

City of Lockhart
Historical Preservation Commission
March 1, 2023

MINUTES

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

Members Absent: John Lairsen, Michel Royal, Ron Faulstich

Staff Present: Kevin Waller, David Fowler, Yvette Aguado

Public Present: Adam Costa (applicant's representative, Agenda Item 4), Hailey Conlin (applicant's representative, Agenda Item 5), Derek Royal (applicant, Agenda Item 6), Jeff Hammett (applicant, Agenda Item 7), and Gabriel Morey (applicant, Agenda Item 8)

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 February 15, 2023, meeting.

This item was tabled to the next meeting by consensus, as the minutes were not yet ready for review.

4. CFA-23-06. Consider a request by Jesse Maciel, Jr. of Central Texas Autos for approval of a Certificate for Alteration for the replacement of a damaged building façade with new materials, as well as a new gutter system, new awnings, overhead door replacements, and window replacements on Part of Lot 4, Block 17, Original Town of Lockhart, zoned CHB (Commercial Heavy Business) and located at 101 South Colorado Street.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes to replace the entire exterior façade of the building after a school bus crashed into the southeast corner, causing substantial damage to the exterior. Visual renderings were displayed to show the new façade material options. Also proposed is a new gutter system, new awnings, the replacement of three windows and two overhead doors. Staff recommends approval.

There was brief discussion with staff and Commission.

Vice-Chair Reagan, acting as Chairwoman in Chairman Lairsen's absence, asked if anyone was present to speak on behalf of or against the item.

Adam Costa, 101 S. Colorado Street and representative of the applicant, came forward to discuss the proposal with Commissioners and respond to questions.

Vice-Chair Reagan moved to approve CFA-23-06 as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 4-0.

5. CFA-23-07. Consider a request by Teresa Charnichart for approval of a Certificate for Alteration for a new exterior door on Part of Lot 1, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 102 East Market Street.

Mr. Waller provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes a new front door entrance to be located at the end of the exterior hallway on the right-hand side of the building where a wall currently exists. The door will measure 6.6 feet tall by three feet wide overall, with a door frame that includes an inset glass panel of 5.5 feet tall by 2.2 feet wide. Staff recommends approval.

Discussion ensued between Commissioners and staff.

Hailey Conlin, 102 E. Market Street and representative of the applicant, came forward for discussion and to answer questions from the Commission.

Commissioner Ohlendorf moved to approve CFA-23-07 as presented. Commissioner Thuerwaechter seconded, and the motion passed by a vote of 4-0.

6. CFA-23-08. Consider a request by Derek Royal for approval of a Certificate for Alteration for an awning replacement on Part of Lot 6, Block 20, Original Town of Lockhart, on property zoned CCB and located at 211 and 215 West Market Street.

Mr. Waller provided a brief overview of the proposal via PowerPoint presentation. Proposed is the replacement of an existing 61-foot wide by 8-foot deep awning with a new awning. The new awning will feature a galvalume snap-lock standing seam metal roof and 6-inch rain gutter with downspouts at opposite ends.

Applicant Derek Royal, 732 Fir Lane, came forward and briefly explained that he would do work like the other two projects he completed in the Historic District with one on north side and the other on the east side of the downtown square.

Commissioner Ramsey moved to approve CFA-23-08 as presented. Commissioner Ohlendorf seconded, and the motion passed by a vote of 4-0.

7. CFA-23-09. Consider a request by Jeff Hammett of Nostalgic Rags, LLC for approval of a Certificate for Alteration for new signage, lighting, and cedar board siding on Part of Lot 6, Block 20, Original Town of Lockhart, on property zoned CCB and located at 215 West Market Street.

Mr. Waller gave a brief report of the proposal via PowerPoint presentation. Proposed are new signs, lighting fixtures, and cedar board siding. Two signs will be applied to the two windows on opposite sides of the front door, one on each window. Another proposed sign will mount above the awning in a similar fashion to the Printing Solutions sign, and will not extend higher than the top of the building. Four porcelain lights beneath the awning are also proposed, measuring 18 inches wide by 12 inches high. Also proposed is horizontally-aligned cedar board siding on the front wall façade. Staff recommends approval.

There was brief discussion between Commissioners and staff.

Applicant Jeff Hammett, 215 W. Market St., came forward and responded to Commissioners' questions. He added that a few wrought iron chairs would be placed at the front of the store.

Vice-Chair Reagan stated that the Commission doesn't control furniture placed on the sidewalk, but that the City does have a three-foot minimum clearance requirement for pedestrian traffic.

Discussion continued between the applicant and Commissioners.

Vice-Chair Reagan moved to approve CFA-23-09 as presented. Commissioner Thuerwaechter seconded, and the motion passed by a vote of 4-0.

8. CFA-23-10. Consider a request by Gabriel Morey and M. Kaye Askins for approval of a Certificate for Alteration for new fencing and paving stones on Part of Lot 4, Block 20, Original Town of Lockhart, on property zoned CCB and located at 210 West San Antonio Street.

Mr. Waller reported that the applicant proposes the construction of a four-foot tall, wood, hog-wire design decorative fence, located in the west portion of the property. A 6-foot tall privacy fence with wooden, horizontal boards and wooden posts will be located in the south and southeast portions of the property. Paving stones, already in place, are located within the proposed fenced area on the west and south portions of property. The stones measure two feet by three and one-half feet each and are made of limestone. Mr. Waller presented via PowerPoint and stated that Staff recommends approval.

Vice-Chair Reagan asked Staff if fencing will only be located on three sides of the property, with no fencing along San Antonio Street. She also added that she likes the choice to use horizontal fencing boards and a see-through design.

Mr. Waller confirmed that the fencing will be located on three sides of the property, and not the San Antonio Street frontage.

Applicant Gabriel Morey, 210 W. San Antonio St., stated that the fence will look nice. Mr. Morey also clarified that the dimensions of the paving stones are approximately two feet by five feet.

Vice-Chair Reagan moved to approve CFA-23-10 as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 4-0.

9. 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 April 5th, since no applications had been submitted by the deadline for the March 15th meeting.

10. Adjournment.

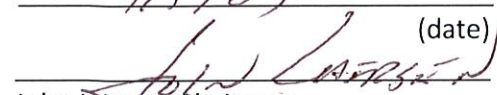
Commissioner Ramsey moved to adjourn the meeting, and Commissioner Ohlendorf seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:17 p.m.


Yvette Aguado, Recording Secretary

Approved: _____

4/5/23

(date)


John Larsen, Chairman