

Historic Preservation Commission

July 18, 2017 Meeting Minutes

A. Call to Order

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

B. Roll Call

Present: Commissioner Sharon Whitaker, Commissioner Blane Conklin, and Commissioner Patti Jordan. Alternate Commissioner Frank Darr was in the audience.

Absent: Chair Pamela Sue Anderson and Commissioner Paul Emerson

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

C. Approval of Minutes

C.1 **Consider approval of the minutes of the June 20, 2017 Historic Preservation Commission meeting.**

Motion: by Commissioner Conklin and Second by Commissioner Jordan to approve the minutes of the June 20, 2017 HPC meeting, with a correction noted by Commissioner Conklin.

Vote: Aye: Vice-Chair Whitaker, Commissioner Conklin, and Commissioner Jordan. Nay: none. The vote was 3-0.

D. Certificate of Appropriateness

D.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 that the bottom 3 feet or so of the back porch columns had been removed and replaced 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 (THC) 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. Staff would have recommended keeping wood for the porch column material if the work had not been completed.

The owner, Mr. Morris, explained that this was the second time he had repaired the columns. Previously when the bottom of the columns was damaged he had cut roughly a foot of the column off the bottom and replaced it with a new piece of 8"x8" post, then painted the column to disguise the seam. Instead of repeating the repair he had tried replacing the bottom three feet with concrete block, which was then sheathed in limestone. He hadn't applied for a CofA because he thought it would be considered maintenance.

The Commission discussed the case. Commissioner Conklin noted that although the THC reviewer had determined that the work was within their standards, one of their reasons was that the work was potentially reversible, which he interpreted to mean that the work ideally would be reversed. He also said that he gave weight to the staff opinion that the stone base was out of character with the building, and that he was concerned about the precedent that approval would set. Commissioner Jordan said that she was the person who noted the work during the tax inspection, and observed that the quality of the work was high and that the stone matched the building. When asked, Principal Planner Jordan explained that the Commission had two options: to approve or deny the Certificate of

Appropriateness for the new column bases. If the Commission denied the Certificate, she suggested that they would need further discussion on how to proceed from there.

Motion: by Commissioner Conklin and Second by Commissioner Jordan to deny the certificate appropriateness for the alterations made to the back porch/stair columns at 100 E. Main Street.

Vote: Aye: Vice-Chair Whitaker, Commissioner Conklin. Nay: Commissioner Jordan. The vote was 2-1.

The Commission discussed what the next step should be. Mr. Morris explained that he needed to find a long-term solution to the water damage problem. Commissioner Conklin noted that the city’s street improvements on Mays were partially intended to alleviate the drainage problem, and asked Mr. Morris if it had done so. Mr. Morris indicated that it was still a problem.

Ms. Jordan explained that Mr. Morris had the option of appealing to the City Council within fourteen days. If the Commission still wanted to review other options before Mr. Morris appealed to the Council, they could extend the appeal deadline with a motion.

Motion: by Commissioner Conklin and Second by Commissioner Jordan to set February 1, 2018 as the new deadline for filing an appeal of the denial of the Certificate of Appropriateness for the alterations made to the back porch/stair columns at 100 E. Main Street.

Vote: Aye: Vice-Chair Whitaker, Commissioner Conklin, Commissioner Jordan. Nay: None. The vote was 3-0.

E. Staff Report

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

Ms. Jordan announced that on July 13 the City Council passed a resolution allowing the Mayor to execute a contract with Architexas to manage the project to relocate the Stagecoach Inn to the Bathing Beach site and mothball it. Restoration plans will be made after the building is moved.

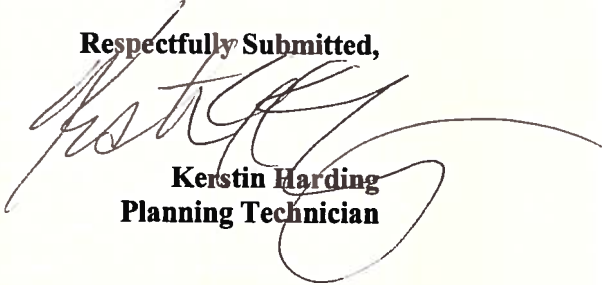
E.2 Consider an update regarding the upcoming Historic Preservation Commission work session.

Ms. Jordan announced that the work session had been moved from August 15 to September 12. She noted several items that would be discussed, and asked the Commissioners to email suggestions for any other topics.

F. Adjournment

The meeting adjourned at 6:30 p.m.

Respectfully Submitted,



**Kerstin Harding
Planning Technician**