

CITY OF SMITHVILLE
HISTORIC PRESERVATION AND DESIGN STANDARDS MEETING
THURSDAY, OCTOBER 27, 2022

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
THURSDAY, OCTOBER 27, 2022, AT 9:00AM
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. October 26, 2022** to be heard at the 9:00 a.m. meeting.

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. The meeting will be recorded and uploaded to the City website following its conclusion.

Open Meeting:

1. Call to Order
2. Introductions
3. Announcements/Presentations/Proclamations/Awards
4. Discussion and Action: Approve Meeting Minutes (September 21, 2022)
 - a. Public Comment
5. Discussion and Action: Select Chair, Vice Chair, and Secretary
 - a. Public Comment
6. Discussion and Action: Beck COA for 200 Main Street (#003.1-22)
 - a. Public Comment
7. Update on Main Street Ramps/First Street Sidewalks & EPIC Requirements
 - a. Public Comment
8. Discussion and Potential Action: Historic Preservation Awareness in the Historic District
 - a. Public Comment
9. Appoint Committee to Review and Update Marker Application and Program
 - a. Public Comment
10. Discussion about future agenda items and meeting dates
 - a. Public Comment
11. Adjourn Committee Meeting

This agenda was posted by 9:00 a.m., October 24, 2022, pursuant to the Texas Open Meetings Act.



Jill Strube, Staff Support

SMITHVILLE HISTORIC PRESERVATION & DESIGNS STANDARDS

COMMITTEE MEETING.

Minutes Wednesday September 21st 2022

PRESENT: Sarah O'Brien, Nancy Catherman, Gina Bayer, Monica Poss, Bonnie Joplin, Walter Winslet, Victoria Allen.

Call to Order by Sarah O'Brien at 5:02 pm:

Quorum present:

Announcements & Presentations:

Discussion and agreement by all present that letters of appreciation would be sent by each individual to acknowledge and honor Carol Synder for her many contributions to this committee. Jill Strube has her new address for those that need it.

Minutes of previous meeting April 20th 2022 were approved as read.

Discussion on proposed COA checklist:

The Smithville Historic Design Standards Advisory Committee COA Guidelines and Checklist update was discussed by the board members, this checklist will enhance the applicant's ability to complete the form accurately, the checklist was approved with unanimous vote.

Discussion and action: Beck COA for 200 Main Street:

Four main issues for discussion included, the proposed signage, the mirror at the corner of the building, the copper wrap around the window trim, the correct type of glass to be used in replacement, the tile colors and type to replace the "marble" around the bottom of the front of building. It was agreed to table the window trim and mirror replacement until Mr. & Mrs. Beck could find out what was behind the mirror, and how much damage they may find upon consulting with a glazier regarding the windows and trim. They will report back with a report on any damage they might find, and a more informed decision will be made at that time. The 18 " tile to replace the "marble" was approved, and will be presented at the next City Council meeting for final approval. The horizontal signage was also approved for colors and appropriate anchors to affix to the building. Sarah O'Brien will check with Jill Strube for the next availability of the chamber, we will reconvene asap to move the COA forward.

Update on Main Street Ramps/First Street Sidewalks & EPIC Requirements:

No action was taken. This project is with the engineering firm. Jill will have update at next meeting.

Discussion and Potential Action: Historic Preservation Awareness in Historic District:

Gina Bayer, interim Executive Director for The Chamber of Commerce, stated that information packets with this information will be added to the welcome packets for new residents and visitors in January 2023.

Appoint Committee to Review and Update Marker Application & Program:

Discussion regarding where the local properties are that currently have a historic marker, and is this a feasible task? More information is required to continue with this program. Contact with Faith Franklin at the Heritage society was discussed to assist with the program. It was agreed to wait until the next meeting to form the Historic Marker committee.

Discussion about future agenda items and meeting dates:

Officers for the HPDS committee will be discussed at the next meeting, and it was agreed to meet asap to assist with the completeness of the Beck COA.

Meeting adjourned:

Meeting was adjourned @ 6:10pm.

From: Alfred Beck <FBeck@BECKTV.com>
Sent: Monday, October 24, 2022 6:33 PM
To: Jill Strube <JStrube@ci.smithville.tx.us>
Cc: Laurie M. Beck <lbeck@becktv.com>; Alfred Beck <FBeck@BECKTV.com>
Subject: RE: COA Process

Jill,

Per our earlier communications, we will need to change our COA. Currently it reads that we want to paint the trim and façade.

We need to revise it to reflect what I discovered during my attempt to replace the old tile with the new tile.

