

City of Lockhart
Historical Preservation Commission
February 7, 2018

MINUTES

Members Present: Ronda Reagan, Ron Faulstich, John Lairsen, Kathy McCormick, Richard Thomson, Juan Alvarez, Jr.

Member Absent: Victor Corpus

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present:

1. Call to Order. Chair Lairsen called the Lockhart Historical Preservation Commission meeting to order at 5:33 p.m.
2. Elect Chair and Vice-Chair for 2018.

Commissioner McCormick moved to re-elect the present Chair and Vice-Chair. Vice-Chair Reagan seconded, and the motion passed by a vote of 4-0.

3. Citizen comments not related to an agenda item.

No comments made.

4. Consider the minutes of the January 3, 2018 meeting.

Vice-Chair Reagan read a comment from the minutes that was apparently made by Commissioner McCormick, which Commissioner McCormick did not recall making.

Vice-Chair Reagan moved to approve the minutes as read, with McCormick's comment removed. Commissioner McCormick seconded, and the motion passed by a vote of 4-0.

5. CFA-18-02. Consider a request by Malachi Gonzales for approval of a Certificate for Alteration to allow a wall sign and hanging sign on Part of Lot 3, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 117 East San Antonio Street (**THIS ITEM, ORIGINALLY #6, WAS MOVED TO ITEM #5, DUE TO THE ANTICIPATED LENGTHY DISCUSSION ASSOCIATED WITH THE ORIGINAL ITEM #5**).

Mr. Waller approached the podium to present Planning Staff's report, photos of the project area, and sign illustrations to the Commission. The applicant proposes a new window sign and hanging sign for the existing "Malachi's Barbershop" business. The signs are currently in place, and are located below the awning, with the window sign on the main windowpane to the left of the door when facing the building, and the hanging sign above the front door entrance. The hanging sign is of wood composition, and the window sign is a vinyl decal, and neither are illuminated. The hanging sign might have qualified as a pre-approved sign,

not requiring Commission approval, if it had a contrasting, 3/4" raised and/or painted border, but the applicant decided he prefers the look of the current design. A small "Open" sign is located in between the front door and window sign, and a sign showing hours of operation, contact information, and a small barber pole decal is located on the front door glass. The "Open" sign and contact information sign are exempt from the requirement for a sign permit and do not need approval of a Certificate for Alteration. Staff recommends approval with no suggested conditions.

Commissioner Faulstich and Commissioner Thomson arrived at 5:38pm during the presentation by Mr. Waller.

Commissioner Faulstich asked if the applicant would be allowed to remove the current open sign and replace it with an illuminated open sign.

Mr. Waller replied that an illuminated sign would need to be of similar size as the current open sign, since the applicant has utilized almost the entire allotted exempt signage area.

Chair Lairsen inquired as to the maximum allowed exempt signage area.

Mr. Waller replied that the maximum allowed exempt signage area is two square feet. He added that if the applicant were to reduce the size of the hours of operation sign, then the applicant could have a larger open sign.

Mr. Gibson commented that the Sign Ordinance allows one non-illuminated sign, not exceeding two square feet, as exempt. Therefore, if the sign is illuminated, it would not be considered exempt.

Commissioner Faulstich stated that he mentioned the open sign, due to its location in a recessed storefront area, and had concerns that the sign might not be visible from the street.

Chair Lairsen stated that any further discussion on illuminated open signs could be added to the next meeting's agenda.

Vice-Chair Reagan moved to approve CFA-18-02. Commissioner McCormick seconded, and the motion passed by a vote of 6-0.

6. CFA-18-01. Consider a request by Alice Fox for approval of a Certificate for Alteration to allow exterior improvements to an existing building on Lot 4-A, Block 22, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 115 North Main Street. Proposed improvements include repainting the front building façade, replacing the awning with a new metal roof, replacing all exterior windows and doors on the front and rear facades, and tuckpointing the mortar joints between the brick and limestone on the front and rear facades, respectively. The proposal also includes a rooftop deck for a proposed residential unit on the second story, and a new stone patio and covered trellis along the rear façade (**THIS ITEM, ORIGINALLY #5, WAS MOVED TO ITEM #6, DUE TO THE ANTICIPATED LENGTHY DISCUSSION ASSOCIATED WITH THIS ITEM**).

Mr. Waller approached the podium to report that the applicant proposes exterior improvements (noted above). The applicant also proposes a skylight, which will be located on the west side of the building behind the deck entry. Staff presented photos of the project area, conceptual plans, and architectural renderings. Staff recommended approval with no suggested conditions.

