

## PUBLIC NOTICE

**City of Lockhart  
Historical Preservation Commission  
5:30 p.m. Wednesday, August 5, 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](http://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. Welcome new Commission members Michel Royal and Ray Ramsey.
3. Citizen comments not related to an agenda item.
4. Consider the minutes of the June 17, 2020 meeting.
5. CFA-20-08. Consider a request by Derek Royal of Royal Construction for approval of a Certificate for Alteration for awning and front façade improvements for an existing antiques business on Part of Lot 1, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 116 South Commerce Street.
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
7. Adjournment.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 3:15 p.m. on the 30<sup>th</sup> day of July, 2020.**

**City of Lockhart**  
**Historical Preservation Commission**  
**June 17, 2020**

**MINUTES**

Members Present: John Lairsen, Ronda Reagan, Ron Faulstich, Kathy McCormick, Rick Thomson, Christine Ohlendorf (all in person)

Members Absent: None

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Sarah Heard and Nathan Lemley (applicants, Agenda Item (4)), Jeff Castleberry

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 June 3, 2020 meeting.

*Vice-Chair Reagan moved to approve the minutes as presented. Commissioner Thomson seconded, and the motion passed by a vote of 5-0.*

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.

Planning Staff Kevin Waller reported that the applicant proposes to replace a boarded-up transom window area with an exhaust vent for The Commerce Café. Currently, there is not adequate ventilation in the dishwasher area and refrigerated food storage area in the kitchen, which results in excessive moisture buildup. 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 concealed with a decorative vent cover, with both painted to match the wall coloring and not to extend beyond the doorframe. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions.

Commissioner Faulstich arrived at 5:37 p.m.

Applicant Nathan Lemley, 118 S. Commerce St. (restaurant address), answered Commissioners' questions.

Jeff Castleberry, 402 W. San Antonio St., who manages the subject property, provided additional details of the project and answered Commissioners' questions.

*Commissioner Thomson moved to approve CFA-20-06 as presented. Vice-Chair Reagan seconded, and the motion passed by a vote of 6-0.*

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

Mr. Waller stated that no applications had been submitted by today's deadline for the July 1 meeting, so that meeting will be canceled. The next regularly scheduled meeting following July 1 is July 15.

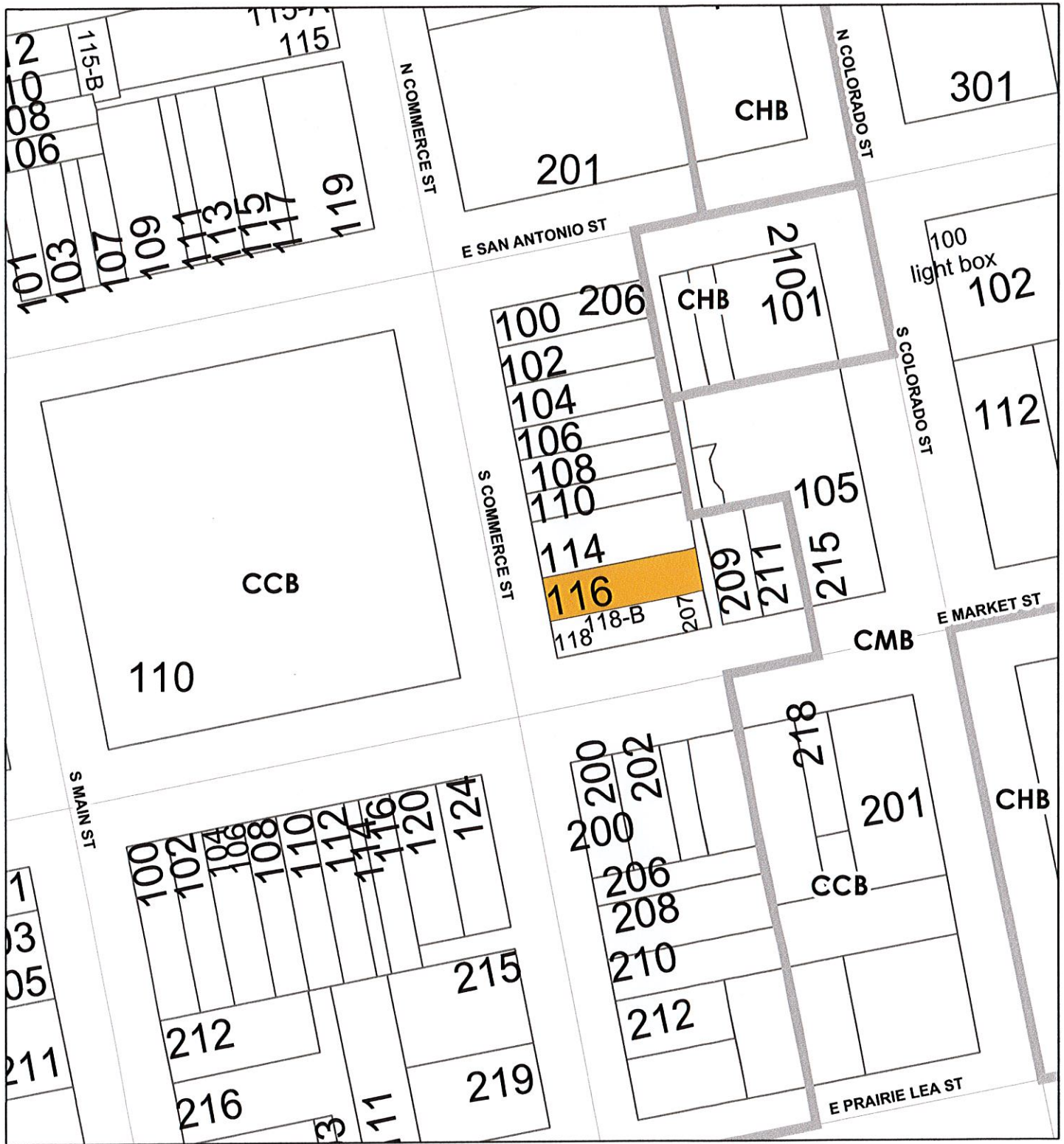
6. Adjournment.

