

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**HISTORIC PRESERVATION COMMISSION HISTORIC PRESERVATION**  
**COMMISSION MEETING**  
**TAYLOR CITY HALL COUNCIL CHAMBERS, 400 PORTER STREET**  
**AUGUST 7, 2024, 6:00 PM**

- I. CALL TO ORDER AND DECLARE A QUORUM
- II. CITIZEN COMMUNICATION
- III. CONSENT AGENDA
  - 1. Review and Approve the minutes of the July 3, 2024 Regular meeting. *Jan Harris*
- IV. REGULAR AGENDA - NEW BUSINESS
  - 2. Discuss and make recommendations regarding the presentation the HPC will make to the Council on August 22, 2024 *Jan Harris*
  - 3. Receive training on the National Register of Historic Places *Jan Harris*
  - 4. Select the next training topic for presentation at the September HPC meeting. *Jan Harris*
- V. REGULAR AGENDA - CONTINUING BUSINESS
  - 5. Report on the progress made by HPC members regarding training. *Jan Harris*
- VI. ADJOURN

I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by: *Jan Harris*

Date: August 1, 2024

Jan Harris, Main Street Manager

**MINUTES**  
**CITY OF TAYLOR, TEXAS**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**TAYLOR CITY HALL COUNCIL CHAMBERS**  
**400 PORTER STREET**  
**TAYLOR, TX 76574**  
**July 3, 2024 at 6 PM**

**MEMBERS PRESENT: Frances Sorrow, Lea Bowman, Kay Peebles, and Shiloh Brown**

**MEMBER ABSENT: Erwin Stauffer (excused)**

**STAFF PRESENT: Jan Harris, Historic Preservation Officer**

I. **CALL TO ORDER AND DECLARE A QUORUM** – The July 3, 2024 meeting was called to order at 6 pm by Vice Chairperson Peebles who noted that a quorum was present.

II. **CITIZEN COMMUNICATION** – There was no citizen communication.

III. **CONSENT AGENDA**

1. **Review and approve the minutes of the May 29, 2024 regular meeting.** –  
MOTION: To approve the minutes as presented. F SORROW / K PEEBLES /  
UNANIMOUSLY APPROVED

IV. **REGULAR AGENDA - NEW BUSINESS**

2. **Consider content for the August 22, 2024 HPC presentation to the City Council** – HPO Harris presented the board with some ideas for the presentation including
  - WHO – Introduce the HPC members;
  - WHAT – quickly review what historic preservation is and does and briefly describe the 10 HPC Objectives and the approved 5-year work plan;
  - WHEN – the time/date of HPC meetings and share the 5-year Gantt table to show how time will be allocated; and
  - WHERE – the HPC meets.

Suggestions from the Commission included:

- HPC is hoping to preserve the historic fabric of Taylor as it undergoes rapid growth;
- HPC objectives need to be front and center;
- Buildings must be useful while maintaining historic integrity; and
- HPC will seek to partner with other boards and City departments

ACTION: No further action was taken by the Commission.

3. **Request suggestions regarding training or additional information the HPC feel would be useful to them** – HPO Harris suggested the following training topics to the board:
  - Deep dive into the Taylor Historic Preservation Ordinance
  - Review of the Secretary of the Interior’s Rehabilitation Guidelines

- Review of commercial architectural styles – especially those found in Taylor  
The Commission suggested that they tackle one topic per month and asked the HPO to look for videos and slide shows

ACTION: The Commission agreed that the August topic would be the National Register process and architectural styles

**V. REGULAR AGENDA - CONTINUING BUSINESS**

**4. Report on the progress made by HPC members regarding training** – HPO Harris reported that all of the Commissioners had successfully completed the required training for the Open Meetings Act and the Public Information Act. She then reported that Frances Sorrow had successfully completed the Preservation Boot Camp training course.

ACTION ITEM: The Commissioners were asked to have the HP Boot Camp course completed and the quiz submitted by the August 7<sup>th</sup> meeting.

