

**City of Lockhart
Historical Preservation Commission
November 6, 2019**

MINUTES

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

Member Absent: Victor Corpus

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Lauren Hess (applicant, Agenda Item (4)) and Danny Solis

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:33 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the September 18, 2019 meeting.

Commissioner Thomson moved to approve the minutes as presented. Commissioner McCormick seconded, and the motion passed by a vote of 6-0.

4. CFA-19-19. Consider a request by Lauren Hess for approval of a Certificate for Alteration to allow window and hanging signs for Take Care Natural Health on Part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 106 North Main Street.

Planning Staff Kevin Waller reported that the applicant proposes to install a hanging sign and two window signs for the Take Care Natural Health retail store. One of the window signs is circular, features the business logo, measures 2.8 square feet in size, and is located on the window panel on the left-hand side. This sign reads "Tea/Bath/Body/Home/Herbs/Gifts/Apparel/CBD" in cream-colored lettering that encircles the business name "Take Care" with an olive-colored herb image. The other window sign is simply a 0.38 square-foot "Open" sign on the window glass of the right-side of the double-door entry. An Hours of Operation sign is located on the same window glass as the Open sign, and at less than two square feet is exempt from the provisions of the Sign Ordinance. The proposed hanging sign will utilize the same hooks as the previous LuLu's Lunch Box sign and will measure 16 inches by 48 inches, with notches in the sign's corners. This design will be similar to what is typically considered to be pre-approved, although the sign's border will be only ½ inch wide and not the minimum ¾ inch width required for a Pre-Approved sign. The sign will feature the business name, Take Care, in plain, olive-colored lettering, with a peach-colored background and olive colored border. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Vice-Chair Reagan moved to approve CFA-19-19 as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 6-0.

5. CFA-19-20. Consider a request by Ronda Reagan for approval of a Certificate for Alteration to allow a new canopy for The Pearl business on Part of Lot 6, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 110 North Main Street.

Mr. Waller reported that the applicant proposes a new canopy for The Pearl bar establishment. The canopy will span the full width of the building, plus 9 extra inches in order to adjoin the existing canopy at the Logos business immediately south of the subject property. It will be attached to the building just above the arched windows at its upper end and drape down to the bottom of the arches. The canopy's dimensions will be 21 feet 2 inches wide by 9 feet 4.5 inches deep. It will be constructed of wood with a metal, standing-seam roof, and will extend to the edge of the sidewalk to prevent rainwater from spilling onto the sidewalk. The canopy will be attached to the building with existing iron, "L"-shaped hooks. The Logos business has given permission for the new canopy to adjoin their canopy, which will help prevent leakage between them. The new canopy is proposed to be simultaneously constructed with another canopy proposed by the applicant for the Sol Y Luna business on the adjacent property to the north. Initially, support columns were proposed, but the applicant has since eliminated them from the design due to concerns from the Public Works Director regarding potential damage to the structure from vehicles potentially striking the columns when parking in the right-of-way. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Discussion ensued.

Mr. Danny Solis, 1053 E. Mountain St., Seguin, TX answered questions from Commissioners.

Commissioner Thomson moved to approve CFA-19-20 as presented, without the support columns. Commissioner Faulstich seconded, and the motion passed by a vote of 5-0-1 (Vice-Chair Reagan abstained).

6. CFA-19-21. Consider a request by Ronda Reagan for approval of a Certificate for Alteration to allow a new canopy for the Sol Y Luna business on Part of Lot 6, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 112 North Main Street.

Mr. Waller reported that the applicant proposes a new canopy to span the full width of the building, which will be attached just above the upper windows, and drape halfway down those windows. The canopy's dimensions will be 30 feet wide by 9 feet 4.5 inches deep. It will be constructed of wood with either a metal standing-seam or crimped-seam roof, and will extend to the edge of the sidewalk to prevent rainwater from spilling onto the sidewalk. The canopy will be attached to the building with bolts backed by metal plates inside the building, with metal support rods for additional support. The wood ceiling of the canopy will be stained or painted, and contain recessed lighting. The canopy will adjoin the applicant's other proposed canopy for the business adjacent to the south, which will help prevent leakage between them. Initially, support columns were proposed, similar to the other proposed canopy in Agenda Item (5), but the applicant has since eliminated them from the design due to the concerns from Public Works

discussed in Agenda Item (5) above. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Commissioner Alvarez moved to approve CFA-19-21 as presented, without the support columns. Commissioner McCormick seconded, and the motion passed by a vote of 5-0-1 (Vice-Chair Reagan abstained).

7. Discuss an address sign that was recently painted onto the building at 105 South Colorado Street, and whether the sign needs to be considered by the Commission through the Certificate for Alteration review procedures.

Discussion ensued. The Commission suggested that Staff send a letter to the property owner, stating that no Certificate for Alteration approval is necessary for the address sign, but that any future signs will generally require a Sign Permit and Certificate for Alteration.

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

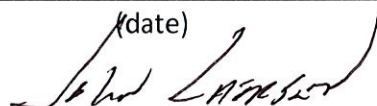
Mr. Waller reported that no new applications had been submitted as of the meeting date, and that the deadline is November 20 for the December 4 meeting.

9. Adjournment.

Commissioner Alvarez moved to adjourn the meeting, and Commissioner Faulstich seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:28 p.m.



Yvette Aguado, Recording Secretary

Approved: 12/4/19
(date)


John Lairsen, Chair