

AGENDA
CITY OF TAYLOR, TEXAS
HISTORIC PRESERVATION COMMISSION MEETING
TAYLOR CITY HALL COUNCIL CHAMBERS, 400 PORTER STREET
SEPTEMBER 4, 2024, 6:00 PM

- I. CALL TO ORDER AND DECLARE A QUORUM
- II. CITIZEN COMMUNICATION
- III. CONSENT AGENDA
 - 1. Receive and approve the August 7, 2024 meeting minutes as presented
- IV. REGULAR AGENDA - NEW BUSINESS
- V. REGULAR AGENDA - CONTINUING BUSINESS
 - 2. Review the Commissioners' progress with the Preservation Boot Camp training
 - 3. Training Presentation: Deep Dive into Ord. No. 2023-55 § 6
- 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 30, 2024

Jan Harris, Main Street Manager

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

MEMBERS PRESENT: Chairperson Erwin Stauffer, Frances Sorrow, Lea Bowman, and Kay Peebles

MEMBERS ABSENT: Shiloh Brown

STAFF PRESENT: Jan Harris, Historic Preservation Officer

GUESTS PRESENT: None

- I. CALL TO ORDER AND DECLARE A QUORUM – Chairperson Stauffer called the meeting to order at 6:00 pm with a quorum present.
- II. CITIZEN COMMUNICATION – There were no citizen comments.
- III. CONSENT AGENDA
 1. Review and approve the minutes of the July 3, 2024 Regular meeting – MOTION: To approve the July3, 2024 meeting minutes as presented. K PEEBLES / F SORROW / UNANIMOUSLY APPROVED
- IV. REGULAR AGENDA - NEW BUSINESS
 2. Discuss and make recommendations regarding the presentation the HPC will make to the Council on August 22, 2024 – Ms. Harris showed the draft Power Point presentation to the Commission members. DISCUSSION: Add the date, time, and location of HPC’s meetings.to slide #2. Ms. Harris will provide a script for Chairperson Stauffer to use when presenting to the Council. ACTION: The presentation was received as information by the Commission and no further action was taken.
 3. Receive training on the National Register of Historic Places – Ms. Harris led the Commission members through a Power Point about the National Register of Historic Places and the criteria properties and districts must meet in order to be listed. ACTION: The presentation was received as information by the Commission and no further action was taken.
 4. Select the next training topic for presentation at the September HPC meeting – ACTION: The Commissioners selected the topic of a deep dive into the Taylor Historic Preservation Ordinance for September. October’s topic will be Architectural Styles.
- V. REGULAR AGENDA - CONTINUING BUSINESS
- VI. Report on the progress made by HPC members regarding training – Ms. Harris encouraged members to continue working on completing the THC’s Preservation Boot Camp as a preparation for their work as HPC Commissioners. ACTION: The presentation was received as information by the Commission and no further action was taken.
- VII. ADJOURN – The meeting was adjourned at 7 pm.

Respectfully Submitted,



Jan Harris

Historic Preservation Officer

PROGRESS CHART FOR HPC TRAINING
2024

	A	B	C
1	NAME	TRAINING PROGRAM	COMPLETED/STATUS
2			
3	Kay Peebles	THC Preservation Bootcamp	Completed/Passed
4	Frances Sorrow	THC Preservation Bootcamp	Completed/Passed
5	Lea Bowman	THC Preservation Bootcamp	
6	Shiloh Brown	THC Preservation Bootcamp	
7	Erwin Stauffer	THC Preservation Bootcamp	



Let's take a DEEP DIVE into Ord. No. 2023-55 § 6

Presentation to the Taylor Historic Preservation Commission

September 4, 2024

Jan Harris, HPO

DIVISION 11. - HISTORIC PRESERVATION COMMISSION

Sec. 2-110.50. - Establishment; purpose.

