

## **PUBLIC NOTICE**

**City of Lockhart  
Historical Preservation Commission  
5:30 p.m. Wednesday, June 7, 2023  
Municipal Building – Glosserman Room  
308 West San Antonio Street**

### **AGENDA**

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the May 17, 2023 meeting.
4. CFA-23-20. Consider a request by Jordan Burnham of Good News Roofing for approval of a Certificate for Alteration for an awning replacement with a different material on parts of Lots 5 and 6, Block 19, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 115 S. Main 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 1:00 p.m. on the 30<sup>th</sup> day of May, 2023.**

**City of Lockhart**  
**Historical Preservation Commission**  
**May 17, 2023**

**MINUTES**

Members Present: Christine Ohlendorf, Ray Ramsey, John Lairsen, Ron Faulstich, Ronda Reagan, Kevin Thuerwaechter, Michel Royal

Members Absent: None

Staff Present: Kevin, Waller, David Fowler, Yvette Aguado

Public Present: Tamara Carlisle (Applicant, Agenda Item 5), and Alexandra Worthington (Applicant, Agenda Item 6)

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:31 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the May 3, 2023 meeting.

*Commissioner Ramsey moved to approve the minutes as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 7-0.*

4. CFA-23-16. Reconsider a request by Ricardo Garcia for approval of a Certificate for Alteration for two window signs on parts of Lots 1 and 2, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 114 S. Commerce Street.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant now proposes only one window sign, already in place, which simply consists of the business name on one of the show windows to the right of the double-door entry. This agenda item was tabled by the Commission at its May 3 meeting, with the intent to discuss the signs with the applicant being present for the meeting. The applicant informed Staff earlier today that he was unable to have a representative present at the meeting. Mr. Waller explained that one of the two existing window signs identified in the agenda item listing, with taco and coffee graphics, had recently been removed. Staff recommends approval of the remaining business name sign.

Discussion ensued amongst Staff and Commissioners.

*Commissioner Faulstich moved to approve CFA-23-16 with the condition that the applicant has 30 days to change the painted sign (business name) to vinyl or remove. The taco / coffee sign has been removed by the applicant. Chair Lairsen seconded, and the motion passed by a vote of 7-0.*

5. CFA-23-18. Consider a request by Tamara Carlisle for approval of a Certificate for Alteration to expose windows that are currently concealed on the building's second story on part of Lot 5, Block 19, Original Town of Lockhart, zoned CCB and located at 113 S. Main Street.

Mr. Waller provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes the removal of existing, corrugated metal paneling along the rear, or west, façade of the building. The plan is to uncover four existing windows along that façade, each measuring approximately three feet by six feet. Along with the windows exposure, the glass will be replaced with the same material as the existing, which is considered ordinary maintenance. Staff recommends approval.

Applicant Tamara Carlisle, 1700 Rabb Road, Austin, Texas, came forward for discussion and to answer questions from the Commission.

*Vice-Chair Reagan moved to approve CFA-23-18 as presented. Chair Lairsen seconded, and the motion passed by a vote of 7-0.*

6. CFA-23-19. Consider a request by Alexandra Worthington of the Culinary Room for approval of a Certificate for Alteration for a projecting wall sign and two window signs on Part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB and located at 101 East San Antonio Street.

Mr. Waller provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes a projecting circular wall sign attached to a bracket previously installed and located above the leftmost window panel on the south building façade. Also proposed are two window decal signs, one in the center window panel and the other in the right panel of the south façade. These three signs are existing, and were placed without approval of a Certificate for Alteration or Sign Permit. Staff recommends approval.

*Chair Lairsen moved to approve CFA-23-19 as presented. Commissioner Thuerwaechter seconded, and the motion passed by a vote of 7-0.*

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

Vice-Chair Reagan mentioned that the sidewalk reconstruction planned as part of the Downtown Revitalization Project will require a Certificate for Alteration from the Commission. She also requested that the sample historic landmark touring brochure presented at the May 3 meeting be added to the agenda for the next meeting for discussion and to potentially use as a template for a future City brochure. Lastly, an exhaust vent has been added to the Market Street side of the Commerce Café building that will require approval from the Commission.

