

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, June 3, 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 May 13, 2020 special meeting.
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.
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 10:15 a.m. on the 28th day of May, 2020.

City of Lockhart
Historical Preservation Commission
May 13, 2020

MINUTES

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

Member Absent: Rick Thomson

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: Oran Venable (applicant, Agenda Item (5))

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:40 p.m.
2. Election of Officers for 2020.

Vice-chair Reagan moved to nominate John Lairsen for the Chair seat. Commissioner McCormick seconded, and the motion passed by a vote of 4-0.

Chair Lairsen moved to nominate Ronda Reagan for the Vice-Chair seat. Commissioner Faulstich seconded, and the motion passed by a vote of 4-0.

3. Citizen comments not related to an agenda item.

None.

4. Consider the minutes of the April 1, 2020 meeting.

Vice-Chair Reagan identified some corrections necessary to the minutes as follows:

1. On Page one, to identify Commission members, present in person and remotely. Chair Lairsen was present in person. Vice-Chair Reagan, Commissioners Faulstich, Thomson, and McCormick were present remotely.
2. Page two, sentence five should read, "Vice-Chair Reagan asked how the power was going to be brought to the sign" and removing the word "electrical cord".
3. Page two, sentence seven to read "Vice-Chair Reagan stated that the electrical connection would have to go through the mortar and not the brick." Specifically, "cord" is changed to "connection".
4. The term "realtor" on Page three, sentences seven and eight, is corrected to "REALTOR", as it is trademarked.

Commissioner McCormick stated that Page two, sentence five should be changed from "Alexandra" to "Ms. Worthington", as this is a more formal reference.

Vice-Chair Reagan moved to approve the minutes as amended. Commissioner Faulstich seconded, and the motion passed by a vote of 4-0.

5. Discuss a Pre-Approved rear door replacement for the property located at 101 South Main Street, administratively approved by Staff on April 17, 2020 (CFA-20-03).

Planning Staff Kevin Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that the proposed project qualified as a "Pre-Approved" Certificate for Alteration by the Historical Preservation Commission (Section 28-11(c)(3)). Pursuant to Section 28-11(c), the pre-approved Certificate for Alteration must be placed on the agenda of the Commission meeting for discussion.

Applicant Oran Venable, 1310-B South Medina Street, answered questions from the Commission. The Commission offered recommendations as to replacing the rear double-doors, framing, and materials.

6. Discuss a Pre-Approved hanging sign for the property located at 104 West Market Street, administratively approved by Staff on May 6, 2020 (CFA-20-04).

Planning Staff Kevin Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that the proposed project qualified as a "Pre-Approved" Certificate for Alteration by the Historical Preservation Commission (Section 28-11(c)(1)). Pursuant to Section 28-11(c), the pre-approved Certificate for Alteration must be placed on the agenda of the Commission meeting for discussion.

Discussion ensued amongst the Commission, who had concerns about the sign's clearance height above the sidewalk potentially being less than the 7-foot minimum required for pre-approved hanging signs and as required by the Sign Ordinance.

Mr. Waller indicated that in a recent email discussion with applicant Rebecca Pulliam, she had indicated that the hanging sign would be at least 7 feet above the sidewalk. Waller will investigate this further.

7. Consider a recommendation to the City Council for amendments to Chapter 28, *Historic Districts and Landmarks*, to include: (1) A new provision for allowed absences (Section 28-3 (g)); (2) Elimination of the requirement for Commission discussion on Pre-Approved signs and other building features after administrative approval by Staff (Section 28-11(c)); (3) Elimination of the Certificate for Alteration requirement for signs not visible from a public street and indoor signs visible through a window from a public street (Section 28-11(d)); and (4) Deletion or modification of the Biennial Review Process (Section 28-26).

The Commission discussed the proposed amendments to Chapter 28 recommended by Staff, and determined that: (1) Adding a new provision for allowed absences would improve meeting attendance. The provision would read: "Commission members may be removed as provided in chapter 2, article IV of the Code of Ordinances. The absence by a member at three consecutive regular meetings of the commission, or a total of five regular meetings of the commission in a calendar year, shall be deemed to create a vacancy on the commission."; (2) Eliminating the requirement for Commission discussion on pre-approved certificate for alterations after administrative approval by Staff would increase efficiency by eliminating unnecessary procedures; (3) Elimination of the certificate for alteration requirement for signs not visible from a public street and indoor signs visible through a window from a public street will improve consistency with the sign ordinance; and (4) Deletion of the biennial review process section in

its entirety, to be replaced with a simple statement regarding the process for amending Chapter 28, will simplify the process for amending said chapter. The amended Section 28-26's title would be changed from "Biennial Review Process" to "Amendment", and the body would read: "Any provision of this chapter may be amended upon recommendation by the Historical Preservation Commission and approval of an ordinance by the City Council."

Vice-Chair Reagan moved to recommend approval of Staff's proposed amendments to Chapter 28, Section 28-3(g) to the City Council. Commissioner Faulstich seconded, and the motion passed by a vote of 3-1.

