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**City of Lockhart  
Historical Preservation Commission  
February 9, 2023**

**MINUTES**

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

Members Absent: None

Staff Present: Kevin Waller, David Fowler, Kelly Stilwell, Yvette Aguado

Public Present: Jim and Winn Smith and Engineer team (applicant, Agenda Item 4)

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 January 4, 2023 meeting.

*Vice-Chair Reagan moved to approve the minutes as presented. Commissioner Thuerwaechter seconded, and the motion passed by a vote of 6-0.*

4. CFA-23-03. Consider a request by Jim and Amelia Smith of Jack Pearce LLC for approval of a Certificate for Alteration for new construction, consisting of a proposed three-level building, on Lots 1 and 2, Jack Pearce Subdivision, zoned CCB (Commercial Central Business District) and located at 120 and 124 East Market Street.

Member Royal arrived at 5:31 pm.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. The applicant proposed a construction of a new, 15,600 square-foot, three level building containing both commercial and residential uses on the only two vacant lots in the Courthouse Square. The first story will include four commercial lease spaces, an internal courtyard, and a single-car garage for one of the two third-floor residential units. Three office spaces are proposed on the second story, along with a shared roof patio at the building's southeast corner. Two separate residential units are proposed on the third story with a sawtooth style roof, as well as a roof patio above the second story for the living units and located primarily along the north and east edges of the building. Per applicant, the building will not exceed the 90% lot coverage maximum set forth in Zoning Ordinance Appendix II, which will be verified during the plan review process as part of the Building Permit submission. A 15-foot-wide alley, dedicated to the City along the south edge of the property, is utilized for trash, access, and deliveries for all buildings along the same block, and also allows additional parking opportunities for Henry's Restaurant. Staff recommends approval with the following conditions: add an architectural focal point at the top of the building, or other building feature(s) in locations and of a type(s) deemed appropriate by the Commission; and obtain approval of a Specific Use Permit for a mixed-use building from the Planning and Zoning Commission.

Chair Lairsen asked what the setback in the rear is and if this would be on the property line backing up into the alley way.

Mr. Waller replied it is normally 10 feet and yes, it is on the property line backing into the alley way. However, the Zoning Board of Adjustment approved a Zoning Variance to allow the waiving of the 10-foot rear building setback to zero feet in June 2021.

Winn Smith, 6009 Mountain Climb Dr., Austin, TX 78731, came forward to speak on behalf of Jim and Amelia Smith and to give few comments and introduce their architectural team. He gave a history of his parents' construction projects in the community and expressed how in his opinion their projects in and around downtown had been a good addition to the community and filled a nice function for businesses or residents that choose to live close to town, and hope they can continue doing that within town. He said they hired the best architectural team because they understand the importance of the project and he introduced Adam Martin of Lake Flato.

Adam Martin, Architect of Lake Flato, 319 Carrolton Ct., San Antonio TX 78212, came forward to discuss their proposed plans for the project and gave look into the history of their firm. He proceeded to discuss the plan in a brief description of each step to give better insight to the project as a whole and get the idea in context of their care and craft proposed to be put into the project. He also provided a pamphlet prepared by their firm which provided floor plans, building elevations, exterior siding details, examples of brick and roof shingle patterns typically found in historic districts and other pertinent information and a slideshow.

Chair Lairsen asked where the shingles were proposed to be on the building.

Mr. Martin responded that the metal shingles would be pushed back away from the street and further back on the residence.

Chair Lairsen asked if it would be the entire wall.

Mr. Martin replied, yes.

Vice-Chair Reagan asked what color would be used.

Mr. Martin replied they are looking at various very neutral greys with no painted colors nor gloss and to be set back and be a backdrop and not up against the street making it more important to preserve the historic nature. He continued describing the proposed plans and materials to be used for the project. He commented that they would be architecturally and historically opposed to the conditions brought up by staff regarding adding an architectural element to the top of the brick because would be in-authentic and would age badly. They instead proposed vertical pilasters which will pass the parapet line and are characteristic with many of the masonry buildings.

Chair Lairsen commented that the pilasters are already proposed per the plans, and asked if the pilasters could be raised higher.

Mr. Martin said they are happy with the way the pilasters are currently proposed. He stated that the pilasters are a common brick construction method, a way of expressing the structure of the building on the exterior.

Commissioner Thuerwaechter asked how they would explain the distance the pilasters go above the roof line and how does that compare to the existing structures.

Mr. Martin explained he hadn't measured but assumed they go up about three courses which is about eight inches or so.

Commissioner Thuerwaechter asked if the pilasters as proposed were comparable to other pilasters on the same street or on the square.

Mr. Martin replied that he believed that there is a wide variety of pilaster heights.

Commissioner Royal asked why they didn't go all the way up with the third-floor brick.

Mr. Martin answered they felt it would be too overpowering to the street frontage.

Vice-Chair Reagan asked if looking at the top of first picture facing Market Street, to the right of the brick it was grayed out, and if it is level and flushed with the front brick wall or is it recessed a little.

Mr. Martin responded it was recessed a little, that the building next door is flushed with the front of the pilaster and is twelve inches out and back from the pilaster and from façade as well.

Vice-Chair Reagan proceeded to ask why they didn't make that part brick.

Mr. Martin stated they were trying to connect portions of the building, but it could be brick or a painted plaster as it is predominant in the downtown area.

Vice-Chair Reagan asked regarding the office suite if that was a roof top deck or a room above.

Mr. Martin replied it was a shared roof deck for second floor office tenants. He added that getting daylight into the space was important, so they were trying to match the height of the transom over the sidewalk canopy and up against the alley way and avoiding bringing them down.

