

## Historic Preservation Commission

April 19, 2016 Meeting Minutes

DRAFT

### A. Call to Order

The meeting was called to order at 5:45 p.m.

### B. Roll Call

**Present:** Chairperson Jerry Hodges, Vice-Chair Pamela Sue Anderson, Commissioner Paul Emerson, and Commissioner Rae Lynn Tipping

**Absent:** None

**Staff present:** Senior Planner Joelle Jordan, Transportation Director Gary Hudder, Transportation Operations Manager Todd Keltgen, Transportation Engineer Leah Collier, CIP Program Manager Gerald Pohlmeier, and Planning Technician Kerstin Harding

### C. Approval of Minutes

#### C.1 Consider approval of the minutes of the March 15, 2016 Historic Preservation Commission meeting.

**Motion:** by Commissioner Emerson and Second by Commissioner Tipping to approve the minutes of the March 15, 2016 meeting as presented.

**Vote:** Aye: Chairperson Hodges, Vice-Chair Anderson, Commissioner Emerson, and Commissioner Tipping. Nay: none. The vote was 4-0.

### D. Presentations

#### D.1 Consider a presentation, public hearing, and discussion on the 120-day waiting period imposed on a Certificate of Appropriateness for Demolition for the Old Stagecoach Inn.

Senior Planner Joelle Jordan gave a brief summary. The Inn is one of Round Rock's oldest buildings, but is located in the path of the RM 620 road realignment project. In March the City's Transportation Department applied for a Certificate of Appropriateness for Demolition, which the Historic Preservation Commission (HPC) denied. The denial imposed a 120-day waiting period before a demolition permit can be issued, which is to be used to investigate alternatives to demolition. This is the strongest action that the Commission can take to prevent demolition of a historical property.

Transportation Director Gary Hudder took the podium to update the Commission. Since the March HPC meeting he had met with the Mayor, City Manager, and other staff, who requested that he ask a structural mover to evaluate moving the structure a short distance to the south of its current location. He had also asked the engineering firm for the road project to do a view corridor analysis to see whether the Inn would be visible from the road at this location, and requested an estimate from a mover for the cost of dismantling the structure and moving it stone by stone. He said that he would update the Commission when the results were returned, and noted that suggestions from the public, or private parties interested in taking ownership of the building, were welcome. Chairman Hodges thanked him for his work. The Chairman then opened the public hearing and welcomed the first speaker.

Shirley Tynan outlined the history of the inn and its significance to the city's founding. She and Ms. Marquardt have set up two petitions to save the inn; the first petition in 2013 had about 201 signatures, the current petition has 697 signatures so far.

Shirley Marquardt thanked the Commission for the 120-day waiting period to search for alternatives to demolition. She announced that she and Ms. Tynan had submitted paperwork to establish a 501c3 nonprofit corporation called Round Rock Preservation, and listed some of the fundraising ideas they were exploring to raise money for historic preservation in Round Rock.

Kelly George spoke as a longtime Round Rock resident, and noted that the Inn is one of the few buildings left of Round Rock's Old Town period. She noted that there is a stagecoach stop site in San Antonio that no longer has a building, but has still merited a historic marker.

The Chairman then closed the hearing and asked the Commissioners for their comments. He said that Mr. Hudder's news that the city was still considering relocation, especially on-site, was the best news he'd heard in a while. He thanked the speakers for their comments and actions on behalf of the building.

Commissioner Tipping also thanked the speakers, and was glad that the Inn might be able to be relocated, especially on site. She said that Round Rock has needed a preservation nonprofit for a long time and thanked Ms. Tynan and Ms. Marquardt for starting one.

Commissioner Anderson also thanked the speakers and said she loved that the case had sparked so much interest from the public.

## **E. Action**

### **E.1 Consider a presentation and action regarding a Certificate of Appropriateness for facade changes at 119 E. Main Street.**

Senior Planner Joelle Jordan summarized the request for façade changes to the Montedonico Building at 119 E. Main Street to accommodate a new tenant. She gave a history of the building, describing some of the changes it had undergone since it was built in 1881. The applicants proposed removing a large pulley arm/hoist from the front façade, new paint and stain colors, adding a roofed cedar stage on the back patio, and new string lights. They also proposed replacing rotting siding with salvaged metal shingles on a serving booth behind the building.

Staff recommended approval of the applicants' proposal with the exception of removing the front pulley arm. The pulley arm is known to have been in place at least since 1965, and possibly as early as the 1920s. Its purpose is also unknown; it may have been a hoist of some kind, or it may have supported a hanging sign.

**Motion:** by Commissioner Tipping and Second by Commissioner Emerson to approve a Certificate of Appropriateness for the following changes to 119 E. Main Street:

- The front arm is to remain in place and may be reused for signage (with a separate sign permit), although the pulley may be removed.
- The proposed vintage metal shingles on the rear canopy are approved as an accent material. Please check with Building Inspection on the permitting of this existing structure.
- Repaint the front elevation in the colors Kelly Moore "British Khaki" for stucco and Kelly Moore "Nottingham Forest" for trim.
- Install cap rail on existing back fence and stain Kelly Moore "Mesa Brown."
- Stain front door and windows Kelly Moore "Mesa Brown."
- Add new stage with galvanized metal roof on patio stained Kelly Moore "Mesa Brown."
- Replace current string lights on patio with Edison bulb lights.

**Vote:** Aye: Chairperson Hodges, Vice-Chair Anderson, Commissioner Emerson, and Commissioner Tipping. Nay: none. The vote was 4-0.

