

**City of Lockhart
Historical Preservation Commission
February 1, 2017
Special Meeting**

MINUTES

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

Members Absent: Juan Alvarez, Jr., Victor Corpus

Staff Present: Shane Mondin, Yvette Aguado, Dan Gibson

Public Present: Dan Gibson, Shane Mondin, Yvette Aguado

1. Call to Order. Chair Lairsen called the meeting to order at 5: 34p.m.

2. Elect Chair and Vice-chair for 2017.

Vice-Chair McCormick moved to re-elect John Lairsen as Chair. Commissioner Reagan seconded, and the motion passed by a vote of 5 to 0. Commissioner Gahan moved to nominate Ronda Reagan as Vice-Chair. Chair Lairsen seconded, and the motion passed by a vote of 5 to 0.

3. Consider the minutes of the November 30, 2016 meeting.

Commissioner McCormick moved to approve the minutes as presented. Commissioner Reagan seconded, and the motion passed by a vote of 4-0-1, with Commissioner Gahan abstaining due to not being present at the meeting.

4. 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.

Mr. Gibson presented photos of the building and of the surrounding area, and showed illustrations of the proposed changes to the exterior of the building. The proposed remodeling of the building would include painting the existing stucco a shade of white, the addition of a new signage on the north and west facades, the addition of new first floor windows and a glass overhead door, and replacement of existing black tile with stained wood planks. The applicant's intent is to remodel the first floor for a beer microbrewery and tasting room.

Neither the applicant nor other representative was present.

There was discussion about whether or not replacement of the black tiles with stained wood planks would be appropriate. In addition, it was pointed out that the original building had transom windows above the first floor windows that had been covered up by the current stucco exterior. The Commission was interested in finding out whether or not the applicant would consider restoring the transom windows as part of the proposed improvements.

Because the applicant was not present to respond to these issues, the Commission decided that it might be best to table the item until the next meeting to give the applicant an opportunity to provide their input.

Commissioner McCormick moved to table CFA-17-01. Commissioner Faulstich seconded, and the motion passed by a vote of 5-0.

5. Consider a recommendation to amend Chapter 28 "Historic Districts and Landmarks", Lockhart Code of Ordinances, regarding tax abatement provisions in Sections 28-20 through 28-24.

Mr. Gibson pointed out the three locations where changes to the wording were proposed based on recommendations from the city attorney, as well as former member and chair of the Commission, Coyle Buhler.

Mr. Coyle Buhler, of 1000 Magnolia Street, was present and explained the reasons for the proposed changes to the text in Sections 28-20, 28-21(k), and 28-23.

There was discussion regarding the proposed deletion of the requirement in Section 28-23 that applicants for tax abatements obtain an agreement from the City prior to starting work on the improvements for which the abatement is requested.

Commissioner Reagan moved to recommend approval by the City Council of the proposed amendments to Chapter 28 "Historic Districts and Landmarks", Lockhart Code of Ordinances, regarding tax abatement provisions in Section 28-20 through 28-24, as presented by staff. Commissioner McCormick seconded, and the motion passed by a vote of 5-0.

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

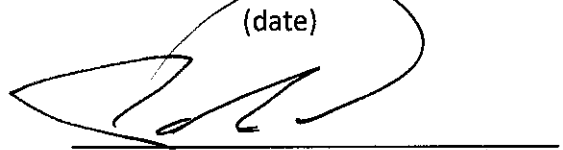
Mr. Gibson mentioned there are pending Certificate for Alteration applications for the Brock and the Masur building, but they were not yet complete. Once all submittal requirements are met, those applications would be placed on the next available Commission agenda.

7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting and Commissioner Gahan seconded the motion. The motion passed by a vote of 5-0, and the meeting adjourned at 6:24 p.m.

Approved: 3/1/17
(date)


Yvette Aguado, Recording Secretary


John Lairsen, Chair