

City of Lockhart
Historical Preservation Commission
April 1, 2020

MINUTES

Members Present: John Lairsen (in person), Rick Thomson (remotely), Ronda Reagan (remotely), Kathy McCormick (remotely), Ron Faulstich (remotely)

Member Absent: Belinda Gillis

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: Alexandra Worthington (applicant, 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 25, 2020 meeting.

Vice-Chair Reagan expressed confusion regarding the proposed location of the blade sign for the new Quirky Bird business at 112 North Main Street and a recently approved canopy that could impact the sign's location.

Commissioner McCormick requested clarification on the minutes received in the mail and the revised minutes received afterward.

Planning Staff Dan Gibson explained that under advisement of the City Attorney, the minutes were revised to delete the vote of a Commission member that was made via telephone. The Historic Districts and Landmarks Ordinance specifies that a majority of Commission members is based upon those present at the meeting, and not the full Commission.

Vice-Chair Reagan moved to approve the minutes as amended by Staff on March 31, 2020. Commissioner Thomson seconded, and the motion passed by a vote of 5-0.

4. CFA-20-02. Consider a request by Alexandra Worthington of The 1898, LLC d.b.a. Little Trouble, for approval of a Certificate for Alteration to allow a neon wall sign for the new Little Trouble business on Part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 101 East San Antonio Street.

Planning Staff Kevin Waller explained that the applicant proposes to install a neon sign to be mounted to the wall above the stairwell leading down to the business, measuring seven feet long by three feet tall, and orange in color. It will be made of a neon glass tubing material and will be anchored into the wall's mortar joints with glass tube supports. Mr. Waller added that the proposed sign was not of a scale or design that would detract from the character of the Courthouse Square, and is located in an area with other existing neon signage. He utilized a

PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommended approval.

Commissioner Faulstich suggested that the sign be mounted high enough to minimize safety issues associated with high voltage.

Applicant Alexandra Worthington, 701 Campbell Street, explained that the sign will be located within a sealed framework and would be placed in a location inaccessible to tampering.

Vice-Chair Reagan asked if the sign would be centered under the arched window, as that would be a good location for mounting. Reagan also asked about the sign's black background shown in Staff's PowerPoint.

Ms. Worthington responded that there will be no such background, and that it was simply a result of Staff's PowerPoint rendering.

Vice-Chair Reagan asked about how the power was going to be brought to the sign.

Ms. Worthington explained that she had not discussed the sign's electrical power with the contractor but would ensure that no new holes were drilled into the brick, and that a conduit would not be run down the building wall.

Vice-Chair Reagan stated that the electrical connection would have to go through the mortar and not the brick.

Chair Lairsen stated that if the sign were located above the lower portion of the stairwell leading to the business, it would be difficult for the sign to be tampered with.

Discussion continued about the location of the sign and the definition of a sealed sign.

Vice-Chair Reagan moved to approve CFA-20-02 as presented. Commissioner Faulstich 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 stated that today was the application deadline for the April 15 meeting, and that no applications had been formally submitted. Waller added that he is still in communications with the owners of the Barrio House and El Patio businesses at 207 East Market Street. Each business has applications submitted for signage, but the applications require revisions that have yet to be made. Waller stated that he will once again attempt to reach out to the businesses and will notify the Commission if the applications are ready for the April 15 meeting.

Commissioner McCormick asked about the status of newly appointed Commissioner Belinda Gillis.

Mr. Waller reported that according to the City Secretary, Ms. Gillis is a business owner in the downtown historic district. Waller has only been able to make limited contact, by email.

Commissioner Faulstich stated that Gillis' family had multiple businesses in town, including downtown.

Vice-Chair Reagan stated that although Ms. Gillis' father owns a downtown property, Ms. Gillis does not. Reagan stated that the Historic Districts and Landmarks Ordinance specifically states that Commission members, where applicable, must be a property owner in the downtown historic district.

Mr. Waller stated that he researched property ownership records and did not locate Ms. Gillis' name for a downtown property, but instead an LLC.

Chair Lairsen suggested that Staff research Ms. Gillis' qualifications further according to the Ordinance guidelines in order to ensure her eligibility to serve on the Commission.

Commissioner McCormick stated that it is the City Council's responsibility, not the Commission's, to determine member eligibility.

Chair Lairsen asked Vice-Chair Reagan if she is officially challenging the eligibility of Ms. Gillis.

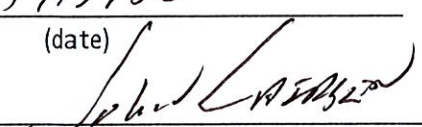
Vice-Chair Reagan stated that she is challenging Gillis' eligibility, because Reagan wants to ensure that Gillis is qualified as a historic district property owner, architect, builder, or REALTOR. Reagan added that Commissioner Thompson was aware of and had suggested an eligible individual, a REALTOR, to be considered for the Commission.

Chair Lairsen stated that Staff will conduct further research and report back to the Commission.

6. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner McCormick seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:06 p.m.


Yvette Aguado, Recording Secretary

Approved: 5/13/20
(date)

John Lairsen, Chair