Chair Lairsen invited the applicants to approach the podium.

Applicants Alice & Will Fox, 3409 Werner Ave., Austin, Texas, 78722, approached the podium.

Mr. Fox stated that they are representing the owner, whose intentions are to bring the building back to a livable condition and keep its historic nature intact.

Mrs. Fox stated that they propose to reconfigure the downstairs bar, while minimizing the interior remodeling and leaving the exposed brick.

Mr. Fox added that the interior walls are somewhat deteriorated, which they propose to restore, as well as refinish the pine wood floors, and restore the historic nature of the building.

Chair Lairsen asked if the upstairs floor spanned the entire building.

Mr. Fox responded that their space lengthwise is demised.

Vice-Chair Reagan stated that the upstairs space was connected to the adjacent antique store, but that the connection was later removed.

Commissioner Faulstich inquired about the awning, and whether the applicant proposes to replace their portion only, or also that portion on the adjacent property to the south, which is structurally connected.

Mrs. Fox replied that the applicant plans to replace only their portion of the awning roof panels, but that the applicant could approach the neighboring property owner about replacing their portion as well.

Commissioner Faulstich stated that the awning across both properties is one piece.

Chair Lairsen stated that one can identify the boundary between the two properties by the color of the awning's frame beneath the metal panels.

Commissioner Faulstich asked if the new awning will resemble the awning on the adjacent property to the north (Workforce Solutions).

Vice-Chair Reagan asked if the applicant planned to replace the awning's metal roof paneling, as opposed to the entire structure. The metal paneling is made up of sheets which can be replaced.

Chair Lairsen asked if the applicant plans to utilize the same metal paneling design as the existing, while retaining the existing structure.

Mr. Fox stated that they would use the same design, while retaining the existing structure.

Vice-Chair Reagan wished to confirm that the support brackets will not be removed and that the structure will remain intact.

Mr. Fox responded that the structure will remain intact, but may need to be reinforced if sagging were to occur.

Commissioner McCormick asked if there was a requirement for the awning to be inspected by the City.

Chair Lairsen reiterated Commissioner McCormick's question, and asked if a City inspection would be required.

Mr. Gibson replied that if a permit is required to be issued, then the awning would be inspected.

Vice-Chair Reagan added that replacing the metal paneling would be similar to replacing the asphalt shingles on a roof, and that she didn't believe a permit is required, as it would be considered maintenance.

Mr. Gibson added that since it was not considered a structural change, the awning panel replacement would not require a permit.

Commissioner Faulstich stated that he simply sought clarification as to whether the proposal was to replace the awning in its entirety.

Vice-Chair Reagan stated that she agreed the awning replacement proposal was a bit confusing, as she thought a drawing would be needed for the new awning. Reagan also stated that "canopy" is the proper term, instead of "awning".

Commissioner Faulstich inquired about the proposed residential and event hall spaces in the upstairs area, and how the two would mix.

Mrs. Fox replied that the property owner lives part-time in Cambridge and proposes to live here part-time. When there are special events, the owner would not be in the apartment and it would be closed off to the event space.

Commissioner Faulstich asked if there would be rooftop access for patrons when events are held.

Mrs. Fox replied that for safety reasons, access would only be available to the residential unit.

Mr. Fox reiterated that the apartment would be closed off during events. He mentioned that the stairway to the rooftop deck will be located on the apartment side of the upstairs area and would not be accessible from the event space.

Commissioner Faulstich asked if the rooftop deck railing would be visible from the street.

Mr. Fox responded that the stairwell's termination on the roof will be situated 45 feet behind the front façade, and asked Staff to refer to the related PowerPoint slide to better visualize this area on the roof. He indicated that the roof is a small pitched roof with a TPO waterproofing membrane on it. The plan is to build a structure on the roof pitch, without cutting into the roof. The deck railing would rise above the building façade by approximately 18 inches. The applicant plans to use cable and steel components for the railing, in order to keep it as minimal as possible.

Vice-Chair Reagan inquired as to the distance from the parapet to the floor of the deck.

Mr. Fox replied that the parapet, at 24" high, was not high enough to meet the 42" that is required for safety reasons. The deck drawings show the guardrail 12" behind the building façade, and Fox added that it could be moved back to 24" or 36" if its visibility is a concern. He added that the guardrail would not need to go straight up to the edge of the parapet.

Commissioner Thomson commented that if the guardrail is situated far enough from the parapet, it could be shorter in height, as you likely won't lean over it.

Vice-Chair Reagan commented that the Commission looks only at the building's exterior, and that they follow the Historic guidelines. The Commission's primary concern is that the deck be far enough removed from the line of sight below so as not to be an eyesore.

