

CITY OF SMITHVILLE
HISTORIC PRESERVATION AND DESIGN STANDARDS MEETING
WEDNESDAY, SEPTEMBER 20, 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, SEPTEMBER 20, 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, September 19, 2023 to be heard at the 5:00 p.m. meeting.

The meeting will be recorded and uploaded to the City website. Please follow us on our YouTube Page:
(www.youtube.com/channel/UCN7rJz0wVks4zWV9EvKcH5w). You can also go to the City website and click the
link on the News and Announcements home page to access our YouTube page.

Open Meeting:

1. Call to Order
2. Introductions
3. Announcements/Presentations/Proclamations/Awards
Public Comment
4. Discussion and Action: Review and Approve Meeting Minutes (July 19, 2023)
 - a. Public Comment
5. Discussion and Potential Action: Historic Preservation Awareness in the Historic District
 - a. Public Comment
6. Report and Potential Action: September COA Applications
 - a. COA 004-23 (Smithville Coffee House General Store)
 - b. INFORMATIONAL: COA 005-23 (209 Main Street – Admin Approval of Historic Paint Colors)
 - c. Public Comment
7. Discuss future agenda items and meeting dates/times
 - a. Public Comment
8. Adjourn Committee Meeting

This agenda was posted by 5:00 p.m., September 15, 2023, pursuant to the Texas Open Meetings Act.



Jill Strube, Staff Support

Item 4: July 19, 2023 Minutes

SMITHVILLE HISTORIC PRESERVATION AND DESIGN STANDARDS ADVISORY COMMITTEE (HPDSAC) MEETING.

Minutes: Wednesday July 19th 2023

PRESENT: Bonny Joplin, Walter Winslett, Monica Poss, Nancy Catherman, LeRoy Beherens, Caroline Noya , Victoria Allen, Susie Cannon, Jill Strube.

ABSENT: None

Other non-committee members: None.

1. Meeting called to order at 5:01 pm
2. **Introductions:** All committee members introduced themselves.
3. **Announcements/Presentations/Proclamations/Awards:**
Jason Rivas representing EPICs by TXDOT provided a handout outlining the proposed sidewalk renovation at the intersection of Main Street and Loop 230, which will affect four historic properties in the commercial business district. HPDS is requested to monitor the sites and apprise TXDOT of any items that could warrant intervention with the contractor. Mr. Rivas explained the EPICs procedure that will allow all measures of protection in place.

The City Historical marker was presented to The Smithville Heritage Society and was received by LeRoy Behrens and Dennis Koch.

4. **Discussion and Actions:** The committee moved to accept May 19th 2023 minutes. Monica Poss was elected to serve

as Chair for the committee. The vote was unanimous and Monica agreed to accept the position.

5. **COA for Texas Flag Mural:** discussion regarding adding the wording "Smithville Texas" to the current mural was approved by the committee with Victoria Allen abstaining.

6. **Recommendations for Vacant Position:** Nominations were presented for review by the Mayor and City Council. The following names were proposed: Fred Beck, Lori Beck and Michelle Nelson.

7. **Historic Preservation Awareness in the Historic District:** It was agreed to accept the double-sided door hangers that were previously discussed. A sub committee with Monica Poss, Susie Cannon and LeRoy Behrens will meet to have the first 3 presentations ready for the next scheduled meeting.

8. **Historic Marker Application Program Update:** The changes previously made to the Historical Marker Application was approved. Members are encouraged to reach out to historical sites that may be interested in placing a marker.

9. **Future Agenda and Meeting Dates:** Monica Poss stated that an email with the drafts for the door hanger will be circulated and the drafts are to be reviewed by the committee with a possible meeting prior to the regular scheduled meeting in October 2023.

10. **Adjournment:** Meeting adjourned at 5:43pm

Submitted by Victoria Allen

Item 6: September COA Applications

Smithville Coffee House General Store



Smithville Historic Preservation and
Design Standards Advisory Committee (HPDS)
Certificate of Appropriateness (COA)

Received by: [Signature]
Date Received: 9/1/23

The HPDS meets quarterly and as needed throughout the year.