Commissioner Royal stated that the saw tooth roof doesn't seem compatible with the rest of the Historic District, and asked if it served any purpose.

Mr. Martin replied that saw tooth roof types are a historic type of roof and essentially are about gathering daylight, typically northern facing daylight, and are a very effective way to capture daylight in a space in the times before electricity. It is energy efficient and was used historically and still works today, so the third floor space gets the most ambient light.

Commissioner Ohlendorf asked about the sliding barn looking door in the same structure.

Mr. Martin replied that it hides an opening to a gardening equipment storage area for the proposed roof top gardens. It is nine feet back from the face of the building and not visible from the street.

Vice-Chair Reagan expressed that she felt the review process would take more than one meeting. She added that the recommendations, not preferences, to make the building more compatible

with the Historic District should be considered. Ms. Reagan added that she would agree that the new construction would need to be more in context with the surrounding buildings, but felt this would dominate the whole block. She did support the suggestion that the pilasters be raised, to maybe 10 or 12 inches, and should be more consistent with those of the other buildings downtown.

Mr. Martin responded that the gable would be competing with the oldest building in a certain way. He stated that what they propose is for the building to have its own character and not try to replicate other historic buildings.

Commissioner Faulstich asked what the measurement of the metal pieces was and will it look like asbestos shingles.

Mr. Martin replied no, that is made out of bonderized steel which is a zinc finish on steel and has the ability to weather.

Chair Lairsen asked the Commission to identify the changes being requested.

Vice-Chair Reagan replied that the pilasters could be taller at 10 or 12 inches. Consider a different roof line by maybe eliminating the first saw tooth roof of the apartment.

Commissioner Faulstich stated that doing it that way gives it the same image as other buildings in the downtown area.

Chair Lairsen commented that the saw tooth style gives the building a modernized look. In addition, he stated that if they were doing stucco on one side, then do it on the other side as well.

Vice-Chair Reagan asked about the window panels on second floor and if they were six over six.

Mr. Martin replied there were opportunities in terms of the patterning.

Vice-Chair Reagan also recommend arches on the second floor.

Commissioner Faulstich stated that there is a building with windows like this across West Market Street from the fire department.

Chair Lairsen added that he felt they should embrace the new designs rather than try and mimic old designs, and thought that the firm had been very thoughtful in the setbacks and proportions of facades and the Commissioners' suggestions to help blend it in more. He stated that there should be discussion on suggested modifications.

Vice-Chair Reagan stated that she thought it was workable, but didn't feel they should rubberstamp it as it is presented, but review it and have it return for further discussion and vote.

Commissioner Ramsey stated that he had no issues with any aspect of the proposed building.

Mr. Martin responded to the arches question, explaining that being on a double lot makes it more difficult to compare the proposed building with others on the Square. The other buildings may be on a 9-foot grade, and ours are on a 12-foot. The arches would be of a different size. Also, the reason why they didn't want to do a triangular-shaped feature at the top is because the buildings

that have it are on a single lot and have a three-bay organization on the windows, or are on slightly larger lots but not as large as theirs.

Vice-Chair Reagan inquired as to whether there was any exterior lighting planned, since it wasn't shown on the conceptual renderings.

Chair Lairsen asked if any ornamental lighting would be attached on the brickwork.

Commissioner Ohlendorf asked if they could point out where the exterior soffits would be utilized.

Mr. Martin responded that they would be utilized in various places, including the sidewalk canopy and underneath the breezeway.

Commissioner Royal commented that this is the first building on the Square like this, and felt that the Commission needs to put thought into it, and not just put a stamp on it. She added that the point of building in the Historic District is to blend in, and not conflict with, with the other buildings.

Chair Lairsen stated that he thought the applicant had done a great job with the main brick and didn't work too hard to mimic any building in the downtown area. Since it is not towering over the other buildings and hiding elements of the other buildings, he is for it. He again asked the Commission to list all they want the applicant to modify.

Chair Lairsen stated that he understands the modifications to include the raised pilasters at three or more courses of brick, stucco where the door is to the right of the stair rail, and the removal of one of the sawtooth window features at the roof, which he felt will modify the whole building. He added that he agreed with Commissioner Faulstich's point that this type of window already exists in other buildings downtown.

Vice-Chair Reagan said her suggestions were not a preference, but that she put in a lot of research to show that she wanted some of the elements of the older buildings so this would be compatible, and not to replicate but blend in.

Commissioner Ohlendorf commented that she supported whatever could be done to make the residential structure look a little less modern. She thanked the applicants for all the research, efforts, and investment they've done for the project.

Applicant Jim Smith, 1480 Clearfork St., Lockhart, Texas, explained that they have put in all the effort and time and money into the engineering firm to do an extensive amount of research to not conflict or mimic any roof line or replicate any other buildings. He added that as a builder and owner he was not for changing the roof line at this point in their extensive research that proved it was compatible. Changing parapets is something they don't mind discussing.

*Chair Lairsen moved to approve CFA-23-03 with the condition that the pilasters are raised 12 inches above the parapet line and staff's condition of an SUP for a mixed-use building by Planning and Zoning Commission. Commissioner Thuerwaechter seconded, and the motion passed by a vote of 5-2.*

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

Mr. Waller stated that the next regularly scheduled meeting would be held February 15th, since two applications had been submitted.

6. Adjournment.

*Vice-Chair Reagan moved to adjourn the meeting, and Commissioner Royal seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:56 p.m.*

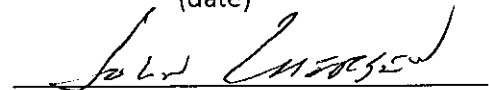
Approved:

4/15/23

(date)



Yvette Aguado, Recording Secretary



John Lairsen, Chairman