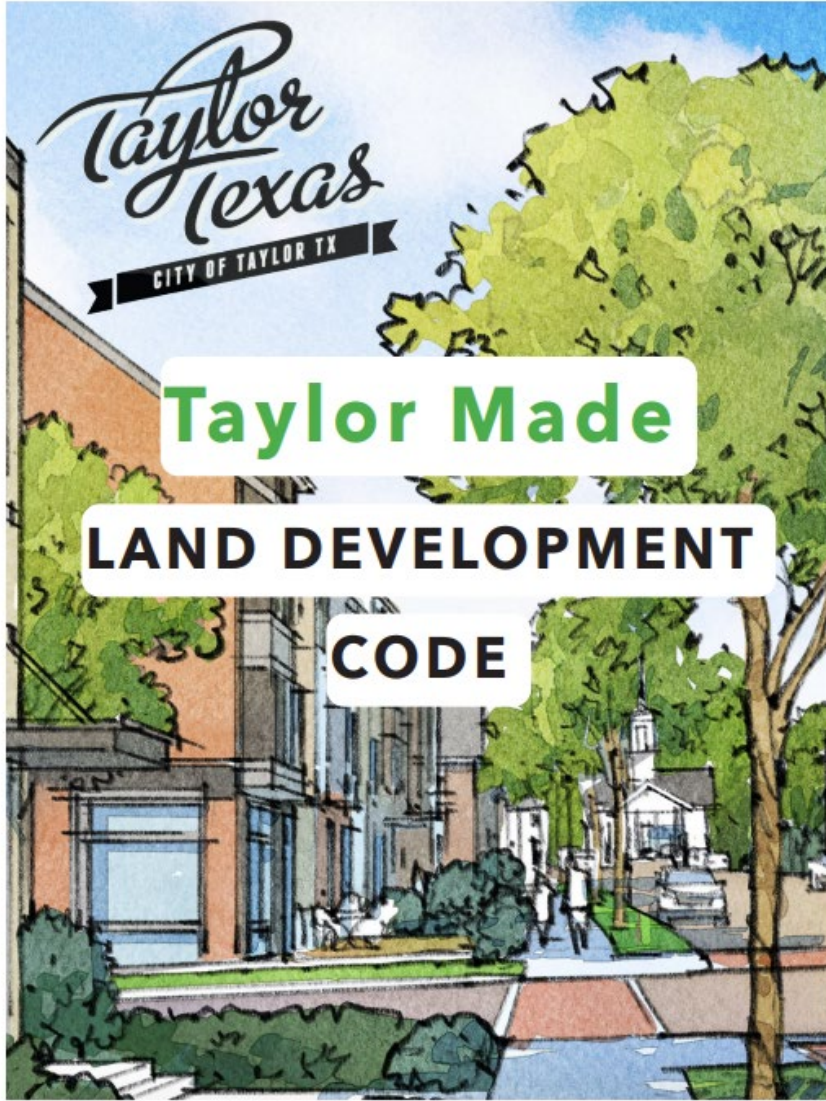
There is hereby established a historic preservation commission the purpose of which is to carry out the duties prescribed to it in state law and the charter and ordinances of the City of Taylor.

([Ord. No. 2023-55](#), § 6, 11-9-2023)

Right.

But wait! What does the Ordinance actually say??





- **It adopts** the Taylor Made Land Development Code
- **It repeals** Chapter 24 – Signs; Appendix B – Zoning Ordinance; Appendix C – Subdivision Ordinance
- **It repeals** and replaces Chapter 21 – Planning & Development
- **It amends** Chapter 2 – Administration, Article IV – Boards & Commissions AND...
- **It creates** the Historic Preservation Commission under Chapter 21 Division 11

Sec. 2-110.51. - Members and terms of appointment.

1. Sets the **number** of commission members
2. Sets the length for the commissioners' **individual terms.**
3. Charges the City Council with selecting **commissioners who meet certain qualifications** and to ensure that the THPC has a **balance of interests and skills.**
4. Stipulates that the commissioners should **possess certain individual qualifications** and have demonstrated their knowledge and interest in preservation-related fields such as:
ARCHITECTURE HISTORY ARCHAEOLOGY PLANNING URBAN or COMMUNITY DESIGN
5. States that **ALL COMMISSIONERS** shall have a **knowledge of and demonstrated interest in historic preservation.**
6. **ALL MEMBERS SHALL PARTICIPATE IN APPROPRIATE HISTORIC PRESERVATION TRAINING AT LEAST ANNUALLY.**
7. All members **serve at the pleasure of the city council** and may be removed with or without cause upon a majority vote by the council.

Sec. 2-110.52. - Powers and duties.

The historic preservation commission shall have all the powers and duties authorized by state law, city charter and city ordinances.

