

City of Lockhart
Historical Preservation Commission
September 4, 2024

MINUTES

Members Present: Christine Ohlendorf, Jerry Haug, Ray Ramsey, Ron Faulstich, Frank Gomillion, Kevin Thuerwaechter

Member Absent: Marcia Proctor

Staff Present: Kevin Waller, David Fowler, Andrew Devaney, Romy Brossman

Public Present: Taylor and Austin Burge (applicants, Agenda Item 4), Charlie Tames and Kelsey Riddle (applicant and Architectural Historian, Agenda Item 5), Ronda Reagan

1. Call meeting to order. Chair Ohlendorf 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 August 21, 2024, special meeting.

Commissioner Ohlendorf moved to approve the minutes as presented. Commissioner Ramsey seconded; the motion passed by a vote of 6-0.

4. CFA-24-10. Consider a request by Taylor Burge for approval of a Certificate for Alteration for the repainting of portions of the previously-painted front wall façade within the inner front patio to a different color, the relocation of the existing hanging wall sign to the center archway, three new window signs, three new wall signs, and the uncovering of existing clerestory windows on part of Lot 1, Block 13, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 104 and 106 East Market Street.

Planning Staff Kevin Waller presented Staff's report with maps and photos via PowerPoint presentation. The proposal is for the repainting of a previously painted building with different colors, new wall signs, new window signs, and the relocation of an existing hanging sign for the proposed expansion of Chaparral Coffee to also include the new "Chaparral Cantina." The window trim behind the triple archway, at the front of the building, will be painted a peach color, with a vertical wall panel, located to the right of the leftmost front door, to be painted a dark brown-reddish color. In addition, the side-facing wall within the west archway will be repainted to a green color to match the wall facing it on the opposite side of the entry. The existing hanging wall sign that reads "Chaparral" will be relocated from the east archway to the center archway. Three new wall signs will be painted onto the front façade, to include "COFFEE" on the far-left portion of the front façade, and "CANTINA" on the far-right portion, both in all-caps and oriented vertically. The third wall sign will feature an agave plant within an arched border, with "CHAPARRAL" in all-caps above the border, and will be located on the side wall within the west archway. Three new, decal signs will be applied to the doors and windows behind the triple-archway area, as follows: left front door – "SUN UP" within an arched border, with a road runner graphic above the lettering; right front door – "SUN DOWN" within an arched border, with

an agave graphic above the lettering; center window panel between the front doors - sign split into two columns; the left column will read “Espresso”, “Tea”, “Breakfast”, and “Tacos”, with a roadrunner graphic beneath, and the right column will read “Spirits”, “Beer”, “Wine”, and “Snacks”, with an agave graphic beneath. The applicant informed Staff that the existing clerestory windows above the main windows behind the center and west archways were recently uncovered by removing the paint that concealed them. Since the uncovering of the windows represents a change in outward appearance, it must also be reviewed by the Commission. A Specific Use Permit was approved by the Planning and Zoning Commission on August 28, 2024 for the addition of the bar/cantina use within the vacant portion of the property at 104 East Market Street.

The proposed repainting and signage, as well as the uncovering of the clerestory windows, will not detract from the character of the Courthouse Square Historic District. The window uncovering will enhance the building’s appearance by restoring an original feature. For these reasons, Staff recommends approval.

Applicants Taylor and Austin Burge, 406 S. Church St., Lockhart, TX, discussed the proposal with the Commission. Mr. Burge stated that they consider the proposed wall sign on the side-facing wall within the west alcove as a part of their brand package, which helps people know what kind of products their business provides with or without the Chaparral sign. This sign will be completed by the same artist, in the same style and with the same seven colors as the existing mural on the opposite, side-facing wall. The applicants noted a slight change to the proposed vertical “COFFEE” and “CANTINA” signs for the front wall façade. The lettering will be the same size, but will have a white border to help these two signs stand out more.

Commissioner Ohlendorf inquired about whether the proposed wall sign on the side-facing wall within the west alcove would be visible from the street.

