This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a Regular Historic Preservation Commission Meeting of the City of Buda, TX, will be held at which time the following subjects will be discussed and may be acted upon.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE TO THE FLAGS OF THE UNITED STATES AND TEXAS

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA FLAG: I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

C. ROLL CALL

Chair Belinda Ellis Vice-Chair
Vice-Chair Terry Cummings
Commissioner Carman DeLeon-Wissel
Commissioner Andrew Minter
Commissioner Cheryl Peterson
Commissioner John David Sanford
Commissioner Michael Springer

D. PUBLIC COMMENTS

At this time, comments will be taken from the audience on non-agenda related topics for a length of time not to exceed three minutes per person. To address the Historic Preservation Commission (HPC), please submit a Citizen’s Comment form to the Staff Liaison prior to the start of the meeting. No action may be taken by the HPC during Public Comments.

E. CONSENT AGENDA

E.1. Approval of the regular Historic Preservation Commission meeting minutes dated January 17, 2019.

   HPC Minutes from 01.17.19.pdf

F. REGULAR AGENDA
F.1. Deliberation and possible action regarding an application for a Certificate of Appropriateness for exterior HVAC mechanical installation on rear accessory structure at 200 N. Main AKA "The 1898 Building".

200 N. Main exterior HVAC mechanical report.pdf

F.2. Special workshop to continue to identify Historic Preservation Commission vision, mission & goals.

F.3. Deliberation and possible action to create the following subcommittees: resource development, community relations, & business engagement.

F.4. Deliberation and possible action to post the call for nominations for the Historic Preservation Awards.

G. STAFF REPORTS
   Administrative Certificate of Appropriateness Form update

H. COMMISSION REQUESTS FOR FUTURE AGENDA ITEMS

I. ADJOURNMENT
   Requests for accommodations must be made 48 hours prior to the meeting. Please contact City Hall at (512) 312-0084, or FAX (512) 312-1889 for information or assistance.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Historic Preservation Commission of the City of Buda, was posted on the bulletin board in front of Buda City Hall, which is readily accessible to the public at all times, by 5:00 pm on February 18th, 2019.

/s/ ____________________________
Kimberly B. Collins
Historic Preservation Officer/Board Liaison
committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.
A. CALL TO ORDER  
Chairperson Ellis called the regular meeting of the Historic Preservation Commission to order at 7:00 p.m.

B. PLEDGE OF ALLEGIANCE TO THE FLAGS OF THE UNITED STATES AND TEXAS  

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA FLAG: I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

C. ROLL CALL  
Chair Belinda Ellis Vice-Chair  
Vice-Chair Terry Cummings  
Commissioner Carman DeLeon-Wissel Absent  
Commissioner Andrew Minter Commissioner Absent  
Cheryl Peterson Commissioner John David Present  
Sanford Commissioner Michael Springer Present

D. PUBLIC COMMENTS  
No public comments were made.

E. CONSENT AGENDA  
E.1. Approval of the regular Historic Preservation Commission meeting minutes dated November 15, 2018.

Commissioner Cummings made a motion to accept the minutes, and Commissioner Springer seconded. The motion was approved 5-0.

F. REGULAR AGENDA ITEMS  
F.1. Deliberation and possible action regarding an application for a Certificate of Appropriateness for newly constructed side addition to historic structure and placement of accessory structure on site with new decking at 569 Main Street, Buda TX AKA "Little House on Main" by Lillie A. Alcala
Commissioner Cummings made a motion to continue to table the Certificate of Appropriateness application until March 2019 in order to allow the applicant to continue to work with the State Historic guidelines and plan (Texas Main Street Designers) and present a plan at the March HPC meeting and there will be no further construction or permits to be granted till after HPC takes further action in March.

The motion was seconded by Chair Ellis and carried 5-0.

F.2. Special workshop to identify Historic Preservation Commission mission, goals & activities for the year.

Commissioners were led by Staff Board Liaison Collins in several brainstorming exercises to help develop guiding principles and possible activities for 2019. The following themes emerged from these activities: Partnership/Collaboration/Community, education/empowerment/advocacy, recognition/awards/unique. Possible action opportunities from these principles included tapping into external resource opportunities, starting a preservation-focused community newsletter, creating a local designation/marker program, creating a framed history program, renewing the historic calendar program, partnering with businesses, exploring additional revenue sources, strengthening the local preservation program, & achieving Certified Local Government status with the Texas Historical Commission. The following subcommittee initiatives were discussed: Resources subcommittee led by Springer and Cummings, Community Engagement-Ellis & Springer, Economic Development-Sanford with an additional commissioner.

