

City of Lockhart
Historical Preservation Commission
July 5, 2017

MINUTES

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

Members Absent: Terence Gahan, Victor Corpus, John Lairsen

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: Yolanda Ramirez, Gene Galbraith

1. Call to Order. Vice-Chair Reagan called the meeting to order at 5:40 p.m.
2. Consider the minutes of the June 21, 2017 meeting.

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

3. CFA-17-07. Consider a request by Worth Finance Corp. for approval of a Certificate for Alteration to allow a window sign and front door sign on Part of Lot 2, Block 23, Original Town of Lockhart, zoned CCB Commercial Central Business District and located at 111 East San Antonio Street.

Mr. Waller presented information via slideshow. He explained the applicant proposes new window and front door signs. The window sign is to be located within the main window of the building, left of the door when facing the building's front façade. The door sign will be located at eye-level on the door's window glass, as show in the photo provided in the Commission's packet. The business' hours and contact information will be posted in a graphic on the door's lower portion, but is exempt from the requirement for a sign permit and a Certificate for Alteration approval.

Vice-Chair Reagan asked if the signs' total area met the 7% maximum threshold requirement.

Mr. Gibson responded that the total area did meet the requirement.

Commissioner McCormick made reference to the property owner's lack of signature on the Certificate for Alteration application.

Mr. Waller stated that Worth Finance Corp. is both the applicant and property owner. He indicated that the application listed the owner as Worth Finance Corp. He then corrected the misunderstanding of the information presented by stating that Worth Finance Corp's

Yolanda Ramirez was not the property owner, but was instead the supervisor of the business, and the current tenant.

Ms. Ramirez, Supervisor of Worth Finance Corp's Lockhart office, approached the podium. She stated that she was in fact the supervisor of Worth Finance Corp. and the current tenant, and that Lewis Signs would be installing the signage on the window.

Vice-Chair Reagan suggested that staff should require that applicants pay closer attention to detail in completing applications, as well as provide accurate contractor information, so that contractors may be contacted as questions arise.

Mr. Waller continued with the slide show regarding the proposed signs, and then completed the presentation. He stated that after review of all materials, Planning Staff found that the application satisfied the standards and criteria, and recommended approval.

Commissioner Alvarez moved to approve CFA 17-07 as requested. Commissioner Kathy McCormick seconded, and the motion passed by a vote of 4-0.

4. CFA-17-08. Consider a request by The Southwest Museum of Clocks and Watches for approval of a Certificate for Alteration to allow a wall-mounted sign on Part of Lot 2, Block 23, Original Town of Lockhart, zoned CCB Commercial Central Business District and located at 109 East San Antonio Street.

Mr. Waller gave a slideshow presentation on the proposal. He stated that the application proposed a new wall sign for "The Southwest Museum of Clocks & Watches" organization. The sign will be centered on an upper panel of the building's first floor, as shown in the photo included in the packet. The proposed sign dimensions are 40' wide by 34 ½" high with a total area of 115 square feet, which is just below the 7% threshold of 115.7 square feet. He stated that the initial proposal had the letters "SW", as opposed to the entire word "Southwest", but that the applicant was later able to make "Southwest" fit within the required threshold.

Vice Chair Reagan asked what materials the sign would be comprised of, and the method of attachment.

Mr. Gene Galbraith approached the podium, and stated that the sign would be made by Thomas Printing Company in Austin. He stated that the sign would be on sheet metal, rust-proof, 3/16" thick, and mounted on a wood pressure-treated frame on the façade of the building.

Vice-Chair Reagan asked what type of material existed underneath the sign.

Mr. Galbraith responded it was stucco over metal lathe over the brick. He said there were bolts that protrude outward from the façade that used to support an awning. The bolts would be trimmed back, and the wood behind the proposed sign would be bolted into the façade. The bolts will not be visible, since they will be located behind the sign, and the sign fastened to the wood.

Commissioner McCormick asked if the proposed sign's mounting area was currently stucco with brick underneath.

Mr. Galbraith responded yes, and explained that the iron rods already exist, and that they will be used as the anchor points, and will not penetrate the stucco.

Vice-Chair Reagan commented that there should have been a drawing of the signage presented with the application to show the method of installation.

Mr. Gibson asked if there was a sign company involved with the project.

Mr. Galbraith explained that the sign will be produced by Thomas Printing of Austin, and the property owner along with Mr. Galbraith will be mounting the sign themselves.

Vice-Chair Reagan asked if a drawing with sign installation details was required.

Mr. Gibson responded that the drawing needs to accompany the sign application, and would assure that the application materials were submitted correctly.

Commissioner McCormick stressed that she had an issue with the lack of property owner signature, even though Mr. Galbraith has stated that the property owner will be involved with the installation of the sign. The sign is fairly substantial, measuring 40' wide and 3' high, made of sheet metal with a plywood backing. The sign is very different from a stick-on plastic decal on a glass door, as in the previous application, which can easily be removed.

Mr. Galbraith stated that the sign will be painted with ultraviolet, high-grade, weather-resistant paint, which was used previously with the Brock building sign, which was in beautiful condition even after extensive weathering and sun exposure. The applicant, however, was unable to use the previous sign platform, due to changing configurations of the building.

Commissioner McCormick explained that her issue is not with the sign's well-being, but instead with the building's well-being.

Commissioner Alvarez mentioned that without the property owner's signature on the application, nothing confirms his awareness of the application nor sign proposal.

Mr. Galbraith explained that the property owner was unable to attend tonight's meeting, but stated that he and the property owner have discussed this project, and that the owner has provided permission for Galbraith to represent him in this meeting.