### **E.2 Consider a presentation and action regarding a Certificate of Appropriateness for changes to the back and east sides of 117-B E. Main Street.**

Ms. Jordan summarized a request from the same applicants for alterations to 117-B E. Main Street. This is a rear unit that is accessed from the alley. The applicants plan to rent the rear unit as an extension of their future bar/restaurant at 119 E. Main Street, and would like to cut two new window openings in addition to the existing door, so that their guests can enjoy the patio music more directly. They also proposed to repaint/stain the rear door and windows the same colors as current, and to repaint the metal stair railing black.

Staff recommended approval of the applicants' proposal, except for the new openings in the wall. Staff would like to get the Texas Historical Commission's (THC's) input before approving new openings, since it is original to the building.

Staff's second concern was the size and horizontal orientation of the proposed wide awning windows that could be propped open. The horizontal orientation of the windows is characteristic of mid-20<sup>th</sup> century styles, while older buildings generally have tall, narrow proportions, because materials that could span the top of the opening were expensive until the early 20<sup>th</sup> century. This building was constructed between 1888-89, and the rear addition was in place by 1891. If new openings are deemed acceptable, Staff recommends that they be in a more historically appropriate form.



**Motion:** by Commissioner Emerson and Second by Commissioner Tipping to approve a Certificate of Appropriateness for the following changes to 117-B E. Main Street:

- Refinish the rear door and install the proposed Schlage door hardware.
- Replace rotted wood window trim with similar moulding profile
- Repaint rear window trim in the colors Kelly Moore "British Khaki" and/or Kelly Moore "Nottingham Forest."
- Remove overgrown vegetation.
- Mortar samples must be approved by staff before any mortar is applied to the building for repairs.

The following items are to be tabled until the next meeting pending input from the Texas Historical Commission:

- Creation of new opening(s) on the east side of the building
- Appropriate dimensions and type of new window(s) and/or door(s) in these opening(s)
- Re-use of stones from these opening(s) for repairs

**Vote:** Aye: Chairperson Hodges, Vice-Chair Anderson, Commissioner Emerson, and Commissioner Tipping. Nay: none. The vote was 4-0.

**E.3 Consider a presentation and action regarding a Certificate of Appropriateness for a wooden fence between the patios at 110 and 112 E. Main Street.**

Ms. Jordan summarized the request for a wood lattice fence to be placed on a low wall between the back patios of 110 and 112 E. Main Street. The request was made by the owners of The Rock Sports Bar at 114 E. Main, who would like to expand their rear patio into the patio behind 112 E. Main on a trial basis. The applicant stated that the Texas Alcoholic Beverage Commission (TABC) requires that there be a barrier between areas where alcohol is served (114 and 112 E. Main patios) and is not (110 E. Main Patio).

The MU-1 zoning ordinance requires that any fencing be constructed of masonry or wrought iron, not wood. Since the patio-sharing agreement is on a trial basis, with a lease only through the end of the year, the Commission decided that it would allow the lattice fencing on a temporary basis.

**Motion:** by Commissioner Anderson and Second by Commissioner Tipping to approve the proposed wood lattice fencing on a temporary basis, if it is installed in a safe, secure manner, and is removed by January 15, 2016.

**Vote:** Aye: Chairperson Hodges, Vice-Chair Anderson, Commissioner Emerson, and Commissioner Tipping. Nay: none. The vote was 4-0.

**F. Planner Report**

**F.1 Consider a presentation and discussion of upcoming historic preservation-related programs and events.**

Ms. Jordan announced planned activities for Preservation Month in May. Preservation Month is organized by the National Trust for Historic Preservation to encourage local communities to engage the public about historic preservation issues. Round Rock will rebroadcast the Preservation Minute videos in rotation on the City's cable channel. Staff will produce preservation and local legend-related information, and kids coloring activities at the Music on Main performances May 4 and 25, and at Market Days on May 7.

**F.2 Consider a presentation and discussion concerning historic property tax exemption inspections.**

Ms. Jordan presented an overview of the tax exemption program and procedures for administering it. The purpose of the program is to encourage timely and appropriate maintenance to prevent deterioration of the city's historic resources. The program exempts 75% of the City's portion of property taxes. Owners must apply for the exemption each year, and the Commissioners evaluate the property's condition against maintenance criteria established in the ordinance. The Commission reviews the results of the inspection, and makes a recommendation to the City Council to approve (or disapprove) exemptions. The timeline is tight because applications are due April 30 and the Council must adopt an ordinance for the exemptions by July 15.

Inspection assignments and forms were distributed at the meeting, including the 2015 inspection forms for properties that applied that year. The Commissioners will inspect the properties and note any maintenance concerns, particularly any issues that were also noted in the 2015 inspections.

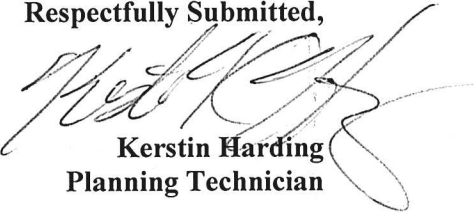
Copies of recent Certificates of Appropriateness were included with the forms so that the inspector would be able to evaluate whether any features are inconsistent with the requirements of the Certificates.

The Commission will discuss properties that have repeating maintenance issues at its May meeting and evaluate whether the property meets the requirements for the exemption, or what conditions could be met to improve the property's condition enough to satisfy those requirements.

**G. Adjournment**

The meeting adjourned at 7:36 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Kerstin Harding', is written over the typed name and title.

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