G. STAFF REPORTS

Staff provided an update on the re-use of Old City Hall, Library and Annex;
Staff informed Commissioners of the Buda Back in the Day Program;
Staff provided an update on the Old African American Baptist Church, San Marcos.

H. COMMISSION REQUESTS FOR FUTURE AGENDA ITEMS

Commissioner Springer requested follow up documentation of workshop discussions. Staff will provide written confirmation of the subcommittees from the workshop via email to the Commissioners.

I. ADJOURNMENT

Commissioner Cummings made a motion to adjourn the meeting and it was seconded by Commissioner Minter. After a unanimous vote in favor of the motion, and having no further business to consider, Chair Ellis adjourned the meeting at 8:44 p.m.

ATTEST:

_____________________
Chair
Historic Preservation Commission

ATTEST:
Historic Preservation Commission
Agenda Item Report
February 21st, 2019
Contact – Kimberly Collins, Planner II
512-312-0084 / kcollins@ci.buda.tx.us

SUBJECT: DELIBERATION AND POSSIBLE ACTION IN REGARD TO A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR HVAC MECHANICAL INSTALLATION ON REAR ACCESSORY STRUCTURE: 200 MAIN STREET/ 1898 LIMESTONE BUILDING/ BUDA MERCANTILE COMPANY, ORIGINAL TOWN OF BUDA PART OF 5 AND ALL OF LOT 6, BLOCK 3

1. BACKGROUND/HISTORY
This is a regular agenda item (action item) for a Certificate of Appropriateness (COA) application for exterior HVAC mechanical installation on a rear accessory structure at 200 Main St. during January of 2019, currently owned by Buda Mercantile Company and applied for by Ms. Michelle Beebe on behalf of Mr. Steve Ogden.

The property is located within the Historic Overlay District (O-H), is zoned Form District 5H, is a contributing property to the National Register Historic District and additionally is considered one of three structures on Main Street individually eligible for National Register Listing. The ‘1898 Limestone/ Buda Mercantile Co.’ Building is also ranked as a high preservation priority within the 1992 Buda Historical Resources Inventory. Properties rated HIGH are considered the most significant in Buda and considered to be outstanding, unique or good examples of architecture, engineering or design. Properties designated with a high rating are to be the most protected from alteration and demolition. Properties under any one of these identifiers require a COA for new construction or alterations which are not considered ordinary....
Pursuant to Buda Historic District Design Guidelines and City of Buda Unified Code, exterior HVAC mechanical installation is considered new construction or alteration affecting landmarks or historic districts, as it is visible from the public right-of-way and therefore requires a Certificate of Appropriateness. Reference 2017 Unified Development Code below:

**UDC Section 2.10.10.1:**
Certificates of Appropriateness for Alterations or New Construction Affecting Landmarks or Historic Districts

No person shall carry out any construction, reconstruction, alteration, restoration, rehabilitation, or relocation of any Landmark or any property within a District. No person shall make any material change in the light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any Landmark or any property within a District without a Certificate of Appropriateness application. Exterior temporary items obscuring the façade from the right-of-way shall not exempt a person from this provision. The application must be reviewed and approved by the Historic Preservation Officer or the Historic Preservation Commission prior to the issuance of any building permit involving any Landmark or property located within a District. The application shall be required in addition to, and not in lieu of, any required building permit.

The City of Buda Unified Development Code requires that work in the Historic District which requires a site plan and/or building permit shall have COA approval prior to issuance of the permits. The applicant has completed the building permitting process for the HVAC installation, but final permitting is contingent upon approval from HPC. Since the new HVAC mechanical installation was completed prior to receiving a Certificate of Appropriateness. The applicant was informed that the HVAC installation is non-compliant until it has been approved by the Historic Preservation Commission via issuance of a COA.