Vice-Chair Reagan stated that in the past, the Commission has always looked at the method of attachment, because the building is, in fact, what we are trying to protect. She continued, stating that the explanation given by Mr. Galbraith regarding the method of attachment was an approved method, because it is utilizing the same holes from the previous bolts.

Mr. Galbraith stated that the bolts were welded to the large I-beams across the entire building. Hidden behind the white columns are I-beam supports that are original to the building. The white columns merely cover the integral structural design of the building. Where the sign is proposed, there is stucco on metal lath on plywood, anchored to the I-beam that goes across the building.

Vice-Chair Reagan commented that the plywood and framing material will have substantial weight, so the anchoring through the I-beam is a good proposed method of installation. She suggested granting approval with the condition that the property owner signs the application and submits a drawing showing the method of attachment, to be submitted to staff.

Commissioner McCormick stated that she had an issue with the existing bolts that were used with a previous awning, but will currently be used to attach the new sign. The bolts will not be visible, since they will be trimmed and behind the sign. She continued that if the bolts are trimmed and there is no drawing showing the proposed method of attachment, then the method may hinder future ability to place an awning if desired.

Mr. Galbraith responded that if the City moves forward with their beautification plan for the downtown area, then this proposed project would be subject to change. He continued by stating that property owner Bill Genn has indicated that all he would require to re-attach an awning would be a two-inch exposure of the bolt from the wall outward. The bolts currently protrude 8" to 10", so even if the owner trims the bolts to a two-inch length, it would be sufficient for re-attaching an awning.

Vice Chair Reagan asked if the bolt trimming would leave 2" exposed, or whether the sign would obscure the bolts. If the bolts are to be obscured, then a different method of attachment would be required.

Mr. Galbraith responded that the trimmed 2" bolts would be obscured by the sign, and that they would need to take the sign down and move it above where the awning was to be located.

Mr. Faulstich asked if the method of attachment would require the bolts to hold up the sign.

Mr. Galbraith explained that behind the sign would be a treated inch and a half bolt and a 2" x 6" going across to connect to all bolts, and countersunk to receive a washer and a nut. The sign will be placed over that to cover the bolts. Galbraith stated that the framework will be visible until an awning is attached to the building. Commissioner Faulstich suggested that bird nesting could become a problem. Galbraith indicated that the framework behind the sign will be fully enclosed, giving no access to birds.

Commissioner Alvarez asked about the length of the bolts.

Mr. Galbraith replied that the bolts are about 8" long, and will be trimmed to 2", as suggested by the property owner.

Commissioner Faulstich stated that he understood the 2" x 6" would be placed all the way across, with the studs coming out bolted up, and that the 40' x 34 ½" sign would be back-framed to recess on top of that with an inch and half border on the inside, and not exposed to match up to the building.

Mr. Galbraith stated that the bolts, and not the frame, are essential to the sign's structural integrity.

Commissioner Alvarez asked how many bolts are proposed.

Mr. Galbraith stated there would be 6 bolts. He explained they will weld eyebolts on a 2" extension if the design of the awning required it, but stated that they have provided the foundation for future application.

Commissioner McCormick stated that her concern is with the mounting of the sign and the sign's weight. She indicated that an awning will require an engineer to certify that it is structurally sound to install. The sign installation consists of 3/16" sheet metal, 40' long and 3' wide, with plywood behind the metal.

Mr. Galbraith stated that there would be no plywood used, but instead treated lumber that will go behind the sheet metal, and will be held in place with the bolts. The treated lumber will have extensions up and around as a frame fastened to the main wood beam, and the sign would be fastened to that frame. The weight of the sign pales in comparison to that of an awning.

Commissioner McCormick reiterated that there would be no issues, had the proper drawing showing the detailed method of sign installation been submitted with the application within the two-week allotted timeframe. Furthermore, the applicant made changes to the proposed sign wording and dimensions, still without a drawing showing the installation method, just hours before the meeting.

Vice Chair Reagan asked if the tabling of this proposal until the proper paperwork and drawing with method of attachment was presented would pose a problem.

Mr. Galbraith responded that tabling the proposal would not be a problem, and their plan is to open by August 1st with the sign installed. If Galbraith needs to come back before the commission, he will.

Discussion ensued amongst the Commission regarding tabling the proposal without the descriptive drawing showing the method of sign installation. The Commission had concerns regarding the safe and proper installation of a sign this size.

Commissioner Faulstich moved to table CFA-17-08 until the applicant submits adequate information on the sign's method of attachment and the property owner's signature on the application is obtained. Commissioner McCormick seconded, and the motion passed by a vote of 4-0.

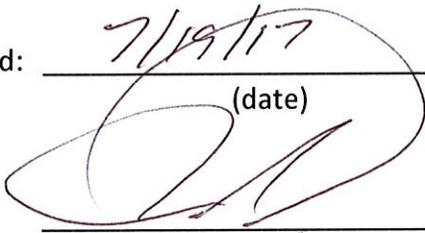
5. Discuss the date and agenda of next meeting, including Commission requests for agenda items.

The Southwest Museum of Clocks & Watches' sign application (CFA-17-08) and agenda item will be continued at the next regularly scheduled meeting on July 19, 2017.

6. Adjournment.

Commissioner Alvarez moved to adjourn the meeting, and Commissioner Faulstich seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:22 p.m.


Yvette Aguado, Recording Secretary

Approved: 7/19/17
(date)

John Lairsen, Chair