Mr. Waller stated that the next regularly scheduled meeting would be held June 7<sup>th</sup>, with one more week until the deadline, but no applications submitted as of yet.

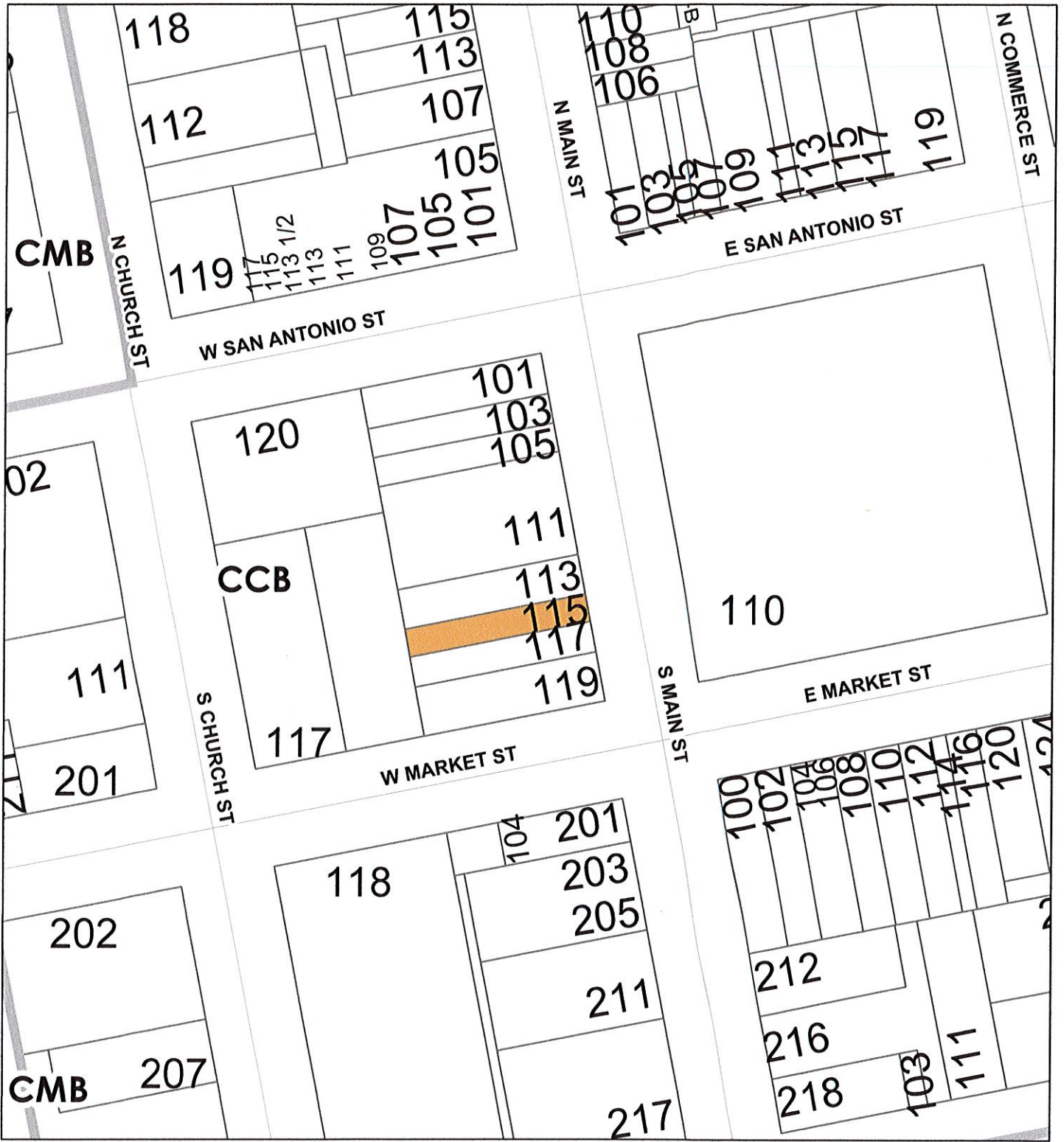
8. Adjournment.

