

Historic Preservation Ordinance Meeting
Tuesday, March 2, 2021

Present

Deanna Alfred
Doug Peck
Tami Redshaw
Tina Henderson
Clint Kolby
Cayte Neil
Mary Thornhill
John Hermann

Absent

Katie Burch
Ed Owens
Susan Cantey

City Staff

Stephanie Doland
Jennifer Eckermann
Nancy Joiner
Shauna Laauwe

Doug Peck was introduced as the new Main Street Board representative on the committee, replacing Jim Moser. A postcard was mailed last week to property owners encouraging them to subscribe to the newsletter. There are 18 new subscribers in the week since the mailing. The revised timeline was discussed. A newsletter will be distributed this week that will include the Certificate of Appropriateness sections being discussed at today's meeting.

City Staff is planning a public meeting to update interested parties and gather input on April 22. A report on the committee's progress and results of the public meeting will be reported to Planning & Zoning Commission on April 26, and to City Council May 6.

The Historic Preservation Board and Historic Preservation Officer sections have moved to the Recommended tab in the committee binders, as has the Historic District Overlay map.

Section reviews included:

1. **Designation of Historic Districts or Historic Landmarks** –
Historic District Designations would be presented to the Board, and recommendations would go to P&Z Commission, and then to City Council.
Local Landmark Designation requests would be presented to the Historic Preservation Board, which would make a recommendation directly to City Council.

Criteria for designations was reviewed and there were no suggested changes at this time.

There was a discussion about mid-century buildings and if they are considered historic. The Texas Historical Commission considers a building that is 50 years or older a historic building.

2. **Certificate of Appropriateness Section –**

- a. Any work on the exterior which requires a building permit, will require a Certificate of Appropriateness (COA).
- b. New to this 2021 version of the ordinance, *Insignificant Alterations* – which includes ordinary repair and maintenance – are eligible for an *Administrative COA*.
- c. The criteria included in this section should be reviewed and most likely, expanded
- d. A question was asked if a designated landmark could be removed from the designation, if requested, and that answer is no. Since Local Landmarks are designated at the request of the owner, if approved, it would remain designated.

3. **Criteria for Approval of a Certificate of Appropriateness (COA) Section–**

Staff reviewed sample ordinances from other communities, and feels *The Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* are the best criteria to use.

These criteria explain what is important to consider when planning a rehabilitation or restoration project, and yet use words like “every reasonable effort” or “shall be discouraged” which show a willingness to work with property owners to develop solutions.

There was some discussion about the Faske’s building. As mentioned in criteria (d), changes that have taken place over time may have acquired significance in their own right. Eckermann said that Texas Main Street staff have always encouraged this building be recognized for the design detail that went into it during the time when historic downtowns were trying to modernize.

The committee would like to move the declaration that the criteria and any adopted design guidelines do not apply to interiors, to the top of the section, and discussed the possibility of the Preservation Board adopting the Main Street Design Guidelines for use by the Board.

New Construction in a historic district was discussed, and the importance of pre-development meetings. The ordinance stresses the importance of new construction’s

visual compatibility with surrounding buildings in relation to design, height, gross volume, massing, scale, proportion and setback.

4. **Certificate of Appropriateness Application Procedures Section** –

In (a) we discussed moving the last sentence to the top to emphasize the importance of consulting with the Historic Preservation Officer prior to submission of the application In regard to the applicable standards and guidelines for the property.

The timelines included for approvals were proposed and more discussion is needed.

The committee discussed the need to educate realtors. They will need to let the buyers know if a property falls in the historic district

5. **The next meeting will be Tuesday, March 23.**

Homework will be sent prior to the next meeting, and will include sections on Economic Hardship, Demolition, Prevention of Demolition by Neglect, Appeal, and Penalties and Enforcement.