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**City of Lockhart  
Historical Preservation Commission  
April 17, 2019**

**MINUTES**

Members Present: John Lairsen, Kathy McCormick, Ronda Reagan, Juan Alvarez, Jr., Ron Faulstich, Rick Thomson (arrived 5:40 p.m.)

Members Absent: Victor Corpus

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: Christopher St. Leger (applicant, Agenda Item 3), and Louis and Matthew Cisneros (applicants, Agenda Item 4).

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:31 p.m.
2. Consider the minutes of the April 3, 2019 meeting.

*Commissioner McCormick moved to approve the minutes as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 5-0.*

3. CFA-19-07. Consider a request by Christopher St. Leger for approval of a Certificate for Alteration to allow two window signs for the Commerce Gallery on Part of Lot 3, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 102 South Commerce Street.

Planning Staff Kevin Waller gave Staff's report and explained that the proposal is for two signs applied to the window glass of both front-door entrances. The signs were put in place prior to securing approval from the Commission and obtaining a sign permit. The two 12" x 12" signs are identical to one another and located on the left side of each double-door entry. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

*Vice-Chair Reagan moved to approve CFA-19-07 as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 5-0.*

Commissioner Thomson arrived at 5:40 p.m.

4. CFA-19-08. Consider a request by 1848 Social Eatery, LLC for approval of a Certificate for Alteration to allow a new range hood with exterior exhaust vent, new front door, new awning cover with imprinted sign, and a wall and window sign for The Social Brunch & Brew on Part of Lot 1, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 118 South Commerce Street.

Mr. Waller gave Staff's report, including the use of a PowerPoint presentation, and answered Commissioners' questions. The applicant proposed multiple improvements for the planned

business establishment, The Social Brunch & Brew. Improvements include a new range hood on the building's first floor with an exterior exhaust vent on the Market Street wall façade, a new front door on the South Commerce Street façade, replacement of the canvas awning cover to include a 4'x12' imprinted sign, a 4'x12' wall sign illuminated from three existing lights above the sign on the Market Street façade, and a 3'x2' window sign on the South Commerce Street facade. Staff recommended approval with no conditions.

Matthew Cisneros, Co-Founder of The Social, approached the podium to give further explanation regarding the proposed improvements.

Commissioner McCormick expressed concerns about the hole that would need to be cut through the brick wall for the exterior exhaust vent.

Discussion ensued regarding the proposed location of the exhaust vent, and a possible alternative location on the building's roof.

*Commissioner McCormick moved to approve CFA-19-08, with the condition that the exterior exhaust vent be routed through the roof. Vice-Chair Reagan seconded. The motion failed by a vote of 3-3.*

There was discussion.

*Commissioner Faulstich moved to approve all proposed improvements associated with CFA-19-08, except for the exterior exhaust vent. Vice-Chair Reagan seconded, and the motion passed by a vote of 6-0.*

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

Mr. Waller reported that no new applications had been submitted by the deadline, but that CFA-19-08 would be reconsidered for the exhaust vent at the next regularly scheduled meeting on May 1<sup>st</sup>.

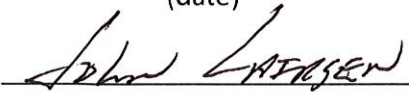
6. Adjournment.

*Commissioner Alvarez moved to adjourn the meeting, and Commissioner Faulstich seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:16 p.m.*

Approved: \_\_\_\_\_

5/17/19  
(date)

  
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Yvette Aguado, Recording Secretary

  
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John Lairsen, Chair