

**City of Lockhart**  
**Historical Preservation Commission**  
**April 04, 2018**

**MINUTES**

Members Present: Kathy McCormick, John Lairsen, Richard Thomson, Juan Alvarez, Jr., Ronda Reagan, Ron Faulstich

Member Absent: Victor Corpus

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: Nina Sells

1. Call to Order. Chair Lairsen called the Lockhart Historical Preservation Commission meeting to order at 5:36 p.m.
2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the March 21, 2018 meeting.

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

4. CFA-18-06. Consider a request by Nina Sells for approval of a Certificate for Alteration to allow a new fence in the front yard of property identified as the East ½ of Lots 4 and 5, Block 14, Original Town of Lockhart, zoned CMB (Commercial Medium Business District) and located at 201 South Colorado Street.

Kevin Waller explained that the applicant proposes to construct a four-foot high wrought iron rail fence in the front yard area of the Smitty's office building. The fence is proposed to extend approximately 150 feet in length and incorporate two four-foot high iron gates where the fence will meet the walkway at the north and south ends of the front building façade. The fence will begin at the southeast corner of the building at the proposed south gate, follow the north and west perimeters of the south parking lot to South Colorado Street, then turn northward along the eastern edge of the property, then westward to follow the south perimeter of the north parking lot, and terminate at the storage building to the north of the office building. Staff recommended approval of the proposed fence and gates.

Mrs. Sells stated that the fence will provide security and aesthetic appeal to the property.

Discussion ensued amongst the Commission regarding the applicant's proposed awning replacement on the office building, which was not related to this agenda item.

Returning to discussion on this agenda item, Chair Lairsen recommended either the installation of wheel stops or offsetting the fence from the parking lots in order to minimize vehicular damage.

Mrs. Sells asked if any motion to approve would include the proposed fence extension to the storage building on the north end of the property.

Vice-Chair Reagan indicated that any such motion would include the fence extension.

*Vice-Chair Reagan moved to approve CFA-18-06, which also includes the fence extension on the north side of the property to the storage building. Commissioner Alvarez seconded, and the motion passed by a vote of 6-0.*

5. CFA-18-07. Consider a request by Nina Sells for approval of a Certificate for Alteration to allow a walkway replacement and extension, and fence construction in the rear yard of property identified as Part of Lot 1, Block 14, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 212 South Commerce Street.

Mr. Waller explained that the applicant proposes to construct a four-foot high wrought iron rail fence in the rear yard area of the Smitty's restaurant and banquet room, as well as replace the existing wooden walkway behind the banquet room building, extend it to the rear entry of the restaurant, and construct a wooden slat fence around the two existing air conditioning units at the north terminus of the existing walkway. The iron fence is proposed to extend approximately 90 feet in length and will incorporate four-foot high iron gates at either end of the walkway.

Chair Lairsen asked if the fence would be composed of two-sided wood.

Mrs. Sells replied that the fence would be wrought-iron, but that the screening wall for the air conditioning units would be wooden.

Mr. Waller continued Staff's report and explained that the fence will begin at the southeast corner of the banquet room building at the proposed south gate, follow the rear facade of the building along its south and east walls, and terminate at the rear entry of the restaurant at the proposed north gate. The fence will be a pipe-barrier style with two rails, which the applicant states will be heavy-duty and improve customer safety along the perimeter of the parking lot. The existing, uneven wooden walkway will be replaced with a new wooden walkway utilizing as much of the existing wood as possible. According to the applicant, the new walkway will be eight feet wide and extend the length of the proposed fence along the rear building façade.

Chair Lairsen inquired as to the material of the proposed walkway.

Mr. Waller replied that the applicant proposes to use reclaimed wood material from the existing walkway to supplement the new wood where possible.

Vice-Chair Reagan stated that the existing walkway is three feet in width.

Mr. Waller stated that the existing walkway is actually five feet wide.

Vice-Chair Reagan stated that the new walkway would only be about three feet wide where it extends past the air conditioning units, and it was uncertain if a wheelchair could clear that area.

Commissioner Faulstich stated that there is no wheelchair access to the banquet hall's rear entrance with the existing steps on the building's southeast corner.

Mrs. Sells stated that the existing ramp at the restaurant's back entrance could be utilized to access the banquet hall, once the new walkway is completed.

Commissioner Faulstich stated that Smitty's customers could use the ramp at the building's front entrance, since there is handicap parking in that area.

Mrs. Sells stated that a wheelchair could access the building, and that she did not intend to pour any new concrete.

Vice-Chair Reagan asked if the ten-foot width of the proposed walkway would allow for an outdoor eating area.

Mrs. Sells replied that the new walkway could potentially allow for an outdoor eating area but is not proposed.

Commissioner Faulstich stated that there is plenty of wheelchair access to the banquet room utilizing either the front or rear entry ramp.

Mrs. Sells stated that the gates will normally be closed and locked, and that the north gate will occasionally be opened for Girl Scout or bake sales. The fence and gates will provide extra security for both customers and special events.

Commissioner McCormick asked if the rear door of the banquet room was a fire exit.

Mrs. Sells replied that the door was locked, but that one could exit from the inside.

Commissioner McCormick asked how customers and/or employees would be able to exit if a fire occurred and the door is locked from the inside.

Mrs. Sells explained that the building's fire exit is located on the Commerce Street side, where the double doors have a deadbolt which could be easily unlocked and the doors pushed open to escape.

Chair Lairsen explained that a fire exit is a Fire Code issue, and not within the Historic Preservation Commission's scope of review. He asked if there was any further discussion or if there was a motion to approve.

Vice-Chair Reagan asked for Staff's recommendation.

Mr. Waller replied that Staff recommends approval.

*Commissioner McCormick moved to approve CFA-18-07 as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 6-0.*

6. Discuss the progress on organization of a future public workshop on State and Federal historic preservation tax credits, and the City of Lockhart tax abatement program.

Mr. Waller informed the Commission that he had emailed Carolyn Wright of the Texas State Historic Commission the previous Monday about securing a speaker for the workshop but had not yet received a response. He added that Planning Staff plans to prepare a mailing list to promote the workshop.

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

Chair Lairsen asked if there were any agenda item requests.

Mr. Waller stated that no new applications had been received by the deadline for the next meeting, and therefore there would be no meeting on April 18.

8. Adjournment.

*Commissioner Faulstich moved to adjourn the meeting, and Commissioner Thomson seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:00 p.m.*

  
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Yvette Aguado, Recording Secretary

Approved: 5/2/18  
(date)  
  
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John Lairsen, Chair