

CITY OF SMITHVILLE
HISTORIC PRESERVATION AND DESIGN STANDARDS MEETING
WEDNESDAY, FEBRUARY 15, 2023 at 5:00 p.m.

NOTICE IS HEREBY GIVEN PURSUANT TO THE TEXAS OPEN MEETING ACT, VERNON'S
ANN. CIV. ST. art 6252-17 THAT THE CITY OF SMITHVILLE WILL CONDUCT A HISTORIC
PRESERVATION AND DESIGN STANDARDS COMMITTEE MEETING ON
WEDNESDAY, FEBRUARY 15, 2023 at 5:00 p.m.
AT CITY HALL, 317 MAIN STREET, IN COUNCIL CHAMBERS.

If you have comments regarding an agenda item, please email jstrube@ci.smithville.tx.us or call 512-789-3413.
Comments must be received by 4:00 p.m. Tuesday, February 14, 2023 to be heard at the 5:00 p.m. meeting.

Please follow us on our YouTube Page: (www.youtube.com/channel/UCN7rJzOwVKS4zWV9EvKcH5w). You can
also go to the City website and click the link on the News and Announcements home page to access our
YouTube page. The meeting will be recorded and uploaded to the City website following its conclusion.

Open Meeting:

1. Call to Order
2. Introductions—Welcome New Members
3. Announcements/Presentations/Proclamations/Awards
4. Discussion and Action: Review and Approve Meeting Minutes (October 27, 2022)
 - a. Public Comment
5. Discussion and Action: Appoint Vice Chair; Appoint Chamber of Commerce Representative
 - a. Public Comment
6. Update on Main Street Ramps/First Street Sidewalks & EPIC Requirements
 - a. Public Comment
7. Discussion and Potential Action: Historic Preservation Awareness in the Historic District
 - a. Public Comment
8. Report and Potential Action: Marker Application and Program Update
 - a. Public Comment
9. Discuss National Preservation Month (May)
 - a. Public Comment
10. Discuss future agenda items and meeting dates/times
 - a. Public Comment
11. Adjourn Committee Meeting

This agenda was posted by 5:00 p.m., February 10, 2023, pursuant to the Texas Open Meetings Act.



Jill Strube, Staff Support

SMITHVILLE HISTORIC PRESERVATION & DESIGNS STANDARDS
COMMITTEE MEETING.

HISTORIC
PRESERVATION AND
DESIGN STANDARDS

February 15, 2023

Item 4: 10/27/22 Minutes

Thursday October 27th 2022

PRESENT: Sarah O'Brien, Faith Franklin, Bonnie Joplin, Walter Winslet, Victoria Allen, Nancy Catherman, Caroline Noya, Monica Poss.

CALL TO ORDER AT 9:02 AM BY SARAH O'BRIEN:

QUORUM PRESENT:

ANNOUNCEMENTS & PRESENTATIONS:

Faith Franklin was introduced as a member of HPDS and represents the Smithville Heritage Society.

MINUTES OF PREVIOUS MEETING 9/22/22 WERE APPROVED AS READ.

CHAIR SELECTIONS FOR ENSUING YEAR APPROVED UNANIMOUSLY:

CHAIR: SARAH O'BRIEN

VICE CHAIR: NANCY CATHERMAN

SECRETARY: CAROLINE NOYA

BECK COA FOR 200 MAIN STREET:

Mr. & Mrs. Beck have done diligent research since the last meeting. They provided multiple pictures of the history of the building, showing the multiple changes that had occurred over many years. They could find no records regarding the copper trim around the windows, three glass companies were contacted in an effort to preserve the copper, they were aware of this method used in the distance past but no one was willing to try to recreate this.

It is also not known exactly when the corner mirror had been installed, per photographic this probably occurred sometimes in the late 1950's. There is also damage behind the mirror. In the process of finding the most acceptable repairs and replacements, extensive damage was uncovered on the facade of the building where the tile was to be placed, with evidence of many prior repairs. All of the concrete will have to be reinforced and completely replaced. It was also discovered that the load bearing column is showing noticeable wear due long time weight bearing of the building.

