

## Historic Preservation Commission

April 17, 2018 Meeting Minutes

### A. Call to Order

The meeting was called to order at 6:01 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 building tenant/Certificate of Appropriateness applicant Yamil Hernandez

### C. Citizen Communication

Round Rock Preservation (RRP) President Shirley Marquardt announced the group's 2-year anniversary and gave an update on its activity since the contract to relocate the Stagecoach Inn commenced. She announced \$8,749 raised to date through the group's brick fundraising campaign.

### D. Approval of Minutes

**D.1 Consider approval of the minutes of the February 20, 2018 Historic Preservation Commission meeting.**

**Motion:** by Commissioner Emerson and Second by Commissioner Jordan to approve the minutes of the February 20, 2018 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

**E.1 Consider an action regarding a Certificate of Appropriateness for 118 E. Main Street.**

Principal Planner Jordan summarized the request for alterations by a new restaurant tenant opening a Mexican restaurant in the Farmer's State Bank building. The bank was built in 1920, and is a contributing structure in the Downtown National Register Historic District. The front and side entries have been altered and there are two rear additions, but otherwise it is considered one of the best-preserved buildings in the district.

At the April meeting the new tenant proposed a pergola on the raised sidewalk on Lampasas Street, the full length of the historic part of the building (70 ft.). The pergola would be unfinished cedar with a clear polycarbonate roofing material. It would not be attached to the wall of the building, only to the sidewalk. The purpose would be to provide some shade and a sense of enclosure for tables along the sidewalk. The second proposal was to paint a mural and sign directly on the brick of a non-historic outbuilding that was built in the 1990s.

Because the building is part of the National Register District, staff asked for an informal opinion from the Texas Historical Commission Architectural reviewer. The reviewer had concerns about the density of the structure obscuring the east façade of the building, and about its dimensions, for example some of the columns had been drawn in front of windows. Since the pergola would be on the east side of the building, she suggested using a retractable shading device that could be pulled back in the afternoon, when the sidewalk is shaded. She also suggested shortening the length of the pergola, using metal instead of wood for a lighter feel, and using a more neutral design rather than a themed design.

Staff recommended against approval of the pergola because it would obscure the east façade of the building, including windows and brickwork details, and would alter the perceived proportions of the

building. Staff also felt that there were more historically and stylistically appropriate means of shading the outdoor tables (such as umbrellas), and had concerns about inhibiting pedestrian traffic on the public sidewalk.

Staff supported the idea of the mural, but recommends against painting anything directly on a previously unpainted masonry surface, and instead suggested painting the mural on a wood or metal panel that could be secured to the mortar joints between bricks. The part of the mural consisting of the name of the restaurant is a sign that will be reviewed separately under the City's sign permitting process.

The restaurant co-owner, Yamil Hernandez addressed the Commission. He gave a brief overview of their restaurants in the area, and explained that he believed previous restaurants occupying the building had had difficulty attracting patrons because there was no shade. He said that the integrity of the building had already been compromised by allowing awnings in the front. He showed an updated design for the mural on the outbuilding and explained how it would improve the appearance of the back of the building, and that the additional activity would make the sidewalk safer for pedestrians.

Vice-Chair Whitaker asked him some questions about the dimensions of the pergola, and noted that although his drawings indicated that the sidewalk was 10 feet wide, she had measured it and it was only 7 ½ ft., and that the 4-person tables illustrated wouldn't fit. She said that she had observed that the sidewalk did see significant public use.

Commissioner Conklin said that he thought the Commission should stick to issues related to historic appropriateness, and asked about whether there were ways to design a more appropriate pergola. Ms. Jordan said that to this point all the pergolas that have been approved at other restaurants downtown have been behind the restaurant, and that staff wouldn't object to putting one behind this one. The applicant had indicated intent to put in a bar and seating area behind the historic part of the building but did not want to include the proposal with this application.

Commissioner Jordan asked whether a large awning could be installed on the side of the building to provide shade. Ms. Jordan said that the design guidelines had limitations on how far awnings could project from the building, and they might be insufficient for tables. Mr. Hernandez said he wasn't interested in using typical restaurant umbrellas because it wasn't the image he wanted for his restaurant.

**Motion:** by Commissioner Conklin and Second by Commissioner Jordan to deny the Certificate of Appropriateness for the pergola design as presented, and to approve the Certificate of Appropriateness for the mural with the following conditions

- No portion of the proposed design may be painted directly on the outbuilding, but shall be painted on a panel that is attached to the wall with bolts set into the mortar, so as not to damage the bricks.;
- The final panel material, size, and design selected is to be reviewed by staff.
- The portion of the proposed mural that includes the name of the restaurant is to be reviewed as a sign, and will require a sign permit. This portion also may not be painted directly on the building.

The proposed projects for the space between the main building and outbuilding, including the demo work already performed, will need to be reviewed under a separate Certificate of Appropriateness application.

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

## **F. Presentations**

### **F.1 Consider a presentation regarding upcoming historic property tax exemption inspections.**

Ms. Jordan gave an overview of the tax exemption program for historic properties, noting its role in preventing the deterioration of historic resources. Approval of the exemption is based on a set of maintenance criteria that is listed in City Code, which the Commissioners use to inspect the applying properties. At the next meeting the Commissioners will discuss the properties that have remaining maintenance issues and the action determined to correct the problem. Commissioners were provided inspection packets at the meeting to be returned to staff by May 4, 2018. She thanked the Commissioners for their work inspecting properties.

**G. Staff Report****G.1 Consider an update on the Stagecoach Inn Relocation project.**

Ms. Jordan said she'd hoped to report that the Inn had been moved to its new site the previous weekend, but it has not. The work to get the building ready for relocation was essentially complete, and the tentative move date was set for the last weekend in April. The relocation will take place in phases: lifting the building, moving it down the hill, over the railroad tracks, across RM 620, up Chisholm Trail Road and over the bridge. The process will take about four days. The City is not organizing any events around the move, as there are many scheduling uncertainties and safety concerns, but they will try to capture as much of it as they can. Chairman Anderson thanked Ms. Jordan and Round Rock Preservation for their efforts on this project.

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

Ms. Jordan announced that May is Preservation Month, and referred to the event schedule in the Commissioners' meeting packets. The preservation office is partnering with Round Rock Preservation and has planned a presentation by local historian Karen Thompson scheduled for the 12<sup>th</sup>, preservation activities for children at Music on Main, and the City Council will proclaim Preservation Month at its May 10 meeting.

**H. Adjournment**

The meeting adjourned at 7:47 p.m.

Respectfully Submitted,



**Kerstin Harding**  
**Planning Technician**