

City of Lockhart
Historical Preservation Commission
August 25, 2021

MINUTES

Members Present: Ray Ramsey, Christine Ohlendorf, Ronda Reagan (5:32 p.m.), John Lairsen, Ron Faulstich

Members Absent: Michel Royal, Rick Thomson

Staff Present: Yvette Aguado, Kevin Waller

Public Present: None

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:31 p.m.

2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the August 4, 2021, meeting.

Commissioner Ramsey moved to approve the minutes as presented. Commissioner Ohlendorf seconded, and the motion passed by a vote of 4-0.

4. TA-20-01. Verification of substantial completion of enhancements made to a registered Historic Landmark residence following a site visit conducted on August 18, 2021, as required for certificate of a tax abatement on property owned by Ronda Reagan on Part of Lot 3, Block 45, Original Town of Lockhart, zoned RHD (Residential High Density District) and located at 412 West San Antonio Street.

Chair Lairsen asked Historical Preservation Officer / Planning Staff Kevin Waller what the Commission is voting on at this meeting.

Mr. Waller replied that the purpose of the meeting was to vote to approve substantial completion of the enhancements made to the identified historic landmarks, pursuant to the Commission's recent on-site inspections, and for the Chairman to sign the letter to the applicants, prepared by Staff, approving substantial completion of the enhancements. Following this meeting, Staff would then request that the Caldwell County Appraisal District apply the tax abatement.

Vice-Chair Reagan arrived at 5:32 p.m.

Commissioner Ramsey moved to approve TA-20-01 as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 4-0, and one abstention.

5. TA-21-01. Verification of substantial completion of enhancements made to a registered Historic Landmark residence following a site visit conducted on August 18, 2021, as required for

certification of a tax abatement on property owned by Arnold and Marcia Proctor on Lot 4 and Part of Lots 3, 7, and 8, Heppenstall Addition, zoned RMD (Residential Medium Density District) and located at 515 South Main Street.

Vice-Chair Reagan moved to approve TA-21-01 as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 5-0.

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 October 6, due to the fact that both he and Dan Gibson would be on vacation in September, and no applications had been submitted. He added that there may be an application ready for the Commission at the October 6 meeting.

Vice-Chair Reagan asked if a future agenda item could include a discussion on what happens when applicants do not properly complete improvements approved by the Commission and whether a penalty is appropriate.

Chair Lairsen asked Mr. Waller if the Commission or Staff is responsible for catching inconsistencies in approved enhancements to a building during or after completion of the work.

Mr. Waller replied that it would primarily be the Building Department, since a permit must be obtained.

Commissioner Faulstich agreed that the Building Department should monitor and deny permits or inspections if work is not completed in accordance with the Commission and Building Department-approved drawings/design.

7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Vice-Chair Reagan seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 5:42 p.m.

Approved: _____

12/11/21

(date)



Yvette Aguado, Recording Secretary



John Lairsen, Chair