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**City of Lockhart**  
**Historical Preservation Commission**  
**July 19, 2023**

**MINUTES**

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

Members Absent: John Lairsen, Ron Faulstich

Staff Present: Kevin Waller, Yvette Aguado, David Fowler

Public Present: Marty Spellerberg (Applicant, Agenda Item 4), Shawn Martinez

1. Call meeting to order. Vice-Chair Reagan 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 July 5, 2023, meeting.

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

4. CFA-23-25. Consider a request by Marty Spellerberg for approval of a Certificate for Alteration for a new window on the rear building façade, the re-pitching of the roof from the east to west sides, and replacement of the roof with a new material on part of Lot 4, Block 19, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 103 South Main Street.

Planning Staff Kevin Waller provided a brief overview of the proposal. He reported that the applicant proposes a new window, which includes replacing an exhaust fan within what appears to be a historic window opening at the center of the second story at the rear façade, to include a wooden casement with a single pane of glass. In addition, the roof will be re-pitched in a low spot near the center of the building to correct a standing water issue. Finally, the existing ethylene propylene diene monomer (EPDM) rubber roof material will be replaced with a white thermoplastic polyolefin (TPO) material. Staff recommends approval.

Applicant Marty Spellerberg, 6312 Woodhue Dr., Austin, discussed details of the project and answered questions from the Commission.

Mr. Shawn Martinez, 523 Cibilo St., Lockhart, the general contractor for the project, came forward to provide additional details and responded to questions from the Commission.

*Commissioner Ramsey moved to approve CFA-23-25 as presented. Commissioner Royal seconded, and the motion passed by a vote of 5-0.*

5. Presentation by City Engineer Will Wachel and discussion on the downtown improvements project.

City Engineer Will Wachel, TRC Engineers, provided an overview of the downtown improvements project. The improvements generally include the update of aging water and sewer infrastructure, the upgrade and modernization of the downtown streetscape and drainage, providing pedestrian-friendly spaces, improving traffic flow and safety, preserving the number of parking spaces, and enhancing the overall aesthetic of downtown.

Discussion ensued between the Commission and Mr. Wachel regarding parking spaces (no net loss), as well as the proposed sidewalk replacements, street resurfacing, and drainage improvements.

Vice-Chair Reagan inquired as to how the trees in the center island medians along South Main Street, East Market Street, and South Commerce Street would be preserved, of which growth is currently stunted, due primarily to excessive topsoil cover.

Mr. Wachel explained that he would bring this concern up with his team, and work to find a solution as the project progresses.

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

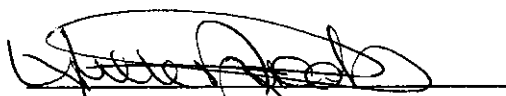
Mr. Waller stated that the next regularly scheduled meeting would be held August 2<sup>nd</sup>, with one application submitted by the deadline.

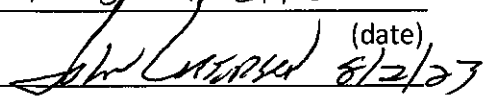
Vice-Chair Reagan suggested a future agenda item to address an intrusive vine that is obscuring electrical panels and creating a hazard for multiple buildings in the pocket park area at the northeast corner of San Antonio Street and Main Street.

Mr. Fowler replied that this is more of a code enforcement issue than a Commission item to review, and that he would report to the proper staff.

7. Adjournment.

*Commissioner Ohlendorf moved to adjourn the meeting, and Commissioner Royal seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:57 p.m.*

  
Yvette Aguado, Recording Secretary

Approved: August 2, 2023  
(date)  
  
John Lairsen, Chairman