

**City of Lockhart
Historical Preservation Commission
March 01, 2017**

MINUTES

Members Present: John Lairsen, Ronda Reagan, Ron Faulstich, Juan Alvarez, Jr.

Members Absent: Terence Gahan, Kathy McCormick, Victor Corpus

Staff Present: Dan Gibson, Shane Mondin, Yvette Aguado

1. Call to Order. Chair Lairsen called the meeting to order at 5:40 p.m.
2. Consider the minutes of the February 1, 2017 meeting.

Commissioner Faulstich moved to approve the minutes as presented. Commissioner Reagan seconded, and the motion passed by a vote of 4-0.

3. CFA-17-01. Consider a request by Mike Mann and Stephan Oliver on behalf of David Mendoza for approval of a Certificate for Alteration for exterior modifications of the building located on Part of Lot 1, Block 13, of the Original Town of Lockhart, zoned CCB Commercial Central Business District and located at 100 Market Street. [Tabled 2-1-17]

Mr. Gibson explained that this item had been tabled at the last meeting because the applicant was not present. Mr. Gibson narrated a slideshow with information about the proposed exterior modifications, including proposed changes that had been made since the previous meeting. The proposed remodeling includes painting the existing stucco a shade of white, addition of new signage on the north (Market Street) and west (Main Street) facades, the addition of new first floor windows and a glass overhead door along South Main Street, and replacement of the existing black tile with stained wood planks. He showed examples of other buildings in the downtown area which also had colored tile on the exterior. Since the previous meeting, the applicant had added to the list of proposed modifications restoration of the original transom windows along the first-floor west wall that had been covered up with the stucco exterior.

Mr. Mike Mann of 1304 Mariposa Drive #106 in Austin, and Mr. Steven Oliver of 11406 Powder Mill Trail in Austin, are the applicants and offered to answer any questions from the Commission.

Member Reagan was concerned about using stained wood planks due to rotting, discoloration with time, water splash from the rain, and termites.

Member Alvarez said that he had been contacted by someone who was concerned about the appearance of the proposed overhead door facing the public library where so many functions occur.

Commissioner Reagan responded that a large door had originally been in that location on the building when it was a car dealership, so this would simply be restoring that portion of the wall to its original function.

Change wording to Prior

Discussion continued regarding the use of wood planks to replace the existing colored tile, with a third option being brick if it existed behind the areas where wood planks were proposed. There was concern that the bricks on the front, if any, might be different than bricks on the side because the front wall was modified since the original building was constructed, although if the color of the bricks didn't match they could be painted to look the same. However, it was noted that painted brick would not have the same historical value as unpainted brick. In general, the consensus was that brick was the preferred surface if it was unpainted, in good condition, and was the same in all locations where the stained wood planks were proposed. If the brick didn't meet those criteria, then the proposed wood planks would be acceptable if they were rot resistant.

Mr. Oliver said that an exotic dense hardwood, such as Ipe, is very durable and could be used.

Commissioner Faulstich moved to approve CFA-17-01 for all proposed modifications except that if there is original brick behind the tile and stucco finish where stained wood planks are shown on the plan, and the brick is unpainted and in good condition, and is of consistent appearance on both the north and west walls, it should be exposed and is the preferred wall material in those locations. Otherwise, the stained wood planks consisting of Ipe or similar dense hardwood may be used as originally proposed. Commissioner Lairsen seconded, and the motion passed by a vote of 4-0.

4. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

Mr. Gibson stated that the date of the next meeting is March 15, and at least three CFA applications have been submitted.

5. Adjourn.

Commissioner Reagan moved to adjourn the meeting and Commissioner Alvarez seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:34 p.m.

Approved: 3-15-17
(date)
John Lairsen
John Lairsen, Chair

Yvette Aguado
Yvette Aguado, Recording Secretary