Mrs. Burge replied that one must be in the alcove to fully see it. She also stated that this sign and the existing mural on the opposite wall are not visible from the Courthouse lawn.

Commissioner Thuerwaechter asked the applicants if they considered installing similar signs in the flanking archways, like the existing “Chaparral” sign to be hung in the center archway, instead of painting the vertical “COFFEE” and “CANTINA” signs.

Mrs. Burge replied that their goal was to be as minimal as possible and to let the building shine through. They believe more hanging, archway signs would deter from the architectural features of the building, and it is their intention to preserve the natural beauty of the building.

Commissioner Gomillion moved to approve CFA-24-10, including the applicant’s proposed white background around the two vertical wall signs, as well as with the stipulation that the color scheme for the wall sign on the side-facing wall within the west alcove match the color scheme of the existing mural on the opposite wall. Commissioner Faulstich seconded; the motion passed by a vote of 6-0.

5. CFA-23-24. Consider a request by Ann Marie McCollum, of Furman + Keil Architects, for approval of a *revised* Certificate for Alteration for various exterior and structural interior improvements on part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB and located at 119 West San Antonio Street.

Mr. Waller presented the staff report via PowerPoint presentation, including new photos taken today and on August 28, 2024.

Staff visited the property on Wednesday, August 28, 2024 in response to several complaints that the work being completed on the first floor windows and trim on the south, front building façade along West San Antonio Street was not in accordance with the Commission's original approval on July 5, 2023. The complainants explained that the two decorative vertical columns and decorative horizontal wood trim beneath the windows, both blue in color, had been removed and thrown away, with metal framing in their place. During Staff's visit, which included the Building Official, a stop work order was issued, due to the columns and horizontal trim being removed and the observation that windows of a different material than originally proposed were being used as replacements to the previous windows, in addition to metal window framing in place of the lower, horizontal trim panels, all inconsistent with the Commission's 2023 approval. In a phone call with the property owner, it was explained that the wood trim around the windows would be replaced, due to extensive termite damage (photo presented), and that the trim, including two cast-iron decorative columns and horizontal wood paneling beneath the windows, would be replaced, repainted, and fully restored to their prior condition. The applicant submitted detailed drawings on August 29, 2024 of the overall project that include details of the first floor enhancements as currently proposed. In addition, the revised drawings reveal that the vertical dividers within each main window panel will also carry over to the split upper window panels, which is arguably worse than and inconsistent with the original pattern that included a mixture of two-over-one and three-over-two patterns. A condition of approval is recommended that the window panel patterns be restored to the original patterns noted above. According to the drawings, the second- and third-story windows will be refinished and repainted, compared to the previous application in 2023 in which these windows were to be replaced to match the original shape, light pattern, and color.

Planning Director David Fowler noted that the original 2023 approval specified "existing trim" and that the work being done was a severe deviation from that approval, thereby prompting the stop-work order. Mr. Fowler clarified that "existing trim" includes the wood panels below the windows. He also clarified that in the event of pest or water damage, restoration of the trim would be the expectation.

Mr. Waller continued with his presentation, and stated that Staff recommends approval, subject to two conditions: (1) ground-floor windows on the front (south) building façade will be restored to the two-over-one and three-over-two panel patterns; and (2) the use of wood muntins and mullions in place of the metal window dividers being used now, to be consistent with what was in place previously.

Chair Ohlendorf commented that the physical characteristics of the original window and framing designs are important, and maintaining that appearance is the reasoning behind the original approval.

Ronda Reagan, 412 W. San Antonio St., stated that she was on the Historical Preservation Commission in 2023 when the original proposal was approved. She would like the Commission to retain the original 2023 approval, as the currently proposed architectural and window features are not consistent with the original first-floor appearance. In addition, Ms. Reagan noted that the paint color has not been mentioned, and would like to know the proposed color around the windows and doors.

Charlie Tames, owner of the subject property at 119 W. San Antonio St., Lockhart, TX, explained that the single, upper-story window framing that is now white will be painted black, as will that on all windows. The current white is a primer. All upper-story windows will be taken out one at a time and restored, instead of replacement with new windows. Mr. Tames also confirmed that the elevator shaft will not be green at the end of its construction, and that the green color is an insulating barrier.