*Commissioner McCormick, in her final motion as a member of the Commission, moved to adjourn the meeting, and Commissioner Faulstich seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 5:56 p.m.*

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Yvette Aguado, Recording Secretary

\_\_\_\_\_  
John Lairsen, Chair



**CFA-20-08**

116 S COMMERCE ST

FRONT FACADE AND  
AWNING IMPROVEMENTS



Subject Property



Zoning Boundary

scale 1" = 100'



**CASE SUMMARY**

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STAFF: Kevin Waller, Assistant City Planner *KW*  
REPORT DATE: July 28, 2020  
MEETING DATE: August 5, 2020  
APPLICANT'S REQUEST: Awning and front façade improvements  
STAFF RECOMMENDATION: **Approval**  
CONDITIONS: None

CASE NUMBER: CFA-20-08

**BACKGROUND DATA**

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APPLICANT: Derek Royal, Royal Construction  
OWNERS: Ruben and Rosemary Perez  
SITE LOCATION: 116 South Commerce Street  
LEGAL DESCRIPTION: Part of Lot 1, Block 17, Original Town of Lockhart  
EXISTING USE OF PROPERTY: Retail store  
PROPOSED USE OF PROPERTY: Same as above  
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

**ANALYSIS OF ISSUES**

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**PROJECT DESCRIPTION:** The applicant proposes improvements to the existing awning of the antiques business at this location, as well as multiple improvements to the building's front façade. While a portion of the awning improvements require review by the Commission as a Certificate for Alteration, the building façade improvements are considered ordinary maintenance and do not require review, but will be listed for context. The existing awning roof is proposed to be replaced with a galvalume standing seam metal roof and 6-inch aluminum rain gutter with downspouts at opposite ends. The awning's underside will be replaced with a decorative pattern press-tin ceiling painted sky blue. The awning deck and frame will be structurally repaired, and the fascia board will be replaced with a wood-type textured cement board material. A roof flashing connection will be installed between the subject property's awning and the awning of the La Ideal bakery to the north, in order to prevent leaks between the two awnings from the bakery's downspouts on the upper portion of the bakery's façade. Written permission has been obtained from the owner of the bakery property for the awning connection in a letter submitted to Planning dated July 16, 2020. On the subject property's front building façade, the two rainwater downspouts at opposite ends will be replaced, the stucco above the awning will be replaced with new stucco, the damaged plate glass windows beneath the awning will be replaced, the marble surrounding the windows will be cleaned and polished, and the faded brass trim framing the windows will be restored. Also proposed and not requiring Commission review is the repairing of walls in the interior display area at the front of the building, installation of a stained and varnished bead board plywood ceiling, and the sanding and varnishing of the display platforms on either side of the double-door entry.

**COMPATIBILITY:** The proposed improvements will greatly enhance the building's appearance and will not have adverse impacts on the Courthouse Square. The awning improvements will build upon the momentum set by the next-door bakery awning improvements completed in late 2018.

