

City of Lockhart
Historical Preservation Commission
May 18, 2022

MINUTES

Members Present: Christine Ohlendorf, Ronda Reagan, John Lairsen, Ron Faulstich, Ray Ramsey

Member Absent: Michel Royal

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Kenneth Germer (Applicant, Agenda Item 4, via telephone) and Laura Mays (applicant's representative)

1. Call meeting to order. Chair Reagan 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 April 20, 2022, Meeting.

Commissioner Ohlendorf moved to approve the minutes as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 5-0.

4. CFA-22-11. Consider a request by Kenneth Germer for approval of a Certificate for Alteration for window replacements on a mixed-use building on part of Lot 2, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 110 East Market Street.

Planning Staff Kevin Waller reported that the applicant proposes the replacement of three windows on the second story of the building's front façade. The proposed windows will be wood-framed, with aluminum clad on the exterior, dark gray tinting, and four panes in place of the current two-paned windows. In addition, all windows on the rear building façade will be replaced with the exact same style as what currently exists, which, along with the proposed repainting of the building, is considered ordinary maintenance and does not require Commission review. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Chair Reagan explained that the proposed four-paned windows are more of a colonial style, and not consistent with the two-pane windows commonly seen in Lockhart's Historic District. She added that in the past, another project elsewhere on the Square proposed four-paned windows, was denied by the Commission, the decision of which was overturned and approved by the City Council.

Applicant Kenneth Germer, 110 Market St., explained via telephone that the windows are quite large at 38 ½" x 78 ½", which are over six feet tall, and added that he was never told that the windows could not be replaced with a four-paned style. Mr. Germer stated that his intention is for the window design to fit into the context of the Square's historic character.

Discussion regarding the windows continued with the Commission.

Applicant representative Laura Mays, 808 Rock Creek Dr., explained that their intention is not to give the building a modern appearance, but to keep it historic. Ms. Mays stated that four-paned windows are also found on the County Courthouse building across the street.

Vice-Chair Lairsen moved to approve CFA-22-11 as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 3-0, and two abstentions (Vice-chair Reagan and Commissioner Ohlendorf).

5. 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 June 1st, since an application had been submitted by the deadline.

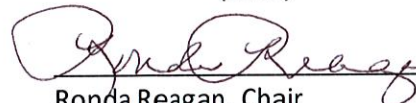
6. Adjournment.

Vice-Chair Reagan moved to adjourn the meeting, and Commissioner Ohlendorf seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 5:54 p.m.

Approved: 6-1-22
(date)



Yvette Aguado, Recording Secretary



Ronda Reagan, Chair