

City of Lockhart
Historical Preservation Commission
May 19, 2021

MINUTES

Members Present: Ray Ramsey, Christine Ohlendorf, John Lairsen, Ronda Reagan, Rick Thomson
(5:40 pm)

Members Absent: Ron Faulstich, Michel Royal

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Marcia Proctor (applicant, Agenda Item (4), participating remotely) and Tamara Carlisle (applicant, Agenda Item (5))

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:32 p.m.
2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the April 21, 2021 meeting.

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

4. CFA-21-11 and TA-21-01. Consider a request by Arnold and Marcia Proctor for approval of a Certificate for Alteration, and a recommendation to City Council for approval of a Tax Abatement, for multiple exterior improvements to a City-designated Historic Landmark residence on Lot 4, and Part of Lots 3, 7, and 8, Heppenstall Addition, zoned RMD (Residential Medium Density District) and located at 515 South Main Street.

Planning Staff Kevin Waller reported that the applicant proposes multiple exterior improvements to an existing single-family dwelling. The improvements include porch column and capital replacements, wood siding repair and replacement, roof leak repairs, porch floorboard repair and replacement, balcony repair and replacement, solar screen installation for all windows, powerwashing, scraping, and painting the house, upper door glass repair on the side porch, glass repair on the front door, and light fixture refurbishment on the front porch. All improvements for which a tax abatement application is submitted require a review and certificate for alteration by the Commission (Section 28-21(b)). Work has already been completed for all but the door glass repair on the side porch, glass repair on the front door, and refurbishment of the light fixture on the front porch. Since the proper permits were not secured for the completed or proposed work, issuance of the necessary permits was suggested as a condition of approval. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions.

Applicant Marcia Proctor, 515 S. Main Street, participated in the meeting via phone and provided an overview of the property photos presented during Staff's PowerPoint slideshow.

Commissioner Thomson arrived at 5:40 pm.

Commissioner Ramsey moved to approve CFA-21-11 and to recommend approval of TA-21-01 to the City Council, with the condition that the necessary permits be issued by the Building Official. Commissioner Thomson seconded, and the motion passed by a vote of 5-0.

5. CFA-21-12. Consider a request by Tamara Carlisle of 2120 Enterprises, LLC for approval of a Certificate for Alteration for a roof jack vent on Part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 107 East San Antonio Street.

Mr. Waller reported that the applicant proposes a small roof jack vent for a clothes dryer in a second-story dwelling unit of a mixed-use building. The roof jack vent will penetrate the building near the center of the roof and will allow ventilation for the dryer, while preventing rainwater from falling into the vent orifice. The roof jack measures 6 ¾ inches in height, approximately 7 inches in depth, and 5 ¼ inches in width. Mr. Waller utilized a PowerPoint presentation for Staff's report and answered Commissioners' questions. Staff recommended approval.

Applicant Tamara Carlisle, 831 W. San Antonio Street, approached the Commission to briefly discuss the project. She also inquired as to the Tax Abatement process.

Mr. Waller indicated that he would provide Ms. Carlisle with the Historic Landmark and Tax Abatement application forms and related information. Waller explained that prior to being considered for tax abatement, a property must either be a registered historic landmark or located within a historic district. The property or properties Carlisle is considering for tax abatement are not currently registered historic landmarks.

Vice-Chair Reagan moved to approve CFA-21-12 as presented. Commissioner Thomson seconded, and 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 stated that he didn't believe that any applications had been submitted for the June 2nd meeting.

Commissioner Ohlendorf stated that Mrs. Proctor had reached out to her inquiring if the City has considered providing placards to City-designated Historic Landmark owners for placement on registered buildings.

Chair Lairsen asked if a Commission member, or Staff, would research the cost of designing and preparing placards.

Vice-Chair Reagan stated that she would look into the placards.

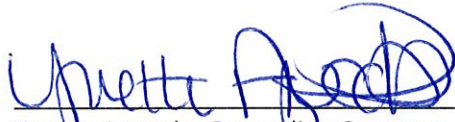
Mr. Waller stated that the placard development could be added as an agenda item for the next meeting.

Vice-Chair Reagan suggested that a listing of Historic Landmark homes be added to the website, if not done so already.

Mr. Waller stated that a listing of Historic Landmarks is not on the website, but can be added.

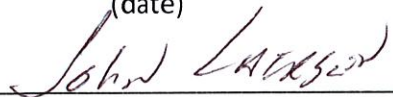
7. Adjournment.

Commissioner Ohlendorf moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:00 p.m.



Yvette Aguado, Recording Secretary

Approved:

6/2/21
(date)


John Lairsen, Chair