 6:27 and Reconvened at 6:43.

G. Appointments

G.1 Consider the appointment of the 2018 Local Legend Award Selection Committee.

Ms. Jordan explained that for the last several years the Commission has relied on the Local Legend Selection Committee to assist with selection of the Local Legend Award recipients. Last year there were seven members of the committee, and six of them reapplied in 2018. There were no new applicants. Ms. Jordan also asked the Commissioners for any direction they would like to give the Committee. Last year the Commission has advised the Committee to name no more than three honorees, and have a variety of types of honorees (living vs historical persons etc.). Also, this is the second year that the Selection Committee will be an annual appointment, to allow time for outreach activities.

Chair Anderson asked if there were a way to have the Committee make reports on their outreach plans to the HPC, and Ms. Jordan said they could do so. Commissioner Emerson asked if they had a Chair and whether the Committee would consider nominees that weren't selected in 2017. Ms. Jordan said that the committee had appointed a chair last year, and that members are provided with a packet with a list of the previous honorees and another of those that had not been selected for the award in the last few years.

Commissioner Jordan noted that committees that work well tend to have an odd number of members, to prevent a tie. She asked whether any applicants for the committee had been named Local Legends

themselves, and Ms. Jordan answered only Rufus Honeycutt. She asked if there were written guidelines about the award criteria for the Committee, and whether the Commission would have to vote to change them. Ms. Jordan said there are no guidelines, just the general description of what the award is for.

Chair Anderson asked if there were criteria for selecting Legends from a particular time period. Ms. Jordan replied no, just the description of the award to recognize those who have had a positive and lasting impact on the community.

Motion: by Vice-Chair Whitaker and Second by Commissioner Emerson to limit the Local Legend Selection Committee to five members, and stipulate that previous Local Legends would not serve on the Committee. The following were named to the Committee: Kami Barron, Jen Henderson, Dale Ricklefs, Audrey Simmons, and Tina Steiner.

Vote: Aye: Commissioner Conklin, Commissioner Emerson, Commissioner Jordan, and Vice-Chair Whitaker. Abstained: Chair Anderson. Nay: none. The vote was 4-0.

H. Staff Report

H.1 Consider an update regarding the status of the Stagecoach Inn Relocation Project.

Ms. Jordan noted that the Commission hadn't met in several months, and that progress on the relocation project was moving rapidly. She gave an overview of the project timeline, explaining that the contract recently awarded to Phoenix I Restoration and Construction is separate from the contract with Architexas. H.D. Snow and Son House Moving is the structural mover. The City decided to do masonry repairs with the Phoenix contract, and this has added to the contract price. The contract specifies completion of the project within 120 days of the award, which is in mid-June.

H.2 Consider an update on historic preservation-related projects and/or events.

Ms. Jordan noted that the application deadline for partial property tax exemptions for historic properties was approaching and drew the Commissioners' attention to the schedule in their meeting packets.

She also noted that National Preservation Month was also coming up in May. She noted the activities that the preservation office and Round Rock Preservation have planned, and encouraged participation by the Commissioners.

She asked Commissioner Conklin and Planning Tech. Harding whether they had any comments about the Real Places conference they had attended in January. Commissioner Conklin said that he didn't have much to add beyond the materials that they had passed on to the Commissioners in their meeting packets.

G. Adjournment

The meeting adjourned at 7:14 p.m.

Respectfully Submitted,



**Kerstin Harding
Planning Technician**