Commissioner Faulstich moved to recommend approval of Staff's proposed amendments to Chapter 28, Section 28-11(c) to the City Council. Chair Lairsen seconded, and the motion passed by a vote of 3-1.

Vice-Chair Reagan moved to recommend approval of Staff's proposed amendments to Chapter 28, Section 28-11(d) to the City Council. Chair Lairsen seconded, and the motion passed by a vote of 3-1.

Vice-Chair Reagan moved to recommend approval of Staff's proposed amendments to Chapter 28, Section 28-26 to the City Council. Commissioner Faulstich seconded, and the motion passed by a vote of 3-1.

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

Chair Lairsen reminded the Commission that it has two vacancies, and to recommend any candidates to Staff.

Vice-Chair Reagan suggested that Commission members direct those interested in applying for one of the vacant seats to either call the City, or go to City Hall to obtain an application from the City Secretary.

Mr. Waller stated that there will likely be an agenda item for the next regularly scheduled Commission meeting on May 20, 2020.

9. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner McCormick seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:50 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chair

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: May 28, 2020
MEETING DATE: June 3, 2020
APPLICANT'S REQUEST: Two Security Cameras
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

CASE NUMBER: CFA-20-05

BACKGROUND DATA

APPLICANT: Alexandra Worthington, The 1898, LLC dba Little Trouble
OWNER: Conley Covert, 101 E. San Antonio Street, LLC
SITE LOCATION: 101 East San Antonio Street
LEGAL DESCRIPTION: Part of Lot 1, Block 23, Original Town of Lockhart
EXISTING USE OF PROPERTY: Commercial building
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes two external video surveillance cameras for the new Little Trouble restaurant, which will be focused primarily on the recently approved neon sign. One of the cameras will be located above the double-door entry to the Culinary Room business at the building's southwest corner, which will focus generally northward along the North Main Street façade. The other camera will be situated at the northwest corner of the building and focus generally southward along North Main Street towards the San Antonio Street intersection. ADT Security Services will install the camera and related equipment, which will require a Cat5 network cable to be run between each camera and the network video recorder. The cables will penetrate the building only through the mortar, with the cameras to be mounted to waterproof "gang-boxes" which will house the camera connections to the cable and also penetrate only the mortar with anchors. The cameras are small and each weigh less than one pound. Due to the fact that the cameras will be hard-wired, an Electrical Permit is required, which in turn triggers the need for a Certificate for Alteration.

COMPATIBILITY: Due to the very small size of the cameras, there will be no compatibility issues with other buildings on the Courthouse Square.

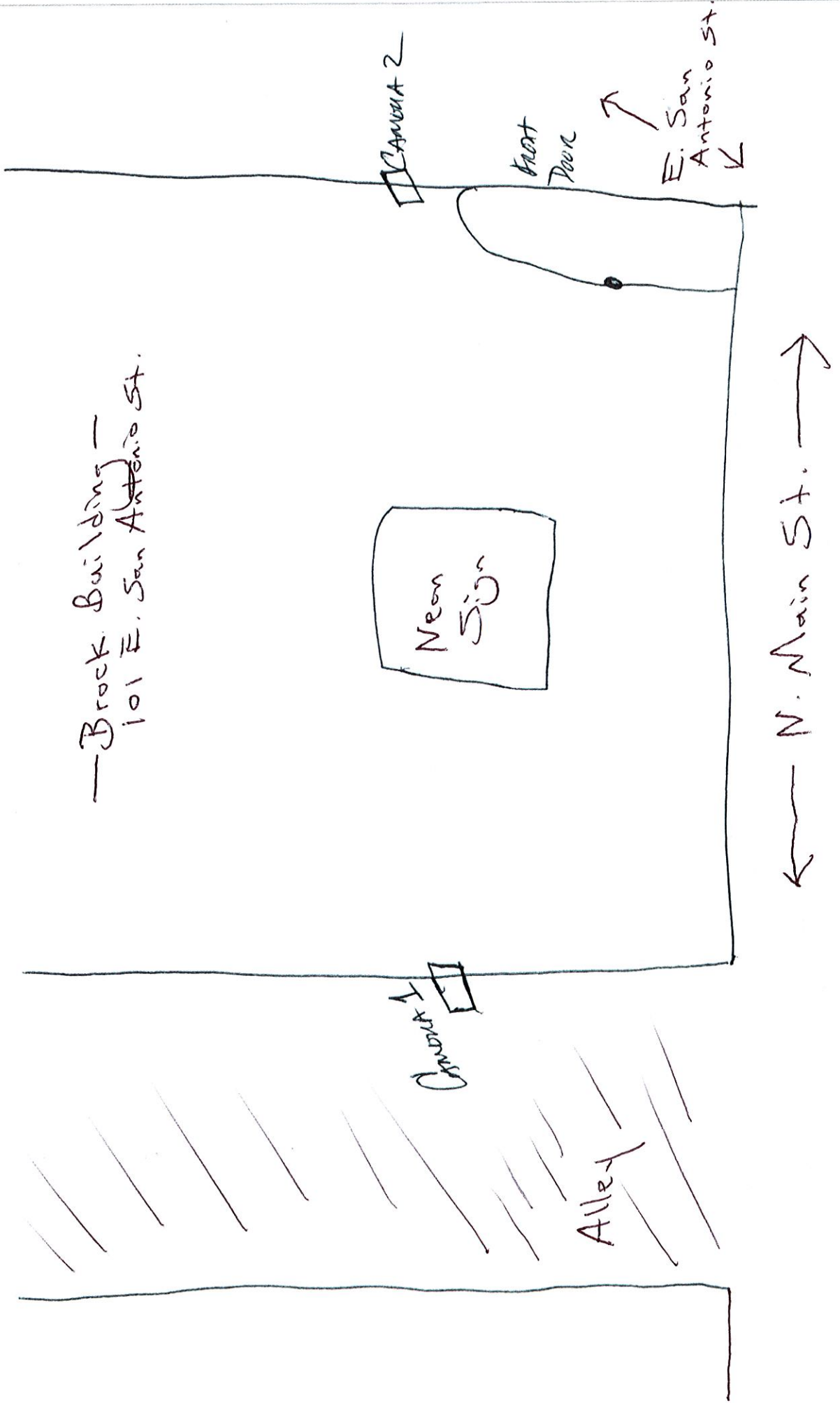
COMPLIANCE WITH STANDARDS: The required electrical permit is subject to approval of this Certificate for Alteration.

