

City of Lockhart
Historical Preservation Commission
May 02, 2018

MINUTES

Members Present: Kathy McCormick, John Lairsen, Richard Thomson, Ronda Reagan, Ron Faulstich

Members Absent: Victor Corpus, Juan Alvarez, Jr.

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: None.

1. Call meeting to order. Chair Lairsen called the Lockhart Historical Preservation Commission meeting to order at 5:31 p.m.
2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the April 4, 2018 meeting.

Vice-Chair Reagan moved to approve the minutes as read. Commissioner Thomson seconded, and the motion passed by a vote of 4-0.

4. CFA-18-08. Consider a request by Javier Leath for approval of a Certificate for Alteration to allow a window sign for Javi's Barber Parlor on property identified as Part of Lot 3, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 206 East San Antonio Street.

Planning Staff Kevin Waller explained that the new window sign is for the existing "Javi's Barber Parlor" business and is currently in place. In addition, a small laminated flyer for "Aqua O/2 Pomade" has been placed in the lower right-hand corner of the window sign. The seven percent sign area threshold allowed on the north façade of the building is 168 square feet, and the new sign measures 8 square feet, which meets the sign permit guidelines. The sign consists of the business logo, stating "Javi's Barber Parlor, Est. 2017" in white lettering, with colored barber pole decals on either side of the logo. Between the "Javi's" and "Barber Parlor" lettering is a white mustache graphic. Below the business logo are the hours of operation, contact number, and a decal stating "Walk-Ins Welcome, Appointments Preferred", all in white lettering. The portion of sign devoted to contact information is exempt from the requirement for a sign permit and does not need approval of a Certificate for Alteration. Staff recommended approval with no conditions.

Applicant Javier Leath stated that the Aqua O/2 Pomade flyer was an advertisement for a former sponsor of the barber parlor.

Vice-Chair Reagan moved to approve CFA-18-08 as presented. Commissioner Thomson seconded, and the motion passed by a vote of 4-0.

5. Discuss the progress on the Historic Landmarks Initiative, and organization of a future public workshop on State and Federal historic preservation tax credits, and the City of Lockhart tax abatement program.

Mr. Waller reported that he and Planning Staff Dan Gibson attended an LISD Board meeting the previous Monday. The portion of meeting spent on historic landmarks was about ten minutes, and it seemed that the School Board had already made up their minds regarding potential Historic Landmark designation of the Adams Gym. The Board decided not to pursue Landmark designation, as they did not want the extra layers of review and saw little benefit to designation. Mr. Waller stated that the properties proposed for designation could now be reconsidered by the Historic Commission, followed by the Planning and Zoning Commission and City Council. He added that a speaker from the Texas State Historic Commission has been lined up for the future workshop, who has asked for at least a month's notice prior to the workshop.

Chair Lairsen stated that the Historical Preservation Commission should determine a date and time to hold the workshop.

Mr. Waller responded that Staff and the Commission had discussed waiting for the Landmark designation process to be completed prior to holding the workshop, which could be in the next month or two.

Mr. Gibson stated that Planning/GIS Technician Christine Banda is working to create a map of the landmark properties, which will be added to the zoning map with a Historic Landmark (HL) designation. This designation, however, has not yet been formally adopted, which will be done by ordinance. The notification procedure to surrounding property owners will be similar to that of the zoning change procedure. The landmark designation review procedure will begin with the Historical Preservation Commission, followed by the Planning and Zoning Commission, and finally the City Council.

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

Vice-Chair Reagan inquired as to the future of the old Carver school building, as she had heard that the building may soon be demolished if vandalism and complaints from neighbors continue.

Mr. Gibson responded that if the building is on the list of State Historic Landmarks, it is protected and cannot be demolished.

Commissioner McCormick asked if the owners of the school building needed to re-apply for Landmark eligibility.

Mr. Gibson responded that if the ownership of a building did not change since the applications for landmark status were first made in 1996, then it was simply left on the eligibility list. New owners, however, would be notified of the landmarks eligibility list, and if they desired that their property remain on the list.

Vice-Chair Reagan discussed the Commission's recent approval of a canopy replacement at 102 South Commerce Street, the proposal of which included replacing the canopy with one of a shorter depth. She asked what happens when a canopy is removed, PVC downspouts are installed, and rainwater drains across the sidewalk. Such a situation occurred within the last year at 103 East San Antonio Street.

Commissioner McCormick stated that this drainage issue had been that way for at least a year if not more. The property owners came before the Commission to remove the canopy because it blocked the lighting for their photography shop.

Chair Lairsen stated that aside from the PVC downspouts not being aesthetically pleasing, there is the liability of someone falling and getting hurt.

Mr. Gibson stated that the drainage issue at 103 East San Antonio Street would be reported to the Public Works Department for further investigation.

Mr. Waller reported that there will be an agenda item for the next meeting on May 16, 2018 pertaining to wall signage at 201 S. Main Street.

7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Thomson seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 5:53 p.m.

Approved: 5-16-18
(date)



Yvette Aguado, Recording Secretary



John Lairsen, Chair