DATE SUBMITTED: 09 / 01 / 2023

APPLICANT INFORMATION: Applicant is:

☒ Building Owner ☐ Business Owner ☐ Contractor

Applicant Signature: Tommy Oates

PRINT Applicant Name: Tommy Oates

BUILDING INFORMATION

Name of Building: Smithville Coffee House

Physical Address: 108 NE 2nd St. Smithville 78957

Year Built: 1935

Owner Name: TACC Land Holdings LLC

Owner Mailing Address: PO Box 1209

Owner Phone # 512) 563-7446

Owner Email: smithvillecoffehouse@yahoo.com

Building Owner Signature: _____

Date Approved by Owner: _____ / _____ / _____

BUSINESS INFORMATION

Business Name: Smithville Coffee House General Store

☒ Business Owner Same as Building Owner

If Different:

Bus. Owner Name: _____

(Please continue information on another sheet if necessary)

Bus. Mailing Address: _____

Bus. Phone # (_____) _____

Bus. Email: _____

☐ I certify that I have been notified about this application:

Bus. Owner Signature: _____

CONTRACTOR INFORMATION

Contractor Name: Oates and Oates Investments

Contractor Address: PO Box 1209 Smithville 78957

Contr. Phone # (512) 563-7446

Contr. Email: oatesbuild@gmail.com

Other Contractor Information: _____

COA REQUEST TO MAKE CHANGE TO:

- ☐ Signage (may also require License Agreement)
☐ Awnings (will require License Agreement)
☐ New Paint Color ☐ New Paint on Unpainted Brick
☒ Windows ☒ Doors ☐ New Building-Mounted Lights
☒ Other: Drive-thru window and driveway alley

Intended/desired starting and completion dates of alteration and/or repairs:

Start: 09 / 15 / 2023 Complete: 11 / 15 / 2023

Please describe the scope of work. Include: Materials to be used, how the project will impact the historic structure and cleaning methods. How the proposed work will be in keeping with the character of the property. Submit sufficient description and supportive documentation so that city staff and HPDS Committee members may understand the project.

Please see attached document entitled, "Certificate of Appropriateness"

(Please continue on another sheet if necessary)

Attach supporting documentation, for example:

- ☐ Proposed Paint Color
☒ Historic and/or Current Photographs
☐ Materials Specifications
☐ Elevations or Other Drawings

TO BE COMPLETED BY STAFF

Application # 004-23

Bldg. Permit/License Agreement: ☒ Yes ☐ No

Eligible for Administrative Approval: ☐ Yes ☒ No

HPDS Meeting Date: 9 / 20 / 2023

Staff Recommendations/Comments to HPDS

(Please continue information on another sheet if necessary)

HPDS Recommendation:

☐ Approval ☐ Denial ☐ Not Applicable (Admin. Approval)

Recommendation Date: _____ / _____ / _____



Mailing address:
108 NE 2nd Street
Smithville, Texas 78957
(512) 237-1064
www.smithvillecoffeehouse.com

September 1, 2023

City of Smithville – Permitting Department
317 Main Street
Smithville, Texas 78957

Re: Certificate of Appropriateness

The Smithville Coffee House General Store, located at 108 NE 2nd Street, is under new ownership TACC Land Holdings, LLC established ownership in July 2023. TACC ownership is planning to make repairs, improvements, and modifications to the property in accordance with the Architectural Design Standards of the Smithville Historic Commercial District. The following bullets will outline the specific location for consideration.