Mr. & Mrs. Beck stated that the cost of the repairs that would bring the building close to compliance is now unsustainable and could be as much as \$100,000.00. Mr. Beck, stated that

due to the high cost he will replace the existing tile on the façade, paint the window mullions, replace the copper with wood and replace the mirror, and that a temporary fix to make the front of the building aesthetically pleasing would be completed in order for his opening date of November 11th for the gallery to move forward without interruption.

Faith Franklin then suggested that Mr. Beck employ an Historic Architect to assist with maintaining the history of the building. Mr. Beck is not willing to incur any further expense at this time, he is a structural engineer and is comfortable with his decision. The repairs and changes will begin sometime early in 2023.

The committee was in agreement with Mr. & Mrs. Beck and expressed their gratitude for their efforts. In light of the extensive research the Becks have done. Monica Poss moved that the HPDS recommend approval of the three requests presented at the meeting:

1. Replace copper window support system with a more appropriate, safer support system.
2. Replace the mirrors, which seem to have been added in the 1950's with the tiles they had requested in the original COA.
3. Add the steel supports to limit further settling of the building.

Faith Franklin seconded the motion. All approved.

EPIC PROGRAM & UPDATES:

Jill Strube stated that installation of ramps on the sidewalks along Main from the Library to First street will begin. EIPC asks the HPDS committee to assist by keeping eyes on the street to prevent any adverse effects on historic buildings.

HISTORIC PRESERVATION AWARENESS IN HISTORIC DISTRICT:

Andy Esquivel has completed the task of having information packets available at the Chamber office. It was noted that more communication is needed for the Central Business District, a subcommittee with Monica Poss and Victoria Allen will plan to use social media and block walking to disseminate this information.

MARKER APPLICATION PROGRAM:

A subcommittee with Faith Franklin, Bonni Joplin, and Nancy Catherman will begin to make plans to increase application for historical markers, and will hopefully bring further information next Spring.

FUTURE MEETINGS:

HPDS will reconvene the 3rd Wednesday of January 2023 unless a new COA is presented.

MEETING WAS ADJOURNED AT 10:00 AM.

City of Smithville
Historic Preservation/Design Standards Advisory Committee
EPICs Background and Information

HISTORIC
PRESERVATION AND
DESIGN STANDARDS
February 15, 2023
Item 6: EPICs Requirements

Presented to the HPDS on February 8, 2023

In 2017, the Texas Department of Transportation undertook a project that included sidewalk renovation at the intersection of Main and Loop 230, which would affect four historic properties in the Commercial Business District. At that time, TXDOT approached the members of the Historic Preservation/Design Standards Advisory Committee to request that they monitor the site and apprise TXDOT of anything that may warrant intervention with the contractor. This is part of the TXDOT Environmental Permits, Issues, and Commitments (EPICs).

The following procedure and notes were developed as a result.

EPICs Procedure

1. Contractor shall adhere to all measures for protection of historic structures as described on the plan set (see Vicinity Map and General Notes)
2. Contractor shall notify the Austin District Environmental Specialist and the City of Smithville's liaison qualified in Local Government Policy & Procedures (LGPP) (Jill Strube (512.237.3282 x2109, <jstrube@ci.smithville.tx.us>) at least two weeks prior to initiation of work activities in proximity to historic structures.
3. The Smithville Historic Preservation and Design Standard Advisory Committee may act, at their discretion, as on-site monitors and advisors to the contractor on historic preservation issues for the duration of the construction.

General Notes – This information will be modified based on each construction project in the Commercial Historic District as necessary

PROTECTION NOTES FOR THE REMOVAL OF EXISTING PAVEMENT, CURB OR SIDEWALK AND CONSTRUCTION OF NEW PAVEMENT, CURB OR SIDEWALK ADJACENT TO HISTORIC BUILDINGS, CANOPIES, MATERIALS, FENCES, AND RETAINING WALLS.