### 2. CURRENT STATUS
Historic Context:

Use:
The 1898 Limestone / Buda Mercantile Co. building(s) are Buda’s earliest surviving commercial properties. The property is a 1-story limestone brick building built in 1898 and 1901. The buildings were originally a mercantile/general store known as the Buda Mercantile Company. According to the historical reference book, *Clear Springs & Limestone Ledges*, the buildings were sub-sequentially purchased and used as a grocery & retail store (1913-Depression era) by the W.S. Birdwell Company. During a period from 1914 to 1925 the store did as much as $2,000 worth of business on a Saturday and hired 14 clerks. Wagons, farm machinery, kitchen utensils, clothing, and groceries were sold from the buildings and farmers and their families could use a barter system to trade for such items. People would come to town on Saturday afternoons to do their trading, and it was considered a highlight or social event. For example, ladies would trade butter or eggs for other items in the store, exchange recipes with their friends and discuss the
clothing they were planning to make with the fabric purchased at the store. The W.S. Birdwell store closed after 50 years of business in 1941. (Schwartz in Stovall et all, 1986:386) Later uses included a construction business, washeteria, auto garage, post office and antiques store. It is currently being renovated by the new owner/applicant with a desired opening for flexible commercial space use.

Significance: The year 1898 marks a new period of commercial construction in Buda with the city's oldest extant commercial resource, 200 N. Main Street, built during this year. Earlier buildings dating to the city's initial development period were still standing in blocks 1 and 2, which was then Buda's principal commercial zone, when the 1898 building was completed on Block 3, to the south. Thus, the 1898-1901 limestone buildings represent a transition between the earliest commercial development and the city's more typical brick construction starting in 1910. The limestone buildings are further distinguished by their stone construction, over-sized parapet walls and fenestration patterns. They are the only buildings of their type in Buda.

By the early 20th century, the general merchandise stores of the previous century that supplied groceries, clothing, household furnishings and agricultural implements usually were supplanted by specialized retail businesses.

Materials: The property is the only limestone block building on Main Street and located at the corner of Main Street and Ranch Road 967. The building is primarily oriented toward Main Street and is composed of original town lots (parts of 5 & all of 6 of Block 3) from within the Town of Du Pre/Buda.

As previously stated, the building is unique in its materials and construction technique; being one of a connected twin (the other building was built in 1901) on Buda's Main street. The buildings are built from cut limestone bricks and are of load-bearing construction. This technique was an earlier, pioneer tradition in Hays County - rather than brick, and the buildings possess numerous design features that are atypical of the city's later brick commercial buildings built in the 1910s and 1920s. Albert "Al" J. Adair wrote in the Onion Creek Free Press's Buda Centennial issue that his grandfather, Thomas Howe was a stone mason who helped lay the limestone in the buildings. He learned the trade in his native Ireland and practiced his skill in America after emigrating from Ireland with his parents in the 1840s. Howe moved with his family by covered wagon to Mountain City in the fall of 1870. Soon after, the family moved to Science Hall for its educational opportunities and later, to Buda, likely after the railroad established the town (Adair in The Onion Creek. 1981: B29)

Like the majority of brick commercial buildings along Main Street, the 1898 limestone buildings are 1-story structures set close to the street, with canopies and stepped parapet walls. Differences are apparent
in the use of cut limestone blocks, the massive scale of the parapets which dwarf others in the district, the chamfered corner entrance to the main building at 200 N. Main, arched doorways openings with keystone configuration and corner wrap with multiple entrances onto two main streets. Most of Buda’s historic brick commercial buildings feature large storefront windows at street level and segmental arch windows on the side elevations and in the upper stories. In contrast, the only openings in the limestone buildings appear in the semi-circular space created by the stone archways that cap multiple sets of double-door entries spaced around the connected buildings. Instead of transoms, the arched openings are divided by vertical bars and may have been open to the air when first built. According to a more recent owner and geologist Carl Chelf, the buildings are made of Buda limestone quarried on the site of the Boone Heep Ranch on Onion Creek. They are the only known buildings in town to use Buda limestone in their construction. The finer limestone used in the archways was quarried from the Convict Hill area of Austin (Hibbs, 1979)

Accessory Structures:

- The accessory structures in the rear of the property were moved onto the property later than the original construction of the 1898 and 1901 buildings and their origins are still being researched by staff. They are residential style, wood-frame construction and staff feels confident that the structures are eligible for historic status on the merit of age based on the materials, style and construction methods visually observed. The structure with the exterior HVAC installation is reminiscent of the Eastlake/ Stick Style (1860-1890s), American Queen Anne Revival and Queen Anne cottage style, the latter two styles built in America in the 1880s and 1890s for middle class in both urban and rural areas, with popularity in rural areas continuing into early 1900s. Characteristics lending to these styles

Garrison Filling Station, early 1920's. Notice the different structure in the rear of ‘1898 Building’ in the background.

include an asymmetrical façade, overhanging eaves, a porch covering part or all of the front facade, including the primary entrance area with decorative posts, brackets, & spindle work, a square layout with
projecting gables to the front and side, a pyramidal or hipped roof, rooms are asymmetrical and there is no central hallway, and horizontal bands of leaded windows.