*The historic preservation commission shall have exclusive authority to **APPROVE THE DESIGNATIONS OF PROPERTIES AS LOCAL HISTORIC LANDMARKS AND THE INCLUSION OF PROPERTIES IN A LOCAL HISTORIC DISTRICT** pursuant to **V.T.C.A. Local Government Code, § 211.0165.***

Well, this sounds GREAT...but what does **V.T.C.A. Local Government Code, § 211.0165** **ACTUALLY SAY?????**





A municipality cannot designate a property as a local historic landmark or include it in a local historic district **unless the property owner consents** to the designation or inclusion.



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...AND HERE ARE THE DETAILS... Designation of Historic Landmark or District

Concerning **PRIVATELY-OWNED PROPERTY:**

A municipality with an established policy for designating historic resources (i.e., HP Ordinance) **may not designate a property** as a local historic landmark or include a property within the boundaries of a local historic district **UNLESS:**

1. the **property owner CONSENTS** to the designation or inclusion; OR
2. if the owner does not consent, but **there is a ¾ vote** of
 - A. The City Council
 - B. The zoning, planning, or historical commission

Since Taylor has all 3, the Council must designate one commission with exclusive authority to approve such designations.

Concerning property **OWNED BY AN ORGANIZATION THAT QUALIFIES AS A RELIGIOUS ORGANIZATION** under Section 11.20 (this defines religious organizations in the Tax Code):

The property can **ONLY** be designated as a local historic landmark or included in a local historic district **if the organization consents** to the designation or inclusion.



To start this process, the owner of an affected property must be notified of what is happening by the Municipality.

There are **SPECIFIC STEPS** in the form of **OFFICIAL STATEMENTS** associated with this process:

1. Informing the owner of the impact that a historic district **MAY HAVE** on the owners or the owner's property This is called the HISTORIC DESIGNATION IMPACT STATEMENT.
2. The historic designation impact statement **MUST** include lists of:
 - a. Regulations that may be applied to any structure on the property after the designation;
 - b. Procedures for the designation;
 - c. Tax benefits that may be applied to the property after the designation; and
 - d. Rehabilitation or repair programs that the municipality offers for a property designated as historic.
3. This statement **MUST** be provided to the owner **NOT LATER THAN THE 15TH DAY BEFORE THE INITIAL HEARING ON THE HISTORIC DESIGNATION OR INCLUSION IN A LOCAL HD.**
4. The municipality **MUST** allow an owner to **withdraw consent at ANY TIME** during the designation process

The Taylor HPC is empowered to do the following:

1. **ADOPT EVALUATION CRITERIA** to determine the significance of properties & **RULES TO DELINEATE HISTORIC DISTRICT BOUNDARIES WITH COUNCIL APPROVAL.**
2. **REVIEW & ACT ON DESIGNATING** historic properties and local historic districts **WITH COUNCIL APPROVAL.**
3. **RECOMMEND & CONFER RECOGNITION** of historic property owners.
4. **RECOMMEND PROPOSED CHANGES TO CITY ORDINANCES, CODES & PLANS** that may affect historic preservation.
5. **IMPLEMENT & MAINTAIN SURVEYS & INVENTORIES** of significant properties and all properties within designated HD.

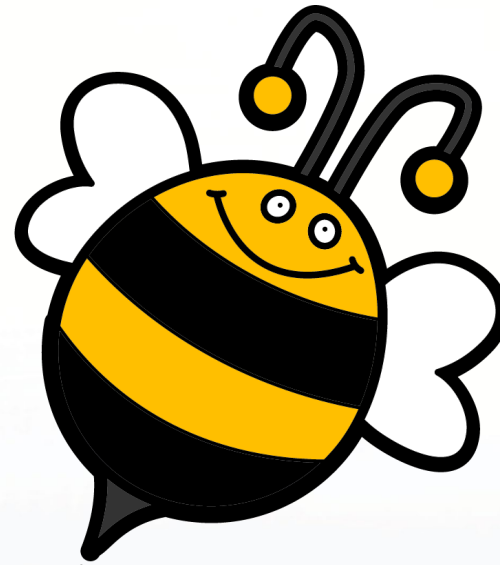
6. **MONITOR & REPORT** to the THC all actions affecting registered properties (federal, state, or local).
7. **CREATE SUBCOMMITTEES** as needed.
8. **INCREASE PUBLIC AWARENESS** of historic preservation's value thru public education programs
9. **REVIEW & ACT** on Certificates of Appropriateness applications.
10. **REVIEW & ACT ON APPEALS** on action taken by the HPO.

9. **DEVELOP, PREPARE, & ADOPT** design guidelines for use in review of COA's **WITH COUNCIL'S APPROVAL**.