In the City of Smithville, for the buildings at **LOCATION**, follow the procedures listed below for demolition, protection, and construction:

1. To minimize potential damage to historic structures and materials, contractor to saw cut existing sidewalk 8 to 12 inches away from the historic structure, canopy supports, fence, or retaining wall.
2. Contractor to construct new sidewalk next to the saw cut edge with installation of expansion joint in between. If existing sidewalk is to be removed entirely, the remaining 8 to 12 inches next to the historic structure, canopy supports, material, fence or retaining wall will be removed by hand. Expansion joint to be placed between historic structure, canopy support, material, fence, or retaining wall and new sidewalk.
3. Contractor is responsible for preventing damage to historic structure, canopy and its supports, materials, fences, retaining walls, including garden elements (planting beds, plantings) during the entire construction project, especially during removal of existing pavement, curb, or sidewalk. During the saw cut and hand removal process, contractor will exercise utmost caution and will physically protect historic structure foundation, canopy supports, materials, elevations, entryways with decorative flooring, fences, retaining walls, and landscape elements.
4. Contractor to repair or replace in kind, at his own expense, any historic materials damaged in the course of executing this work. Contractor is responsible for locating replacement source for historic material damaged in the course of the work. TXDOT-Environmental Affairs Division to be informed of proposed repairs to facilitate consultation with Texas Historical Commission prior to execution of repair work.

HISTORIC PRESERVATION AND DESIGN STANDARDS

February 15, 2023

Item 7: Historic Preservation AWARENESS PROGRAM in the Historic District

HIGHLIGHTS FOR DOWNTOWN COMMERCIAL DISTRICT BUSINESS AWARENESS PROGRAM.

- A brief history of Smithville.
- What is the Historic Preservation Design Standards Advisory Committee?
- Why do we have design standards?
- What is a certificate of Appropriateness?
- What is the approval process?
- Downtown Commercial district map
- Retaining and replacing historic elements
- Demolition by neglect
- Restoration/Reconstruction
- New construction
- Building elements (facades, parapets, awnings, windows, façade doors, signs, lighting, site features)

My thoughts are that we take each element and expand on the information in some written form, such as a flier using input from the board on appropriate verbiage. We could spread this out over 11 months.

Proposed Distribution of Historic Preservation Awareness information

1. Post on Nextdoor
2. Post on Get It and Give It In Smithville (Facebook)
3. Request inclusion in Chamber of Commerce monthly newsletter
4. Request inclusion in City Manager monthly update
5. Request inclusion on City and Chamber Facebook pages / posts.
6. Doorknob hangers in Central Business District with historical overlay (approx. 50 knobs)



HISTORIC PRESERVATION AND DESIGN STANDARDS

February 15, 2023

Item 8: Marker Application and Program Update

Comments from Faith Franklin

From: Faith Franklin <freemff21@gmail.com>

Sent: Wednesday, February 8, 2023 9:14 AM

To: Sarah O'Brien <sarah@sarahmainstreet.com>

Cc: bonnyjoplin@gmail.com; NANCY TODD-CATHERMAN <ntoddcat@aol.com>; Jill Strube <JStrube@ci.smithville.tx.us>

Subject: Re: Committee Assignments for next week

Hi Sarah,

Thank you for the reminder. I will be in Houston next Wednesday but I do have a few ideas.

I like the application and don't really see anything that needs to be changed.

However, if we are attempting to solicit more community involvement, if everyone agrees we could craft a separate attachment which offers the THC website <https://www.thc.texas.gov/state-historic-sites%E2%80%8B>

for examples as to the description on the application for type of home and the narrative the applicant would fill out.

Also, adding we have our local historic society to assist. We currently have our display featured in the chamber with our cards which share our contact info.

This application and attachment could also be given out when citizens go down to city hall to get their utilities hooked up.

Additionally, a post on the City Website.

Faith



CITY OF SMITHVILLE APPLICATION – HISTORIC MARKER/DESIGNATION

HISTORIC PROPERTY/INDIVIDUAL/EVENT NOMINATED:

Name of Nominated Entity: _____

Address (Street & Number-Property Only): _____

APPLICANT:

Name: _____

Address: _____

Phone: _____

Email: _____

OWNER (If different from Applicant):

Name: _____

Address: _____

Phone: _____

Email: _____

Nomination for: 1) Historical Structure(s) ____ 2) Historic Location ____ 3) Individual ____ 4) Event ____

(Historic Structure only) Date Structure Built: _____ Current Zoning of Property: _____

Architectural Style or period: _____

Why is this structure/location/individual/event historically significant? (Brief summary; add pages if needed)

Attach clear and organized complete documentation as appropriate. This includes, but is not limited to:

- Pictures - if structure/property, taken from all sides; if individual, portrait or other likeness.
- Deeds, plats, maps, or other papers relating to property.
- Letters, news accounts, or other pertinent verifications of facts – either property or individual.
- For individuals - biographies including details of lives and their contribution to history: birth/death dates and places, education, occupations, military or civic service, news accounts, etc.

