

City of Lockhart
Historical Preservation Commission
November 4, 2020

MINUTES

Members Present: Ronda Reagan, Ray Ramsey, Christine Ohlendorf, Michel Royal, John Lairsen, Rick Thomson

Member Absent: Ron Faulstich

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Matt Morren (applicant, Agenda Item (4)), Tamara Carlisle (applicant, Agenda Item (5)), Allison Geneser (applicant, Agenda Item (6))

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 October 7, 2020 meeting.

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

4. CFA-20-14. Consider a request by Matt Morren for approval of a Certificate for Alteration for wall and window signage for the “Electric Rodeo Tattoo” business on Part of Lot 3, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 116 East Market Street.

Planning Staff Kevin Waller explained that the wall sign will be a projecting, “blade”-style neon sign that will measure 24 square feet, to be located on the upper wall above the awning and clerestory windows. The sign will be double-faced and mounted to the building with a 3/8-inch thick steel plate, to be anchored into the stucco wall with bolts. In addition, two steel wires will be run from the sign to opposite corners of the building for added stability. The 26 square-foot window sign will be located in the clerestory windows above the awning. Mr. Waller utilized a PowerPoint presentation and answered Commissioners’ questions. Staff recommended approval.

Discussion ensued amongst the Commission.

Applicant Matt Morren, 421 Bonita Vista Dr., Buda, TX, answered Commissioners’ questions.

Commissioner Thomson moved to approve the Certificate for Alteration application (CFA-20-14) as proposed. Vice-Chair Reagan seconded, and the motion passed by a vote of 6-0.

5. CFA-20-15. Consider a request by Tamara Carlisle for approval of a Certificate for Demolition for an awning demolition 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 explained that the applicant proposes to demolish the existing awning and replace it with a new awning in future, the replacement of which will require a separate Certificate for Alteration application. The proposed demolition is reviewed under the Certificate for Alteration guidelines, as provided in Section 28-14 of the Historic Districts and Landmarks Ordinance. The applicant cites the poor condition of the current awning and resulting safety issues as the reason for demolition and eventual replacement. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended approval.

Applicant Tamara Carlisle, 1700 Rabb Rd, Austin, TX, answered Commissioners' questions.

Chair Lairsen moved to approve the Certificate for Demolition application (CFA-20-15) with the condition that the awning be replaced within 6 months, and that the existing downspouts be altered to allow for proper drainage until a new awning is installed. Commissioner Royal seconded, and the motion passed by a vote of 6-0.

6. CFA-20-16. Consider a request by Allison Geneser and Leanna Ford for approval of a Certificate for Demolition for an awning demolition on Part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 105 East San Antonio Street.

Mr. Waller explained that the applicant proposes to demolish the existing awning, which the applicant states will not be replaced. The awning is in poor condition, which presents a safety issue to building tenants, pedestrians, and the general public. The hanging rods and all associated hardware will also be removed. The proposed demolition is reviewed under the Certificate for Alteration guidelines, as provided in Section 28-14 of the Historic Districts and Landmarks Ordinance. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended approval.

Applicant Allison Geneser, 708 W. Prairie Lea St., Lockhart, TX, answered Commissioners' questions.

There was discussion and concerns expressed amongst the Commission with regard to the demolished awning not being replaced, as well as suggestions to the applicant for proper downspout drainage post-demolition.

Commissioner Ramsey moved to approve the Certificate for Demolition application (CFA-20-16). Vice-Chair Reagan seconded, and the motion passed by a vote of 5-1.

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

Mr. Waller stated that no applications had been submitted by today's deadline for the November 18 meeting, so that meeting will be canceled. The next regularly scheduled meeting following November 18 is December 2.

Vice-Chair Reagan suggested that it was time to finalize the Tax Abatement Agreement for improvements made to her historic landmark home at 412 West San Antonio Street, the tax abatement of which the Commission had recommended approval and the City Council made a determination of eligibility. She stated that the City Attorney might be able to assist in drafting the agreement.

Chair Lairsen requested that Staff add an agenda item to the next Commission meeting for a status update on the Tax Abatement Agreement for Ms. Reagan's property.

Commissioner Thomson asked to review the guidelines for demolition permits, which should include a provision for mandatory replacement of demolished awnings. The City, besides property owners, should have the ability to require demolition of dilapidated awnings that create a public safety hazard. The Historical Preservation Commission has a responsibility to preserve the buildings in the Historic District, which should include the replacement of any demolished awnings. Allowing the demolition of awnings without requiring their replacement sets a bad precedent.

8. Adjournment.

Commissioner Thomson moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:24 p.m.



Yvette Aguado, Recording Secretary

Approved: 12/12/20
(date)


John Lairsen, Chair