

## Historic Preservation Commission

### June 20, 2017 Meeting Minutes

#### A. Call to Order

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

#### B. Roll Call

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

**Absent:** None

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

#### C. Presentations

##### C.1 Consider a presentation recognizing former Commissioner Rae Lynn Tipping.

Principal Planner Jordan welcomed the new commissioners and announced the departure of Vice-Chair Tipping, who had been a commissioner since 2006. She and Chair Anderson thanked Ms. Tipping for her service.

#### D. Election of Officers

##### D.1 Consider the nomination and election of a Commission Chair.

**Motion:** by Commissioner Emerson and Second by Commissioner Jordan to nominate Pamela Sue Anderson as Chair of the Historic Preservation Commission. There were no other nominations.

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

##### D.2 Consider the nomination and election of a Commission Vice-Chair.

**Motion:** by Commissioner Jordan and Second by Commissioner Emerson to nominate Sharon Whitaker as Vice-Chair of the Historic Preservation Commission. There were no other nominations.

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

#### E. Approval of Minutes

##### E.1 Consider approval of the minutes of the May 16, 2017 Historic Preservation Commission meeting.

**Motion:** by Commissioner Emerson and Second by Commissioner Jordan to approve the minutes of the May 16, 2017 HPC meeting.

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

#### F. Certificates of Appropriateness

##### F.1 Consider an action regarding a Certificate of Appropriateness for changes at 100 E. Main Street.

Ms. Jordan summarized the case. During the tax exemption inspection in April, the inspecting commissioner noted workers removing the bottom 3 feet or so of the back porch columns and replacing them with limestone bases. There was no application for a Certificate of Appropriateness for this work, so it was noted on the tax inspection form, and in May the HPC conditioned approval of the 2017 tax exemption on submittal of a Certificate of Appropriateness application.

The Old Broom Factory was built in 1878, but the current back porch only dates to the mid-1980s. Sanborn photos indicate that there have been several configurations of wooden stairs on the back

wall, but there are no known depictions of them. Although the back porch is mostly a utilitarian feature for fire egress, it has a significant impact on the appearance of the building as it is quite visible from Mays Street.

Since the building is a Recorded Texas Historical Landmark (RTHL), staff consulted the Texas Historical Commission architectural reviewer, who felt that although he wouldn't have recommended the limestone bases, because the changes were made to a non-historic part of the building, do not affect the façade or primary elevations, and are potentially reversible, they do not need to be removed to retain the building's status as an RTHL. If the work had not been completed, Staff would have recommended keeping the porch material wood.

The Commission discussed the case, but felt that they would like to hear from the owner, who was not present. They decided to postpone a decision.

**Motion:** by Commissioner Emerson and Second by Vice-Chair Whitaker to postpone a decision on the Certificate of Appropriateness until the July 18 or August 15, 2017 HPC meeting.

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

**F.2 Consider an action regarding a Certificate of Appropriateness for an addition at 1000 N. IH 35.**

Ms. Jordan described the requested addition. The Inn at Brushy Creek is a side-gabled stone home built by Thomas Oatts between 1853-1862. A few alterations were made around 1960, but since the 1980s there have been many additions, so that the total area is now 5 times that of the original structure. The current proposal is for a 161-sf. addition that would connect to earlier additions, but not to the historic structure.

The addition would change the appearance of the east elevation of the building. Currently that part of the building is clad with siding and there is a small porch with turned columns. The addition would replace these smaller features with a wide, gabled, limestone wall, and a small porch sheltering the entry with columns similar to the historic structure. It would be very similar to the street face of the most recent addition at the west end of the building, approved in 2013 and completed in 2015. Staff recommended approval of the proposal as submitted, with administrative review of a few materials that had not been specified.

**Motion:** by Commissioner Jordan and Second by Commissioner Emerson to approve a Certificate of Appropriateness for an addition at 1000 N. IH 35 with the following conditions:

- The proposed Jeld-Wen windows must have a wood exterior trim;
- The door lights must be plain glass without casing;
- Final material selections for door hardware, lighting sconces, and roofing must be approved by an administrative Certificate of Appropriateness. The Commission grants staff the authority to approve the final roofing material.

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

**F. Adjournment**

The meeting adjourned at 6:19 p.m.

**Respectfully Submitted,**  
  
**Kerstin Harding**  
**Planning Technician**