**VI. ADJOURN –**

**5. Adjournment of the July HPC meeting until Wednesday, August 7, 2024 at 6:00 PM –**

MOTION: To declare the meeting adjourned at 6.50 pm. K PEEBLES / S BROWN / UNANIMOUSLY APPROVED

Respectfully submitted,



Jan Harris

Main Street Manager and Historic Preservation Officer

# Taylor Historic Preservation Commission

*Established by City Ordinance 2023-55 on Nov. 9, 2023*

A Presentation to the City Council – August 22, 2024

# Commission Members

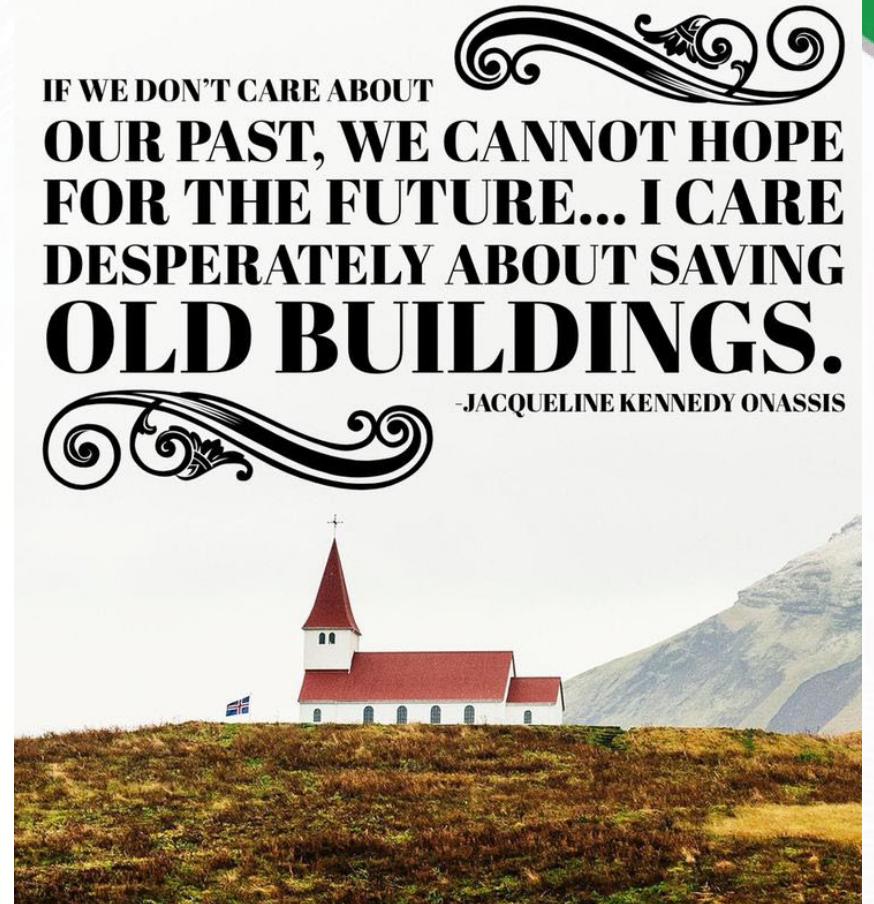


DRAFT



# The Powers & Duties of the Taylor Historic Preservation Commission include:

- Adopt evaluation criteria to determine the significance of historic landmarks & districts.
- Designate local landmarks & districts with the Council's approval.
- Implement & maintain a survey system of historic landmarks and districts.
- Develop & participate in public education programs to promote the value of preservation.
- Review & act on all Certificate of Appropriateness applications
- Develop, prepare & adopt design guidelines (approved by Council) to use in review of all COAs.



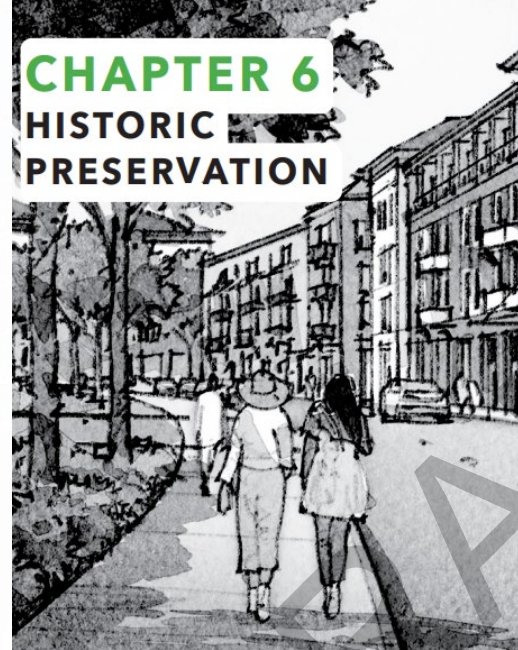
# The 10 Objectives of the Taylor Historic Preservation Commission:

These objectives guide the commission and its activities



# The Roadmap for the THPC is based on the following:

**#1 The Historic Preservation Ordinance (2023-55)** provides the Commission with its Roles & Responsibilities.



**#2 Chapter 6 of the Land Development Code** gives the HPC guidance and direction in meeting those Rules & Responsibilities.

