

Historic Preservation Commission
February 18, 2020 Meeting Minutes

A. Call to Order

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

B. Roll Call

Present: Chair Sharon Whitaker, Vice-Chair Pamela Anderson, Commissioner Patti Jordan, Commissioner Shirley Marquardt, Commissioner Richard Parson, and Commissioner Andrew Wolfe

Absent: None

Staff present: Principal Planner Joelle Jordan and Planning Tech. Kerstin Harding.

Others present: Applicant Robert Levin and Hank Heyns, HHC Construction Solutions

C. Citizen Communication

Ella Sauls Morrison spoke regarding the number of appointments to the Local Legend Selection Committee.

D. Approval of Minutes

D.1 Consider approval of the minutes of the November 19, 2019 Historic Preservation Commission meeting.

Vice-Chair Anderson requested a correction to the minutes. She asked that her name be removed from each of the votes in Items D.1, E.1, F.1 and G.1 as she had been absent from the meeting.

Motion: by Commissioner Marquardt and Second by vice-Chair Anderson to approve the minutes of the November 19, 2019 HPC meeting as corrected.

Vote: Aye: Chair Whitaker, Vice-Chair Anderson, Commissioner Jordan, Commissioner Marquardt, Commissioner Parson, and Commissioner Wolfe. Nay: none. The vote was 6-0.

E. Certificate of Appropriateness

E.1 Consider an action regarding a Certificate of Appropriateness application for the stable at 405 E. Main Street

Principal Planner Joelle Jordan summarized the request for an addition to the south side of the stable at 405 E. Main. While reviewing the application staff noticed that there had been significant alterations to the building without a Certificate of Appropriateness (CofA) that the HPC should also address. The specific alterations were:

- The west wall originally had three pairs of hinged doors for carriages, which have been replaced with one sliding door;
- The south wall originally had three horse stall doors that have been removed and covered with siding.
- The east wall originally had one hinged door in the center of the wall, which has been removed and sided over. A new sliding door has been added to the south end of the wall.

Ms. Jordan reviewed the Secretary of the Interior's *Standards for Rehabilitation* # 1, 2, 3, 6 and 9 regarding alterations and repairs to historic structures. Since these alterations had already been made, staff recommended that the HPC determine whether the applicant should be required to restore the walls, and to what degree, before considering the addition request.

The new application was for an 11.5-ft wide addition to run the full length of the south side of the stable for storage of a large event tent. The proposed design would use the same siding and roof pitch as the existing stable, with a large door of unspecified design at each end. Staff believed the overall size and shape of the addition was appropriate and respected the stable's form, although the doors had not been specified in the application.

Applicant Rob Levin took the podium to answer questions about the addition. Chair Whitaker noted that significant changes had been made to the stable without the HPC's knowledge or approval, and she wanted to discuss how to restore some of what had been lost before discussing the addition. Mr. Levin explained that the stable had suffered a great deal of rot and they had ended up lifting the stable and rebuilding the bottom two feet of all the exterior walls before setting it on a new concrete footing and floor. They installed a sliding door on the west side because new site conditions did not have enough clearance for hinged doors.

Mr. Levin's contractor Hank Heyns said that the trim design on the sliding doors was intended to resemble the original west doors. They had originally intended to re-use one of the three paired doors on the west side for the sliding door, but the wood had suffered too much damage. The HPC and applicants discussed using trim on the east and west wall surfaces and doors to at least recall the appearance of the original doors. They discussed whether the stall doors on the south wall should also be imitated, even though that part of the wall would be covered by the addition. The new sliding door on the east side would be painted white so that it did not stand out from the wall surface. The type doors at either end of the new addition had not yet been decided, but the HPC felt they should be plain and not trimmed out.

Motion: by Commissioner Wolfe and Second by Commissioner Jordan to approve the shed addition to the stable as submitted, pending changes to the west, south and east walls of the stable:

- On the west wall the appearance of the original three door pairs is to be recreated by trimming out the new sliding door to match one pair of the original doors and trim the wall surface to match the other two door pairs. The new door on the addition is to be white to match the existing siding.
- On the south wall a condition that if the addition is ever removed the original three stall doors will be reframed and trimmed. They need not be functional.
- On the east wall trim is to be added to match the original center door that was removed, and the sliding door is to be re-trimmed to match the wall.

