

**City of Lockhart**  
**Historical Preservation Commission**  
**February 16, 2022**

**MINUTES**

Members Present: Christine Ohlendorf, Ronda Reagan, John Lairsen, Ron Faulstich, Michel Royal, Ray Ramsey

Members Absent: None (one vacant seat)

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: John Stumpf (Applicant, Agenda Item 4, via teleconferencing), Travis Tober (Applicant's representative, Agenda Item 5), and Fran Wilson (Applicant, Agenda Item 6)

1. Call meeting to order. Chair Reagan called the meeting to order at 5:30 p.m.
2. Citizen comments not related to an agenda item.

Coyle Buhler, Chairman of the Caldwell County Historic Commission, shared his thoughts regarding the potential removal of trees planted in the downtown area as it relates to the City's downtown revitalization project. Mr. Buhler stated that each tree is an integral part of downtown. He explained that the downtown project would require approval of a Certificate for Alteration from the Commission, and recommended that the Commission attend the City's March 3 meeting to assess the scope of the project.

Chair Reagan stated that the Commission discussed the project at a previous meeting, and that a Certificate for Alteration would indeed be required. She agreed that the Commissioners should attend the March 3 meeting to see the proposed plans.

3. Consider the minutes of the February 2, 2022, Meeting.

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

4. CFA-22-05. Consider a request by John Stumpf for approval of a Certificate for Alteration for a hanging sign for the Full Circle Western Wear & Vintage Goods business on Lot 6 and part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 113 West San Antonio Street.

Planning Staff Kevin Waller reported that the application is for an already-existing, hanging sign beneath the awning of the subject property. The sign material includes textured, stained wood, contains a raised border of approximately ¾ inch, and utilizes existing chains beneath the awning for hanging. It does not qualify as a "Pre-Approved" sign due to shape, and therefore requires review by the Commission. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

*Commissioner Faulstich moved to approve CFA-22-05 as presented. Vice-Chair Lairsen seconded, and the motion passed by a vote of 6-0.*

5. CFA-22-06. Consider a request by M. Kaye Askins for approval of a Certificate for Alteration for a wall sign and window signs for the new Best Little Wine & Books business on part of Lot 4, Block 20, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 210 West San Antonio Street.

Mr. Waller reported that the applicant proposes a total of four signs. Three of the signs will be painted onto the lower portion of the three large window panels on the front of the building. The fourth will be a wall sign to the right of the window panels, and appears to consist of a darkened, steel material, surrounded by a thin steel border with backlit illumination. The sign will contain four mounting points into the mortar only, with the sign offset from the wall by approximately 1 ½ inches. The holes through the mortar for the sign and electrical conduit will be small, with the power source located inside the building. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

*Chair Reagan moved to approve CFA-22-06 as presented. Commissioner Royal seconded, and the motion passed by a vote of 6-0.*

6. CFA-22-07. Consider a request by Fran Wilson for approval of a Certificate for Alteration to utilize brick for the front façade material, as well as front window and door replacements and a gutter system replacement for the Royal Gymnastics Academy business on Part of Lot 2, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 106 and 108 South Commerce Street.

Mr. Waller reported that the Commission approved the replacement of the awning on the property to include either a metal or canvas material, as well as replacement windows, front siding to include either stucco or metal, and a replacement gutter system in December 2021. The approval included a condition that a new Certificate for Alteration be required if another type of siding material is proposed for the front façade. Waller explained that in removing the existing metal front wall siding, the applicant uncovered brick, which she would now like to utilize for the front façade. The brick is unpainted and will remain as such, but will be cleaned and sealed. Mr. Waller stated that the windows below the awning have already been replaced pursuant to the Commission's previous approval, and that the proposed replacements are only for the clerestory windows above the awning. The two proposed clerestory window options include one option consisting of six glass panels on either side of the center wall column, consistent with the window panels below the awning, and Option #2 consisting of three, rectangular-shaped panels on either side of the center column. The glass doors have already been replaced, pursuant to the Commission's previous approval. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Applicant Fran Wilson, Fort Worth, TX, answered questions from the Commission.

*Commissioner Faulstich moved to approve CFA-22-07 with Option #1 for the clerestory windows (six glass panels on either side of the center wall column). Commissioner Ramsey seconded, and the motion passed by a vote of 6-0.*

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

Chair Reagan asked Staff for a status update regarding the Historic Ordinance amendment to require a Certificate for Alteration for all awning types.

Mr. Waller explained that after further review of the current Ordinance provisions, he, as the Historical Preservation Officer, has the latitude to bring any awning proposal to the Commission for approval, even those that are currently considered "Pre-Approved", if Staff is not comfortable approving an application administratively. Section 28-11(c)(4) specifies that awnings *may* be pre-approved, which gives Staff the discretion to require that a regular Certificate for Alteration application be submitted for consideration. Upon learning of the pre-approved awnings soon to be proposed on the Brock Building at 101 East San Antonio Street, Mr. Waller stated that he would refer those to the Commission for approval.

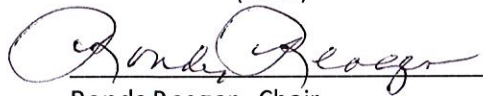
Chair Reagan thanked Staff, and stated that since the proposed awnings will be brought to the Commission for approval, the amendment to the awnings section needn't be as time-sensitive as she had originally thought.

Mr. Waller stated that the next regularly scheduled meeting will be held March 2<sup>nd</sup>, with one application to be placed on that agenda.

8. Adjournment.

*Vice-Chair Lairsen moved to adjourn the meeting, and Commissioner Faulstich seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:14 p.m.*

  
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Yvette Aguado, Recording Secretary

Approved: 3-2-22  
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(date)  
  
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Ronda Reagan, Chair