

City of Lockhart
Historical Preservation Commission
August 7, 2019

MINUTES

Members Present: John Lairsen, Kathy McCormick, Ronda Reagan, Ron Faulstich, Rick Thomson (in at 5:39 pm).

Members Absent: Victor Corpus, Juan Alvarez, Jr.

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: Bobby Herzog (applicant, Agenda Item 3), Kana Harris (applicant's representative, Agenda Item 4), Matthew and Louis Cisneros (applicants, Agenda Item 5), and Jeff Castleberry

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:37 p.m.
2. Consider the minutes of the July 2, 2019 meeting.

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

3. CFA-19-15. Consider a request by Bobby Herzog for approval of a Certificate for Alteration to allow the refurbishment of an existing awning for Vogel Furniture Company on Part of Lots 1 and 2, Block 19, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 117 West Market Street.

Commissioner Thomson arrived (5:39 pm).

Planning Staff Kevin Waller gave Staff's report and explained that the applicant proposes to refurbish the existing awning for Vogel Furniture Company. The awning will be restored to its original specifications, which will include the removal of a 4"x4" wooden support column beneath the awning's east end. The column has been used for support to a section of the awning that has sagged and become unstable over time. The applicant is also considering replacement of the awning's ceiling with a variation of stained beadboard, which is similar to that recently installed beneath the awning of the La Ideal Panaderia & Pasteleria bakery on South Commerce Street. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommended approval.

Applicant Bobby Herzog, 1201 Rio Vista Cove, answered Commissioners' questions and concerns regarding the installation process for the awning.

Vice-Chair Reagan moved to approve CFA-19-15 as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 5-0.

4. CFA-19-16. Consider a request by Cody Kimbell for approval of a Certificate for Alteration to allow a new wall sign for Bluebonnet Records on Part of Lot 2, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 112 East Market Street.

Mr. Waller explained that the applicant proposes a wall sign for the Bluebonnet Records business. The proposal is for a 32 square-foot metal sign that can easily be removed from the building when the applicant's lease expires. The sign will be hand-painted and centered on the front building façade above the awning. The sign will utilize black lettering and read "Bluebonnet Records" in a stylized, all-caps font, with two Bluebonnet flower stem graphics, also black in color, beneath the business name. The lettering and graphics will be located on a white background. The sign will be fastened to the building with bolt anchors through the mortar joints every two feet around its perimeter, with approximately one inch of clearance behind the sign to prevent water build-up and rust. Existing signs on the front building façade include several window panel signs, some of which are proposed to be removed, due to overall sign area limitations imposed by the Sign Ordinance. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommended approval.

Applicant representative Kana Harris, 404 E. Market Street, discussed sign mounting details and answered questions from the Commission.

Commissioner Faulstich moved to approve CFA-19-16 as presented. Commissioner Thomson seconded, and the motion passed by a vote of 5-0.

5. CFA-19-17. Consider a request by Matthew Cisneros of 1848 Social Eatery, LLC for approval of a Certificate for Alteration to revise a previously approved wall sign for the Social Brunch & Brew on Part of Lot 1, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 118 South Commerce Street.

Mr. Waller explained that the applicant proposes to revise the recently painted wall sign on the Market Street façade of The Social Brunch & Brew restaurant. The Commission previously approved a 48 square-foot sign, but it was painted at approximately 160 square feet. The existing sign is inconsistent with the Commission's approval and a violation of the seven percent maximum sign area limitation imposed by the Sign Ordinance. To comply with the Sign Ordinance, the applicant now proposes modifications to the sign that would reduce it to 120 square feet, or 20 square feet under the seven percent threshold. The modifications included reducing the size of the word "The" and relocating it from the left side of the "S" to the right and trimming the tail of the "S". Since the proposed sign increases in size and differs in layout from what was originally approved, it is subject to a new Certificate for Alteration review. In addition, a glass display board has been restored to its original location to the left of the sign and beneath the stairwell since the time of the Commission's April 2019 sign approval. The display board is approximately 20 square feet and contains promotional signage related to the restaurant, and together with the wall sign, measures 140 square feet, which is the maximum total sign area allowed by the Sign Ordinance.

Applicant Matthew Cisneros explained that due to the sign artist painting at night and miscommunications regarding size, the resulting sign was larger than that previously approved

by the Commission. The proposed modifications will enable the applicant to avoid starting over and repainting the entire sign.

Jeff Castleberry, the property owners' representative, inquired as to whether the green-colored wall façade area was considered in addition to the red wall for the calculation of the maximum allowed sign area along East Market Street. The business' interior space does extend beyond the red wall eastward to the space behind the green wall.

Mr. Waller indicated that Staff was not aware of the additional wall area, and that the additional area would be verified and any revisions made to the allowed sign area. Staff would communicate the results to the applicant.

Commissioner Thomson moved to approve the wall sign as it currently exists on the building, with the condition that the applicant provide evidence to Planning that the 7% sign area limitation imposed by the Sign Ordinance is not exceeded with the additional Market Street wall façade area. Vice-Chair Reagan seconded, and the motion passed by a vote of 5-0.

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

Vice-Chair Reagan discussed several Ordinance violations she had noticed in the Historical District.

Chair Lairsen suggested letters be sent to the property owners regarding the violations.

Commissioner McCormick asked if any Tax Abatement applications had been submitted.

Mr. Waller responded that no applications had been received.

Chair Lairsen asked if any Certificate for Alteration applications had been submitted for the next meeting.

Mr. Waller reported that no new applications had been submitted by the deadline for the August 21 meeting.

7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Thomson seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:22 p.m.

Approved: 9/18/19
(date)
John Lairsen
John Lairsen, Chair

Yvette Aguado
Yvette Aguado, Recording Secretary