Mr. Gibson added that it can be determined mathematically or graphically by doing a cross-section from one side of the street to the other.

Vice-Chair Reagan asked where the utility hut was going to be placed in relation to the deck. She mentioned that there are a couple of buildings that have installed them, which have become an eyesore.

Mr. Fox commented that their intentions are to make the hut as unobtrusive as possible. The hut will be set back 45' from the front façade, and would not be seen from below.

Vice-Chair Reagan asked what the applicant proposes to do with the hanging brackets on the front façade.

Mr. and Mrs. Fox replied that they would remove the brackets.

Vice-Chair Reagan also asked why replace the original doors and windows, as opposed to restoring them?

Mr. Fox responded that they were initially looking to restore them, but due to the condition of some of these features, they decided replacement was the best option.

Commissioner McCormick asked what the applicant proposes to do with the windows in the back of the building.

Vice-Chair Reagan stated that the window located on the left side of the rear façade, as you face the façade, was actually a door that had a freight elevator entrance.

Mr. Fox stated that the window above the rear door is a 9 over 9-type window where the apartment will be located. The applicant intends to bring more lighting in through the rear windows, as the rear doors are currently solid metal.

Vice-Chair Reagan asked if a window were added, how would the applicant match the rock.

Mr. Fox said that they would match the set aesthetic.

Vice-Chair Reagan asked if the applicant had a survey and were certain about the accuracy of the setbacks, and if they had knowledge of the location of the property lines.

Mrs. Fox responded that the owner had provided a survey completed in 2016 by Hinkle Surveyors, which verified the setbacks' accuracy. They are going to have the surveyor prepare an updated survey.

Commissioner McCormick expressed safety concerns regarding the proposed patio along the rear façade, primarily as it relates to the occasional traffic passing through the alley.

Mr. Fox stated that the patio would only be occasionally utilized. It will extend about 5' from the building and be low-impact, with some plant features.

Chair Lairsen stated that the A/C unit would extend about 5' from the building and didn't think that cars would be traveling that close to the building.

Mrs. Fox explained that the patio is intended to be a space for smokers frequenting the special events portion of the building and will not necessarily be used by bar patrons. It will incorporate planters and stringed light features.

Mr. Fox added that the patio will help keep customers in a designated area along the rear of the building.

Vice-Chair Reagan referred to the material provided by the applicants concerning the awning and stated that the materials indicate that corrugated metal or standing seam materials would be used. Reagan is in favor of either material and added that they would stand out from those of nearby buildings.

Chair Lairsen agreed with Vice-Chair Reagan, and believes that the proposed awning would help the building to stand out from those nearby and not appear as one property with the adjacent building to the south.

Vice-Chair Reagan mentioned that it is not necessary for the applicant to come before the Commission for the paint color of the awning cover.

Commissioner Faulstich asked Staff if the stairwell connecting the second floor with the rooftop was required to be ADA-compliant or have an elevator.

Mr. Gibson responded that he believed that since the stairwell was for residential use, ADA compliance would not be required.

Commissioner Faulstich also asked what happens if the event hall patrons/staff want access to the rooftop deck in the future.

Mr. Gibson responded that if the property owner gave permission for this, the event hall staff would then have to speak with the building official or fire marshal.

Mr. Fox stated that they had previously consulted with an ADA official, and would get back in touch with them for further information.

Commissioner Faulstich explained that he was concerned with the lack of ADA accessibility for the stairwell, in the event that the event hall was able to use the rooftop deck.

Vice-Chair Reagan commented that in the San Marcos Downtown Historic District, there is a building with a rooftop deck. A canvas canopy was added over the deck for rainy weather, as well as a wood trim that has faded after a few years of wear and tear. Reagan then asked if the applicant proposes to cover the deck.

Mr. Fox replied that they intend to preserve the building, incorporating improvements and features that are as unobtrusive as possible. The property owner intends to keep the deck for residential use only.

Vice-Chair Reagan asked if the interior door to the staircase leading to the rooftop deck would only be accessible from the apartment, or whether it would also be accessible from the event space.

Mr. Fox responded that the rooftop deck will be accessible only from the apartment. The deck's maximum occupancy will be low, since it will be classified as a residential use.

Commissioner Alvarez commented that if the deck is offset from the front façade, it will not be visible from below. If a deck covering is later proposed to be added and brought to the Commission for review, it will also not be visible if set back from the front façade.

Mr. Fox responded that he could provide a cross-section drawing to determine the angle and where the deck would not be visible from the street.