## **#3 TAYLOR HPC 5-YEAR WORK PLAN** (in progress simultaneously)

- A. Begin the local designation of historic resources with Council approval.
- B. Develop local design guidelines with Council approval to assist owners of designated properties in making appropriate decisions with renovation projects.
- C. Support public engagement in the stewardship of local historic resources.
- D. Develop a Certificate of Appropriateness and other pertinent tools.

Any Questions?

Thank you

DRYFET

# The National Register Process in Texas

August 7, 2024

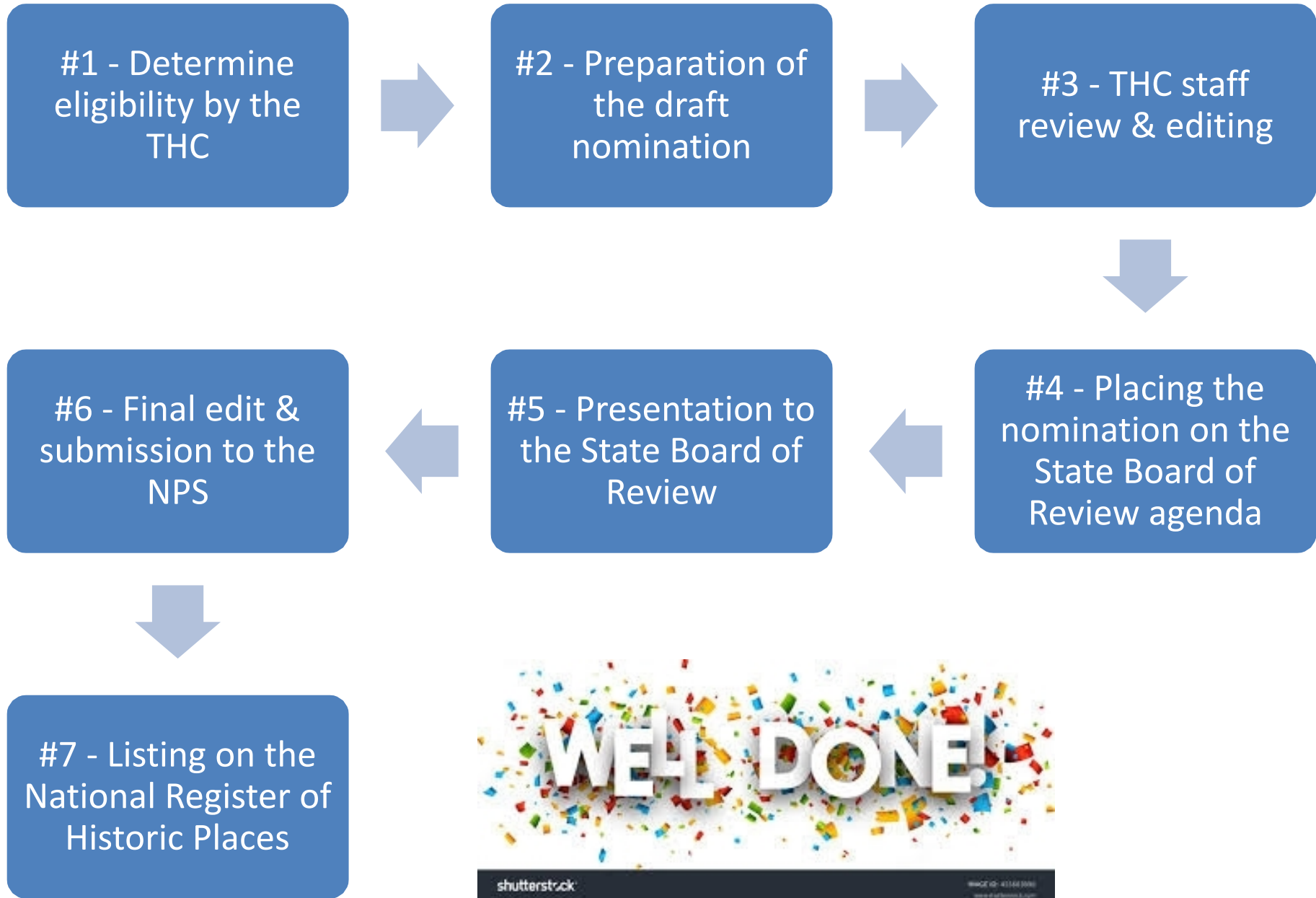
# Who nominates properties to the National Register of Historic Places?



