

Introduction

Design guidelines provided in this booklet are policy statements for direction in private development of the Downtown Historic District. This includes restoration and preservation as well as new construction. These guidelines are not mandatory rules, but instead a guide to help enhance the identity, image and continuity of the Downtown Historic District.

The concept of design guidelines will help guide design in a specific approach, but not limit the creative possibilities. The guidelines will also help you make wise decisions about the future of your property.

The guidelines were developed with the intent to preserve the character and identity of Elgin's landmarks and environment. The guidelines are a tool to describe the proper means and methods of preserving, restoring, reconstruction and rehabilitation of Elgin's cultural, historical and architectural resources.

The design guidelines will be more useful if used at the beginning of your building project. By reviewing the guidelines first, the owner can establish the basic approach to the design concept while working with contractors and architects. The Historic Review Board assisted in developing these guidelines as a community service. The Board and staff will also advise the owner and contractor/architect when requested to do so.

The Historic Review Board was created in 1989 with the establishment of the downtown Historic District. The Council appointed Board reviews applications made by property owners to change property visible from a public right of way. To apply for an Application for Review of Modifications in the downtown district and for more information about board meetings, call City Hall at (512) 281-5724 and ask for the staff in charge of this area. After review and approval from the Historic Review Board, building permits must be obtained from Planning & Development at (512) 281-0119.

Failure to obtain an Application for Review of Modifications carries a fine.

City Of Elgin Code Chapter 1 Section 5, page 42, states in part "...violations shall be fined \$2000 per day," Each day a violation occurs is a separate violation. Failure to have projects reviewed and failure to follow an approved application constitutes a violation.

For more information contact:

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