

City of Lockhart
Historical Preservation Commission
October 1, 2025

MINUTES

Members Present: Kevin Thuerwaechter, Christine Ohlendorf, Ron Faulstich, Jerry Haug, Frank Gomillion

Members Absent: Ray Ramsey, Marcia Proctor

Staff Present: David Fowler, Kevin Waller, Christine Banda, Fatema Akter

Public Present: Chad Rea (applicant, Agenda Item 4)

1. Call meeting to order. Chair Thuerwaechter 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 17, 2025, meeting.

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

4. **CFA-25-23.** Consider a request by Chad Rea for approval of a Certificate for Alteration for a new fence in the rear yard on Lot 2, Block 23, Original Town of Lockhart, on property zoned CCB Commercial Central Business District and located at 111 East San Antonio Street.

Commissioner Faulstich recused himself from the case because he is the property manager of the subject property.

Planning Staff Kevin Waller came forward to present the staff report to the Commission. The report included case maps and photos of the subject property. An AI version of what the fence would look like was presented. The applicant proposes cedar wood fencing with steel posts for support. The fence would not physically touch the adjoining building walls. Mr. Waller stated that staff recommends approval with conditions, being the use of either a wrought-iron or similar material in lieu of cedar wood, or a stain on the wood to provide a darker shade, instead of resembling residential fencing.

Chair Thuerwaechter asked for the applicant to come forward.

Applicant Chad Rea of 400 Hackberry Street introduced himself and asked if the Commissioners had any questions.

Commissioner Gomillion asked if the fence gate would be locked from the inside, prohibiting emergency personnel from access.

Mr. Rea replied that he could leave the gate unlocked if it needs to be.

Commissioner Ohlendorf asked if there have been any incidents to cause the need for fencing in the rear yard of the business.

Mr. Rea replied that there had been a lot of activity in the back, with vandalism and roaming dogs. He just wants to be able to keep people out and have useable space for his artwork and outdoor furniture.

The Commissioners discussed the fence material and emergency access concerns.

Ron Faulstich stated that he is the property manager, and according to his measurements, the fence would be placed 20 feet from the rear property line.

Mr. Rea added that there would still be enough room for him to park his car in front of where the fence would be placed.

Commissioner Gomillion moved to approve CFA-25-23 without staff's recommended conditions for a wrought iron material or similar, or paint/stain the fence to resemble wrought iron. Commissioner Thuerwaechter seconded; the motion passed by a vote of 4-0.

5. Discuss the impacts of vegetative growth on building walls in the Courthouse Square Historic District.

Mr. Waller discussed vegetative growth on building walls downtown. There were concerns from a citizen that the vegetation could harbor insects and moisture, as well as birds and bird droppings. Mr. Waller identified four buildings where overgrowth is taking place downtown. He explained that in addition to the hazards discussed, there are benefits of vegetative growth on buildings, including insulation against extreme temperatures, protection against erosive wind or other weather forces, and aesthetics. Waller stated that staff had been unable to locate specific provisions from other municipalities addressing this topic. He pointed out that the City already has authority over the maintenance/upkeep of buildings downtown in Section 28-17 (prevention of demolition by neglect), Historic Districts and Landmarks, that include the prevention or remedying of damage to property from such threats as invasive vegetation.

There was discussion among the Commission on how to manage vegetation overgrowth downtown.

The Commission's consensus was not to pursue amendments to the ordinance, as Section 28-17 addresses actions to remedy such issues as vegetation overgrowth. Any concerns about conditions observed downtown can be referred to the city's code enforcement division.

6. Discuss potential amendments to Sections 28-10(c), 28-11(b)(3), and 28-11(c) of the Historic Districts and Landmarks Ordinance.

Mr. Waller informed the Commission that Commissioner Proctor has recently suggested expanding the definition of ordinary maintenance, and the addition of certain materials to the list of construction activities that do not require a Certificate for Alteration. These materials include wood-like composite, advanced PVC, or other materials that maintain the original wood look. The repair/reconstruction of porches could be added to the list of preapproved activities. Mr. Waller stated that the Commission could recommend any desired Ordinance text amendments to the City Council at a future Commission meeting, and that the Commission could direct staff to draft the amendments.

Commissioner Gomillion moved to table discussion of this agenda item to a future meeting to be determined. Commissioner Ohlendorf seconded; the motion passed by a vote of 5-0.

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

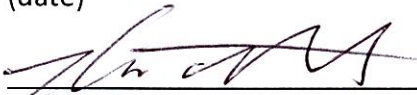
Mr. Waller stated that the next regularly scheduled meeting would be held on November 5th. No items have been submitted by the deadline, to date.

8. 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 6:20 p.m.


Christine Banda, Recording Secretary

Approved: 11/05/2025
(date)

 5 Nov 2025
Kevin Thuerwaechter, Chairman