

**City of Lockhart
Historical Preservation Commission
March 15, 2017**

MINUTES

Members Present: Kathy McCormick, John Lairsen, Ronda Reagan, Victor Corpus, Terence Gahan

Members Absent: Juan Alvarez, Jr., Ron Faulstich

Staff Present: Shane Mondin, Yvette Aguado, Dan Gibson

Public Present: Conley A. Covert

1. Call to Order. Chair Lairsen called the meeting to order at 5:37 p.m.
2. Consider the minutes of the March 1, 2017 meeting.

Commissioner Reagan moved to approve the minutes with a correction changing the word "original" to the word "prior" on page 2. Commissioner Corpus seconded, and the motion passed by a vote of 4-0.

Member Gahan arrived at 5:47pm.

3. CFA-17-02. Consider a request by Conley A. Covert for approval of a Certificate for Alteration to remove existing light fixtures and install new light fixtures on the exterior of the building located on Part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB Commercial Central Business District and located at 101 East San Antonio Street (SH 142).

Mr. Gibson explained that four existing fixtures light flanking the windows on the front of the building facing San Antonio Street, and two existing fixtures on either side of the window on Main Street side would be removed. Two existing fixtures on either side of the front door facing the street intersection, and two exiting fixtures flanking door on Main street side would be replaced with new lantern-style fixtures. New down-facing fixtures projecting from the wall are proposed to be added on the rear of building, and above name and date of building plaque on the roof pediment. He further noted that staff was concerned that the proposed fixture illuminating the building name and date could conflict with the historical detail of the pediment.

Member Reagan said she agreed with staff that the pediment light could detract from the architectural focal point of the building, and suggested that different fixtures be considered which could be mounted on backside and extend over the top in a gooseneck fashion.

Discussion ensued regarding options for installing fixtures that would minimize conflicts with the architectural appearance of the pediment.

Member Reagan also stated that she did not like the colonial-style fixtures, and reminded the Commission that they had unanimously denied approval for proposed windows with colonial gridded-panes by another applicant in a previous meeting.

Mr. Covert explained that in his research he found that the proposed lantern-style was common in the late 1800's to early 1900's, and originally used gas instead of electricity. He said there were no other comparable lanterns of significant age in the downtown area.

Member Reagan stated that many people have the misconception that buildings that are removed in the Historical District must be replaced with something historical. She explained that contemporary light fixtures are allowed, but that a previous applicant was denied approval because what was presented were fake colonial lanterns, placed without permission, and drilled through brick to mount.

Mr. Covert stated that he was open to all ideas but was concerned with the process of applying for a particular fixture because of the time waiting for approval and, if denied, the time consuming research period would be have been wasted.

Member Lairsen stated that in his opinion the lanterns were compatible with the building, especially with the copper and the way it will blend in with the other fixtures. However, he also said that he didn't like the fixtures proposed for the pediment, and would like to see some sort of a wash-light fixture to illuminate that part of the building.

Member McCormick said she wanted to make sure that any light fixture or fixtures used would not require visible conduit or putting additional holes in the building.

Commissioner Gahan moved to approve CFA 17-02 for the removal and replacement of exterior light fixtures as requested, provided that the roof pediment lighting be one or more fixtures that are less imposing than the style proposed, and do not conflict with the historical detail of the pediment. Commissioner Corpus seconded, and the motion passed by a vote of 5-0.

4. CFA-17-03. Consider a request by Conley A. Covert for approval of a Certificate for Alteration to add light fixtures and flag staffs to the front, and replacement of a light fixture on the side, of the building located on Part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB Commercial Central Business District and located at 119 West San Antonio Street (SH 142).

Mr. Gibson explained that the applicant proposed the addition of five new down-facing light fixtures projecting from the front wall of the building between the first and second floors, the addition of three new flag staffs along the front of the building between second-floor windows, and the replacement of the existing light fixture adjacent to door on the Church Street side with a new lantern-style fixture. He said that although the applicant originally proposed five flags, three is the maximum allowed per lot or parcel.

Mr. Conley stated he was open to suggestions regarding the types of flags, but his idea was to use various historical Texas flags, and display them across the front of building as is commonly done on hotels.

Member McCormick said she thought that a building of this size and height should be allowed to have more than three flags.

Mr. Gibson explained that the applicant had applied for a variance to install five flags opposed to the maximum of three flags allowed by the sign ordinance, but it was denied.

Mr. Lairsen said he thought that the flags and light fixtures were great as proposed, but suggested that the flag pole holders could be a little more ornate.

Member McCormick shared information regarding the significance of each Texas flag.

Member Reagan reminded the Commission that the question before them was whether or not to allow the three flagstaffs, and not necessarily the wording or design of the flags. She also said that the law does not allow the Texas flag to be displayed before sunrise or after sunset without lighting.

Commissioner McCormick moved to approve CFA-17-03 as requested, provided that if Texas flags are flown at night they must be illuminated, and that any bolts for light fixtures and flag mounts must be anchored into mortar joints and not through bricks. Commissioner Corpus seconded, and the motion passed by a vote of 5-0.

5. CFA-17-04. Consider a request by Jennifer Lindberg on behalf of Yellow House Properties, LLC, for approval of a Certificate for Alteration to allow a window sign and a hanging sign on Part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB Commercial Central Business District and located at 103 East San Antonio Street (SH 142).

Mr. Gibson presented the staff report regarding the proposed signage consisting of lettering on the large window next to the door, and a hanging sign projecting from the top of the column between the arched door and window areas. He explained that the hanging sign did not qualify as a pre-approved sign because it was a plain rectangular shape with no decorative corners or edges.

Mrs. Jennifer Lindberg was present to answer any questions that commission members had.

Commissioner Reagan moved to approve CFA-17-03 provided that any bolts used for mounting the hanging sign be anchored into mortar joints and not through bricks. Commissioner Corpus seconded, and the motion passed by a vote of 5-0.

6. CFA-17-05. Consider a request by John Stumpf for approval of a Certificate for Alteration to allow a window sign on Part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB Commercial Central Business District and located at 115 West San Antonio Street (SH 142).

Mr. Gibson stated that the applicant proposed to add lettering on the large window to the right of the door, as shown in photos shown to the Commission.

Commissioner Corpus moved to approve CFA-17-05 as presented. Commissioner Gahan seconded, and the motion passed by a vote of 5-0.

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

Mr. Gibson stated that no applications had been submitted in time for the next regular meeting date, so the meeting would likely not need to be held.

8. Adjournment.

Commissioner McCormick moved to adjourn the meeting, and Commissioner Corpus seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:37 p.m.

Approved: 6.21.17
(date)



Yvette Aguado, Recording Secretary



John Lairsen, Chair