

**City of Lockhart
Historical Preservation Commission
March 21, 2018**

MINUTES

Members Present: Ronda Reagan, Ron Faulstich, Kathy McCormick, John Lairsen

Member Absent: Juan Alvarez, Jr., Victor Corpus, Richard Thomson

Staff Present: Yvette Aguado, Kevin Waller

Public Present: None

1. Call to Order. Chair Lairsen called the Lockhart Historical Preservation Commission meeting to order at 5:36 p.m.

2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the March 7, 2018 meeting.

Vice-Chair Reagan wondered if her vote for CFA-18-04 (Agenda Item #5) was a “no” vote or an ‘abstain’ vote.

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

4. CFA-18-05. Consider a request by Alexandra Worthington for approval of a Certificate for Alteration to allow window signs on an existing building on Part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 101 East San Antonio Street (SH 142).

Mr. Waller explained that the applicant proposes new window and door signs for “The Culinary Room”, a proposed food processing operation, retail store, and special events center. The signs are currently in place and are located on the south and west facades of the Brock Building. The window sign on the west façade advertises the food processing component of the business, and the door sign on the building’s angled southwest façade displays the company logo on both sides of the double-doors, with “All Foodies Welcome!” and property address below the logo on the right-side door. On the south façade, the window to the right of the front door when facing the building advertises the retail and processing components of the business, with the company logo above. To the right of that window is another window advertising the special events center, company website, and logo. Mr. Waller mentioned that to right of that window is a placard identifying the property as being listed on the National Register of Historic Places. The placard is exempt from the sign permit requirements and need not be reviewed by the Commission. Additionally, a sign identifying the company that constructed the building is located on the

west façade and to the left of the front door. This sign is also exempt from the requirement for a sign permit and does not need approval of a Certificate for Alteration. Staff recommended approval of the proposed window and door signs.

Commissioner Faulstich inquired as to whether any additional businesses that might locate in the building's basement would be allowed signage on the building as well.

Mr. Waller replied that there would be plenty of allowed sign area on the building, due to the building's size.

Vice-Chair Reagan moved to approve CFA-18-05. Commissioner McCormick seconded, and the motion passed by a vote of 4-0.

5. Discuss progress on the Historic Landmarks project.

Mr. Waller reported that Staff received an email from LISD Superintendent Susan Bohn with regard to potential designation of the old Lockhart High School Building and Adams Gym as historic landmarks. Ms. Bohn stated that she would like to bring the matter before the School Board of Trustees before deciding whether to include the buildings as eligible for Landmark status. Bohn explained that the School District was hesitant to have added layers of regulation to future development of the buildings. The next School Board meeting will be held April 23. Staff will update the Commission in April or May as to the School Board's decision.

Vice-Chair Reagan asked if a Commission member and/or Planning Staff would be able to attend the School Board meeting, in order to explain the benefits of Landmark designation and answer any questions.

Mr. Waller responded that he wasn't certain, but that it was a good idea.

6. Review and discuss the flyer prepared by Staff for a future community-wide workshop on State and Federal historic preservation tax credits, and the City of Lockhart tax abatement program.

Mr. Waller provided an overview of the flyer.

Vice-Chair Reagan suggested that Staff invite a Texas Historic Commission representative to attend the workshop and discuss the State tax credit. Reagan also asked that Staff compile a mailing list of downtown business owners to invite to the workshop.

Commissioner Faulstich suggested an informational handout to provide attendees at the workshop.

Vice-Chair Reagan requested that she be copied on email correspondence between Staff and the Texas Historic Commission contact person.

Chair Lairsen said that the flyer and detailed supplement presented is a good start, but doesn't appear to address residential properties. He suggested that two separate workshops be held, one for commercial properties, and the other, residential. The commercial workshop could be held first, and the residential workshop held once the Historic Landmark designation process is completed.

Chair Lairsen stated that this agenda item will be tabled until the next meeting, in order to collect more information for the workshop.

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

Mr. Waller stated that an application was recently submitted for a fence in the front yard of the Smitty's office building, as well as an application for new fences and a reconstructed and extended walkway behind the Smitty's banquet room building, which will both be placed on the Commission's agenda for the next meeting. The front-yard fence proposal would also have to go before the Planning and Zoning Commission, since the fence will be located within the front-yard setback area. Mr. Waller stated that the date for the next Historical Preservation Commission meeting will be April 4, 2018.

Vice-Chair Reagan asked if the review procedure for window signs can be changed to the Pre-Approved procedure, because it is pointless for applicants to come before the Commission for these types of signs which could easily be approved in-house by City Staff. Reagan stated that the 7% maximum sign area allowance in the Commercial Central Business District is all that should be considered and not the design or color on the window glass. The City already requires a sign permit, therefore, Staff can review and approve window sign submissions exclusively through the Sign Permit Application.

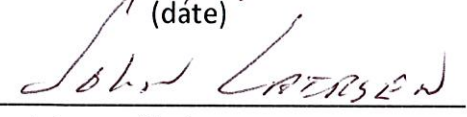
Mr. Waller stated that he would discuss this matter with the City Planner, as it would require a revision to the Historic Districts and Landmarks Ordinance.

8. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Vice-Chair Reagan seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:17 p.m.



Yvette Aguado, Recording Secretary

Approved: 4/4/18
(date)


John Lairsen, Chair