

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, March 4, 2020
Municipal Building – Glosserman Room
308 West San Antonio Street**

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the December 4, 2019 meeting.
4. Consider the biennial report to City Council for the performance, accomplishments, and success of the historic districts and landmarks ordinance, historical preservation commission, and the historical preservation officer.
5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
6. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 3:45 p.m. on the 25th day of February, 2020.

City of Lockhart
Historical Preservation Commission
December 4, 2019

MINUTES

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

Members Absent: Victor Corpus, Ronda Reagan

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Felicia McGee (applicant, Agenda Item (4))

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:35 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the November 6, 2019 meeting.

Commissioner Thomson moved to approve the minutes as presented. Commissioner Alvarez seconded, and the motion passed by a vote of 5-0.

4. CFA-19-22. Consider a request by Felicia McGee for approval of a Certificate for Alteration to allow two window signs for the new Lockhart General Store business on Part of Lot 3, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 116 East Market Street.

Planning Staff Kevin Waller reported that the applicant proposes to install two window signs for the Lockhart General Store on the building's Market Street façade. The two window signs are identical in content and feature the business logo, measure 12 square feet each, and are located on the front window panels on both sides of the business' entry. The signs will be white window decals with a 1950's-style pickup truck graphic between the upper and lower text sections. The applicant also proposes a temporary banner-style sign on the building's Commerce Street façade to advertise the business' grand opening. The banner sign is exempt from the requirement for a Certificate for Alteration per Section 28-11(d) of the Historic Districts and Landmarks Ordinance and may be displayed for no more than 30 days. A separate Sign Permit application is required for the banner sign, which the applicant submitted for review concurrently with the application for the window signs. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommended approval.

Applicant Felicia McGee, 6643 Seawillow Rd., Lockhart, presented her proposal to the Commission. She asked if the seven percent allowance was separately calculated on each wall façade.

Mr. Waller replied that the seven percent allowance is for each façade.

Commissioner McCormick expressed concerns about property owners not informing new business tenants of requirements for improving property within the Historic District.

Ms. McGee replied that the property owner was very forthcoming in informing her of the requirements, and was encouraged to speak with City Staff prior to doing any work.

Commissioner Alvarez moved to approve CFA-19-22 as presented. Commissioner Thomson seconded, and the motion passed by a vote of 5-0.

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

Mr. Waller reported that the next meeting would be January 15, with December 31 as the application deadline. No applications have been submitted to date.

6. Adjournment.

Commissioner Alvarez moved to adjourn the meeting, and Commissioner Faulstich seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 5:50 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chair

TO: Lockhart Historical Preservation Commission
FROM: Kevin Waller, Assistant City Planner *KW*
SUBJECT: Biennial Review (Feb. 2018-Feb. 2020)
DATE: February 10, 2020

City of Lockhart
MEMO

Section 28-26 of the Historic Districts and Landmarks Ordinance establishes that the City Council "...shall evaluate the performance, accomplishments and success of the historic districts and landmarks ordinance, historical preservation commission and the historical preservation officer..." every even-numbered year. Although a summary of said accomplishments has not been prepared in years past, the Planning Department intends to maintain a biennial report from this point forward. A summary of the past two years' activity is below:

CERTIFICATES FOR ALTERATION			
Business Name	Address	Decision	Date
N/A	115 N. Main St.	Approved	February 7, 2018
Malachi's Barbershop	117 E. San Antonio St.	Approved	February 7, 2018
Commerce Gallery	102 S. Commerce St.	Approved	March 7, 2018
Lone Star Realty	117 S. Main St.	Approved	March 7, 2018
The Culinary Room	101 E. San Antonio St.	Approved	March 21, 2018
Smitty's Office Building	201 S. Colorado St.	Approved	April 4, 2018
Smitty's Restaurant	212 S. Commerce St.	Approved	April 4, 2018
Javi's Barber Parlour	206 E. San Antonio St.	Approved	May 2, 2018
State Farm Insurance	201 S. Main St.	Approved	May 16, 2018
All About You Boutique	212 S. Main St.	Approved	August 1, 2018
Printing Solutions	113 E. San Antonio St.	Approved	August 1, 2018
Spellerberg Projects	103 S. Main St.	Approved	September 19, 2018
La Ideal Bakery	114 S. Commerce St.	Approved	October 17, 2018
Caracara Brewing Co.	100 "A" E. Market St.	Approved	November 7, 2018
Chaparral Coffee	106 E. Market St.	Approved	January 2, 2019
Bluebonnet Records	112 E. Market St.	Approved	February 20, 2019
Gaslight-Baker Theatre	218 S. Main St.	Approved	March 6, 2019
Caracara Brewing Co.	100 "A" E. Market St.	Approved	March 6, 2019
The Culinary Room	101 E. San Antonio St.	Approved	April 3, 2019
Commerce Gallery	102 S. Commerce St.	Approved	April 3, 2019
Commerce Gallery	102 S. Commerce St.	Approved	April 17, 2019

CERTIFICATES FOR ALTERATION (Continued)			
Business Name	Address	Decision	Date
The Social Restaurant	118 S. Commerce St.	Approved	April 17, 2019
The Social Restaurant	118 S. Commerce St.	Approved	May 1, 2019
Printing Solutions	113 E. San Antonio St.	Approved	May 15, 2019
St. Andrew Orth. Church	205 "B" S. Main St.	Approved	May 15, 2019
Commerce Gallery	102 S. Commerce St.	Approved	May 15, 2019
Link Realty	110 E. Market St.	Approved	July 2, 2019
Vogel Furniture Company	117 W. Market St.	Approved	August 7, 2019
Bluebonnet Records	112 E. Market St.	Approved	August 7, 2019
The Social Restaurant	118 S. Commerce St.	Approved	August 7, 2019
Henry's Res. Event Space	111 E. Prairie Lea St.	<i>Denied</i>	September 18, 2019
Take Care Nat. Health	106 N. Main St.	Approved	November 6, 2019
The Pearl	110 N. Main St.	Approved	November 6, 2019
Sol Y Luna	112 N. Main St.	Approved	November 6, 2019
Lockhart General Store	116 E. Market St.	Approved	December 4, 2019

- Tax Credits:** The City Historical Preservation Officer, along with a representative from the Texas Historical Commission, held a tax credit workshop during a special LHPC meeting on February 6, 2019. The City Council was invited to the workshop as well. The workshop included details on available State and federal tax credits for historic renovation projects, as well as information on the City's tax abatement program. At the February 20, 2019 LHPC meeting, the Commission approved the Historic Property Preservation Tax Abatement Application developed by Staff.
- Historic Landmarks:** The LHPC made a recommendation to the City Council to approve a total of 11 properties as local historic landmarks at the Commission's September 5, 2018 public hearing. Nine of the properties are residential, one is the old Lockhart Vocational High School, and one is the Brock Cabin. The City Council then officially approved the designations at a September 18, 2019 public hearing, finalizing an initiative that was started in February 1996. The Council's approval also included adoption of the Historic Overlay Zoning Map as a supplement to the Official Zoning Map.
- Downtown Business Association:** The Historical Preservation Officer made a presentation to the Lockhart Downtown Business Association at their October 15, 2019 meeting to discuss the City's Certificate for Alteration and Pre-Approval review procedures.