Projects that do not require a Certificate of Appropriateness:

1. Repair and replace damaged wood to the front window using similar materials without changing the appearance of the current design.
 - a. Repair and replace rotting head, jamb, casing, and sill; including picture windows, transoms, and glass glaze.
 - b. Repaint sash and framing with same or similar color.
 - c. Replace any weather stripping and other weather sealants to prevent water leakage.
(See Figure 1.1, 1.2, & 1.3)
2. Repair and replace damaged wood to the front door entry.
 - a. Replace the front door using similar materials without changing the appearance of the current design.
 - b. Repair and replace rotting head, jamb, casing, and sill, including transoms.
 - c. Replace any weather stripping and other weather sealants to prevent water leakage.
 - d. Replace any damaged glass with the same or similar design.
 - e. Repaint sash and framing with same or similar color.
(See Figure 2.1, & 2.2)
3. Repair and replace damaged windows or rotting wood located on the alley side of the building; and use similar materials without changing the appearance of the current design.
 - a. Repair and Repaint sash and framing with same or similar color.
(See Figure 3.1)
4. Replace damaged wood to the rear window using similar materials without changing the appearance of the current design.
 - a. Repair and replace rotting head, jamb, casing, and sill, including picture windows, transoms, and glass glaze.
 - b. Repaint sash and framing with same or similar color.
 - c. Replace any weather stripping and other weather sealants to prevent water leakage.

(See figure 4.1)

5. Repair and replace damaged wood to the rear door.
 - a. Replace the rear door using similar materials without changing the appearance of the current design.
 - b. Repair and replace rotting head, jamb, casing, and sill, including transoms.
 - c. Replace any weather stripping and other weather sealants to prevent water leakage.
 - d. Replace any damaged glass with the same or similar design.
 - e. Repaint sash and framing with same or similar color.
 - f. Repair stucco with similar color and material.
- (See figure 5.1)

In accordance with the Architectural Design Standards of the Smithville Historic Commercial District, alleys are an important design element of the District's urban fabric. The main purpose of alleys is to provide a service entrance, egress, and access to commercial properties. Doors and windows in the alley are not typically visible to the public and should have flexibility. To maintain the historic character of the alley facades, repairs and modifications as followed:

1. Repair and replace damaged wood to the side door.
 - a. Replace the side door using similar materials.
 - b. A modification from the original design and creating a drive-thru window. The purpose of the drive thru is to add convenient service to patrons of Smithville. The modification is within the alley and according to the Architectural Design Standard, flexibility is a consideration.
 - c. Repair and replace rotting head, jamb, casing, and sill, including transoms.
 - d. Replace any weather stripping and other weather sealants to prevent water leakage.
 - e. Replace any damaged glass with the same or similar design.
 - f. Repaint sash and framing with same or similar color.

Projects that require a Certificate of Appropriateness:

1. Request and consideration to pave the current alley adjacent to the building. The considered driveway material is asphalt or similar material. The driveway will cover approximately 1870 square feet (117'x17'). The purpose is to use the alley as a drive-thru and serve customers. The current alley door will install a drive-thru window.
2. Request and consideration to add wooden fence at the rear of the property.

TACC's intent is to maintain the historical character of the building by complying with the Architectural Design Standards. TACC requests that a Certificate of Appropriateness be approved for all items listed in this document in accordance with the Architectural Design Standards. TACC will ensure that the appropriate building permits and fees are within the compliance of the Smithville Zoning Ordinance.

