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**City of Lockhart
Historical Preservation Commission
May 3, 2023**

MINUTES

Members Present: Christine Ohlendorf, Ray Ramsey, John Lairsen, Ron Faulstich, Ronda Reagan, Kevin Thuerwaechter

Member Absent: Michel Royal

Staff Present: David Fowler, Yvette Aguado

Public Present: Gabriel Morey (Applicant, Agenda Item 4), Alexandra Worthington, Charlie Tames (Agenda Item 8)

1. Call meeting to order. Chair Lairsen 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 April 5, 2023 meeting.

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

4. CFA-23-13. Consider a request by Gabriel Morey for approval of a Certificate for Alteration for a decorative gate and overhead entry feature on part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 101 East San Antonio Street.

Planning Staff David Fowler provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes the placement of a decorative gate and overhead entry feature at the entrance to the area north of the Brock Building. The iron gate is 6 feet high by 14 feet long, save for a 7-foot open section in the middle. An overhead, archway-type iron entry feature will be located above the gate, measuring 17 feet high by 14 feet long and together with the gate, will be mounted into ground via posts and no attachment to adjacent buildings. Staff recommended approval with a condition that the applicant submit a Certificate for Alteration application and Sign Permit application for three existing, unpermitted signs on the building's south façade, prior to issuance of a building permit for the proposed gate and overhead entry feature.

Vice-Chair Reagan arrived at 5:34 pm.

Discussion ensued amongst Staff and Commissioners.

Applicant Gabriel Morey, 512 Bois D'Arc Street, discussed the proposed gate details, including its height, and answered Commissioners' questions.

Mrs. Alex Worthington, 701 Campbell Street and owner of The Culinary Room business on the property, responded to Commissioners' questions.

Chair Lairsen moved to approve CFA-23-13 with the condition from Staff that Certificate for Alteration and Sign Permit applications be submitted for the Culinary Room sign violations, and to confirm with the Fire Marshal, City Staff, and the various City Utility departments that the gate will not interfere with provision of those services. Commissioner Faulstich seconded, and the motion passed by a vote of 6-0.

5. CFA-23-15. Consider a request by Dana Garrett of Lockhart Post-Register for approval of a Certificate for Alteration for a projecting neon wall sign, flush-mount wall sign, new handrail, and the repainting of the building exterior to a different color than the previous color on Parts of Lot 5 and 6, Block 20, Original Town of Lockhart, zoned CCB and located at 111 S. Church Street.

Mr. Fowler provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes a projecting neon wall sign within a new box frame mounted to the existing sign bracket with electrical connection routed through the existing vent behind the sign; a flush-mount wall sign to be mounted to the left of the north door via lag bolts anchored through the mortar; a metal handrail, already installed and located to the right of the north door; and the repainting of the building exterior with a different color. Staff recommends approval.

Commissioner Ramsey moved to approve CFA-23-15 as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 6-0.

6. CFA-23-16. Consider a request by Ricardo Garcia for approval of a Certificate for Alteration for two window signs on parts of Lots 1 and 2, Block 17, Original Town of Lockhart, zoned CCB and located at 114 S. Commerce Street.

Mr. Fowler provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes two window signs, already in place and consisting of painted lettering and graphics on two of the show windows to the right of the double-door entry. Staff recommends approval, with the condition that the property owner sign the application form or provide a letter of authorization, prior to issuance of the Sign Permit.

Discussion amongst Commissioners ensued regarding signage type.

Commissioner Ohlendorf moved to table CFA-23-16, and to invite the applicant to the next meeting for further discussion. Chair Lairsen seconded, and the motion passed by a vote of 6-0.

7. CFA-23-17. Consider a request by Michelle Hazelett for approval of a Certificate for Alteration for a window sign on part of Lot 4, Block 19, Original Town of Lockhart, zoned CCB and located at 101 S. Main Street.

Mr. Fowler provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes a window sign, already in place, consisting of a decal located on the left side of the double-door entry. Staff recommends approval.

Chair Lairsen moved to approve CFA-23-17 as presented. Commissioner Thuerwaechter seconded, and the motion passed by a vote of 6-0.

8. Discuss future-proposed exterior building improvements, requested by Charlie Tames, on part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB and located at 119 W. San Antonio Street.

Charlie Tames, 119 W. San Antonio Street, discussed his proposed project for future improvements to the Masur Building, originally approved through CFA-16-10 on September 7, 2016. The improvements would include exterior and structural interior changes, also including rooftop improvements, approved through CFA-16-10, in addition to replacing windows and adding awnings to the building, which were not part of the original approval. He brought in an example of the type of window to be used for the Commission to view in person. Mr. Tames entered discussion and answered questions from the Commission.

Commission discussion continued with Mr. Tames, including questions and suggestions for the improvements.

9. Consider designs and cost estimates for City-designated Historic Landmark placards for placement on officially designated Historic Landmark structures [tabled from April 5, 2023, meeting].

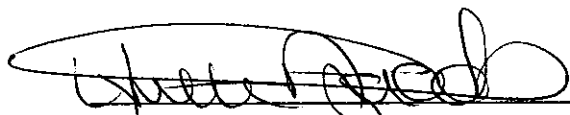
Mr. Fowler stated that he had placed the cost for the Historic Landmark placards on the budget agenda as an informal request to be discussed at the Budget Workshop on Monday, May 8, 2023 at 6:30 pm, and extended an invitation to the Commissioners to attend.

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

Mr. Fowler stated that the next regularly scheduled meeting would be held May 17, with one item for this meeting as of April 27, 2023; the application deadline is today.

11. Adjournment.

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 6:54 p.m.


Yvette Aguado, Recording Secretary

Approved: 5/17/23
John Lairsen (date)
John Lairsen, Chairman