

City of Lockhart
Historical Preservation Commission
January 3, 2024

MINUTES

Members Present: Ray Ramsey, Christine Ohlendorf, Ron Faulstich, Kevin Thuerwaechter, Jerry Haug

Members Absent: none

Staff Present: Evan Olszewski, David Fowler, Yvette Aguado, Kevin Waller

Public Present: Ronda Reagan (Applicant, Agenda Item 5 & Agenda Item 6), Sarah Heard (Applicant, Item 7), Robert Steinbomer (Applicant, Agenda Item 8)

1. Call meeting to order. Historical Preservation Officer Kevin Waller called the meeting to order at 5:30 p.m.
2. Elect Chairman and elect Vice-Chair.

This item was tabled to a future meeting by Commission consensus, when newly appointed Commission members are present.

3. Citizen comments not related to an agenda item. None
4. Consider the minutes of the December 6, 2023, meeting.

Commissioner Ramsey moved to approve the minutes as presented. Commissioner Ohlendorf seconded; the motion passed by a vote of 5-0.

5. CFA-23-37. Consider a request by Ronda Reagan of 7G Texan, LLC for approval of a Certificate for Alteration for various interior improvements to a building in the Historic District, associated with a Tax Abatement request, on part of Lot 6, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 112 North Main Street.

The Commission and Staff left the Glosserman Room at approximately 5:35 p.m. to conduct a site visit to the property for an initial, baseline investigation, pre-improvements, for the Tax Abatement agenda item for the same property, and returned to the Glosserman Room at approximately 6:05 p.m.

Planning Staff Evan Olszewski provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes various interior improvements inside the existing building for the purposes of a Tax Abatement application submission. The interior improvements include reorganizing interior walls, expanding the bathrooms to be ADA-compliant, connecting the subject property to the adjacent building by re-opening a boarded archway and installing a door, and installing a 208 square-foot stage with accompanying lighting. Staff recommends approval.

Commissioner Ohlendorf moved to approve CFA-23-37 as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 5-0.

6. TA-23-02. Consider a request by Ronda Reagan of 7G Texan, LLC for an initial on-site investigation and recommendation to City Council for approval of a Tax Abatement to include various interior improvements to a building in the Historic District on part of Lot 6, Block 23, Original Town of Lockhart, zoned CCB, and located at 112 North Main Street.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes interior improvements to include reorganizing interior walls, expanding the bathrooms to be ADA-compliant, connecting the subject property to the adjacent building under the same ownership by re-opening a boarded archway and installing a door, and installing a 208 square-foot stage with accompanying lighting. The changes will include the necessary plumbing and electrical upgrades to support the new facilities. Staff has determined that the submitted tax abatement application meets the guidelines set forth in Section 28-22 and recommends approval.

Commissioner Ramsey moved to recommend approval of TA-23-02 to City Council. Commissioner Faulstich seconded, and the motion passed by a vote of 5-0.

7. CFA-24-01. Consider a request by Sarah Heard for approval of a Certificate for Alteration for an Attached Sign to a building in the Historic District on part of Lot 1, Block 17, Original Town of Lockhart, zoned CCB, and located at 118 South Commerce Street.

Mr. Olszewski provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes one attached wall sign, a total of forty-five square feet, near the top of the building. The sign is composed of flat black aluminum letters, mounted individually to be anchored in the façade's mortar. Staff recommends approval.

Commissioner Faulstich stated he would like to emphasize as the Commission always does, to make sure they go through the mortar and not the brick for the installation of the sign.

Commissioner Faulstich moved to approve CFA-24-01 as presented. Commissioner Thuerwaechter seconded, and the motion passed by a vote of 5-0.

8. CFA-24-02. Consider a request by Robert Steinbomer for Gaslight-Baker Theatre for approval of a Certificate for Alteration for rooftop vents and a rooftop fan on a building in the Historic District on parts of Lots 5 and 6, Block 13, Original Town of Lockhart, zoned CCB, and located at 218 South Main Street.

Mr. Waller provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes 8 new dome roof/attic vents, 24-25 inches in diameter, 8 inches tall and located within three feet along the north edge of the building's roof. The 23 soffit vents, measuring 16 inches by 8 inches, will be located along the south roof edge. The exhaust fan near the center of the roof will measure 16 inches tall by 22 inches in diameter. An 11-inch tall by 29-inch diameter fresh air ventilator with protective cover (measuring 38 inches wide by 38 inches deep by 16 inches tall) is also proposed near the roof's center. Staff recommends approval.

Applicant Robert Steinbomer came forward to offer additional explanation of the project and responded to questions from the Commission.

Commissioner Thuerwaechter moved to approve CFA-24-02 as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 5-0.

9. Discuss designs and cost estimates for City-designated Historic Landmark placards for placement on officially designated Historic Landmark structures.


The Commission discussed the different design options and costs for the Historic Landmark placards, and decided to continue discussion of this agenda item at a future meeting by consensus.

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

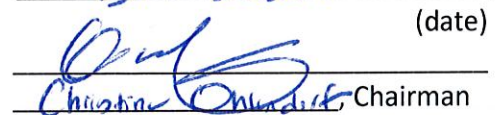
Mr. Waller reported that no applications had been received by the deadline for the January 17 meeting, and that the next regularly scheduled meeting would be held on February 7.

11. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:35 p.m.


Yvette Aguado, Recording Secretary

Approved:

3.6.2024
(date)

Christopher Onizuka, Chairman