For the requested addition:

- The roof slope, siding and roofing are to match those on the existing stable.
- The original corner boards are to remain in place when the addition is added.
- The new doors at either end of the addition are to be painted white to match the existing siding, with no accent color. Selected door type and design to be reviewed by staff prior to ordering.

Vote: Aye: Chair Whitaker, Vice-Chair Anderson, Commissioner Jordan, Commissioner Marquardt, Commissioner Parson, and Commissioner Wolfe. Nay: none. The vote was 6-0.

F. Appointments

F.1 Consider the appointment of the 2020 Local Legend Selection Committee and discussion of 2020 Committee Guidelines.

Ms. Jordan described how for several years the HPC has appointed a committee to assist with the selection of each year's Local Legends. Four members of the 2019 selection committee reapplied for the 2020 committee (Jesus Franco, Jen Henderson, Audrey Simmons, and Ella Sauls Morrison), and four new applications were received (Brently Brinegar, Christopher Cantu, Sherry Richards, and Tracie Storie). In 2019 the HPC also appointed a commissioner as an HPC representative to the Selection Committee, which was Commissioner Parson. Chair Whitaker asked Commissioner Parson if he was interested in serving again, and he said he did.

Guidelines for the 2020 Selection Committee were also included in the meeting packets for discussion.

Motion: by Vice-Chair Anderson and Second by Commissioner Jordan to appoint Jesus Franco, Jen Henderson, Audrey Simmons, Ella Sauls Morrison, Brently Brinegar, Christopher Cantu, Sherry Richards and Tracie Storie to the 2020 Local Legend Selection Committee, with Commissioner Parson as HPC representative.

Vote: Aye: Chair Whitaker, Vice-Chair Anderson, Commissioner Jordan, Commissioner Marquardt, Commissioner Parson, and Commissioner Wolfe. Nay: none. The vote was 6-0.

G. Planner Report**G.1 Consider an update regarding the Partial Tax Exemptions for Historically Significant Sites program.**

Ms. Jordan updated the Commissioners on the 2020 historic tax exemption program. At that time about 17 applications had been received at the tax appraisal office, and three owners had requested early re-inspections of their properties to confirm that they had adequately addressed maintenance concerns. She called their attention to the schedule for the 2020 exemptions that had been included in the meeting packets. She also noted that the City Council had recently adopted a code amendment regarding the exemption program in response to recent state legislation. The legislation stipulated that a property's tax exemption could not be removed without five years' notice. The City amendment clarified that this refers to removal of the property from the exemption program as a whole, not to the maintenance requirements of an individual property participating in the program.

G.2 Consider an update on the Round Rock 2030 comprehensive plan process.

Ms. Jordan. Announced that a draft of the complete comprehensive plan, *Round Rock 2030*, would be released on February 21, and two open houses would be held soon afterward. The Historic Preservation Plan that the HPC recommended in November 2019 is one section of *Round Rock 2030*.

G.3 Consider a discussion on the 2020 Real Places conference in January.

Ms. Jordan asked those Commissioners that had attended the Friends of the Texas Historical Commission's 2020 Real Places Conference in January if they would like to share their thoughts. All thought the conference was valuable, both for technical information and contacts with other preservation groups and expressed appreciation for the City's support for their training.

G.4 Consider a presentation and discussion regarding upcoming events and activities related to historic preservation.

Ms. Jordan reviewed activities for National Preservation Month in May and asked the Commissioners to reserve time on their calendars so that there is an HPC presence at each event. Commissioner Marquardt shared Round Rock Preservation's plans for Preservation Month and Chair Whitaker announced the Williamson Museum's upcoming activities.

H. Adjournment

The meeting adjourned at 7:12 p.m.

Respectfully Submitted,



Kerstin Harding
Planning Technician