

City of Lockhart
Historical Preservation Commission
May 18, 2016

MINUTES

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

Members Absent: Richard Mendez, Terence Gahan, Victor Corpus

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

Public Present: Jerome Ryan

1. Call to Order. Vice Chair McCormick called the meeting to order at 5:42 p.m.
2. Consider the minutes of the May 4, 2016 special meeting.

Vice Chair McCormick requested a correction to the spelling of Commissioner Reagan's first name to remove the letter 'h'. She noted that Commissioner Reagan's first name does not include an 'h' in the spelling.

Commissioner Alvarez moved to approve the minutes as presented with the correction Vice Chair McCormick recommended. Commissioner Lairsen seconded, and the motion passed by a vote of 4-0.

3. CFA-16-07. Consider a request by Jerome Ryan for approval of a Certificate for Alteration to install a neon sign on the façade of the building zoned CCB Commercial Central Business District and located at 102 South Commerce Street.

Ms. DeVore commented that the property located at 102 S. Commerce Street is the new location of the Heritage Boot Mercantile. She stated that the applicant is requesting approval to install a neon sign on the front façade of the building. She noted that the applicant has indicated they will use four ¼-inch Tapcon masonry screws drilled 2 ½ inches into the brick to attach the sign to the façade.

Ms. DeVore said that staff suggests that the Commission consider a conditional approval that states that, if the brick exists behind the façade of the parapet, that the anchors be inserted through the mortar joints, rather than through the bricks. She said that the sign is eight-foot wide by 2.5-foot tall with a total of 20 sq. ft. Ms. DeVore noted that was less than the 37.25 sq ft. that is allowed for this site. She said that staff recommends approval of the request with previously-stated condition concerning the sign installation.

Vice-Chair McCormick asked the applicant, Jerome Ryan, if he had any comments.

Mr. Ryan stated that the sign was pretty true to the pictures that had been submitted with the request. He said that the installation suggestion that staff mentioned would be no problem for them to accommodate.

Discussion ensued regarding the sign design, the installation process, and how the installation process could affect the building.

Commissioner Reagan moved to approve CFA-16-07 as presented, subject to Staff's suggestion that, if brick exists behind the facade of the parapet, the anchors shall be inserted through the mortar joints, rather than through the bricks. Commissioner Alvarez seconded, and the motion passed by a vote of 4-0.

4. CFA-16-08. Consider a request by Jennifer Robuck for approval of a Certificate for Alteration to replace the windows and doors on the front elevation of the building zoned CCB Commercial Central Business District and located at 209 East Market Street.

Commissioner Alvarez stated that he would be abstaining from voting on this particular item because he was the owner of the building, located at 209 E. Market Street.

Mr. Gibson stated that the commission could continue with the meeting and, if Mr. Corpus arrived, the item could be revisited.

Commissioner McCormick stated that the Commission had no choice but to follow the rules concerning voting and, in this case, a conflict of interest eliminated the quorum.

It was decided to skip item number 4 temporarily and see if another commissioner would arrive late.

Following the completion of the discussion for item number 6, Commissioner Lairsen moved to table item CFA-16-08. Vice Chair McCormick seconded, and the motion passed by a vote of 3-0-1, with Commissioner Alvarez abstaining.

5. Discuss the status of Historic Landmark designation process.

Ms. DeVore stated that staff met with two additional property owners to discuss designating their properties as Historic Landmarks. She mentioned that staff had contacted the Caldwell County Appraisal District with questions brought up previously at the May 4, 2016 Historical Preservation Commission meeting regarding how the Historic Landmark Designation might impact the valuation of property. Ms. DeVore explained that she spoke with Shanna Ramzinski, the Deputy Chief Appraiser at the Caldwell County Appraisal District, who stated that Historic homes are identified by architectural styles rather than by designations. She noted that Ms. Ramzinski mentioned the Southern Plantation or Colonial Architectural styles as the trigger of the Historic class valuation. Ms. DeVore said that the valuations are based upon a number of factors, but with the Historical class, the appraisal district indicated that they base the valuation on sales or comps of nearby Historical homes. Ms. DeVore said that Ms. Ramzinski had said that the City designating property as a Historic Landmark would not impact the valuation at all and the homes the City would designate likely already fall under the Historic class and are currently being taxed as Historic class.

Ms. DeVore informed the commission that she is still awaiting responses from property owners regarding their inclusion in the first round of historic landmark designations.

6. Discuss tax abatement for preservation of historic properties.

Ms. DeVore provided the Commission with the Ordinance section that addresses tax abatement for preservation of historic properties. She noted that this answered a question that was brought up by the Commission at the May 4, 2016 Historical Preservation Commission meeting regarding the incentives of designating one's property.

Discussion ensued about the interpretation of the Ordinance section address Tax Abatement for Preservation of Historic Properties and whether the Council had approved and adopted the ordinance section.

Vice Chair McCormick suggested that staff get clarification from the City Attorney regarding the tax abatement program and if it had been approved by City Council.

Ms. DeVore stated that she would relay additional information to the Commission via email once she had spoken with City Attorney, Peter Gruning and received further clarification pertaining to the Ordinance section and the Commission's role in the implementation of that.

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

Mr. Gibson informed the Commission that the text amendment to Chapter 28 was approved by the City Council at the May 17, 2016 City Council meeting. He reminded the Commission that this gave them some authority to review and recommend proposed improvements in the right of way areas of the downtown historic district. He noted that the text amendment was approved the way that the Commission recommended to the City Council and that the City Council did not change or amend the verbiage of the proposed amendment.

Mr. Gibson stated item number 4, which was tabled at this meeting due to a lack of quorum, would be brought back before the Commission to be voted on at the June 1, 2016 meeting. He said that staff would request additional photos of the proposed changes prior to the June 1, 2016 meeting.


8. Adjourn.

Commissioner Alvarez moved to adjourn the meeting and Commissioner Lairsen seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:44 p.m.



Yvette Aguado, Recording Secretary

Approved: 6-1-16

(date)


Richard Mendez, Chair