*Commissioner Faulstich moved to adjourn the meeting, and Commissioner Royal seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:00 p.m.*

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

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

\_\_\_\_\_  
John Lairsen, Chairman





**CFA-23-20**

115 S MAIN ST

AWNING REPLACEMENT  
WITH A DIFFERENT MATERIAL



-  Subject Property
-  Zoning Boundary

scale 1" = 100'

**CASE SUMMARY**

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STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner *KW*

CASE NUMBER: CFA-23-20

REPORT DATE: June 1, 2023

MEETING DATE: June 7, 2023

APPLICANT'S REQUEST: Awning replacement with a different material

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

**BACKGROUND DATA**

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APPLICANT: Jordan Burnham, Good News Roofing

OWNER: Gary Germer, Germer Holdings, LLC

SITE LOCATION: 115 S. Main St.

LEGAL DESCRIPTION: Part of Lots 5 and 6, Block 19, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial (insurance agency)

PROPOSED USE OF PROPERTY: Same as above

ZONING CLASSIFICATION: CCB (Commercial Central Business)

**ANALYSIS OF ISSUES**

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**PROJECT DESCRIPTION:** The applicant proposes to replace the existing metal paneling on the awning at the Rucker-Ohlendorf Insurance Agency with a new metal material. The reconstructed awning will utilize the existing frame, and will feature 24-gauge standing seam metal roofing with striations in a medium bronze color. Additional components of the project include a custom-made drip edge to prevent water from channeling back to the wall, new flashing, and replacement of the scuppers with tpo-wrapped metal scuppers. A photo of the new awning material is included with your packet materials, as well as a sheet with technical specifications.

**COMPATIBILITY:** The reconstructed awning will enhance the building's appearance and will not have adverse impacts on the Courthouse Square. The awning will build upon the momentum set by the recent awning improvements made to other buildings in the Historic District, most recently including the building west of the fire station at 211 to 215 West Market Street, the Vogel furniture store further east on West Market Street, the Los Angeles Arcangel bakery on South Commerce Street, and Rollfast Ranchwear on East San Antonio Street.

**COMPLIANCE WITH STANDARDS:** Although there are no design guidelines for the proposed improvement in the Historic Districts and Landmarks Ordinance, save for pre-approved awnings, the proposed awning reconstruction is subject to approval of this Certificate for Alteration and issuance of a building permit.

**ALTERNATIVES:** None necessary.

Existing  
Awning  
↓

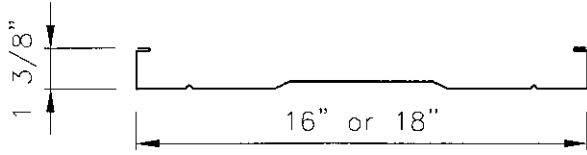




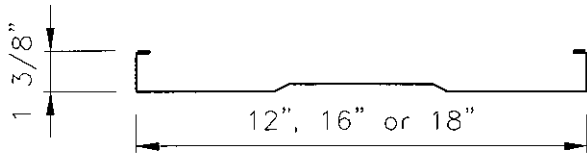
New metal material proposed - 24 gauge  
standing-seam roof panels.

