

City of Lockhart
Historical Preservation Commission
March 30, 2016

MINUTES

Members Present: Kathy McCormick, John Lairsen, Terence Gahan, Richard Mendez

Members Absent: Ronda Reagan, Juan Alvarez, Jr., Richard Corpus

Staff Present: Dan Gibson, Shane Mondin, Yvette Aguado, Laura DeVore

Public Present:

1. Call to Order. Chair Mendez called the meeting to order at 5:33 p.m.

2. Consider the minutes of the February 17, 2016 meeting.

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

3. CFA-16-04. Consider a request by Michael Mendoza for approval of a Certificate for Alteration to add a wall sign attached to an existing bracket on the front of a bar zoned CCB Commercial Central Business District and located at 211 East Market Street.

Ms. DeVore explained that the property had previously been a sports bar and that Mr. Mendoza, the applicant had recently become the new tenant. She said that Mr. Mendoza intended to continue using the property as a bar, but would be reopening the bar under a new name, Risky Business. She said that the name change would require new signage. Ms. DeVore noted that signage had already been displayed without a permit. She explained staff had some concerns of the structural integrity of the current installation of the sign. Ms. DeVore expressed concerns that the current installation may put unnecessary stress on the bracket anchors particularly in windy conditions and said that staff would prefer to see the existing chains pulled out to the end of the bracket to further secure the sign and bracket. Ms. DeVore handed out color illustrations to commission for a clearer view of the signage installed.

Commissioner Lairsen commented that the sign was supported by the top two existing hooks and side chain is to keep it from blowing back and forth. He asked the Building Official to clarify the question regarding the installation.

Mr. Mondin explained that the manner in which the chain is attached currently, in high wind conditions, could place stress on the bracket. He suggested that if the chains were attached at the far end of the sign it would hold the sign more securely and more steady than what it is currently. Mr. Mondin added that businesses were not required to have chains to secure their signage, but stated it would be best if chain was located at the farther end of the sign for added security to the bracket.

Discussion ensued regarding the installation of the sign on the building and options to secure the sign bracket to the building.

Rob Ortiz, a representative for Risky Business, LLC, explained that the sign was installed by a contractor and using the existing brackets. He said that the property owners had not granted them permission to change the brackets.

Commissioner Reagan arrived at the meeting at 5:39pm.

Commissioner Reagan stated that the Certificate for Alteration pertained specifically to the approval of the sign attached to the existing wall bracket.

Vice Chair McCormick moved to approve CFA-16-04 for 211 E. Market Street with the addition that the applicant put supporting chains from the front lower edge back to the wall of the building for added security.

The motion died for lack of second.

Commissioner Lairsen stated that he recommended the commission consider approval with the existing chains because the sign was not heavy and he didn't feel it would be necessary to add additional chains.

Discussion ensued regarding two issues that arose regarding the concerns of safety and security if the sign ever fell down and how chains would affect the aesthetics of the sign and building if additional chains are added for safety purposes.

Commissioner Corpus arrived at 5:56pm.

Commissioner Lairsen moved to approve CFA-16-04 as presented with the suggestion that the applicant check the anchor bolts for assured safety. Commissioner Reagan seconded, and the motion passed by a vote of 6-0.

4. CFA-16-05. Consider a request by the City of Lockhart Fire Department for approval of a Certificate for Alteration to restore and expand the Fire Station garage doors to their original size by adding a two-foot window section to the top of the existing garage doors at the City of Lockhart Fire Station, zoned CCB Commercial Central Business District and located at 201 West Market Street.

Ms. DeVore stated that the City of Lockhart Fire Department was requesting to expand the current overhead door facing West Market Street to the original height and appearance of the historical facade by installing a two-foot glass panel on the top of the existing overhead doors. She said that this change would increase the opening size from 10 foot to 12 foot. She noted that, historically, the building did contain 12 foot garage doors, but that the original doors were reduced from 12 foot to 10 foot and the 2 foot gap was filled in with brick to match the façade of the elevation. Ms. DeVore stated that the expansion request is necessary to accommodate new fire apparatus.

Fire Chief Gorman shared photos to show the type of door to be installed and the manner in which the proposed change to the garage doors would bring the façade of the building closer to the original elevation. He also stated that the garage opening expansion was necessary to allow accommodation for new fire apparatus.

Commissioner Corpus moved to approve CFA-16-05 as presented. Commissioner Lairsen seconded, and the motion passed by a vote of 6-0

5. Consider a letter of recommendation to the City Council regarding the Commission's role in review of improvements on public property in the Downtown Historic District.

Mr. Gibson referred the Commission to the letter provided in the Lockhart Historical Commission packet that was a letter of recommendation drafted by Commissioner Lairsen to be given to the City Council regarding the Commission's desire for a greater role in the review process for improvements proposed for public property in the Downtown Historic District.

Vice Chair McCormick reminded staff to the change of date before letter is sent out.

Member Reagan suggested a few clerical changes to the letter.

Commissioner Corpus moved to approve letter of recommendation to the City Council regarding the Commission's role with suggested clerical changes. Commissioner Lairsen seconded, with clerical changes suggested. The motion passed by a vote of 6-0.

6. Discuss the status of the Historical Landmark designation process.

Ms. DeVore provided a brief update regarding the status of responses from the seventeen property owners who received notices in November. She said that staff had received some responses and would be sending reminder letters to the eight property owners who had not responded. She notified the Commission that the new round of letters would be sent out with an April 30th deadline.

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

No agenda items were presented by staff or commission.

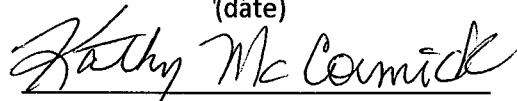
5. Adjourn.

Commissioner Corpus moved to adjourn the meeting and Commissioner Lairsen seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:44 p.m.



Yvette Aguado, Recording Secretary

Approved: 5/4/16
(date)



Richard Mendez, Chair

Vice Chair