**COMPLIANCE WITH STANDARDS:** Although there are no design guidelines for the proposed improvements in the Historic Districts and Landmarks Ordinance, those improvements not considered ordinary maintenance are subject to approval of this Certificate for Alteration and issuance of a building permit.

**ALTERNATIVES:** None necessary.

Royal Construction  
(512)914-9771

July 12, 2020

Work Order

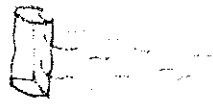
- Remove and replace two wall rainwater downspouts
- Prep the entire wall above awning with wire mesh and stucco to match existing profiles, paint on upper wall white/cream color
- Having the underside of awning material removed by an asbestos abatement company
- Make all necessary structural repairs to awning frame
- Remove and replace all fascia board with wood texture type cement board material
- Remove existing metal roof to make repairs to deck
- Install new galvalume standing seam metal roof and 6" aluminum continuous rain gutter with two downspouts
- Bakery awning custom make a continue roof flashing to connect both awning together to prevent rain leaks from bakery's main roof rain downspouts
- ½" CDX plywood up under awning to except 2'x2' decorative pattern press tin ceiling painted sky blue
- Remove and replace all damaged plate glass windows
- Clean and polish marble exterior
- Trim faded brass- gray/brown
- Front store display area repair walls, paint antique white, ceiling-install bead board plywood stained and varnished platform sanded and varnished
- Haul off all construction trash
- All work will be warranted for two years