## 138T Symmetrical Panel

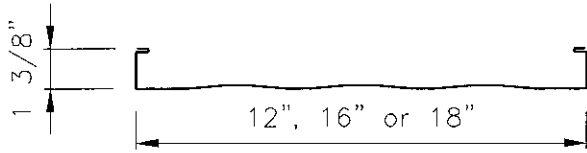
## Product Data



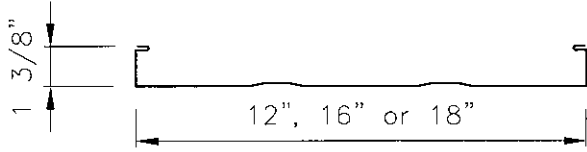
**PLANK & PENCIL PROFILE (Standard)**



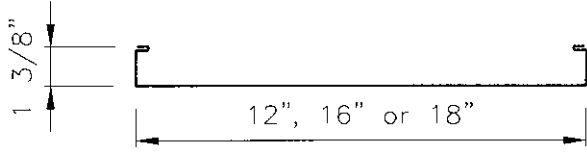
**PLANK PROFILE**



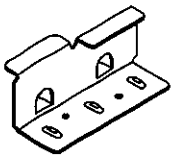
**STRIATED PROFILE**



**MINOR RIBS PROFILE**

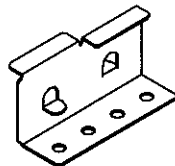


**FLAT PROFILE**



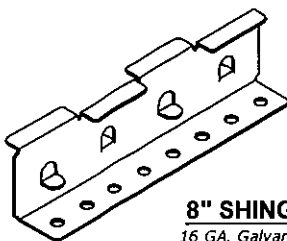
**STANDARD CLIP**

16 GA. Galvanized G90 - ASTM A635 (50 ksi)  
16 GA. Stainless 304SS - ASTM A240 (50 ksi)



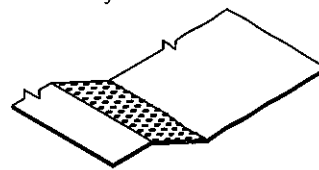
**4" ASV CLIP**

16 GA. Galvanized G90 - ASTM A635 (50 ksi)  
16 GA. Stainless 304SS - ASTM A240 (50 ksi)



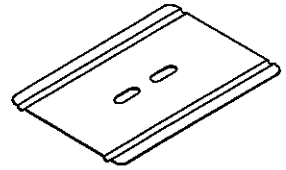
**8" SHINGLE RECOVER CLIP**

16 GA. Galvanized G90 - ASTM A635 (50 ksi)  
16 GA. Stainless 304SS - ASTM A240 (50 ksi)



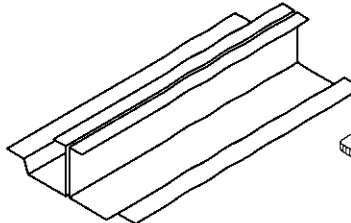
**VENTED EAVE/RIDGE TRIM for 138T**

0.063 Aluminum - ASTM B209 3003



**BEARING PLATE**

24 GA. - ASTM A792 (50 ksi)

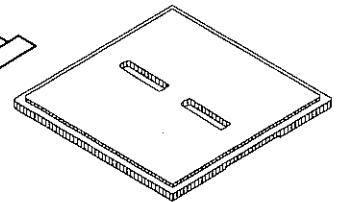


**MULTI-SPAN CLIP**

2-Piece

Standard: 24 GA. - ASTM A792 (50 ksi)  
Optional: 22 GA. - ASTM A792 (50 ksi)

\*Typically sold in 10' lengths\*



**STACKABLE LEVELING SHIM**

6" x 6" x 1/4" Thick

**Applications**

Symmetrical roof/wall panel used on slopes down to 1:12. Continuous length up to 80'. Convex curving only - 10ft minimum radius.

**Substrates**

Plywood, Metal Deck

**Material**

Standard - 24 GA. ASTM A792 (50 ksi)

Optional - 22 GA. ASTM A792 (50 ksi)

- .040 Aluminum ASTM B209 3003

- 20oz. & 16oz. Copper ASTM B307 cold-rolled sheet

H00 or H01 Temper \*\*Special Order/Houston Plant Only\*\*

**Manufacturing**

Roll formed in factory or at jobsite.

