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**City of Lockhart  
Historical Preservation Commission  
December 15, 2021**

**MINUTES**

Members Present: Ray Ramsey, Christine Ohlendorf (5:44 pm via phone, 5:46 pm in person), Ronda Reagan, John Lairsen, Ron Faulstich

Members Absent: Rick Thomson, Michel Royal

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Allison Launius (Applicant, Agenda Item 4), and Miranda Platt (Applicant, Agenda Item 5)

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:34 p.m.
2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the December 1, 2021 Meeting.

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

4. CFA-21-19. Consider a request by Allison Launius for approval of a Certificate for Alteration for wall and window signs for the new Stampworthy Goods business establishment on part of Lots 4 and 5, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 115(a) North Commerce Street.

Planning Staff Kevin Waller reported that the applicant proposes a wall sign and two window signs. He stated that the wall sign will be located above the awning, and the window signs on either side of the double-door entry. Waller explained that a small neon sign is hanging behind the window panel to the left of the front doors, but is considered exempt from the Sign Ordinance, as it is not affixed to the window glass (Sign Ordinance Section 46-7(25)). Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

*Vice-Chair Reagan moved to approve CFA-21-19 as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 4-0.*

5. CFA-21-20. Consider a request by Miranda Platt for approval of a Certificate for Alteration for a projecting wall sign, flush-mount wall sign, and window sign for the Load Off Fanny's business on part of Lot 3, Block 14, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 202 East Market Street.

Mr. Waller reported that the applicant proposes a projecting wall sign, flush-mounted wall sign, and window sign. The projecting wall sign will be located above the front door in place of the former projecting sign, be illuminated, and of a decagon shape. The proposed flush-mount wall sign will be located to the left of the front door. The window sign is illuminated and currently displayed. The Hours of Operation sign on the front door glass is considered exempt, as it is under two square feet. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Commissioner Ohlendorf called into the meeting at 5:44 pm., and then arrived in person at 5:46 pm.

Barbara Bujack, 202 E. Market Street, came forward to respond to Commissioners' questions and participate in discussion. She also asked if the window sign needed approval, as it is a hanging sign inside the restaurant.

Mr. Waller replied that if the sign is hanging inside the building and not touching the window glass, then it does not require Commission approval.

Ms. Bujack stated that the sign does not touch the window glass.

Mr. Waller and the Commission agreed that the sign therefore does not require review and approval.

Vice-Chair Reagan emphasized that the wall signage can only be attached to the building through the mortar.

*Commissioner Ohlendorf moved to approve CFA-21-20 as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 4-0 and one abstention.*

6. Discuss the potential removal of canvas awnings from consideration as "Pre-Approved" Certificates for Alteration (Section 28-11(c)(4), Historic Districts and Landmarks) and require Commission review for such awnings.

Chair Lairsen asked Mr. Waller if there was any discussion with City staff.

Mr. Waller responded that there are two specific types of awnings that are pre-approved, one having a flame-retardant canvas with aluminum framework or standing-seam metal roofing with light-gauge metal tubing. All other awnings require Certificate for Alteration review by the Commission. The Historic Districts and Landmarks Ordinance would have to be amended if the Commission wishes to require that all awnings be reviewed through the Certificate for Alteration procedures.

Discussion ensued amongst the Commission.

Vice-Chair Reagan requested that the agenda for the next meeting include an item to amend the Ordinance to remove the pre-approved awning provisions.

7. Discuss the potential requirement of a Certificate for Alteration for murals in the Historic District.

Vice-Chair Reagan shared an email with the Commission from Mr. Coyle Buhler regarding murals, the Sign Ordinance, and the Historic Ordinance. All signage placed in the Historic District is considered an alteration to the District. The new mural painted onto the State Farm building, for example, is a sign and alteration to the Historic District, and must therefore follow the Certificate for Alteration review procedures. Reagan stated that email correspondence from Mrs. Marcia Proctor reiterated Mr. Buhler's concerns. Reagan's biggest concern is that the mural conceals the historic arches of the building.

Discussion continued regarding the mural and its impact on the Historic District.

Chair Lairsen requested that the agenda for the next meeting include an item to amend the Ordinance to require a Certificate for Alteration for murals in the Historic District.

8. Discuss the potential requirement of a Certificate(s) for Alteration for elements of the Lockhart Downtown Revitalization Project, as applicable.

Chair Lairsen stated that after a discussion with Mayor Lew White, it was determined that the project elements that will affect the historic character of downtown will primarily be landscaping and pedestrian safety improvements. Mr. Lairsen suggested that the Commission attend the upcoming Downtown Revitalization Project meeting in January.

Vice-Chair Reagan asked Mr. Waller if the Ordinance addressed landscaping.

Mr. Waller replied that a Certificate for Alteration will be required for the proposed downtown improvements, as they will change the "...outward appearance of a...site, area, or district." (Section 28-11(a)).

Commissioner Faulstich asked if the City has considered what impacts the project will have on the filming industry projects in the area.

Chair Lairsen agreed that impacts to the filming projects should be considered.

9. 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 January 5, with one application currently submitted for that meeting.


10. Adjournment.

*Commissioner Faulstich moved to adjourn the meeting, and Vice-Chair Reagan seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:24 p.m.*

Approved:

Jan. 5<sup>th</sup> 2022  
(date)

  
Yvette Aguado, Recording Secretary

  
John Lairsen, Chair 2022  
*Ronda Reagan*