ALTERNATIVES: None necessary.

LITTLE TRONCÉ - Security Cameras

Elevation Drawing - Not to Scale

— Brock Building —
101 E. San Antonio St.



CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: <u>5/18/20</u>	DATE APPROVED: _____	CERTIFICATE NUMBER: <u>CFA-20-05</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.93-18, 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 THE1898 LLC DBA LITTLE TOWN Property Owner 101 E SAN ANTONIO ST. LLC
Mailing Address PO Box 133 Mailing Address PO Box 4515
LOOKHANT, TX 78644 ANSTIM, TX 78765
Telephone 512-227-0071 Telephone 512-963-9833
Person Doing Work ADT SECURITY Estimated Cost \$3,000
Property Legal Description Part of Lot 1, Block 23, Original Town of Lookhant
Property Street Address 101 E. SAN ANTONIO ST., LOOKHANT 78644
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
<u>INSTALLATION OF 2 SECURITY CAMERAS. ONE BEING ABOVE THE CULINARY ROOM FRONT DOOR & THE SECOND BEING ON THE CORNER OF THE BUILDING AT THE POCKET PARK ENTRANCE.</u>
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: 5-11-20
Property Owner Signature: Conley A. Conert Date: May 18 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-20-05
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"/>	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> <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	KW	2. Is this application for any construction or alteration work that is NOT described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	KW	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"/>	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			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? _____ Describe: _____
Section Three			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	KW	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 checked="" type="checkbox"/>	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?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: [Signature] Date: 5-11-20
 Verified By: Kevin Walker Date: 5/28/20 Action: _____ Date: _____

Kevin Waller

From: Alexandra Worthington <alex@the1898.co>
Sent: Monday, May 11, 2020 4:43 PM
To: Kevin Waller
Subject: Re: Camera I stallation

From ADT Security on camera installation. Again, we are only adding 2 cameras - one on the back of the building pointing toward San Antonio Street and one just above the door to the entrance of The Culinary Room pointing down and toward The Pearl on Main Street. We are trying to cover from both directions the neon sign that will be mounted on the side of the building.

Hi Alexandria,

In regard to our previous walk through of your site and our conversations about the installation of cameras at 101 East San Antonio st., the process is as follows...

Currently we are planning on two external video surveillance cameras for Little Trouble.. All cameras require a Cat5 network cable to run between each individual camera and the Network Video Recorder.. Therefore we will penetrate the mortar to allow for the cable to pass through, and then attach a water proof gang box to the exterior with anchors, also in the mortar.. we will then attach the camera itself to each gang box that will house the camera connections to the cable... This all will be extremely minimally invasive will require only mortar penetration, as these cameras are quite small and weigh less than a pound each...

I hope this helps, I look forward to working with you on this.. Speak to you soon.

John Tiffany
512 636-3691

From: Kevin Waller <kwaller@lockhart-tx.org>
Sent: Monday, May 11, 2020 12:12 PM
To: Alexandra Worthington <alex@the1898.co>
Subject: RE: Camera I stallation

Sounds good. Feel free to email the application and diagram over to me, if preferred.

Kevin

From: Alexandra Worthington <alex@the1898.co>
Sent: Monday, May 11, 2020 11:48 AM
To: Kevin Waller <kwaller@lockhart-tx.org>
Subject: Re: Camera I stallation

Ok, I'll get it to you asap.