

City of Lockhart
Historical Preservation Commission
October 14, 2024

MINUTES

Members Present: Christine Ohlendorf, Jerry Haug, Ron Faulstich, Kevin Thuerwaechter, Marcia Proctor

Members Absent: Ray Ramsey, Frank Gomillion

Staff Present: Kevin Waller, Romy Brossman

Public Present:

1. Call meeting to order. Chair Ohlendorf 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 September 4, 2024, meeting.

Commissioner Haug moved to approve the minutes as presented. Commissioner Thuerwaechter seconded; the motion passed by a vote of 5-0.

4. CFA-24-11. Consider a request by Jenn Hodges for approval of a Certificate for Alteration for the removal of portions of a rear fence, relocation of an air conditioning unit, repainting to a different color, and two new signs on part of Lot 6, Block 23, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 108 North Main Street.

Planning Staff, Kevin Waller, provided a brief presentation of the project with photos and maps. The proposed work is the removal of the fence at the rear of the property, relocation of the air conditioning unit at the rear of the property, repainting portions of the previously painted rear wall façade to a different color, and the addition of two new signs, for a new bar establishment within the Fiddler’s Green building to be named The Case Room. The rear chain-link fence on the subject property will be removed, with the portion on the adjacent property to the south (Logos) to remain. According to the applicant, the A/C unit to be relocated will not be visible from the front of the property, and slightly visible from the rear when viewed from the alley. The rear door, transom, and wooden window coverings on either side of the door will be repainted to a dark brown color. The new signage will consist of a sign hanging from the existing Fiddler’s Green Music Shop sign at the front of the property, as well as a neon wall sign above the rear entry door. The new hanging sign will read the “The Case Room” in white lettering, with a martini graphic to the right of the text, all against a black background. Both the existing and proposed hanging signs will be positioned such that at least 7 feet of clearance above the public sidewalk is maintained, which is a recommended condition of approval. The new, non-flashing neon sign at the rear of the property will be mounted above the door. The sign will read “Cocktails” in red neon letters.

Mr. Waller reported that Staff recommends approval with the condition that the proposed hanging sign is installed in a manner that allows for at least 7 feet of clearance above the public sidewalk.

Applicant Jenn Hodges, 501 Ash St., Lockhart, introduced herself and discussed the proposal.

Commissioner Faulstich asked if outdoor seating will be available in the rear where the A/C unit is being moved from.

Mrs. Hodges replied that two cocktail tables, about 45 inches tall, will be outside for guests to gather around, but there will be no seating. There will be no service outside.

Commissioner Faulstich moved to approve CFA-24-11, with the condition that the new hanging sign be placed to allow for at least 7 feet of clearance above the public sidewalk. Commissioner Ohlendorf seconded; the motion passed by a vote of 5-0.

5. CFA-24-12. Consider a request by Robert Steinbomer for approval of a Certificate for Alteration for four new roof vents on parts of Lots 5 and 6, Block 13, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 218 South Main Street.

Mr. Waller reported that the applicant proposes four new roof vents along the north edge of the roof of the Gaslight-Baker Theatre office building. The four square-shaped vents will replace the original proposal of 8 dome-shaped roof vents approved by the Commission, along with several other roof-based improvements, on January 3, 2024. The proposed vents will be made of metal and painted a grayish beige to match the existing roof membrane. The vent dimensions are 28 inches wide by 28 inches long, 18 inches tall at the vent's downslope edge, and 14 inches tall at the upslope edge. The difference in height on opposite ends will enable the vents to be mounted in a level fashion on the sloping roof. According to the applicant, the four new vents are needed in place of the 8 approved dome-shaped vents for flashing and height reasons. The vents will be visible from East Prairie Lea Street, but not from South Main Street. For the revision from 8 dome roof vents to four square vents, Staff recommends approval.

Applicant Robert Steinbomer, 321 San Jacinto St., Lockhart, explained that the four square vents will be more efficient, have a smaller foot print, and will be painted.

Commissioner Ohlendorf inquired about the estimated cost of the project, as it was not listed in the application.

Mr. Steinbomer replied that the cost of the four vents is \$4,500.00 with installation.

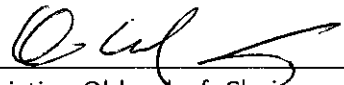
Commissioner Faulstich moved to approve CFA-24-12. Commissioner Thuerwaechter seconded; the motion passed by a vote of 5 - 0.

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

Mr. Waller reported that November 6 is the next regularly scheduled meeting date, if applications are submitted by the October 23 deadline.

7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Haug seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 5:53 p.m.

Approved: _____ 11.20.2021 _____ (date)

Christine Ohlendorf, Chairman

Romy Brossman, Recording Secretary