1. The existing wooden support structure below the windows is nonexistent. We discovered that all of the wooden support below the windows had either: a) been rotted from above due to the poor characteristics of the copper window system or, b) rotted from below due to the work of termites on the damp soil below the windows. I have photos to support this point.
2. New or refurbished copper system pieces can no longer be purchased. Replacements, if they are available will only be found with luck and after what will probably be a difficult search.
3. The copper system is not only old, it is an obsolete and extremely poor system as it allows (encourages) water to migrate through to the wood or masonry support sub system. I have numerous photos of the other copper-based window facades in Smithville to support this point.
4. In the case of 200 Main, the main beam supporting the masonry above the storefront has deflected over time causing one window to break and requiring the addition of structural columns to add support at mid span (on either side of the recessed entry). This issue should be addressed prior to installing new glass.
5. In order to support the beam, we need to add steel columns and that will require some changes to be made to the manner in which the two interior front corners are connected and also how they will appear. We do not wish to try to replace the corner fenestration with copper for the reasons listed previously.
6. We have been told by several glass experts that reusing the copper is difficult, risky (threaded pieces are often "frozen" due to electrolysis and break), and expensive. We have found only one company in Schulenburg that is even willing to look at the job to decide if they are willing to bid it. I was told that they would require that they be "held harmless" in the event that pieces broke.
7. We feel that we have two options. The first option would be to continue to use the copper system in which case we will simply "patch" the copper in such a way that makes it less obviously tatty and less obviously deteriorated. It will continue to deteriorate but be covered by what "Band-Aids" as we can come up with. We will basically pass the problem to the next owner. We will do what we can to minimize damage to the structural substrate but will not spend money in a way that we feel will ultimately involve the same poor outcomes. The second option, if allowed, will have us to redesign the storefront to allow for the addition of the structural members and rebuild the façade using wood details that are reminiscent of the details of window systems of the time. Obviously, such a redesign would require prior approval from the committee.

I plan to bring photos and options to the committee on Thursday in order to discuss these issues and options.

Thank you in advance for your help in this matter,

Fred

On Oct 26, 2022, at 2:15 PM, Jill Strube <JStrube@ci.smithville.tx.us> wrote:

Hi Fred,

I've been asked to find out if you have any information you wanted to share about the mirrors before the meeting tomorrow morning.

Of course, you can share during the meeting if you prefer.

Thank you and sorry for the late notice!

j

Jill Strube, PhD

Director, Economic Development & Grants Administration

City of Smithville

512 237 3282 x 2109

jstrube@ci.smithville.tx.us

From: Laurie M. Beck <lbeck@becktv.com>

Sent: Wednesday, October 26, 2022 2:53 PM

To: Jill Strube <JStrube@ci.smithville.tx.us>

Cc: Alfred Beck <FBeck@BECKTV.com>

Subject: Re: [External] COA Process

Jill,

The first Photographic evidence of the mirrors was in 1958. We will be there to discuss the building at 9:00 a.m.

Thank you

Fred and Laurie Beck

Sent from my iPad

Outline History of Building at 200 Main St., Smithville

- 1898** Built by Yerger-Hill. The original building spanned two lots now designated “200 Main St.” and “202 Main St.”. The building was created to house two businesses: a dry goods store (202) and a hardware store (200). There was an East/ West demising wall that was penetrated by two openings between the halves. The building was reported to have cost \$2000. For comparison, the Chancelor Building (216 Main) which was half the size was built for \$3500. some 5 years earlier. The building was an unimposing structure and carried a minimum of the typical brick façade embellishments typical of the day. This was in appearance a utilitarian and budget conscious endeavor. The construction was brick masonry and the building, while large, is among the most simple and plain structures within the historical district.
- In its initial construction the front awning was sloped to the street and supported with seven wooden columns. There were no transom windows. There was no available photo evidence of the façade beneath the awning.
- 1900** Concrete sidewalk poured on Main St.
- 1913** The storefronts were rebuilt and remodeled in “marble, steel and plate glass with prism glass window transoms” (SV Times). At this time, the building probably assumed the double (each side) tripartite configuration of storefront glass/ recessed entry/ storefront glass that became typical of the era. The brick parapet became more simple (photo labeled 1923).
- 1932** Per *Smithville then and Now*, the building may have been again remodeled causing “City Drug” store (which shared the building) to move.
- 1940s** 200 Main became “Howard’s Furniture and Hardware”. The three-part façade and light marble is visible at bottoms of windows in photos. No mirrors are visible.
- 1958** Photo shows mirrors on remodeled storefront.
- 1960-88** Yerger-Hill owners. Unknown occupants or if occupied.
- 1989-95** Goebel Insurance, Nitsche Ferguson Insurance, M & M Precision Floors,
- 1995-** Bought by Howards family. Vacant at various times through 2015.

In addition to the historic milestones outlined above, we also found some interesting historic factoids:

In the beginning and early 1900's, the front awning was sloped and supported at the edge of the sidewalk by 7 wooden support columns. In 1913, the awning was changed to a relatively low slope ("flat") overhang supported by tie rods anchored to the brick façade and over the newly added transom windows. The awning in the later years was again sloped (mid-sixties) and then, most recently, made "flat".

The south wall of the building has been remodeled and reworked several times. The history as written in the brick of the wall is interesting, but we could find no information about those transformations. At one point and for many years in the early and mid-twentieth century, there were gas pumps on the south side of the building just west of the current entrance on second street.

The original marble appears to have been used as a substrate for later tile veneers at least two times, and maybe more.

EPIC example on previous TXDOT project

Draft EPICs and General Notes for Smithville TAP (0265-13-022)

EPIC Sheet

1. Contractor shall adhere to all measures for protection of historic structures as described on sheet 2 of the plan set (Vicinity Map and General Notes)
2. Contractor shall notify the Austin District Environmental Specialist and 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

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 the intersection of Loop 230 and Main Street (301 Main Street, 300 Main Street, 219 Main Street, 218 Main Street), 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.