10. **RECOMMEND** to the Council **THE ACQUISITION OF ENDANGERED HISTORIC PROPERTIES** which are **ESSENTIAL** to the purpose of this ordinance & where the private preservation is not feasible.

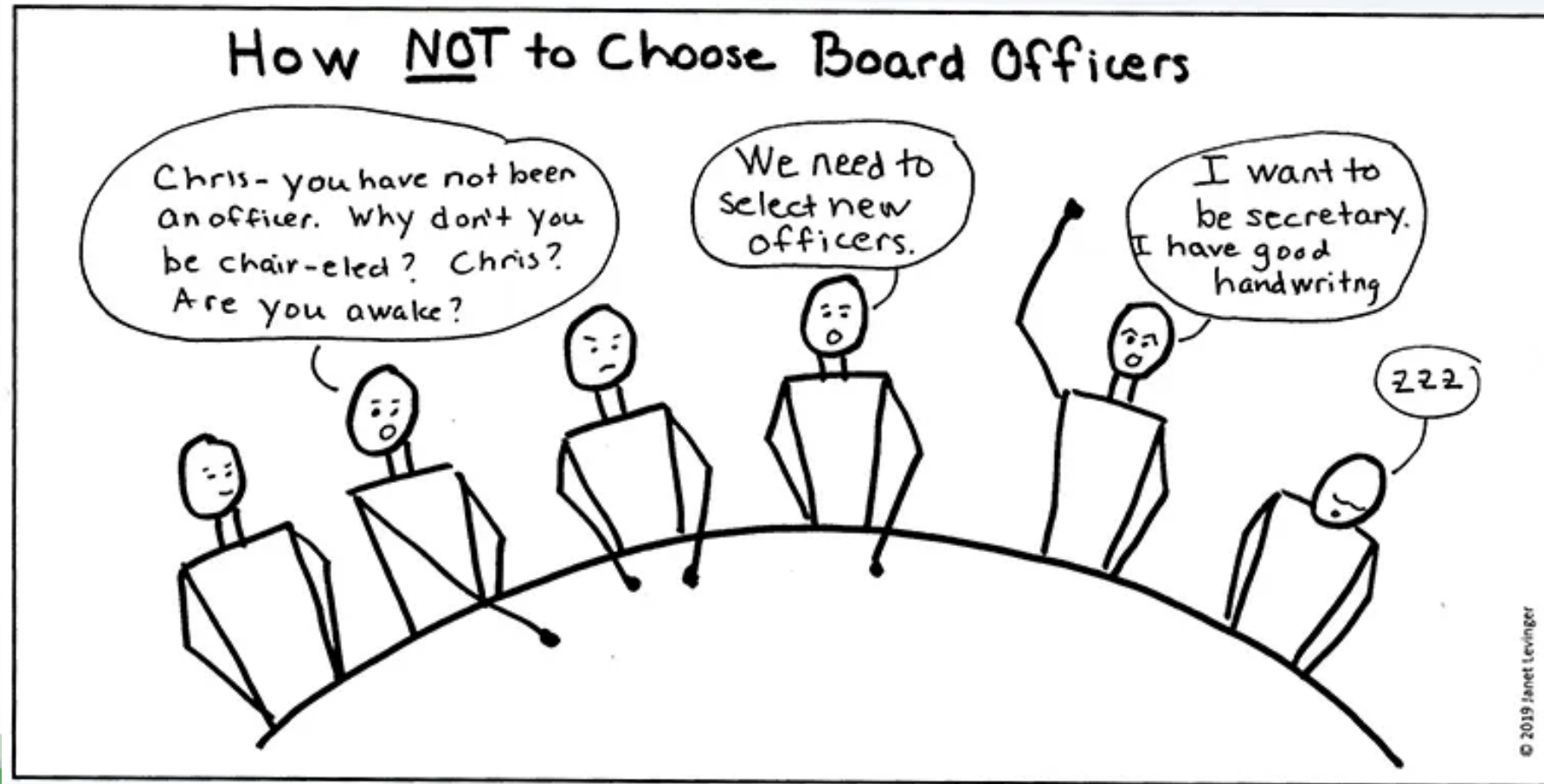
11. **PROPOSE INCENTIVE PROGRAMS** to Council for the owners of historic properties.

Busy Bees



Sec. 2-110.53. - Officers.

The historic preservation commission shall **elect** from its membership **annually a chair, and a vice-chair.**



Any Questions??

