

**City of Lockhart
Historical Preservation Commission
March 3, 2021**

MINUTES

Members Present: Ray Ramsey, Christine Ohlendorf, Michel Royal, John Lairsen, Ronda Reagan, Rick Thomson (remotely), Ron Faulstich (5:38)

Members Absent: None

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: Sean Kelley (applicant, Agenda Item (5)), David Mendoza (applicant, Agenda Item (6)), Susan Silberman (applicant, Agenda Item (7))

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:31 p.m.
2. Election of Officers for 2021.

Commissioner Royal moved to nominate Ronda Reagan for Vice-Chair. Commissioner Ohlendorf seconded, and the motion passed by a vote of 6-0. Commissioner Ohlendorf moved to nominate John Lairsen for Chair. Vice-Chair Reagan seconded, and the motion passed by a vote of 6-0.

3. Citizen comments not related to an agenda item.

None.

4. Consider the minutes of the December 16, 2020 meeting.

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

5. CFA-21-01. Consider a request by Sean Kelley of the City of Lockhart Public Works Department for approval of a Certificate for Alteration for a temporary outdoor gathering space on property to be leased by the City and identified as Lots 1 and 2, Jack Pearce Subdivision, zoned CCB (Commercial Central Business District) and located at 120 and 124 East Market Street.

Planning Staff Kevin Waller explained that the City proposes to utilize the property for an outdoor gathering area. The property will be regraded and seeded where necessary, with at least four shade trees placed in wooden planter boxes. Eight powder-coated picnic tables will be added to include umbrellas at certain times of year. Up to 16, 12-foot-tall posts will be erected to support strings of patio-style lighting suspended above the tables and general area. A portable restroom trailer will be placed at the south end of the property, to include an ADA-compliant walkway. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended approval.

Commissioner Faulstich arrived around 5:40 p.m.

Applicant Sean Kelley, City of Lockhart Public Works Director, 705 Wichita St., provided further explanation to the Commission and answered questions.

Vice-Chair Reagan moved to approve CFA-21-01 as presented. Commissioner Royal seconded, and the motion passed by a vote of 7-0.

6. CFA-21-02. Consider a request by Bryan Cady and David Mendoza for approval of a Certificate for Alteration for multiple improvements to a City-designated Historic Landmark residence and detached garage on Lots 1 and 2, Block 21, Original Town of Lockhart, zoned CMB (Commercial Medium Business District) and located at 215 West San Antonio Street.

Mr. Waller reported that the applicant proposes multiple improvements to a Historic Landmark residence known as the "W.E. Field House". The improvements include the addition of a 452 square-foot covered wrap-around porch on the west side of the house that will match the historical style of the existing east porch, an ADA-accessible ramp leading up to the new porch, and replacement of the double windows on the west façade with custom wooden French doors. A 350 square-foot screened porch will be added to the east façade behind the kitchen area to include metal standing-seam roofing and dark or bronze screening. The house's roof will be replaced, and the covered porches will feature new beadboard ceilings, carved balusters, and newel posts. The existing 500 square-foot detached garage will be renovated to include an HVAC system and interior office space. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended approval.

Applicant David Mendoza, 2217 Santa Rita St., Austin, TX, came forward and responded to questions from the Commission.

Commissioner Ramsey moved to approve CFA-21-02, with the condition that straight-top doors and/or a non-arched transom be utilized in place of the proposed French doors on the house's west façade. Commissioner Royal seconded, and the motion passed by a vote of 7-0.

7. CFA-21-03. Consider a request by Susan Silberman of Grain and Seed, LLC, for approval of a Certificate for Alteration for window and door glass replacement on Part of Lots 5 and 6, Block 17, Original Town of Lockhart, zoned CMB (Commercial Medium Business District) and located at 215 East Market Street.

Mr. Waller explained that the applicant proposes to replace certain sections of window glass, as well as the glass on the entry door, on the south façade of the building. The leaded glass panels located in the door, sidelights on either side of the door, and transom above the door will be replaced with tempered ¼-inch glass. Photos of the glass replacements were provided to the Commission with the agenda packet materials and displayed during Staff's PowerPoint presentation.

Commissioner Ramsey moved to approve CFA-21-03 as presented. Commissioner Ohlendorf seconded, and the motion passed by a vote of 7-0.

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

Mr. Waller stated that three applications had been submitted; therefore, the next meeting would be March 17, 2021.

9. Adjournment.

Vice-Chair Reagan moved to adjourn the meeting, and Commissioner Faulstich seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:13 p.m.



Yvette Aguado, Recording Secretary

Approved: 3-17-2021

(date)


John Lairsen, Chair