Commissioner McCormick asked to revisit an item discussed earlier. She suggested that the three windows on the upper portion of the front building façade be custom-made since they have an arch at the top. McCormick also stated that at the rear of building, the upper

window is a 9 over 9 design. The lower window to the left of the rear door is a similar design, with bars covering it.

Chair Lairsen asked if the applicant thought that the lower rear window was originally a window or a door, as he had never seen a window that extends to the ground.

Commissioner Faulstich stated that he had a similar window at his house and explained that it was a sash window that slides all the way up, but also functioned as a door. In times past, doors were taxed, and so they would be disguised as windows.

Mr. Fox stated that they should be able to custom-build the rear windows to resemble the windows on the front façade, and that they would search for a custom builder.

Chair Lairsen asked if the applicant's intentions are to replace the windows with similar designs as what exists.

Mr. Fox responded that they are planning to replace with similar designs, and they hope to find a person that can make them.

Commissioner Faulstich asked if the new back doors would be metal, or perhaps more like wooden French doors.

Mr. Fox stated that they were thinking of metal as a security measure, as shown in the images presented, but that if the Commission recommended a different design, they were open to that.

Mr. Faulstich stated that he was okay with a nice French metal door, with panels as shown.

Commissioner McCormick stated that they might find that the windows are repairable. She said that they had repaired most of the windows at 119 W. San Antonio Street, previously owned by Jeff Jorgensen. Jorgensen now has a veterinary practice in San Marcos, and it was recommended that the applicant contact him.

Chair Lairsen asked if there were any other comments or concerns, or if there was a motion to approve the proposal.

Vice-Chair Reagan moved to approve CFA-18-01, the proposal of which includes redoing and/or restoring all exterior windows and doors to match originals with the exception of the back door which can be metal and glass as proposed. The motion also includes approval of the replacement of the metal roof on the front canopy, construction of the rooftop deck with a rail offset sufficient as to not be visible from Main Street, and construction of the stone patio as proposed. Commissioner Alvarez seconded, and the motion passed by a vote of 5-1 with Commissioner Kathy McCormick voting no.

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

Chair Lairsen asked if there were any requests for agenda items to be added to the next meeting.

Vice-Chair Reagan replied that the previous meeting's minutes read that Staff would draft a sample flyer addressing historical tax credit information, which would be distributed to the public. Reagan then asked if the flyer had been prepared.

Mr. Waller replied that he and Mr. Gibson had decided to put the flyer on hold. More thought and preparation needed to be put into a future public workshop, prior to drafting a flyer.

Vice-Chair Reagan stated that the flyer needs to be distributed soon. She asked Mr. and Mrs. Fox if they were aware of the tax credits available. Reagan stated that there were both State- and Federal-level tax credits that could be claimed for this project.

Commissioner Faulstich said he agreed about the flyer but felt that the Commission first needed to be educated on the various types of available tax credits.

Mr. Gibson stated that the flyer update could be placed on the next agenda, but if there were no other items on the agenda, it would have to wait until a future meeting.

Commissioner McCormick inquired as to the status of the Historic Landmarks Initiative.

Mr. Gibson explained that Staff has reached out to the LISD Superintendent to work towards securing both the old high school building and Adams Gym as historic landmarks. He added that they may have to proceed without the high school building and just go with the gym. Staff was hoping to wait until after the improvements were completed to proceed with historic designation, but LISD has a building permit, so they are vested to proceed without being subject to historic review. Mr. Gibson, therefore, was unsure as to why LISD had expressed concerns with historic designation.

Chair Lairsen suggested an update on the Historic Landmarks Initiative as a future agenda item.

Commissioner Thomson inquired as to the process for City inspections on deteriorating canopies throughout downtown. He expressed concern for a downtown building with a dilapidated canopy.

Chair Lairsen asked if the City is responsible to inspect deteriorating awnings.

Mr. Gibson replied that if there is a concern or complaint to the Building Official, he may send Code Enforcement to go look at the awning, but that it is not a routine inspection.

Mr. Waller stated that today was the deadline for agenda items for the next meeting, and that no applications had been submitted.

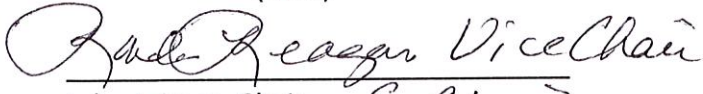
8. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Thomson seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:45 p.m.

Approved: 3-7-18
(date)



Yvette Aguado, Recording Secretary



John Lairsen, Chair *for Chair*