Sincerely,



Tommy Oates
Owner Representative

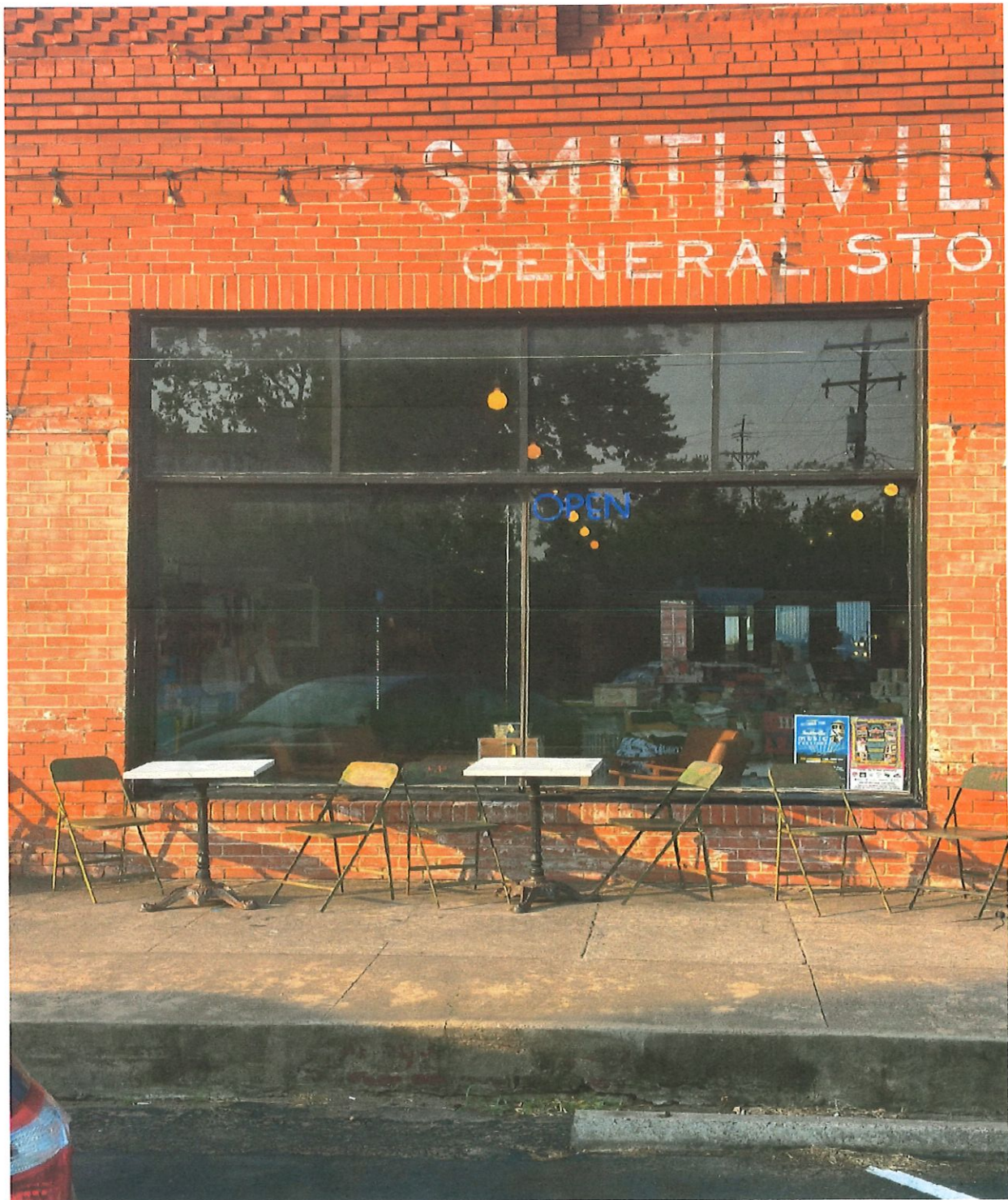


Figure 1.1. Front Window

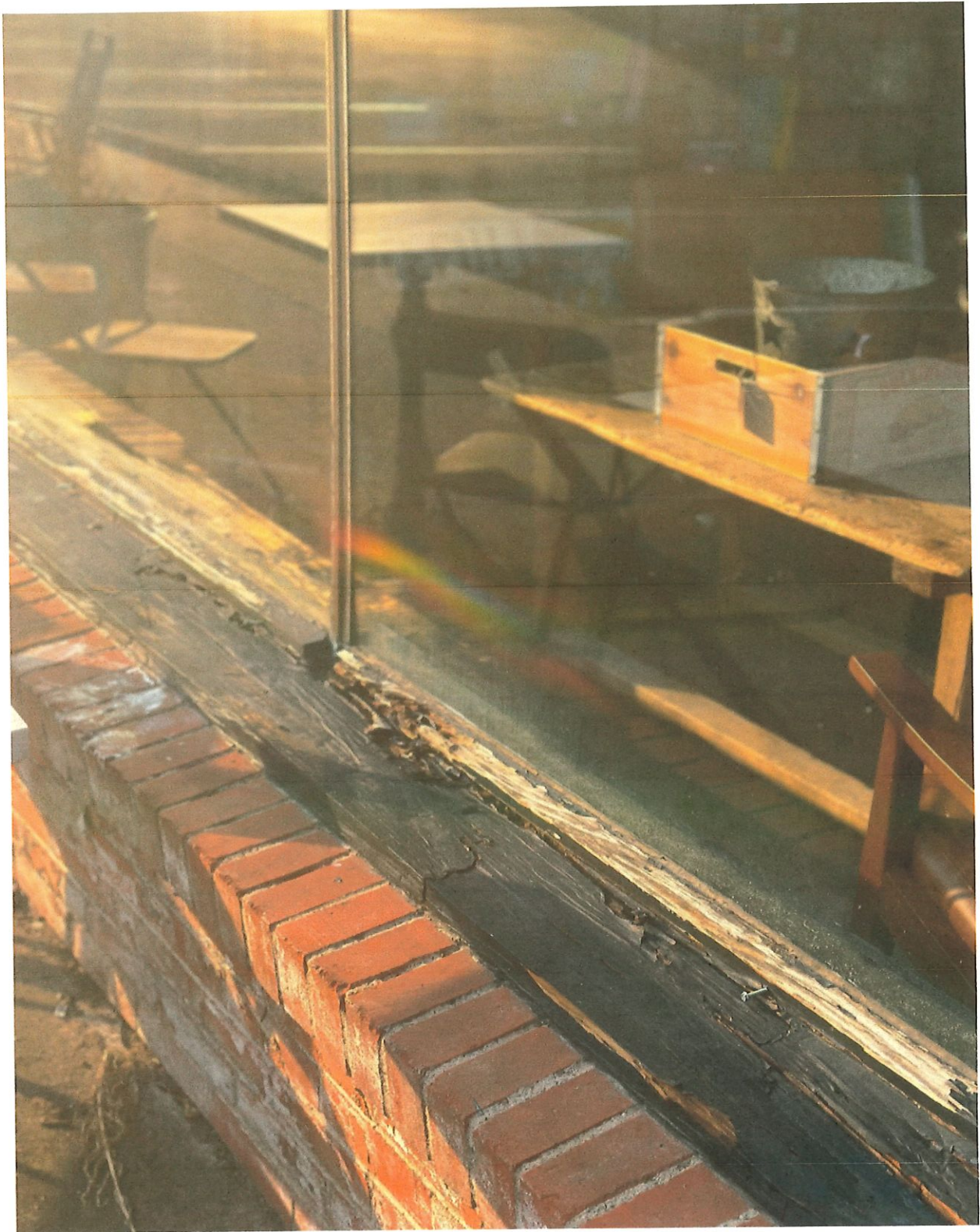


Figure 1.2. Front Window Rotting



Figure 1.3. Front Window Rotting

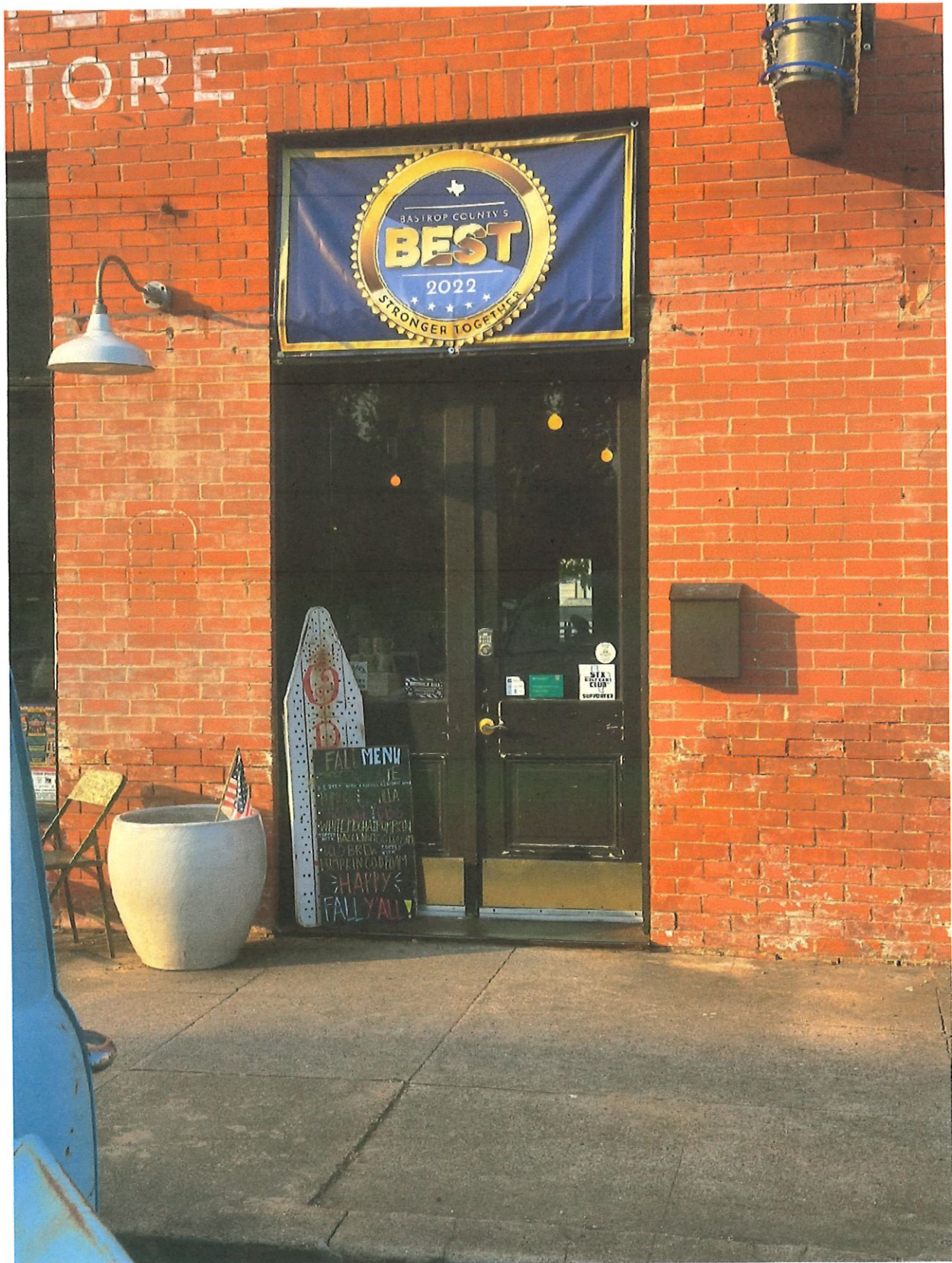


Figure 2.1. Front Door



Figure 2.2. Inside Front Door



Figure 3.1. Three Windows



Figure 4.1 Rear Window



Figure 5.1. Rear Door, Framing, & Stucco



Figure 6.1. Alley



Figure 6.2. Drive Thru Window

Jennifer Lynch

From: Jason Rammel <Jason@rammelpc.com>
Sent: Friday, September 8, 2023 12:28 PM
To: CityManager
Cc: Jennifer Lynch
Subject: Drive Through In Alley

Robert:

I don't believe that a drive through window directly in an alley is allowed under the Code. But the answer is not entirely straight forward.

Section 3.08.002 prohibits the obstruction of any portion of an alley or street. Anyone waiting in a drive through line would be violating this section.