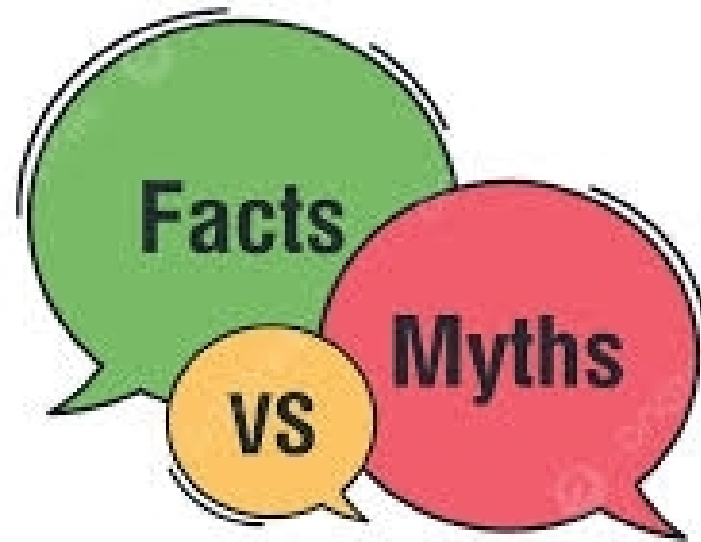
But it is recommended that people consult with an historic preservation professional during the process.

# How does the nomination process work?





# NATIONAL REGISTER OF HISTORIC PLACES: SEPARATING FACT FROM FICTION



# Myths surrounding properties listed on the National Register of Historic Places



Property owners are required to maintain and/or restore their properties



Listed properties must be open to the public



Listed properties are guaranteed protection from change or demolition



Property owners cannot sell their listed properties



When a property is listed, big pots of money appear at your door

# Factual benefits of having a property or district listed on the National Register of Historic Places:



Provides recognition for the property or district



Provides limited protection for the property or district



Certain listed properties can qualify for state & national tax credits

# Listings on the National Register of Historic Places...

...way more than historic houses!

## What can be listed?

# 1. BUILDINGS



Structures designed to house people and their activities.

What kinds of buildings are eligible for the NR?



(Above) Shotgun House

(Right) American Foursquare House



It may be of  
vernacular design  
but historic  
importance



(Left) Richardsonian Romanesque

(Below) Steamboat Gothic

It may represent a distinctive design or a recognized architectural style



## 2. SITES

The location of  
activities important  
in history



Gettysburg Battlefield



Eligible sites can include...

Archeological  
sites



Fort Griffin – Albany, TX

# 3. STRUCTURES



Hill Street Bridge, Houston

Places designed for  
purposes  
other than  
containing people

# Engineering resources...such as dams



Safford Dam, Seguin

Eligible structures may  
be purely functional

Memphis  
Overland  
Co. –  
Memphis,  
TN



# 4. OBJECTS

These are primarily small in scale, often artistic, but not necessarily static

Marconi Memorial –  
Washington DC



Objects may be individually listed but more likely contribute to the character of a district



Florita Plaza, Austin

# 5. DISTRICTS

Districts are contiguous areas made up of multiple buildings, sites, structures, and objects **that are related**



Districts  
can be residential,  
commercial, or  
agricultural.



(Clockwise) New Town Commercial HD –  
Palestine, TX; Elfreth's Alley, Philadelphia;  
& Point Reyes Peninsula Dairy Ranches  
HD

