

MINUTES
Historic Downtown Advisory Board
Regular Called Meeting, February 28, 2022

The Historic Downtown Advisory Board of the City of Cedar Hill, Texas, met Monday, February 28, 2022, at 6:00 at the Cedar Hill Chamber of Commerce, 300 Houston St, Cedar Hill, TX 75104.

The following members were present: Chelsey Randel, Kenna Prior, Hannah Tyler, Norman Patten, Britainie Nelson, Al Armistead. The following City staff members were present: Russell Read, Director of Experience, and Christy Harris, Visitor and Experience CVE Coordinator. The following members were absent with prior notice: Jake Shepherd, Matthew Chappel and Christopher Haley.

I. Call Meeting to Order

- Vice Chairperson Hannah Tyler called the meeting to order at 6:01 pm, declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Citizens' Forum

- No citizens were in attendance.

III. Approve the minutes from the January 24, 2022 Regular Meeting

- Britainie Nelson motioned to approve the January 24, 2022, Regular Meeting Minutes. Chelsea Randel seconded the motion. The motion was unanimously approved.

IV. Consider and take action on the architectural style for single-family residential dwellings on property zoned Old Town-Residential Subdistrict, located on the north side of Cedarview Drive and on the east side of the BNSF Railway, west of Houston Street with the approximate address being 900 Cedarview Drive. Applicant/Property Owner: Richardson Development Group [Felicia James]

- All elevations regarding the development by Richardson Development Group are approved except for Elevation I. The following recommendations are as follows:
 - Up to 50% use of brick and 50% use of siding
 - Increase color contrast
 - Add view window doors
 - Color contrasted doors
 - Color contrast applied on window treatments, fascia's and window trims
 - No total porch brick enclosures
 - Reduced modern elements.
 - Elevation G should have a taller roof pitch
 - Elevations L & M will only have a 90% brick reveal option
 - Reduce modern design and enhance historical architectural elements

Kenna Prior motioned to approve the proposed recommendations for elevations presented by Richardson Development Group. Chelsea Randel seconded the motion. The motion was unanimously approved.

V. Complete Streets Update

- The sewer line at Broad Street has been located and is currently not accessible
- Easements are progressing
- There is currently no update on the next phase of Complete Streets
- There will be a Complete Streets/Lake Moreno Partners block party on April 21, 2022.
 - An email will be sent to HDAB members regarding the event.
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VI. Mural Update:

- Jessica's Flowers is opposed to a mural on their wall.
- The Cedar Hill bank has foundation problems and will not be stable for a mural.
- The Cedar Hill Chamber of Commerce is in favor of a mural and will be executed in the Fall of 2022.
- The easement process has begun and will cover the walls in which murals will reside.
 - The murals will be maintained by the City of Cedar Hill and will not fall upon the building occupant.
- Tentatively, there will be an RFP/RFQ in the Spring of 2022, for murals and will include a small scope of work.
- The EDC purchased Patton's barn and may have a mural placed on the barn.

VII. Update on Events

- The Cedar Hill Chamber of Commerce will host "Kegs Corks and Cars" April 9th in the JC Penney parking lot.
- Country Day will take place this year:
 - HDAB will host an event at Country Day.
- Complete Streets:
 - There will not be a ground break with the Lakes team, only heavy marketing.
 - Fiber optics and utilities plans are in place and will start mobilizing at the end of February 2022.
 - A staff member will send HDAB members the contact information for Al Hernandez, VP for this region of Atmos.
- The City of Cedar Hill in conjunction with EDC, will discuss the use of the Phillips property, in hopes of having a holiday walking event, that will last from Thanksgiving to January 6th.

VIII. Staff Reports

- No staff reports.

IX. New Business

- There is an unauthorized car dealership on Cooper Street.
 - Staff member will report this car lot to the Cedar Hill Inspections Department for evaluation.

X. Review Action Items:

- Staff member will confirm boundaries of Historic Downtown District.
- Norman Patten and Kenna Prior will search for records of the original incentives for Historic Downtown District.

- HDAB members will come to Cedar Hill Government Center to sign Truck Ordinance. Staff member will email a time to come and sign the ordinance.
- Christopher Haley will consult with the President of the Preservation Dallas about a date and time to present to the HDAB board.
- Staff member will send HDAB members the contact information for Al Hernandez, VP for this region of Atmos.
- Staff member will send inspections to evaluate the unauthorized car dealership on Copper Street.

XI. Adjourn

- Chairperson Matthew Chappel adjourned the meeting at 7:28 PM.

ATTEST:

Christy Harris
CVE Coordinator

Matthew Chappel
Historic Downtown Board Chair