

**City of Lockhart
Historical Preservation Commission
September 19, 2018**

MINUTES

Members Present: Kathy McCormick, John Lairsen, Juan Alvarez, Jr., Richard Thomson

Members Absent: Ronda Reagan, Victor Corpus, Ron Faulstich

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Christopher St. Leger

1. Call meeting to order. Chair Lairsen called the Lockhart Historical Preservation Commission meeting to order at 5:45 p.m.

2. Citizen comments not related to an agenda item.

None

3. Consider the minutes of the September 5, 2018 meeting.

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

4. CFA-18-12. Consider a request by Martin Spellerberg for approval of a Certificate for Alteration to allow improvements to the rear façade and substantial interior improvements to the first and second floors for the existing Spellerberg Projects art studio on property identified as Part of Lot 4, Block 19, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 103 South Main Street.

Planning Staff Kevin Waller gave Staff's report explaining the proposed improvements, including the use of a PowerPoint presentation. Staff recommended approval.

Chair Lairsen asked if the upstairs apartment could be accessed from the office below.

Mr. Waller responded that a door does connect the office to the stairwell leading to the apartment. He also expressed concern with the location of a sewer manhole cover in front of the proposed relocated door on the rear façade and the relocation of utility lines and downspouts.

Commissioner Alvarez asked if the applicant plans to lay concrete in front of the sewer manhole.

Applicant's representative Chris St. Leger, 205 N. Pecos Street, stated that he is uncertain as to the finished interior floor grade. Concrete may be used in this area, with the intent to avoid the manhole area as much as possible.

Commissioner McCormick inquired as to whether the proposed relocated door opening will be raised up.

Mr. St. Leger stated that the proposed door location could be moved 6" to the left (when facing the rear façade), so as to be somewhat offset from the manhole.

Chair Lairsen stated that there shouldn't be an issue with the manhole location, other than aesthetics.

Commissioner McCormick asked if the second-floor apartment's exterior access would be limited to the back alley.

Mr. St. Leger responded that access would be limited to the alley.

Chair Lairsen inquired as to the parking requirements for the proposal.

Mr. Waller replied that there are no off-street parking requirements in the Commercial Central Business zoning district.

Commissioner McCormick asked if the fire department would approve of the ingress and egress for the proposed apartment.

Chair Lairsen indicated that this would be up to the fire department.

Mr. Waller stated that there would be a commercial inspection, which would also involve the fire department, prior to the issuance of permits.

Discussion continued with the Commission and applicant's representative regarding the proposed improvements.

Chair Lairsen moved to approve CFA-18-12 with the condition that the applicant present diagrams with specifications for the proposed windows, door, and downspouts to the Historical Preservation Commission for final approval. Commissioner Thomson seconded, and the motion passed by a vote of 4-0.

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

Mr. Waller informed the Commission that the date of the next meeting was to be determined, as no applications had been submitted by the September 19 deadline. He also reported that the 11 properties proposed for Historic Landmark designation had been approved by the City Council at its September 18 Public Hearing. Mr. Waller reminded the Commission that Carolyn Wright, a Texas Historical Commission representative, has agreed to speak at a tax credit workshop, which the Commission planned to hold after the Historic Landmarks were approved. He will work with Ms. Wright to arrange a date for the workshop agreeable to the Commission.


6. Adjournment.

Commissioner McCormick moved to adjourn the meeting, and Commissioner Alvarez seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:30 p.m.

Approved: _____

Kathy McCormick ^{10/17/18}

(date)


Yvette Aguado, Recording Secretary

for *Kathy McCormick*
John Lairsen, Chair