

Date: December 27, 2021

Special Called Meeting of the **Landmark Preservation Board** to consider an application for an amendment to a previous approved COA for 111 East Houston. The property owner is listed as Villa Franco Ventures LLC, Marshall, Texas. The COA application was prepared and submitted by Marcial Avelar.

Meeting called to order at 4:01 by Chair Tony Crosby

Attending:

Board members Faye Whitaker, Mary Lynn Vassar, Jay Carriker and Tony Crosby. Marshall City staff attending were Garnett Johnson, acting City Historic Preservation Officer and IT specialist Jimmy Rambo.

Introductory Discussion:

Tony reviewed previous discussions leading up to this meeting, including a previously called special meeting which have been documented in emails to the Board Members and in Board meeting notes. The original COA application to amend a previously approved COA was for a balcony that projected a total of 14 feet 6 inches south from the existing building approximately 24 feet wide. A compromise of the reduction of the depth of the balcony/terrace to 10' – 6" was reached and extended the width to approximately 32 feet was reached during further discussions

Motion:

Approve a limited COA for a terrace/balcony of approximately thirty-two feet two inches (32' - 2") by ten feet six inches (10' – 6"). Those are the maximum dimensions of the farthest architectural element or feature that will project south of the existing structure to which it is attached and east of the construction joint of the First National Bank facade and extending east to the edge of the property. This limited COA also includes the four column footings/foundations. The center line of the columns is nine feet ten inches (9' – 10") from the building facade. See attached drawing.

Motion was made by Mary Lynn Vassar and seconded by Faye Whitaker.

Discussion following:

Discussions continued about the need for further details before a final COA would be reviewed, details that are required in the COA application. During informal discussions with Mr. Avelar, it was pointed out that the details on the drawings were not sufficient. It was also pointed out that architectural features such as the size and details of the ground level columns were too replicative of historic elements that did not exist, and they needed to be simplified. It was also pointed out that the lampposts, which Mr. Avelar said was to replicate the lamp posts on Washington Street were not appropriate and that they needed to be simplified as well. During these discussions Mr. Avelar mentioned that a colleague of his had suggested that rather than a canvas roof as shown on the drawings, a permanent roof structure would be more appropriate. Chair Tony Crosby responded that the owners had to decide and present the design before any additional work would be approved. The board agreed that we would not review another COA

for this property unless it was complete. This was the second Special called meeting for this project in addition to numerous exchanges between board members and Mr. Avelar. It was pointed out that this COA was an amendment to the original COA to add the balcony/terrace.

Motion Vote:

A vote was called, and the motion carried 4-0 with all present members voting.

New Business:

Jay mentioned the point that the terms of three present board members, Crosby, Vassar, and Whitaker expired at the end of the calendar year and as all three were willing to serve again, their names would have to be submitted to the City Council for approval. As the Council will not meet again until after the first of the year there will be a time gap where the board will have only four members. Ms. Johnson will pursue the issue.

Adjournment:

Mary Lynn Vassar made a motion to adjourn, seconded by Faye Whitaker at 4:37 pm. The motion passed.

Meeting notes by Chair Tony Crosby