Also, Section 3.3.6 of the Zoning Ordinance states that it is the intent of the ordinance that lots of sufficient size be used to provide adequate parking and unloading and loading space required for the operation of the enterprise. Arguably, a drive through is for loading and unloading, and therefore must be accommodated on the lot itself.

Section 3.5.1 of the Zoning Ordinance states that the general intent is for parking and loading and unloading to be done on the lot and not in the street. Section 3.5.1.B.1 states that off-street parking a loading is part of the open space requirements.

It is worth noting that parking requirements in 3.5.1 do not apply to uses in the CBD if the building preexisted the adoption of the CBD ordinance.

Let me know if this works or if you need something further.

Thanks,

JASON M. RAMMEL

LAW OFFICE OF JASON M. RAMMEL, P.C.
17130 Hwy. 46 W, Suite 5
Spring Branch, Texas 78070
Phone: (830) 885-2406
Cell: (512) 981-8868
Fax: (866) 561-5512

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Smithville Historic Preservation and
Design Standards Advisory Committee (HPDS)
Certificate of Appropriateness (COA)

The HPDS meets quarterly and as needed throughout the year.

Received by:
JS

Date Received:
9/6/2023

DATE SUBMITTED: 09/05/2023

APPLICANT INFORMATION: Applicant is:

☒ Building Owner ☐ Business Owner ☐ Contractor

Applicant Signature: Hema Patel

PRINT Applicant Name: HEMA PATEL

BUILDING INFORMATION

Name of Building: _____

Physical Address: 209 Main St, Smithville TX 78957

Year Built: _____

Owner Name: HEMA PATEL

Owner Mailing Address: PO Box 12421, Austin TX 78711

Owner Phone # (512) 914-4967

Owner Email: H2ACORP@GMAIL.COM

Building Owner Signature: Hema Patel

Date Approved by Owner: 09/05/2023

BUSINESS INFORMATION

Business Name: _____

☐ Business Owner Same as Building Owner

If Different:

Bus. Owner Name: _____

(Please continue information on another sheet if necessary)

Bus. Mailing Address: _____

Bus. Phone # () _____

Bus. Email: _____

☐ I certify that I have been notified about this application:

Bus. Owner Signature: _____

CONTRACTOR INFORMATION

Contractor Name: Yours & Mind Remodeling - Felipe Villa

Contractor Address: _____

Contr. Phone # (512) 803-7486

Contr. Email: FelipeVilla771@GMAIL.COM

Other Contractor Information: _____

COA REQUEST TO MAKE CHANGE TO:

☐ Signage (may also require License Agreement)

☐ Awnings (will require License Agreement)

☒ New Paint Color ☐ New Paint on Unpainted Brick

☐ Windows ☐ Doors ☐ New Building-Mounted Lights

☐ Other: _____

Intended/desired starting and completion dates of alteration and/or repairs:

Start: 09/11/23 Complete: 09/15/23

Please describe the scope of work. Include: Materials to be used, how the project will impact the historic structure and cleaning methods. How the proposed work will be in keeping with the character of the property. Submit sufficient description and supportive documentation so that city staff and HPDS Committee members may understand the project.

Paint front of the building - with
Valspar: Northern Sky (5001-38)
Valspar
Windows trims: Dark Kettle (Black)
(Please continue on another sheet if necessary) 4011-2

Attach supporting documentation, for example:

☒ Proposed Paint Color

☐ Historic and/or Current Photographs

☐ Materials Specifications

☐ Elevations or Other Drawings

TO BE COMPLETED BY STAFF

Application # 005-23

Bldg. Permit/License Agreement: ☐ Yes ☒ No

Eligible for Administrative Approval: ☒ Yes ☐ No

HPDS Meeting Date: NA / /

Staff Recommendations/Comments to HPDS

Administrative Approval – use of
previously approved historic color pallet

(Please continue information on another sheet if necessary)

HPDS Recommendation:

☐ Approval ☐ Denial ☒ Not Applicable (Admin. Approval)

Recommendation Date: / /