

City of Lockhart
Historical Preservation Commission
November 20, 2024

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Kevin Waller, Evan Olszewski, Romy Brossman

Public Present: Abigail Black (applicant, Agenda Item 4), Terry Black, Mikel Bennett

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 October 14, 2024, meeting.

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

Commissioner Ramsey arrived around 5:32 p.m.

4. CFA-24-13. Consider a request by Abigail Black of Chioco Design, LLC for approval of a Certificate for Alteration for various exterior improvements on part of Lot 6, Block 19, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 119 South Main Street.

Planning Staff Kevin Waller introduced the subject property with maps, aerials, photos, and renderings. The applicant proposes multiple exterior improvements to the property as part of a renovation project for a new bowling alley and sushi restaurant, as follows: 1) three new wall signs, one on the South Main Street building façade and two on the West Market Street façade; (2) the painting of the presently unpainted South Main Street façade, rear (west) façade, and portions of the West Market Street façade; (3) the placement of new casement service windows and glass block within two currently open archways on the South Main Street façade; 13 new windows along the West Market Street façade, 8 of which are replacement windows and 5 of which will fill existing arched openings, as well as new glass block to replace one window and to infill three existing arched openings at the west end of the building along West Market Street; (4) the removal of a window, leaving the existing arched opening in place, near the east end of the Market street façade; (5) the relocation of the entry steps from one arched opening to another on the South Main Street façade, relocation of the rear entry door from an arched opening to a former window opening on the rear building façade, and relocation of a side entry door to an existing arched opening on the Market Street façade; (6) a new fabric awning above the proposed relocated side entry door

and new window near the west end of the Market Street façade, which will feature a black and white pattern with an aluminum frame, to be mounted into the wall's mortar joints with anchor bolts; (7) the infill of brick over certain arched openings on the Market Street and rear building facades, and over a portion of an opening on the Main Street façade, all of which will be painted as noted above; (8) the placement of two new planters along the sidewalk against the Market Street facade, for which the applicant is consulting with the Public Works department; and (9) the sloping of the sidewalk at the new side entry door, in accordance with ADA requirements and those of Public Works. With regard to the proposed signs, the sign on the Main Street façade will be located in the upper-left corner of the façade and feature a neon, non-flashing, sign reading "Big Bob's Bowling & Billiards." Featured graphics include a bowling ball, pins, cue stick and an 8-ball. The word "Bowling" and the signs' border will be a yellow color with the remainder of the sign text and background in green. One of the two proposed signs on the Market Street façade will be located in the upper-right corner of the façade, will be internally lit, and include the name "Big Bob's Bowling", with individual diamond-shaped backgrounds against each letter, with the lettering black and backgrounds orange. The other sign on the Market Street façade will read "Smoko Loco" in black, vertical lettering, to be painted onto the wall to the right of a new service window and beneath the new awning noted above. The proposed painting of the building includes a dark blue color on the north portion of the Main Street façade, and a combination of white and dark green on the south portion of the façade. The white and green paint will also carry over to three small portions of the Market Street façade, as well as the entirety of the rear, west building façade.

Staff recommends approval of the overall project, with the exception of the painting of the unpainted brick. The Commission has expressed on multiple occasions that the painting of unpainted brick or stone surfaces on historic buildings is unacceptable, as it diminishes their historic character, is difficult to remove, and reduces an already small inventory of unpainted buildings in the Historic District as well as Historic Landmarks. Staff recommends that the building be left unpainted as an alternative to the painting proposed.

Commissioner Proctor inquired as to what will be located above the windows in the archways. She also noted that it appears that there will be outdoor dining within the open-air section along the South Main Street façade, and asked if there will be safety railing in the arches.

Mr. Waller replied that these are good questions that the applicant can address.

Terry Black, 429 Connolly Circle, Lockhart, explained that in thinking about this project, it was considered what there is to do in town. He listed the proposed components of the new business. Mr. Black then stated that there are a lot of painted brick buildings on the Square. The idea of the painting the façades is to make the building stand out.