1/4" = 1'-  
Week Royal  
7-16-2020

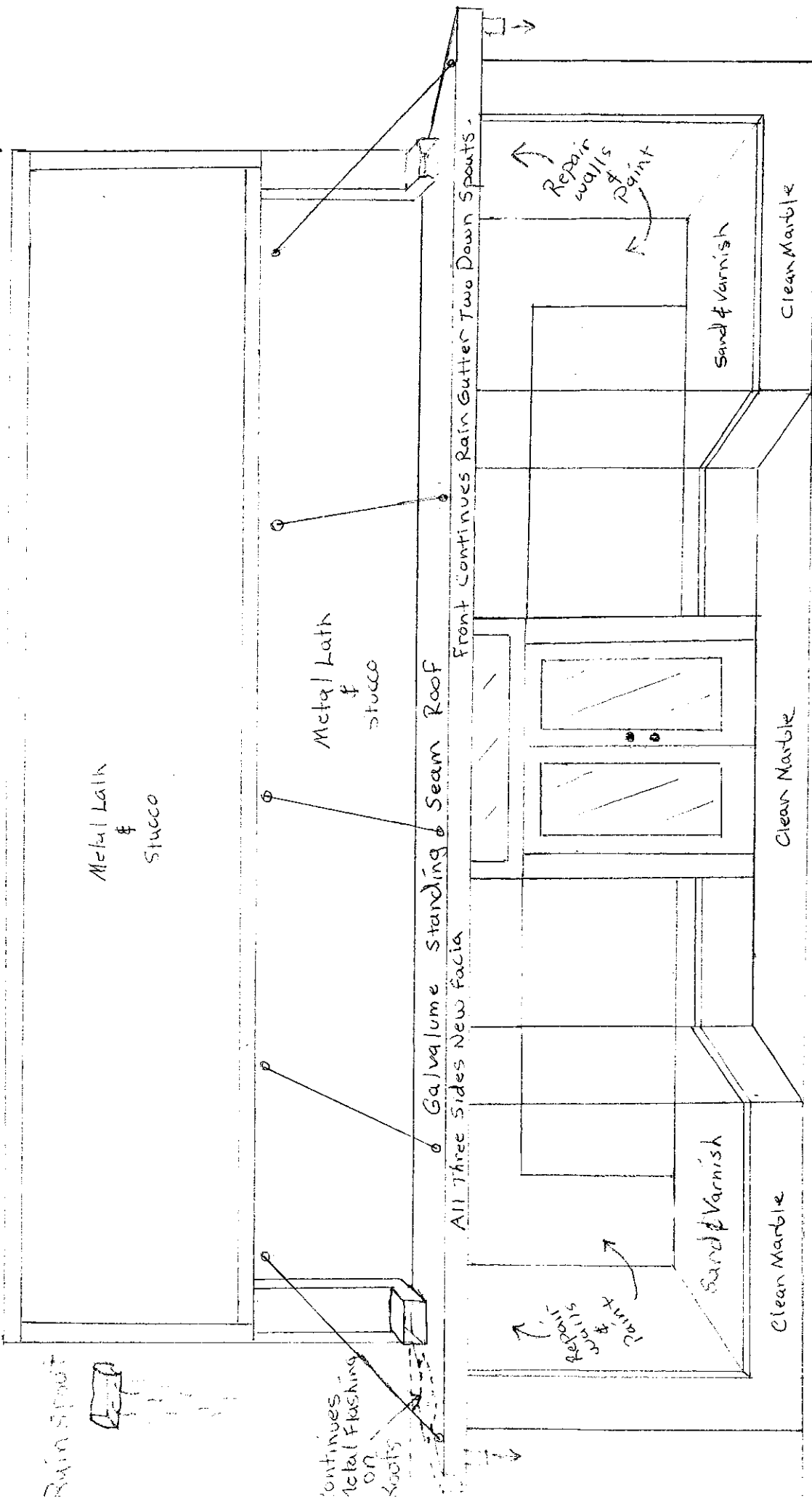
114 S.  
Commerce

116 S. Commerce

Rain Spout



Continues  
Metal Flashing  
on  
Spouts



All Three Sides New fascia

Seam Roof

Metal Lath  
&  
Stucco

Sand & Varnish

Clean Marble

Clean Marble

Sand & Varnish

Clean Marble

Repair  
walls  
&  
Paint



GLOSSEMAN'S  
CLOTHIERS







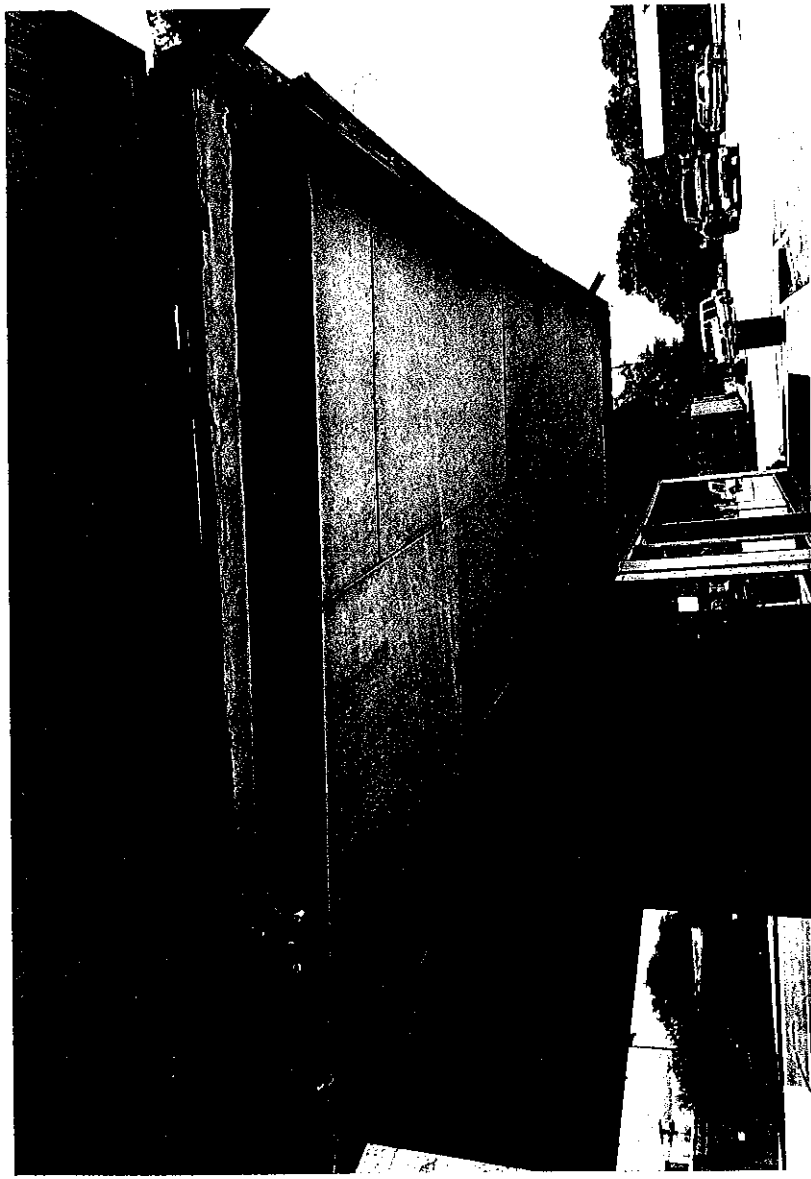


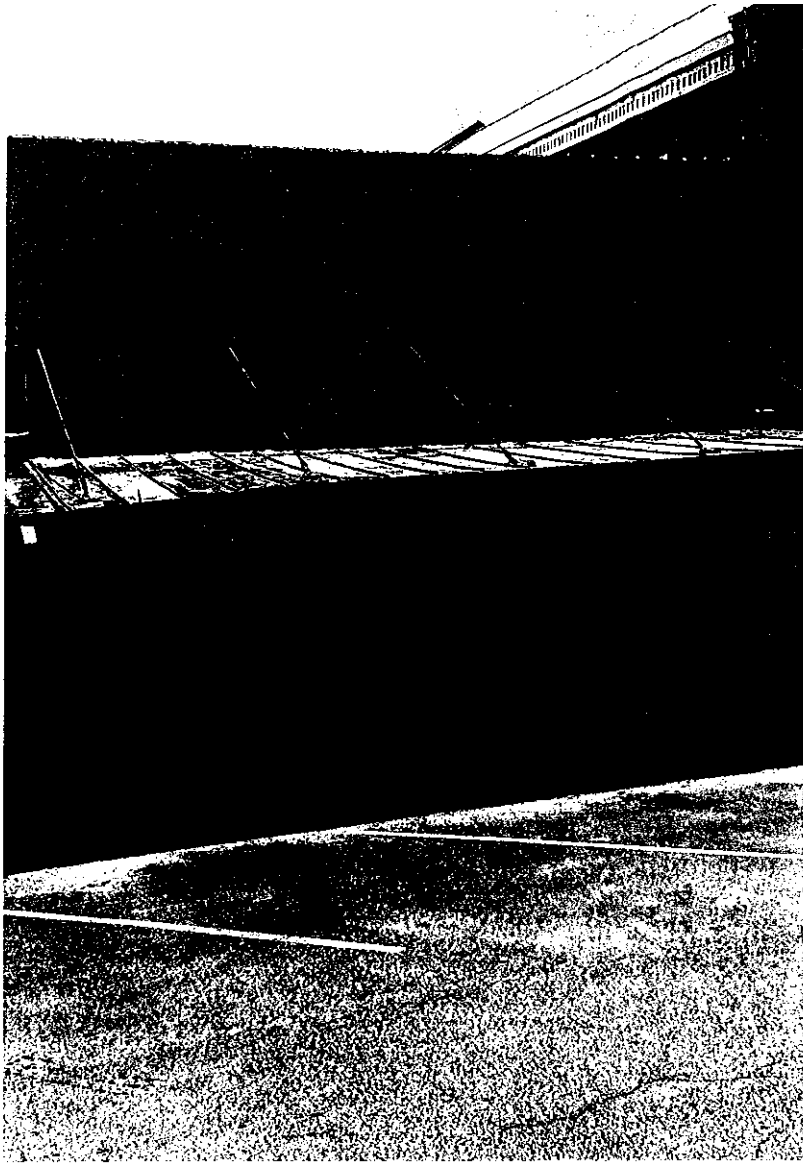














under side of awning  
painted skyblue



CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 7/14/20 DATE APPROVED: CERTIFICATE NUMBER: CFA-20-08

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

Property Owner: Ruben G. Perez Applicant: Derek Royal, Royal Construction
Mailing Address: 24719 Breeze Oak San Antonio Tx, 78255 Mailing Address: 732 Fir Ln. Lockhart, TX 78644
Telephone: 210-844-7981 Telephone: 512-914-9771
Person Doing Work: Royal Construction - Derek Estimated Cost: \$41,336.00 Applicant's Email: bmfconstruction@hotmail.com
Property Legal Description: Part of Lot 1, Block FF, Original Town of Lockhart
Property Street Address: 116 S. Commerce St. Lockhart
Property City Zoning Designations: 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
# 2 - Attached Pages
Please - Attach Scope of Work Questionnaire [checked] Attach Sketches/Illustrations [checked] Are Detailed Plans Available? [ ]

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: Derek E Royal Date: 7-20-2020
Property Owner Signature: Ruben G. Perez Date: 7-11-2020
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-20-08  
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			
X		KW	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> <u>X</u>
X		KW	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"?
X		KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
	X	KW	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			
	X	KW	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? _____
X		KW	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?
X		KW	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.)
	X	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? _____ Describe: _____
Section Three			
X		KW	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?
X		KW	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?
	X	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
X		KW	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?
X		KW	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: Ruben H. Purz

Date: 7-11-2020

Verified By: Kevin Waller Date: 7/27/20 Action:

Date:

Royal Construction

(512)914-9771

I the Property Owner:



7-16-20

at 114 S. Commerce St., give full permission to Royal Construction to tie both roof awnings together with a continuous metal flashing to prevent future roof leaks. With no penetration of fasteners in 114 S. Commerce awning roof.