

**City of Lockhart  
Historical Preservation Commission  
November 30, 2016  
Special Meeting**

**MINUTES**

Members Present: Kathy McCormick, John Lairsen, Ronda Reagan, Ron Faulstich

Members Absent: Terence Gahan, Juan Alvarez, Jr., Victor Corpus

Staff Present: Shane Mondin, Yvette Aguado, Dan Gibson

Public Present: Conley Covert, Phillip Kyle

1. Call to Order. Chair Lairsen called the meeting to order at 5:41 p.m.
2. Consider the minutes of the September 7, 2016 meeting.

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

3. CFA-16-11. Consider a request by Conley Covert on behalf of Infrared Real Estate Group, LLC, for approval of a Certificate for Alteration for interior structural and exterior improvements for the building located on Part of Lot 1, Block 23, of the Original Town of Lockhart, consisting of 0.065 acre zoned CCB Commercial Central Business District and located at 101 East San Antonio Street (SH142).

Mr. Gibson presented photos of the building and explained the proposed modifications.

Conley Covert and Phillip Kyle distributed pictures of the affected parts of the building, and explained the proposed alterations. Mr. Covert stated that some of the proposed alterations were required for compliance with the fire and life safety codes, as well as the 2009 Building Code.

Commissioner Reagan asked what the purpose would be of the proposed window enlargement.

Mr. Kyle added that the proposed use for the second floor would be an office, and the larger window would provide more natural lighting to the space.

Commissioner Faulstich asked if anything was planned in place of the fire escape.

Mr. Kyle replied that a proposed fire sprinkler connection and a Knox box would be installed on the rear wall.

Mr. Kyle asked the Commission for advice regarding the problems with pigeon droppings, and what would be authorized to keep the pigeons from perching on the roof parapet.

There was discussion about strips of spikes that could be attached to the parapet.

Mr. Covert asked if they would be allowed to replace the awning.

The consensus of the Commission was that it would be nice for the tenants and customers.

Commissioner Faulstich asked what type of door would be installed if the proposed location was not acceptable to the owner of the adjacent building.

Mr. Covert responded that if it is installed on the side, it would be a roll-up door painted to blend in cleanly, and if they opted to install it on the rear wall visible from the street they would research further for something more attractive. The rollup door on the side gives more room in the alley to use a dolly.

*Commissioner McCormick moved to approve CFA-16-11, including moving the electrical service as noted on plans, adding an interior stairwell, removal of the fire escape, approval of the overhead door as proposed in the illustrations, enlargement of a window on the second floor, and replacement of a window on ground floor with a door. Approval did not include exterior lighting, drain pipes, or awning. The approval should also include the Knox box and Fire Department Connection which are required by the City. Member Reagan seconded, and the motion passed by a vote of 4-0.*

4. Discuss report from the city attorney regarding provisions in Chapter 28 "Historic Districts and Landmarks" with regard to a tax abatement program for improvement and preservation of historic landmarks and property in historic districts, and consider direction to staff for possible amendments.

Mr. Gibson discussed the information provided in a memo from the city attorney regarding the tax abatement provisions in Chapter 28 "Historic Districts and Landmarks".

Mr. Coyle Buhler, 1000 Magnolia Street, stated that he concurred with the city attorney's opinions, and he recommended a minor change in the wording of the ordinance that would allow an owner who has already started work on improvements to apply for and get certified for the abatement while work continues without the waiting period for approval.

Mr. Gibson suggested to Mr. Buhler that he provide staff with example wording so that it can be incorporated into the proposed amendments.

Commissioner Reagan asked if it could be researched and clarified what the other programs are that the city attorney said were available to property owners from the state or federal government.

Chair Lairsen added that several programs exist, and they come and go as money is available. The tax abatement is a function of the City government.

*Member McCormick moved to table the proposed amendments to Chapter 28 "Historic Districts and Landmarks" until the amendments are drafted by staff for review by the Commission. Member Reagan seconded, and the motion passed by a vote of 4-0.*

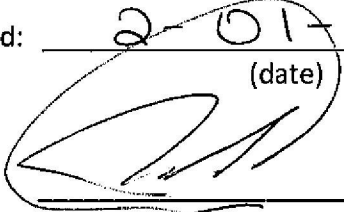
5. Discuss the date and agenda of next meeting, including Commission requests for agenda items.

Mr. Gibson stated staff would inform the Commission of the next meeting date when there are items to be considered.

6. Adjournment.

*Commissioner Reagan moved to adjourn the meeting and Commissioner Faulstich seconded the motion. The motion passed by a vote of 4-0, and the meeting adjourned at 7:00 p.m.*

  
Yvette Aguado, Recording Secretary

Approved: 2-01-2017  
(date)  
  
John Lairsen, Chair