Since the structures have been moved from their original site their historic significance has been greatly reduced. However, the structures may have gained historic significance in their new location. Further research is needed to determine the level of significance of the rear accessory structures, but they are good examples of a subset of Victorian architecture.

Aerial photo of downtown Buda, showing the same accessory structures in the rear of 200 N. Main present today.
Visible Changes to Historic Properties from Public Right of Way:

The preservation of historic properties inherently implies minimal change to primary or “public” elevations. Exterior features that distinguish one historic property or a row of properties and which can be seen from a public right of way, such as a street or sidewalk, are most likely to be the most significant. These can include many different elements, such as: window patterns, awnings, entrances and doorways; setback patterns; landscaping; roof shapes, cornices and decorative moldings; or commercial storefronts with their special detailing, signs and glazing patterns.

Beyond a single property, blocks of commercial/urban or residential structures are usually closely related architecturally by their materials, detailing, form and alignment. Since significant materials and features should not be damaged or hidden, the first place to consider placing a new addition to a historic property is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation.

The HVAC mechanical was installed on the upper central portion of the rear wall of the accessory structure closest to RR 967. It has been painted to match the building at the request of the HPO, to blend in as much as possible. It could have been installed in a less conspicuous place but to move it now would potentially cause more damage to historic fabric of the building. Since it has been painted to match, staff recommends leaving it in place.
Views from across RR 967

View of the front of structure from Austin
Views of mechanical HVAC installation. Note some portions are not visible from ROW. Two pictures above provide by applicant.
1. **ACTION OPTIONS/RECOMMENDATION**

   In accordance with the following guidelines in addition to the above-mentioned City of Buda UDC sections

   **Secretary of Interior Standards for Historic Preservation-Mechanical Systems: Heating, Air Conditioning, Electrical, and Plumbing:**

   It is not recommended to:

   - Undertake code-required alterations to a building or site before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.
   - Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.
   - Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.
   - New additions and adjacent or related new construction will be undertaken in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
   - Install a visible replacement feature that does not convey the same visual appearance.
   - Installing a new mechanical system so that character-defining structural or interior features are radically changed, damaged, or destroyed.
   - Failing to consider the weight and design of new mechanical equipment so that, as a result, historic structural members or finished surfaces are weakened or cracked.
   - Installing vertical runs of ducts, pipes, and cables in places where they will obscure character-defining features.
   - Concealing mechanical equipment in walls or ceilings in a manner that requires excessive removal of historic building material.
   - Cutting through features such as masonry walls in order to install mechanical units.

   It is recommended to:

   - Install a new mechanical system if required, so that it causes the least alteration possible to the building.
   - It is recommended to install the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

   **Buda Historic District Design Standards:** Due to a lack of specificity regarding HVAC mechanical, the excerpts below have been selected for relevance because they relate to exterior installations of modern upgrades for historic property. The general theme is to locate where least visible and where the installation may be removed with the least permanent damage done to the historic material or resource.

   - Light fixtures for commercial buildings should be as simple as possible and mounted where they will be partially or completely hidden.
   - Lighting should be mounted on non-readily visible rear or sides of dwellings rather than on the front.
   - Lighting for sidewalks and front yards should be of small footlights rather than post-mounted fixtures. Post-mounted fixtures may be installed if they are compatible with the historic nature of the building.
• Fixtures for yards or sidewalks should be simple and small in design. These fixtures should have a dark, non-glare finish rather than a shiny finish.
• Satellite Dishes should be mounted as low to the ground as possible and the use of landscaping, lattice panels, or fencing to screen the dish from view is recommended.
• Satellite Dishes should not be installed in front yards or in readily visible side yards. Dishes should also not be installed at readily visible roof lines.
• Rainwater collection systems in general should be located toward the side and rear of the structure. Visibility from the street is an important factor, as systems vary in exterior appearance and design. Cisterns and collection containers should complement historic designs.
• Additions may be added on the rear or sides of dwellings where not readily visible.

Staff feels an approval is appropriate since the HVAC mechanical has been painted to match and blend in with the structure as much as possible and to move it could potentially cause more damage to historic fabric.

The Commission may, at its discretion, consider the following actions:
- Approval
- Conditional Approval
- Denial
- Table pending receipt of additional information (specify necessary information)

2. ENCLOSURES
- Application