

City of Lockhart
Historical Preservation Commission
July 5, 2023

MINUTES

Members Present: Christine Ohlendorf, Ray Ramsey, Michel Royal, Ronda Reagan, Kevin Thuerwaechter, Ron Faulstich

Member Absent: John Lairsen

Staff Present: Kevin Waller, Yvette Aguado

Public Present: Fran Lozano (Applicant, Agenda Item 4), and Philip Keil (Agenda Item 5)

1. Call meeting to order. Vice-Chair Reagan called the meeting to order at 5:32 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the June 21, 2023, meeting.

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

4. CFA-23-23. Consider a request by Fran Lozano for approval of a Certificate for Alteration for new fencing and two gates on parts of Lot 4 and 5, Block 12, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 205 South Main Street.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes the construction of a new six-foot steel fence located in the south side-yard, extending approximately 12 feet 8 inches from the south building façade, near the front of the property, to the south property line, then 80 feet along that property line, and finally 18 feet back to the south wall façade near the rear alley. The fence, supported by free-standing posts, will not attach to the building. Two six-foot tall by four-foot wide steel gates will be located along both the east and west ends of the fence. Staff recommends approval.

Discussion ensued between applicant Fran Lozano, 203 S. Main St., and the Commission.

Commissioner Faulstich moved to approve CFA-23-23 with a condition to allow the east end of the fence to come up to the front property line, as well as to change the fence top to a ball shape or flat top for safety, and allowing a small private property sign on the fence, which does not incorporate commercial advertising thereby not requiring a Sign Permit. Vice-Chair Reagan seconded, and the motion passed by a vote of 6-0.

5. CFA-23-24. Consider a request by Ann Marie McCollum, of Furman + Keil Architects for approval of a Certificate for Alteration for various exterior and structural interior improvements on part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB and located at 119 West San Antonio Street.

Mr. Waller provided a brief overview of the proposal via PowerPoint presentation. He stated that the applicant proposes multiple improvements to include both exterior and structural interior. The windows located on all four wall facades will be replaced to match the four-paneled pattern that currently exists. Proposed also is the removal and replacement of doors on the south, west, and north facades. An existing, side-by-side door and window will swap locations on the east end of the north façade. New awnings, comprised of a steel frame with metal roofing and utilizing the same mounting points as the previous awnings, are to be installed on the south and west building facades. A new fire escape will be extended from the base of the third story to the roof level on the north façade. The rooftop remodel will include new siding and paint on the rooftop structure to house the elevator landing, restrooms, and storage area, along with a new composite wood deck, new roofing material between the deck and rooftop structure, and a new steel guardrail. Skylights with new glass brick will be restored in the sidewalks. Structural interior improvements include a new elevator that extends to the roof deck, and interior floor reinforcement where necessary. Staff recommends approval.

Mr. Philip Keil, of Furman + Keil Architects, PLLC, discussed the proposal and responded to Commissioners' questions.


Vice-Chair Reagan moved to approve CFA-23-24 as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 6-0.

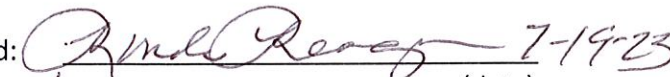

6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

Mr. Waller stated that the next regularly scheduled meeting would be held July 19th, with one application submitted by the deadline, as well as City Engineer Will Wachel's presentation on the Downtown Improvements project.

7. Adjournment.

Vice-Chair Reagan moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:21 p.m.


Yvette Aguado, Recording Secretary

Approved:  7-19-23
(date)

John Lairsen, Chairman ← For