Nomination Criteria: NOTE: Criteria are still under discussion

Designation as a Historic Property, Location, Individual or Event must meet **three (3)** of the **eleven (11)** Criteria for Designation. Please give detail on how property or individual meets each selected Criterion for evaluation. Each appropriate or applicable Criterion must be addressed individually.

No more than two (2) typewritten pages, double spaced in 12 pt. font.

- 1) Structures must be at least 50 years old. Individuals are not eligible for nomination until 10 years after death.
- 2) Individual must have made a significant impact on their era or contributed to the culture and development of the City of Smithville, Texas or the United States.
- 3) Is distinctive in character, interest or value, strongly exemplifies the cultural, economic, social, ethnic or historical heritage of Smithville, Texas or the United States.
- 4) Original character of property must be well preserved and maintained and important to architectural, cultural and historical nature of the local neighborhood.
- 5) Property must possess significance in history, architecture, archeology and/or culture.
- 6) Location must be the site of one or more historic events that made a significant contribution to the broad patterns of local, regional, state or national history, or with events that have significance in our past.
- 7) Must represent the work of a master designer, builder or craftsman.
- 8) Property is an important example of a type, period or method of construction, embodying distinctive characteristics of a particular architectural type or specimen in the City of Smithville, e.g., Queen Anne (aka Victorian/ Late Victorian), Classical Revival, Tudor Revival, Bungalow, Arts and Crafts, Ranch-Style, Mid-Century Modern, etc.
- 9) Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.
- 10) Possesses significant archeological value, which has produced or is likely to produce data affecting theories of historic or prehistoric interest.
- 11) Is designated as a Recorded Texas Historic Landmark or State Archeological Landmark or is included as "contributing" on the National Register of Historic Places.

Acknowledgments

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Historic Preservation/Design Standards Advisory Committee Meeting and City Council hearings. I further certify that I have read and understand the following information concerning the procedure for consideration of my marker request and that I am currently in good standing with all taxing authorities.

I understand that the application for historic marker/designation will first be submitted to the Smithville Historic Preservation and Design Standards Advisory Committee (HPDS) and that the case will be submitted to City Council for consideration at the subsequent City Council meeting.

I understand that I am encouraged to be present or represented at the public hearings.

I understand that if the HPDS recommends approval of the designation, the recommendation will be submitted to the City Council for final determination. If the HPDS recommends denial, I understand that I may appeal the recommendation of denial to the City Council by submitting a letter of appeal to the HPDS within 14 days after the Board's action.

I reserve the right to withdraw this proposal at any time prior to 14 days after the schedule filing deadline for the HPDS meeting, by filing a written request with the Chair of the HPDS Committee. I understand that such withdrawal shall immediately stop all proceedings thereon.

I understand that people, places and events nominated, reviewed and disapproved three (3) times in succession are not eligible for review panel for three (3) years.

I understand that, if accepted, City or Chamber of Commerce historic tours may call attention to the nominated property as an example of Smithville history, and I will allow the City and Chamber to use any images of the marker and its surroundings.

If the nomination is approved by City Council, I agree to pay for the approved City Historic Marker from the approved vendor at current cost, and I agree to install it on my property in an area that is publically visible. I understand that the marker will remain with the property structure at its recognized location unless extenuating circumstances, approved by HPDS prevent it from remaining at the historic location.

SIGNATURE OF PROPERTY OWNER/AGENT

Print Name: _____

Date: _____

**SIGNATURE OF PROPERTY CO-OWNER/AGENT
(if applicable)**

Print Name: _____

Date: _____

HPDS Approved on (Date): _____

By HPDS Committee Members (Signatures): _____