Mikel Bennett, 2101 Rountree Drive, Austin, explained that with regard to painting, only portions of the brick will be painted to identify entrances. The new windows will consist of the same materials as the existing aluminum storefront windows, and the arches above will also be aluminum windows.

Chair Ohlendorf inquired as to whether alternatives to painting the brick were considered.

Ms. Bennett replied that the painting is currently part of the design, and that changes could be made based upon Commission feedback.

Commissioner Proctor again asked about the outdoor dining area, and if safety railings will be installed within the arched openings.

Applicant Abigail Black, 91 Red River Street, Austin, stated that the open-air dining area will be located within the covered terrace area. The step up is about 1.5 ft from the sidewalk.

Commissioner Ramsey asked if the steps into the terrace area will be inset within the building footprint, or if they will encroach onto the sidewalk.

Ms. Black replied that the terrace steps will be inset.

Chair Ohlendorf asked if the copper roof will be punctured for the mounting of the signage.

Ms. Black replied that the copper roof will need to be punctured in order to mount the illuminated signs.

Chair Ohlendorf asked the applicants if a lime-wash over the brick was considered, or an alternative paint that would be easier to remove at a later time.

Ms. Bennett replied that they can look at the paint spec and find the right type that would be easier to remove in the future if needed.

Commissioner Faulstich moved to approve CFA-24-13 including painting the 1970's brick with the conditions that 1) safety railing be installed within the arched openings for the open-air dining area along the South Main Street and West Market Street facades, and 2) obtain approvals from the Public Works Department for the two planters on the sidewalk along West Market Street, the sloping of the sidewalk to the relocated side entry door along West Market street in accordance with ADA requirements, the sliding service window along the West Market Street façade, and the two casement service windows along the South Main Street façade. Commissioner Ramsey seconded; the motion passed by a vote of 6 - 1.

5. Presentation and discussion regarding a potential application to the Texas Historical Commission for Certified Local Government (CLG) designation.

Planning Staff Evan Olszewski explained that this item is an informational briefing to introduce the Commission to the Texas Historical Commission's Certified Local Government (CLG) program. No action is required at this time. The CLG designation certifies that qualified local governments have historic preservation ordinances that meet the state's recommended best practices. CLG certification enables cities to apply for Texas Historical Commission grant money and receive professional advice from State staff, as well as adding legitimacy to local preservation efforts. Certification also allows cities to participate in State and federal historic designation processes within their jurisdiction. Requirements of the program include collecting and maintaining details of historic properties, districts, and historical preservation staff and Commissioners.

Mr. Olszewski stated that the Texas Historical Commission took an initial look at our code and recommended a few changes. The Commission noted that we are almost ready for the certification. As standard practice, the Commission recommends a 60-day stay on any demolition application. If this Commission wishes to pursue the Certified Local Government designation, the first step will be for staff to prepare and present the recommended amendments to the Commission.

Commissioner Gomillion asked for details regarding the 60-day stay on demolition and how the stay could benefit the City.

Planning Staff David Fowler replied that the stay is procedural and provides more time for staff and the Commission to review the application. Currently, we don't have that additional time.

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

Commissioner Proctor and Chair Ohlendorf asked staff for an update on the Carver School and Fire Station agenda item requests, and specifically for conceptual presentations to review plans/drawings that are currently in development or that may have been completed to date. The purpose would be to allow the Commission to provide guidance to the applicants prior to a formal application submission, avoiding subsequent revisions and to conserve grant funding.

Mr. Waller confirmed that the fire station and school representatives are aware of the Commission's request, and was told by each that it is too early in the process for a presentation to the Commission.


Mr. Fowler stated that we will follow up again with the representatives.

Mr. Waller reported that the regularly scheduled LHPC meeting on December 4 will be canceled, as no applications were received by today's deadline.


7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:36 p.m.

Approved: 1-15-2025
(date)



Romy Brossman, Recording Secretary



Christine Ohlendorf, Chairman
Kevin Twerwacher