

**City of Lockhart**  
**Historical Preservation Commission**  
**May 04, 2016**

**MINUTES**

Members Present: Kathy McCormick, John Lairsen, Ronda Reagan, Juan Alvarez, Jr., Terence Gahan

Members Absent: Richard Mendez, Victor Corpus

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

Public Present: none

1. Call to Order. Vice Chair McCormick called the meeting to order at 5:38 p.m.
2. Consider the minutes of the March 30, 2016 special meeting.

Rhonda Reagan requested a correction to remove herself and Mr. Corpus from "Members Absent" at the top of the minutes because they arrived late, but were not absent.

*Commissioner Lairsen moved to approve the minutes as presented with the corrections stated by Commissioner Reagan. Commissioner Gahan seconded, and the motion passed by a vote of 5-0.*

3. CFA-16-06. Consider a request by 119 W. San Antonio Street, LLC for approval of a Certificate for Alteration to replace the existing galvanized steel downspout roof drain with a copper downspout on the rear of building zoned CCB Commercial Central Business District and located at 119 West San Antonio Street.

Ms. DeVore stated that the applicant contacted staff to request approval to replace an existing galvanized steel downspout with one made of copper, which the applicant believes may have been the original material. Ms. DeVore said that the existing downspout is no longer attached to building and needs to be replaced urgently since the absence of the downspout roof drain is causing a leaking issue on the interior of the building.

She explained that a Certificate for Alteration was required because the applicant was requesting a material change from galvanized steel to copper. Ms. DeVore stated that the applicant has stressed to her their commitment to invest in the building and to restore and renovate the building using historically significant materials. She said that the staff recommendation was for approval of the CFA request.

*Commissioner Reagan moved to approve CFA-16-06 as presented. Commissioner Lairsen seconded, and the motion passed by a vote of 5-0.*

4. Consider a recommendation to City Council regarding a proposed amendment to Chapter 28 "Historic Districts and Landmarks", Section 28-3 "Historical Preservation Commission", providing for Commission review of public streetscape elements in historic districts.

Mr. Gibson explained that this item was being brought back to the Commission for further discussion. He said that the Commission voted on March 8, 2016 to forward a letter drafted by John Lairsen to the City Council that recommended that the Historical Preservation Commission have the ability to review street furniture and other public improvements in the Historic District. Mr. Gibson explained that the item was placed on the April 5, 2016 City Council agenda and that the Council had requested that the Historical Preservation Commission prepare language for a text amendment. Mr. Gibson said that Ms. DeVore drafted text amendment language to amend Chapter 28 of the Code of Ordinances to formally allow the Commission to review proposed public improvements and recommend appropriate action. He noted that the purpose of this discussion was to review and make changes to the proposed text amendment language staff created.

Rhonda Reagan suggested that the comma after the word "districts" in the proposed text amendment language be removed.

Discussion ensued regarding the verbiage and punctuation of the draft text amendment.

*Commissioner Reagan moved to forward the draft Text Amendment to City Council with the removal of the comma after the word "districts". Commissioner Lairsen seconded, and the motion passed by a vote of 5-0*

5. Discuss the status of Historic Landmark designation process.

Ms. DeVore explained that after the March 30, 2016 meeting, staff mailed out seven follow-up letters to the property owners who had not responded to the original November 4, 2015 mailing regarding the Historic Landmarks Designation. She added that from the follow-up mailing, staff had only received two additional responses. She noted that one of those responses was a declination and the other was an email requesting a meeting and containing a list of questions. Ms. DeVore said that she would be meeting with the property owner who requested a meeting and that Staff planned to contact the remaining property owners who had not submitted responses to work towards finalizing the list.

Commissioner Lairsen asked if any incentives were available for property owners agreeing to designate their properties as Historic Landmarks. He commented that maybe it could be suggested to the City Council to implement some sort of incentive for this designation.

Discussion continued with Staff and Commission regarding incentives of Historic Landmarks Designation.

Commissioner Alvarez suggested that Staff contact the Caldwell County Appraisal District office to see how Historic Landmark Designation might impact the tax assessments. He said that this would be important information to communicate to property owners considering designating their properties.

Commissioner Lairsen added that, if no incentives existed, perhaps the Commission could develop some incentive ideas to present to the City Council. He said that he felt like it was the right thing to do for our community and for the preservation of the beautiful old structures.

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

Ms. Devore informed the Commission that staff had received an application for a CFA for a new sign and, therefore, the Historical Commission would meet again in two weeks. No additional agenda items were presented by Staff or the Commission.

5. Adjourn.

*Commissioner Reagan moved to adjourn the meeting and Commissioner Lairsen seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:28 p.m.*

Approved: May 18, 2016  
(date)

Yvette Aguado  
Yvette Aguado, Recording Secretary

Kathy McLomick, Vice Chair  
Richard Mendez, Chair