

**City of Lockhart
Historical Preservation Commission
April 7, 2021**

MINUTES

Members Present: Ray Ramsey, Christine Ohlendorf, John Lairsen, Ronda Reagan

Members Absent: Michel Royal, Rick Thomson, Ron Faulstich

Staff Present: Yvette Aguado, Kevin Waller (virtual)

Public Present: Jeremy Klitzman (applicant's representative, Agenda Item (4)), Tamara Carlisle (applicant, Agenda Item (5)), Edgar Gutierrez (applicant's representative, Agenda Item (6))

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:32 p.m.
2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the March 17, 2021 meeting.

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

4. CFA-21-07. Consider a request by Timothy Wakefield for approval of a Certificate for Alteration for a projecting wall sign for the new Soundwaves Art Foundation, a nonprofit art gallery, on Lot 4A, Block 22, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 115 North Main Street.

Planning Staff Kevin Waller reported that the applicant proposes a projecting, vertical-oriented, "blade" style neon wall sign that will measure 30 square feet and be located on the upper wall above the awning. This will be a double-faced sign mounted into the building's mortar joints with bolts to be secured from the inside of the first floor. Guy wires will also be used for extra stability in high winds. Mr. Waller presented Staff's report virtually via WebEx and answered Commissioners' questions. Staff recommended approval.

Vice-Chair Reagan moved to approve CFA-21-07 as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 4-0.

5. CFA-21-08. Consider a request by Tamara Carlisle of 2120 Enterprises, LLC for approval of a Certificate for Alteration for a new awning for the Rollfast Ranchwear and Bike Repair business establishment on Part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 107 East San Antonio Street.

Mr. Waller reported that the applicant proposes a new awning to replace an older, structurally unsound awning that was recently demolished. Materials used for the new awning will include Galvalume snap-lock metal roofing and a beadboard ceiling. The awning will attach to the building in the same location as the previous awning, bolting onto a portion of the existing rafters left behind from the previous awning, and utilize three guy wires for upper support from existing wall hooks. Rain gutters will also be added to the awning, including downspouts on opposite ends of the awning's edge to prevent spilling rainwater onto the sidewalk. Mr. Waller answered Commissioners' questions and stated that Staff recommended approval.

Vice-Chair Reagan asked if the two existing downspouts above the awning will be replaced.

Applicant Tamara Carlisle, 1700 Rabb Rd., Austin, responded that temporary gutters were used after the previous awning was removed, and that the downspouts are not intended to be replaced, but could be painted. Ms. Carlisle also stated that either the proposed beadboard ceiling, or a pressed tin ceiling, would be used.

Commissioner Ohlendorf moved to approve CFA-21-08 with the condition that either the proposed beadboard ceiling, or a pressed tin ceiling, be used. Commissioner Ramsey seconded, and the motion passed by a vote of 4-0.

6. CFA-21-09. Consider a request by Ricardo Rodriguez for approval of a Certificate for Alteration for the installation of a kitchen ventilation system that will penetrate to the exterior of the building for a new sports bar on Part of Lot 6, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 211 East Market Street.

Mr. Waller reported that the applicant proposes a kitchen ventilation system for a new sports bar to include a "mushroom"-style vent and exhaust vent that will penetrate the roof of the building at the rear (north) end of property. He added that although there are no design guidelines for the proposed improvements in the Historic Districts and Landmarks Ordinance, the improvements are subject to approval of this Certificate for Alteration and the issuance of building permits. Even if the ventilation equipment were not seen from a public street, a Certificate for Alteration is still required for this proposal. Only signs that are not visible from a public street are exempt from the Certificate for Alteration requirements (Section 28-11(d)(1)). Mr. Waller stated that Staff recommended approval.

Discussion ensued amongst Commissioners and Staff.

Applicant representative Edgar Gutierrez answered Commissioners' questions and provided further details on the proposed ventilation components.

Commissioner Ramsey moved to approve CFA-21-09 as presented. Commissioner Ohlendorf seconded, and the motion passed by a vote of 4-0.

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

Vice-chair Reagan asked if Staff had informed the owner/applicant of 215 W. San Antonio Street of the tax abatement opportunity for the recently approved improvements.

Mr. Waller responded that Staff did not inform the applicants, but that it is a good suggestion.

Vice-chair Reagan asked why the parklet installed on North Main Street did not come before the Commission for approval.

Mr. Waller responded that the Commission reviews only those proposals on private property, and that the parklet is located in the right-of-way.

Vice-chair Reagan stated that the parklet is nevertheless in the Historic District, similar to the small City park which was recently approved by the Commission at the corner of East Market Street and South Commerce Street.

Mr. Waller read Section 28-11(a) of the Historic Districts and Landmarks Ordinance, which specifies that a Certificate for Alteration is required to carry out construction or relocation on property in the Historic District or designated as a Historic Landmark.

Mr. Waller stated that one application has been submitted by the deadline for the next meeting of April 21st.

8. Adjournment.

Commissioner Ramsey moved to adjourn the meeting, and Vice-chair Reagan seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:05 p.m.


Yvette Aguado, Recording Secretary

Approved: 4/21/21
(date)

John Lairsen, Chair