



Legislation Text

File #: 2015-2633, **Version:** 1

Consider a resolution regarding an appeal of a decision of the Historic Preservation Commission to disapprove an application for a Certificate of Appropriateness for the replacement of rear windows at 114 E. Main Street.

In November 2014, Erik Hall and Michelle Ly of Hall Roofing and Construction requested a Certificate of Appropriateness from the Historic Preservation Commission for two new rear windows at 114 E. Main Street. The windows had been installed prior to review by the Historic Preservation Commission and without a building permit.

When the Historic Preservation Commission reviews a proposal for exterior changes to a building with Historic Overlay Zoning, the Commission looks to the City's adopted design guidelines for commercial properties to ensure that new addition elements are compatible with the architectural style of the existing building and the district.

This building, built in 1877, is known as the Texas Power & Light building and is the former Bo-Kay Florist. The building has historic overlay zoning which is the City's method for identifying historic landmarks, and it is part of Round Rock's National Register Commercial Historic District downtown. A rear addition with wood windows was approved by the Historic Preservation Commission in 2009. Although the rear addition was recently constructed, the applicants noted the windows needed repair and replaced them.

The most recent rear windows at 114 E. Main Street are aluminum clad, have muntins sandwiched between the panes of glass, and the surround around the windows has been altered to accommodate the new window size. These elements are not recommended for this commercial historic building according to the City's historic design guidelines. In addition, the Historic Preservation Commission had concerns that if they were to approve an aluminum-clad window, this may set a precedent for other similar window requests in the future for historic building additions.

At the November 2014 Historic Preservation Commission meeting, the applicants presented the new windows they had installed without prior Historic Preservation Commission review, and the Commission denied the Certificate of Appropriateness. Since then, the applicants have explored options for modifications to the windows such as replacing the glass or adding muntins to the exterior of the window, but these options have proven unfeasible or to be too costly. Because the applicants do not want to replace the new windows, on June 3, 2015, they submitted a request for appeal to Council of the Historic Preservation Commission's decision to deny the Certificate of Appropriateness.

It is staff's professional opinion that the windows are not in keeping with the historical character of the building or the district. However, reasonable attempts have been made by the applicant to modify the windows to make them more historically appropriate. Further, these windows are on the rear facade of a new addition. In the spirit of compromise, staff

recommends approval of the appeal request.

Staff recommends approval.