

City of Lockhart
Historical Preservation Commission
June 21, 2017

MINUTES

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

Members Absent: Terence Gahan, Victor Corpus

Staff Present: Shane Mondin, Yvette Aguado, Kevin Waller

Public Present: none

1. Call to Order. Chair Lairsen called the meeting to order at 5:31 p.m.
2. Consider the minutes of the March 15, 2017 meeting.

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

3. CFA-17-06. Consider a request by Cindy Gibeaux for approval of a Certificate for Alteration to allow a front door sign and a hanging sign on Part of Lot 5, Block 22, Original Town of Lockhart, zoned CCB Commercial Central Business District and located at 107 North Main Street.

Mr. Waller presented a slideshow regarding the request to allow a front door sign and a hanging sign for a new business in the basement of the building beneath Loop and Lil's Pizza. The hanging sign is located just above the front door's left side, and the door sign is located at eye-level on the window glass. The business' hours are posted in a graphic on the door's lower portion, which is exempt from the requirement for a sign permit and does not need approval of a Certificate for Alteration. The hanging sign did not qualify as a pre-approved sign, since no contrasting, 3/4" raised and/or painted border was featured. The applicant preferred the contemporary look of the borderless design. Both the hanging and front door signs have been placed without a permit or Certificate for Alteration approval. Mr. Waller stated that Staff recommended approval.

Chair Lairsen asked if the bracket on the hanging sign was new or existing.

Commissioner Reagan responded that it was a new bracket. She then asked if the whole front building façade was considered in the maximum allowed sign area, since this business and the Loop and Lil's business occupy the same building and address.

Mr. Waller stated that the City calculates maximum sign area based on a building's front façade dimensions and resulting area, the sign area of which in this case is 7 percent, and that the proposal did not exceed the 7% threshold.

Chair Lairsen stated that he took issue with the fact that many of the cases brought before the Commission are for projects that have already been completed.

Commissioner Reagan responded that per conversation with the applicant, she understood that the reason this proposal was brought before the commission was to avoid adding a border to the sign, even though bordered signs are allowed through the pre-approved process. She continued, stating that requiring an artistic border is not part of the Commission's duties.

Commissioner Faulstich arrived at 5:37pm.

Commissioner Faulstich stated that he, too, received a letter regarding a similar issue with signs not complying with pre-approved Historic District requirements, due to borderless signs.

Chair Lairsen asked if there was a purpose for the requirement of a sign border.

Commissioner Reagan responded she believed that there was no purpose, but that the requirement was added to the Ordinance in error.

Vice-Chair McCormick stated that sign size and uniformity was what was intended.

Discussion continued amongst the commission members.

Commissioner McCormick asked what caused this proposal to be brought before the Commission.

Mr. Waller responded that the Building Department discovered that the sign was installed without a permit or Certificate for Alteration approval, and notified the property owner of the need to follow proper procedures through the permitting process.

Commissioner Reagan moved to approve CFA 17-06 as requested. Commissioner Faulstich seconded, and the motion passed by a vote of 5-0.

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

Mr. Waller stated that there were two applications recently submitted, and that the Commission would meet at its next regularly scheduled meeting date.

Discussion ensued regarding the next meeting date.

Chair Lairsen asked if moving the new applications to a later meeting date would hinder progress for the applicants.

Mr. Waller replied that the applicants desire to erect the signs as soon as possible.

The Commission then decided to meet the first Wednesday of the month, as long as all necessary paperwork was submitted with the application, and, if later determined necessary, to reschedule to a later date.

5. Adjournment.

Commissioner Reagan moved to adjourn the meeting, and Commissioner Alvarez seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 5:49 p.m.

Approved: July 5, 2017
(date)

Yvette Aguado
Yvette Aguado, Recording Secretary

John Lairsen, Chair
John Lairsen, Chair