# Levels of Significance

National, State, Local

# National Register of Historic Places



Monticello – Simeon, VA

National Level of  
Significance

Demonstrates  
significance  
within a  
national context

# National Register of Historic Places



State Level of  
Significance

Properties that  
are significant  
at a state-wide  
level

# National Register of Historic Places



John J Dimmit House, Georgetown

Local Level of  
Significance

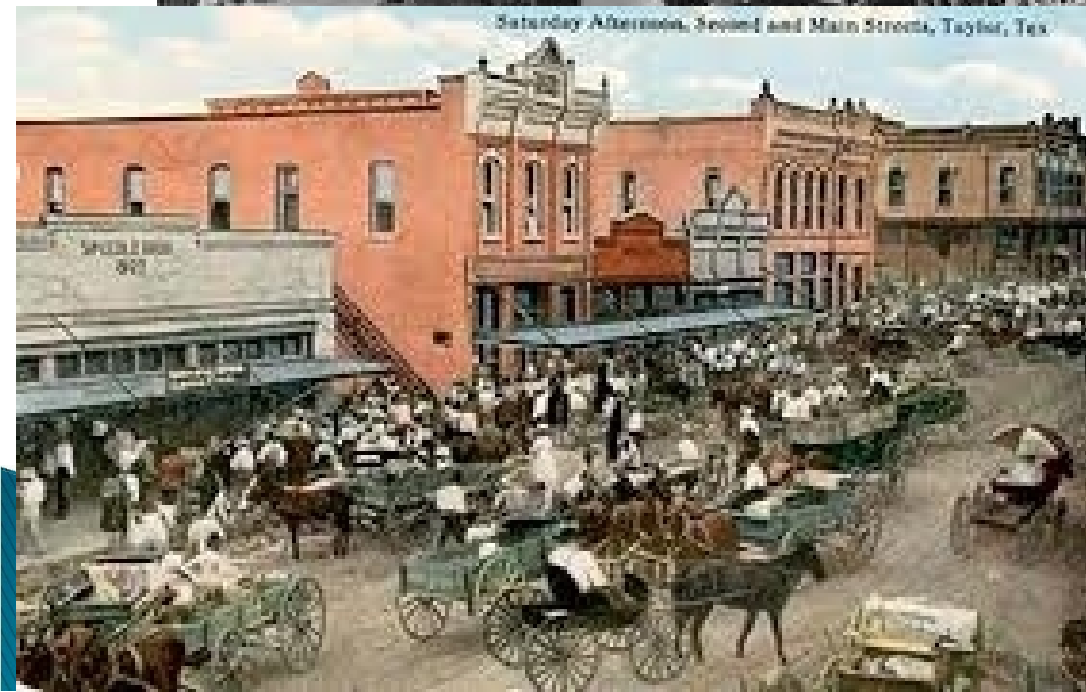
Most listed  
properties are  
significant at the  
local level

# National Register of Historic Places



Local Level of  
Significance

Saturday Afternoon, Second and Main Streets, Taylor, Tex.



Evaluated within  
the context of  
the local  
community

# National Register of Historic Places



UFO House, Pensacola Beach – designed by Finnish architect  
Matti Suuronen

Local Level of  
Significance

Reflect trends or  
events that  
impact history at  
the local level

# CRITERIA FOR EVALUATION:

There are four basic criteria under which all properties are evaluated:

- A. Association with events
- B. Association with persons
- C. Design characteristics
- D. Ability to yield information

# Criterion A

Properties that are associated with **EVENTS** that have made a significant contribution to the broad patterns of our history

Events can be singular –

Such as an event that happened at a specific place and at a specific time





Or events can be a  
continuum of minor events

For example...



“Agriculture”  
could be  
considered  
an event



“Education” could be considered an event...such as this Rosenwald school house in Cairo, TN.

# CRITERION B

Properties associated with the lives of  
significant persons in our past

The person  
must be  
significant and  
there must be  
a direct tie to  
the property



Ebenezer Baptist Church, Atlanta



Margaret Mitchell House, Midtown Atlanta

The association between the property and the person must be direct and during the time when the person achieved significance

# CRITERION C

## Properties that

1. embody the distinctive characteristics of a type, period, or method of construction; or
2. represent the work of a master; or
3. possess high artistic values, or
4. represents a significant and distinguishable entity whose components lack individual distinction

In simple terms:  
Criterion C refers to the physical  
characteristics of the property

This is the most common Criterion used

It has many sub-categories under which to  
evaluate properties

# 1 – Distinctive Characteristics of a Type

This can refer to the form, function or use of a property



Mill City Bridge, Albany, OR

## 2. Distinctive characteristics of a Period



Ware-Lyndon House – Athens, GA

The building may represent an example of a recognized architectural style

### 3. Distinctive characteristics of Construction Method



Recognizes the importance of both vernacular traditions, and/or...

Meador Homestead, Hattiesburg, MS

...new technologies



Landau Estates HD (Atomic Ranch House) St Louis

## 5. Represent the Work of a Master

The works of  
designers or  
craftsmen who  
are masters in  
their fields



Edith Farnsworth House – Kendall Co, IL –  
designed by Mies van der Rohe

# The Work of a Master...

...may be of national or international renown...



