

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, June 17, 2020
Municipal Building – Glosserman Room
308 West San Antonio Street**

COMMISSION MEMBER AUDIO CONFERENCE PARTICIPATION

One or more members of the Lockhart Historical Preservation Commission may participate in a meeting remotely. The member of the Commission presiding over the meeting will be physically present at the above public location. Audio conference equipment providing two-way audio communication with each member participating remotely will be made available, and each portion of the meeting held by audio conference that is required to be open to the public can be heard by the public at the location specified.

CITIZEN AUDIO CONFERENCE PARTICIPATION

- *Call-in number: 1-408-418-9388. Attendee Access Code: 626-304-323#.*
- *Citizens wishing to listen or participate must call in prior to the start of the meeting, and should identify themselves. Attendees may call in to listen only, if desired.*
- *Those wishing to speak will be called upon to address the Commission.*
- *Historical Commission agenda packets can be viewed online at www.lockhart-tx.org starting two days prior to the meeting. Navigate from the Departments tab at the top of the page to Development Services – Meeting Minutes/Schedules (on left side) – Agendas & Minutes – Historical Preservation Agendas & Minutes – Agenda Packets.*

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the June 3, 2020 meeting.
4. CFA-20-06. Consider a request by Sarah Heard and Nathan Lemley for approval of a Certificate for Alteration to replace a transom window area with an exhaust vent for a new restaurant called The Commerce Café on Part of Lot 1, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 118 South Commerce Street.
5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
6. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 8:45 a.m. on the 10th day of June, 2020.

City of Lockhart
Historical Preservation Commission
June 3, 2020

MINUTES

Members Present: John Lairsen, Ronda Reagan, Ron Faulstich, Kathy McCormick (remotely)

Member Absent: Rick Thomson

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Alexandra Worthington (applicant, Agenda Item (4))

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:33 p.m.
2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the May 13, 2020 special meeting.

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

4. CFA-20-05. Consider a request by Alexandra Worthington of The 1898, LLC d.b.a. Little Trouble, for approval of a Certificate for Alteration to allow the installation of two security cameras for the new Little Trouble business on Part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 101 East San Antonio Street.

Planning Staff Kevin Waller reported that the applicant proposes two external video surveillance cameras, focused primarily on the recently approved neon sign. One camera will be located above the double-door entry to the Culinary Room business at the building's southwest corner, focused generally northward along the North Main Street façade. The other camera will be situated at the northwest corner of the building, focused generally southward along North Main Street towards the San Antonio Street intersection. ADT Security Services will install the cameras and related equipment, which require a Cat5 network cable to be run between each camera and network video recorder. The cables will penetrate the building only through the mortar, with the cameras mounted to two waterproof "gang-boxes" to house the camera connections to the cable. The gang-boxes will attach to the building with anchors through the mortar only. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions.

Vice-Chair Reagan moved to approve CFA-20-05 as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 4-0.

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

Mr. Waller stated there will be an agenda item for the next regularly scheduled Commission meeting on June 17.

6. Adjournment.

Vice-Chair Reagan moved to adjourn the meeting, and Commissioner McCormick seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 5:50 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chair



CFA-20-06

118 S COMMERCE ST

REPLACE TRANSOM WINDOW
WITH EXHAUST VENT



Subject Property



Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*

CASE NUMBER: CFA-20-06

REPORT DATE: June 10, 2020

MEETING DATE: June 17, 2020

APPLICANT'S REQUEST: Transom Window Area Replacement with Exhaust Vent

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

BACKGROUND DATA

APPLICANTS: Sarah Heard and Nathan Lemley

OWNERS: Eric Marsh and Janet Christian

SITE LOCATION: 118 South Commerce Street

LEGAL DESCRIPTION: Part of Lot 1, Block 17, Original Town of Lockhart

EXISTING USE OF PROPERTY: Restaurant

PROPOSED USE OF PROPERTY: Same as above

ZONING CLASSIFICATION: CCB (Commercial Central Business District)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes to replace a boarded-up transom window with an exhaust vent for The Commerce Café, a new restaurant in the building formerly occupied by The Social Brunch & Brew. Currently, there is not adequate ventilation in the dishwasher and refrigerated food storage area in the kitchen, which results in excessive moisture buildup in this area. The transom window area is located on the south side of the building on the green-colored Market Street façade above nonfunctional double-doors. The exhaust vent will be painted brown to match the double-doors, then concealed with a decorative vent cover also painted to match the doors, both of which will not extend beyond the doorframe. Once the transom board panels are removed, they will be stored in the building for future use in the event that the vent is no longer necessary.

COMPATIBILITY: The proposed exhaust vent and housing will be painted to match the double-doors below them and will not have an adverse impact on the Courthouse Square. An exhaust fan on the roof of the building and return air fan in a second-story window on the Market Street façade, which were not painted to match the building, were approved by the Commission on May 1, 2019 for the previous tenant.

COMPLIANCE WITH STANDARDS: Although there are no design guidelines for the proposed improvement in the Historic Districts and Landmarks Ordinance, it is subject to approval of this Certificate for Alteration and issuance of a building permit.

ALTERNATIVES: None necessary.





CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: <u>5/22/20</u>	DATE APPROVED: _____	CERTIFICATE NUMBER: <u>CFA-20-06</u>
NOTE: An approved Certificate For Alteration (CFA) is required by City Code for all signage, construction, alteration, or modification of property designated as Historic, if such activities will change the architecture, design, finishes or outward appearance of a building, structure, object, site, or area as viewed from the exterior. (Ord.93-19, Sec. 11 and 12). A City Sign Permit and/or City Building Permit may also be required by the City Code.		
ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED		

Applicant Sarah Heard, Nathan Lemley *Sarah@fndaustin.com nathane@fndaustin.com* Property Owner Eric Marsh, Janet Christian

Mailing Address 534 SAN MARCUS HWY Mailing Address Calle del Toro 12
Luling, TX 78648 La Drova, Valencia Spain 46758

Telephone 512 667 4577 Telephone +34 683 59 45 97

Person Doing Work JAMES MILLS Estimated Cost 2000.00 USD

Property Legal Description OT Lockhart, Block 17, PT Lot 1

Property Street Address 118 S. Commerce St. Lockhart TX. 78644


Property City Zoning Designations Commercial - CCB Location Map Attached _____

PHOTOS ARE REQUIRED SHOWING ALL THE AREAS TO BE AFFECTED BY THE WORK DESCRIBED:
 Include photos of: Area of Work _____ Full Elevation Showing Area Affected and/or Site _____

Description of Proposed Work
<p>Remove existing transom over south doorway (nonfunctional) and install exhaust vent to maximize ventilation in the dishwasher and refrigerated food storage area. Exhaust will not extend past the door frame and will be painted to match existing door, then covered with a decorative vent cover, also painted to match existing door.</p> <p>This alternation is absolutely necessary to ensure that no further damage occurs from excessive moisture buildup due to no existing ventilation of the room, currently. Tenants will take all steps necessary to ensure that minimal alterations occur and that these alterations are aesthetically pleasing and in line with the existing architectural style of the building. The transom, once removed, will be crated and safely stored on the premises until which time it is deemed appropriate to reinstall if conditions or usage are changed and the ventilation requirements are no longer needed for such usage.</p>
Please - Attach Scope of Work Questionnaire <input type="checkbox"/> Attach Sketches/Illustrations <input type="checkbox"/> Are Detailed Plans Available? <input type="checkbox"/>

REQUIRED SIGNATURES: Before me the undersigned authority, on this day appeared and solemnly swears, that the statements above and attached concerning the above-described property are true and that (s)he is authorized to act as an agent in procuring the certificate requested.

Applicant Signature: [Signature] Date: 5/22/20

Property Owner Signature: Janet Christian  Date: 5/22/20

Historical Preservation Officer Approval: _____ Date: _____

Historical Preservation Commission: _____ Date: _____

A Certificate For Alteration is valid for a period concurrent with the Building Permit granted for the proposed work, or a period not to exceed 18 months

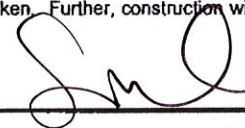
CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-20-06
Page 2 of ___ Reviewed: KW

The following questions must be answered and the form completed by the applicant for a Certificate For Alteration. This questionnaire shall be attached to any application for Certificate For Alteration. The Lockhart Historical Preservation Officer shall independently verify all information provided on the application and the attached questionnaires. The Lockhart Historical Preservation Officer shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. The Lockhart Historical Preservation Officer may approve the Certificate For Alteration prior to a commission hearing, based upon adequacy of the information provided and verification of the scope of work. Additional information may be needed to complete the application and review process. Final review and action on the application for Certificate For Alteration by the Lockhart Historical Preservation Commission at a properly scheduled public hearing may be required. Any required explanations to answers given shall be in writing and attached.

Yes	No	Verified	Scope Of Work Questions
Section One			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>KW</u>	1. Is this application for construction or alteration on or at a property which is in a Historic District or a designated Historic Landmark? What is its zoning designation? <u>CCB</u> HL? <u>H</u> ? <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>KW</u>	2. Is this application for any construction or alteration work that is <u>NOT</u> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>KW</u>	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KW</u>	4. Will the construction or alteration covered by this application remove or, physically change any structural elements of the property? (i.e. interior or exterior: load bearing walls, columns, posts, foundations, footings, etc.)
Section Two			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KW</u>	1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental or unforeseen property damage? When did damage occur? _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>KW</u>	2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>KW</u>	3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KW</u>	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? <u>No</u> Describe: _____
Section Three			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>KW</u>	1. Will the construction or alteration covered by this application make a physical change to any design elements, features or finishes visible from the exterior of the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KW</u>	2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KW</u>	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>KW</u>	4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>KW</u>	5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?

The undersigned owner or authorized agent attests that the statements made above and on any attached explanations are true and agrees that this Scope Of Work Questionnaire and any attachments shall become a part of the application and the Certificate For Alteration cited and will be the limit of construction and/or alteration work undertaken. Further, construction will not start prior to authorization by the approval of the Certificate For Alteration.

Applicant Signature: 

Date: 5/21/20

Verified By: Kevin Waller Date: 6/9/20 Action:

Date: