

**City of Lockhart
Historical Preservation Commission
September 7, 2016**

MINUTES

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

Members Absent: Victor Corpus

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

Public Present: Jennifer Lindberg, James Pitts, Phillip Kyle, Martin Buffler

1. Call to Order. Vice-Chair McCormick called the meeting to order at 5:35 p.m.
2. Elect a new Chair, and Vice-Chair as needed, for the remainder of 2016.

Ms. DeVore informed the Commission that due to the resignation of the previous Chair, the position is vacant and needs to be filled.

Commissioner Gahan moved to nominate John Lairsen as Chair. Commissioner Reagan seconded, and the motion passed by a vote of 5 to 0.

3. Consider the minutes of the August 17, 2016 meeting.

Commissioner Reagan moved to approve the minutes as presented. Commissioner McCormick seconded, and the motion passed by a vote of 4-0-1, with Commissioner Alvarez abstaining due to his absence at the last meeting.

4. CFA-16-09. Consider a request by Yellow House Properties for approval of a Certificate for Alteration to remove the awning on the front elevation of a building located on Lot 1, Block 23, of the Original Town of Lockhart, consisting of 0.048 acre zoned CCB Commercial Central Business District and located at 103 East San Antonio Street.

Ms. Devore explained that the applicant is remodeling the interior of the building, and also wishes to remove the awning because its deteriorated condition detracts from the appearance of the historic architecture of the building. She added that staff recognized that the current condition of the awning is a safety concern and agrees that it should be removed.

Ms. Jennifer Lindberg and Mr. James Pitts said they were present to respond to any questions the commission may have regarding removal of the awning.

Vice-Chair McCormick asked if the awning is structurally connected to the awning on the building adjacent to the east.

Ms. Lindberg replied that the awning on her building was held by its own individual brackets, apart from the brackets holding the neighboring building's awning.

Commissioner Reagan moved to approve CFA-16-09 as presented. Commissioner Alvarez seconded, and the motion passed by a vote of 5-0.

5. CFA-16-10. Consider a request by 119 W. San Antonio Street, LLC, for approval of a Certificate for Alteration to remodel the interior and expand an existing structure on a portion of the roof of a building located on Lot 1, Block 22, of the Original Town of Lockhart, consisting of 0.117-acre zoned CCB Commercial Central Business District and located at 119 West San Antonio Street.

Ms. DeVore explained that the applicant wishes to renovate and upgrade the existing building to current building codes as it relates to the intended commercial uses. She stated it would include a rooftop building addition to accommodate a new elevator to the roof, a prep room, restrooms, and a serving counter for an outdoor banquet space and dining area. She added that an application had also been submitted to the Planning and Zoning Commission for a Specific Use permit for mixed use building and special events center. Ms. DeVore recommended approval.

Chair Lairsen asked for an explanation to any and all proposed changes to be seen from the exterior of the building.

Mr. Phillip Kyle, with Phillip Kyle Architects, representative for the applicant Conley Covert, provided commissioners with a copy of plans showing the proposed changes, and explained what would be done on each level of the building, including a last minute alteration adding a fire riser room in the rear corner.

Member Reagan asked if the interior remodeling or alterations would have to be considered by the Commission since the changes would not be visible from the exterior.

Ms. DeVore explained that interior alterations that are not structural do not require a Certificate for Alteration. However, because the proposed change to the floor on the ground floor is structural, it must be considered by the Commission along with exterior alterations.

Commissioner Reagan asked if the light wells in the public sidewalk were going to be restored.

Mr. Martin Buffler, owner of South Austin Brewery and the proposed restaurant and brew pub, replied that they hoped to restore the sidewalk skylights to provide natural light to the proposed brewery in the basement.

Discussion continued regarding the proposed renovations.

Mr. Mondin commented that the installation of the fire escape going to the rooftop would require a four-foot section of the parapet wall to be removed to provide access.

Commissioner Reagan moved to approve CFA-16-10 as presented. Commissioner McCormick seconded, and the motion passed by a vote of 5-0.

6. Discuss and consider a recommendation to City Council regarding the designation of historic landmarks.

Mrs. Devore updated the Commission to the status of the designation process. She stated that there are a couple of locations still needing approval forms, so the Commission's recommendation should be postponed until all materials are complete. She explained that staff had contacted the city attorney to determine what, if any, amendments are needed to update the tax abatement provisions of the ordinance.

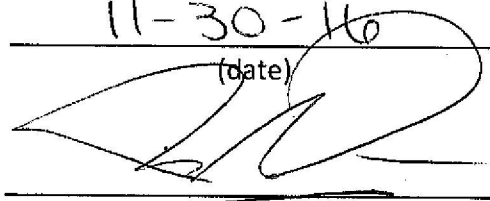
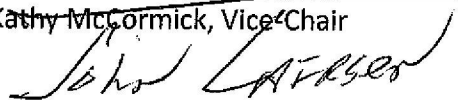
7. Discuss the date and agenda of next meeting, including Commission requests for agenda items.

Ms. DeVore stated that no applications had been submitted for the next regular meeting agenda. She reiterated that the historic landmark items would be brought back to the Commission when staff receives the expected historic landmark applications, along with the requested information from the city attorney.

8. Adjournment.

Commissioner Alvarez moved to adjourn the meeting and Commissioner Reagan seconded the motion. The motion passed by a vote of 5-0, and the meeting adjourned at 6:49 p.m.


Yvette Aguado, Recording Secretary

Approved: 11-30-16
(date)

Kathy McCormick, Vice Chair

Chair