

City of Lockhart
Historical Preservation Commission
March 25, 2020

MINUTES

Members Present: John Lairsen, Rick Thomson, Ronda Reagan, Kathy McCormick

Member Absent: Ron Faulstich

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: Sam Morrow (applicant's representative, Agenda Item (4))

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:30 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the March 4, 2020 meeting.

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

4. CFA-20-01. Consider a request by Michelle Brunner for approval of a Certificate for Alteration to allow three window signs and one projecting wall sign for the new Quirky Bird 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.

Planning Staff Kevin Waller reported that the applicant proposes three window signs and a projecting wall sign for the new business entitled The Quirky Bird. Two of the window signs are identical in content and feature the business logo, measure four square feet each, and will be located on the large front window panels on both sides of the business' entry. The signs will be window decals and the text will utilize a whimsical-type font. The third window sign measures six square feet and will be located on the right-side window panel above one of the two new business logo signs. The proposed projecting wall sign, made of metal and measuring 15 square feet, will utilize the existing bracket that formerly held the Sol Y Luna business hanging sign. Mr. Waller explained that it is not known how the proposed projecting wall sign would be attached if the canopy that was recently approved for the building was installed first, as the canopy's attachment would compromise the location of the existing bracket for the projecting sign. The sign, at that point, would need to be lowered to beneath the canopy as a hanging sign, but would not fit the category of a pre-approved sign. Mr. Waller explained that were this to take place, no additional approvals would be necessary. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Chair Lairsen asked if the sign area threshold would be exceeded if the applicant proposed to install additional signs in the future.

Mr. Waller replied that the existing and proposed signage, together, equates to about 38 square feet, while the sign area threshold is 40.6 square feet. Additional future signs are possible if the applicant were to remove existing signage on the building.

Commissioner Thomson moved to approve CFA-20-01 at 112 North Main Street as presented. Commissioner McCormick seconded, and the motion passed by a vote of 3-0 and one abstention.

5. Discuss nonconforming signage in the Historic District.

Mr. Waller explained that for the Commerce Gallery at 102 South Commerce Street, the aluminum wall sign approved by the Commission on May 15, 2019 was fastened to existing plywood boards from the previous tenant's sign. No Sign Permit was required. He stated that Staff agreed that in instances where a Sign Permit is not required in the Historic District, no Certificate for Alteration would be required as well.

Discussion ensued amongst Staff and Commissioners. The Commissioners agreed with Staff's determination.

6. Discuss the location of exposed utility wiring on building walls in the Historic District.

Mr. Waller utilized a PowerPoint presentation to show examples of buildings in the Historic District with exposed wiring. He shared the Building Official's email on the matter, dated March 16, 2020, which read: "The electrical services for the building at 207 E. Market Street have been in that same location for decades. In my opinion, the LHPC should not be involved in determining the location of electrical services. The location of the services should be determined by the electrical superintendent and/or the building official." Waller continued and shared the Electric Superintendent's email of the same date which read: "There is no where else we can run these power lines to, and they have to stay where currently located in order to feed the building. We can get with the business and schedule an outage with them and shorten the length of the lines to avoid it looking bad. Please understand these lines have been like that for many years."

Chair Lairsen commented that he agreed with the opinions of the Building Official and the Electric Superintendent because none of them are experienced in the electrical field to make a proper decision. He added that he was glad the electric department would be willing to shorten wires to make it more aesthetically pleasing.

Mr. Gibson added that moving the wiring would affect the interior circuits of the building.

Chair Lairsen shared that the City of Gonzales has a grant program in place that if the service is moved from the front of the building to the rear of the building the owner is given a substantial amount of money. He asked if they agreed that the Historical Commission doesn't need to be involved.

Vice-Chair Reagan responded that she agreed and suggested to bring the matter back to the Commission later if there were any grants put in place.

7. Discuss possible amendments to Chapter 28, *Historic Districts and Landmarks*.

Mr. Waller reported that the recommendation was discussed at the last meeting and before the City Council regarding the Biennial report to add a new Ordinance provision regarding attendance for Commission members. The provision would specify that if a member missed three consecutive meetings or five total meetings in a calendar year then they could be removed.

Mr. Gibson added that the City Council accepted the recommendation, and in order to implement the new provision Staff would have to do an ordinance amendment.

Chair Lairsen asked how long it would take for an amendment.

Mr. Gibson responded that it would be fairly simple to draft the ordinance amendment and add it the agenda for the City Council.

Mr. Gibson asked if the Commission wanted to keep the Biennial Report provision in the Ordinance, since one had not been done in so many years.

Vice-Chair Reagan stated that the Commission should keep it in, because it is important to continue to let the community and Council know the work the Commission completes.

Chair Lairsen stated that he felt the information would be useful if it would be used for grants or something specific, but not if it was just to have information available.

Mr. Gibson suggested discussing it again in two years when the report was once again due.

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

Mr. Waller stated that one application had been submitted for the next meeting on April 1, 2020, and he was hoping to have all required paperwork soon for the Barrio House signage at 207 E. Market St. to also be added to the agenda.

Mr. Gibson asked about the status of new Commission member Belinda Gillis.

Mr. Waller reported that he had reached out to Ms. Gillis by email the previous Friday to request an orientation, but that he hadn't heard back.

Vice-Chair Reagan asked what qualifications Ms. Gillis has to be able to serve on the Commission, such as being a realtor, historic building owner, architect or builder, etc.

Mr. Waller stated that he wasn't sure, but could look into this.

9. Adjournment.

Commissioner Thomson moved to adjourn the meeting, and Vice-Chair Reagan seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:15 p.m.


Yvette Aguado, Recording Secretary

Approved:

4-1-2020
(date)

John Lairsen, Chair