...or of local importance

Taylor Post Office designed by James A Wetmore

## 6. Posses High Artistic Value

Possesses  
recognizable  
artistic value

Chinese Sunken Garden Gate –  
San Antonio, TX



## 7. Distinctive Entity Whose Components Lack Distinction, such as



Individual  
properties  
within Historic  
Districts

Districts are considered a single entity. Resources within the district are generally not individually eligible for the National Register

# Contributing vs Non-Contributing properties in a NR District:



Properties within a District are considered contributing if they reflect the character of the district.

Properties are considered non-contributing if they do not reflect the period of significance of the district.



# CRITERION D

Properties that have yielded, or may be likely to yield information important in prehistory or history

Information  
Potential

Typically refers  
to  
archeological  
sites



Archeological sites may be prehistoric...



Durango Rock Shelters Archeology Site,  
Durango, CO



Old First Presbyterian Church Cemetery,  
Murfreesboro, TN

...or historic

Besides meeting one or more of these National Register Criteria, a property must also have Integrity of



Location



Workmanship



Design



Feeling



Setting



Association



Materials

Some properties are normally excluded from the National Register of Historic Places eligibility.

Under certain circumstances, called “Criteria Considerations,” properties in these categories can be listed:



# Consideration 'a'

A religious property deriving primary significance from architectural or artistic distinction or historical importance.



Old North Church (Episcopal) - Boston

# Consideration 'b'

A building or structure removed from its original location, but which is significant for architectural value, or which is the surviving structure most importantly associated with an historic person or event.



William Davie House – American Falls, ID

## Consideration 'c'

A birthplace or grave of an historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life.

Jesse Chisholm grave site, Blaine  
Co, OK



## Consideration 'd'

A cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features or from association with historic events



Christ Church Burial Ground,  
Philadelphia

# Consideration 'e'

A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.



Navoo Temple –  
Navoo, IL

# Consideration 'f'



A property primarily commemorative in intent if design, age, tradition or symbolic value has invested it with its own historical significance.

Chief Ne-Kah-Wah-She-Tum-Kah  
Grave marker – Fairfax, OK

# Consideration 'g'

A property achieving significance within the past 50 years if it is of exceptional importance.



Anthony Scoville House – Mount Holly, VT

# Integrity

What is your definition?

# National Register of Historic Places

1. Location
2. Design
3. Setting
4. Materials
5. Workmanship
6. Feeling
7. Association

## Seven Aspects of Integrity

# National Register of Historic Places

## Location

Has the property been moved from its historic or original location?

If so, how does that affect its ability to convey its significance?

Starr Family Home,  
Marshall, TX



# National Register of Historic Places

## Design

Has the original appearance of the resource been altered?

Do the alterations impact the original design intent?



*Figure 1. The addition to the right with its connecting hyphen is compatible with the Collegiate Gothic-style library. The addition is set back from the front of the library and uses the same materials and a simplified design that references, but does not copy, the historic building. Photo: David Wakely Photography.*

# National Register of Historic Places

## Setting

Has the setting of the property changed?

Does this affect its ability to convey its historic significance?

1438 NW 46th St Seattle, WA



# National Register of Historic Places

## Materials

Have inappropriate materials been added to the resource?



# Workmanship

Have alterations, additions, or repairs matched the historic fabric in terms of workmanship or craftsmanship?



*Small rear addition of individual design and materials, though in keeping with the design character and materials of the original building.*

# National Register of Historic Places

## Feeling

Does the resource “feel” right? Do the other factors of integrity work together to convey the historic qualities of the resource?



Rabun Gap-Nacoochee School – Rabun Gap,  
GA

# National Register of Historic Places

## Association

Is the resource really associated with its historic past?

Has that association been compromised?



Fort Sill, OK – The only still active fort from the Indian Wars on the South Plains.

# National Register of Historic Places

Not all seven aspects need be present as long as the overall sense of past time and place is evident.

QUESTIONS???

Suggested Training Topics:

1. Deep dive into the Taylor Historic Preservation Ordinance
2. Review of the Secretary of the Interior's Rehabilitation Guidelines
3. Review of commercial architectural styles, especially those found in Taylor

Tracking HPC members' progress with required training:

I. Open Meeting Act and Public Information Act Training:

100% of the members of the HPC have taken these courses and submitted proof to Dianna McLean – Taylor City Clerk.

II. Historic Preservation Boot Camp:

Frances Sorrow has completed the course and received a passing grade on the quiz.

**HPC members, please have the course completed and the quiz submitted by our regularly scheduled meeting in September.**