Kelsey Riddle, Architectural Historian and Preservation Consultant, 5067 Fort Clark Dr., Austin, TX, presented photos of the proposed windows. The windows will not be floor-to-ceiling windows. They are restoring and replacing the wood wainscoting at the front which has rotted out. Structurally, there was no way to restore the wood so that it could bear the weight and thickness of the new glass. A frame that can support the new window is required, therefore steel metal was chosen, which will later be painted black.

Commissioner Faulstich asked why the metal frames were not covered to resemble the original wood frames, for an appearance in accordance with the original approval.

Mr. Tames replied that by having the frame go to the ground, it makes the windows more watertight.

Commissioner Gomillion asked why the design of the windows was changed from what was approved.

Mr. Tames replied that the steel frame is necessary to hold the new glass, which is heavier than the original glass. A single, large glass panel is not structurally sound, which is why they had to break up the window pattern.

Commissioner Ohlendorf asked why this didn't come up for discussion in the Commission's 2023 deliberations for the proposal. She also inquired as to when the design change occurred, and when it was learned that the structure wouldn't support the glass.

Mr. Tames replied that he came to the Commission before the walls were opened. As soon as they began to peel back the layers, they saw that it would not support the larger panels of glass.

Commissioner Faulstich asked how long ago the glass was ordered.

Mr. Tames replied that the glass was ordered a few months ago.

Commissioner Faulstich replied that the Commission could have therefore been notified a few months ago.

Commissioner Gomillion stated that the day the applicant realized the glass wasn't going to work was the day the City should have been notified.

Chair Ohlendorf emphasized the importance of communication with the Commission.

Mr. Tames explained that the window trim is coming back, and the wood paneling at the bottom is coming back, which is a part of the construction process.

Commissioner Faulstich stated that the metal frames could have been made with wood overlays.

Ms. Riddle explained that to her understanding, the divided-light windows weren't approved in 2023. She didn't realize that the lights were completely undivided, especially when looking at this building where you already have two divided storefront lights that appear to have been done in the 1980's, and didn't seem to be shown in the 1970's photos. Ms. Riddle assumed that the divided-light pattern was acceptable, given the history of the building's window patterns.

Mr. Tames reiterated that they can't just order giant panes of glass, as they are simply too heavy. The original plan was to just replace the glass according to the original pattern; however, it needs to be energy efficient, which is about an inch thick. They then realized that one, the glass is just too heavy, it needs a bigger frame; two, it was too big of a glass panel, so they needed to break it up into smaller

parts to make it more stable. That's when they decided to follow the pattern of the top windows and extend that pattern downward through the main window.

Mr. Fowler explained that the original approval was a replacement of windows within the visual framework that existed. Staff's recommendation is that the project, going forward, should replicate what was there before they started the work.

Commissioner Gomillion stated that what Mr. Fowler just stated would be his motion.

Chair Ohlendorf stated that we have a motion consistent with staff's recommendation that the condition of approval is the window pattern will be restored to the pre-demolition appearance of the windows, which is a mixture of two-over-one and three-over-two patterns that were presented in the 2023 submission. If this is determined to be structurally unsound, the proposal will need to be reconsidered by the Commission.

Commissioner Faulstich moved to approve the revised CFA-23-24, with the stipulation that the window and trim replacements on the first floor of the building's West San Antonio Street façade are consistent with their appearance prior to the current work undertaken, and if not structurally sound, the project will need to be reconsidered by the Commission. Commissioner Ramsey seconded; the motion passed by a vote of 6-0.

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

Mr. Waller reported that no new applications were received by the deadline for the September 18 meeting. The next regularly scheduled meeting would then be held October 2, if applications are received by the deadline.

7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Gomillion seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 7:38 p.m.

Romy Brossman, Recording Secretary

Approved:

Christine Ohlendorf 10.14.24
(date)

Christine Ohlendorf
Christine Ohlendorf, Chairman