

City of Lockhart
Historical Preservation Commission
March 17, 2021

MINUTES

Members Present: Ray Ramsey, Christine Ohlendorf (5:31 pm), Michel Royal, John Lairsen, Ronda Reagan (5:33 pm), Rick Thomson (5:33 pm), Ron Faulstich

Members Absent: None

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: Ian Stowe (applicant, Agenda Item (4)), John Stumpf (applicant, Agenda Item (5)), Marcia Proctor (applicant, Agenda Item (6))

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 3, 2021 meeting.

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

4. CFA-21-05. Consider a request by Ian Stowe for approval of a Certificate for Alteration for new awnings, a projecting wall sign, and a painted wall sign for the new Old Pal Bar & Grill business establishment on Part of Lot 1, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 100 "A" East Market Street.

Planning Staff Kevin Waller reported that the applicant proposes new awnings on both the East Market Street and South Main Street wall facades, as well as a projecting wall sign at the corner of those two facades and a painted wall sign on the South Main Street façade. The awning on the Market Street façade will span the full width of that wall. The awning on the Main Street façade will begin at the fourth hook from the northwest corner of the building and extend to the last hook at the southwest corner. Materials used for the awnings will include light-gauge metal tubing with a flame-retardant canvas, utilizing the existing top hooks of the building, with the lower attachment to be installed at the existing concrete ledger beam at the original attachment location. The projecting wall sign will measure 15.8 square feet and will be hung by a cantilevered 72-inch metal bar at an angle from the northwest corner of the building. A painted wall sign totaling 109 square feet will be located on the north end of the South Main Street façade. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended approval.

Commissioner Ohlendorf arrived around 5:31 p.m.

Commissioner Thomson and Vice-Chair Reagan arrived around 5:33 p.m.

Applicant Ian Stowe, 428 Trinity St., Lockhart, Texas, discussed the project and answered Commissioners' questions.

Commissioner Thomson moved to approve CFA-21-05 as presented. Vice-Chair Reagan seconded, and the motion passed by a vote of 7-0.

5. CFA-21-06. Consider a request by John Stumpf for approval of a Certificate for Alteration for a window sign for the relocated Magic Mirror Vintage Shop business location on Parts of Lots 1 and 6, Block 22, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 111 West San Antonio Street.

Mr. Waller reported that the applicant proposes a 35 square-foot window sign for the soon-to-be relocated Magic Mirror Vintage Shop. The sign will be centered on the larger of the two "show" windows, located to the left of the front-door entrance. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended approval.

Chair Lairsen asked for any questions from the Commissioners.

Vice-Chair Reagan asked if there would be additional sign area remaining after the proposed sign is in place.

Chair Lairsen asked if there would be any signage above the awning.

Mr. Waller responded that with the existing hanging sign and the proposed sign, approximately 15 square feet of available sign area will remain. No signage is proposed to be placed above the awning.

Commissioner Ramsey moved to approve CFA-21-06 as presented. Commissioner Royal seconded, and the motion passed by a vote of 7-0.

6. HL-21-01. Hold a PUBLIC HEARING and consider a request by Arnold and Marcia Proctor for a recommendation of approval to the City Council for a Historic Landmark "HL" overlay zoning designation, as provided in Chapter 64 "Zoning", Section 64-196(n), and in Chapter 28 "Historic Districts and Landmarks", Sections 28-5 and 28-6, for a single-family residence on Lot 4 and Part of Lots 3, 7, and 8, Heppenstall, zoned RMD (Residential Medium Density District) and located at 515 South Main Street, and amending the Historic Zoning Overlay Map supplement to the Official Zoning Map accordingly.

Mr. Waller explained that an application for Historic Landmark designation for a single-family dwelling has been submitted for consideration. He continued that this will build upon the list of Landmark properties approved by the City Council in September 2018. According to Section 28-6(e-f) of the Historic Districts and landmarks Ordinance, the Commission must hold a Public Hearing when considering Historic Landmark applications. Following review of the application, the Commission will make a recommendation to the City Council. The Council's decision will be announced at a future Commission meeting. Waller stated that approval of the Landmark designation will amend the Historic Overlay Zoning Map to include the subject property. Photos of the property were presented to the Commission during Staff's PowerPoint

presentation. Additional photos provided by the applicant were also presented to the Commission.

Chair Lairsen inquired as to any recent additions and renovations to the house.

Applicant Marcia Proctor, 515 S. Main St., responded that in 2018 a garage and room were added at the rear of the house. Additionally, painting and carpet restoration were completed last summer.

Chair Lairsen asked if the inside of the home had been restored.

Mrs. Proctor explained that the front rooms are just as they were from when the home was purchased 38 years ago, except for interior painting done about five years ago.

Commissioner Faulstich asked if a commercial vent was located on the exterior of the house, based on review of the photos.

Mrs. Proctor replied that a commercial vent is indeed located on the house's exterior, due to a large commercial gas stove in the home. The vent was required for safety reasons.

Commissioner Ramsey moved to recommend approval of HL-21-01 to the City Council. Commissioner Ohlendorf seconded, and the motion passed by a vote of 7-0.

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

Chair Lairsen asked if it was possible for the Commission to be given oversight to protect and preserve large, older trees. His concern stemmed from a large, hundred-plus year-old Oak tree on Cibilo Street that was severely hacked and possibly killed. The tree may now present a danger to a home across the street.

Mr. Gibson replied that there is an ordinance that allows tree trimming, but requires a permit to cut down the tree entirely. Gibson added that he did not know of a Historic Tree designation.

The Commission suggested that Staff conduct research on Historic Tree Ordinances from other jurisdictions. New Braunfels, in particular, has an ordinance that should be consulted.

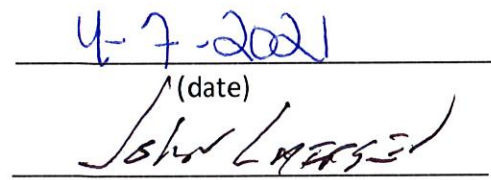
Mr. Waller stated that there was still a week remaining before the application deadline for the April 7 meeting.

8. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Thomson seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:07 p.m.


Yvette Aguado, Recording Secretary

Approved:


John Lairsen, Chair