**Finishes**

Acrylic Coated Galvalume®

Fluoropolymer (Kynar 500® PVDF resin-based)

**Pan Conditions**

Plank & Pencil Rib, Plank, Striated, Minor Ribs and Flat

(Oil canning is inherent in all metal panels and is not cause for panel rejection. A signed oil canning acknowledgement will be required for all orders prior to production.)

**Testing \***

Uplift: UL 580, UL 1897, ASTM E1592

Air & Water Infiltration: ASTM E1680, ASTM E1646

Florida Product Approval: FL 22330 (Shingle Recover System)

Impact Resistance: UL Class 4, FM Class 1-SH

Texas Department of Insurance# RC-664 (for 16" Panel in 0.040" Aluminum only)

\*Testing and Approvals are product specific. Please inquire for details.\*

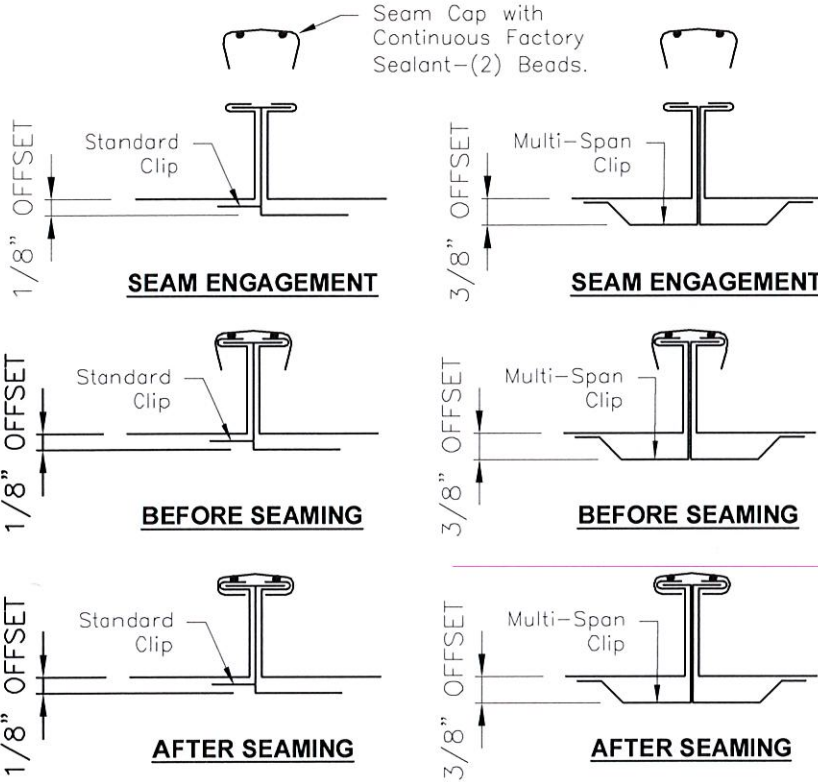
**NOTE:**

All data represented on this sheet may not be applicable to all widths and gauges. Please contact McElroy Metal for more information.

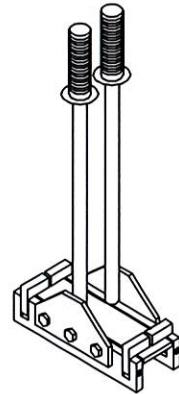


## 138T Symmetrical Panel (Continued)

## Product Data



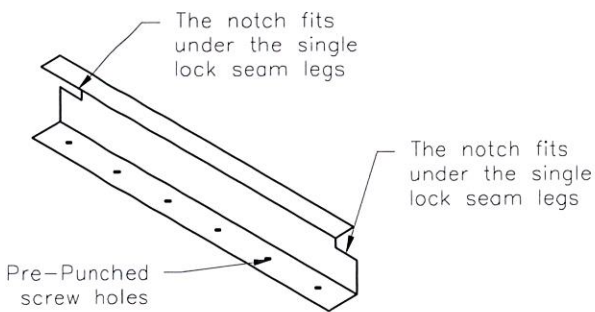
**MECHANICAL SEAMER**



**HAND SEAMER**

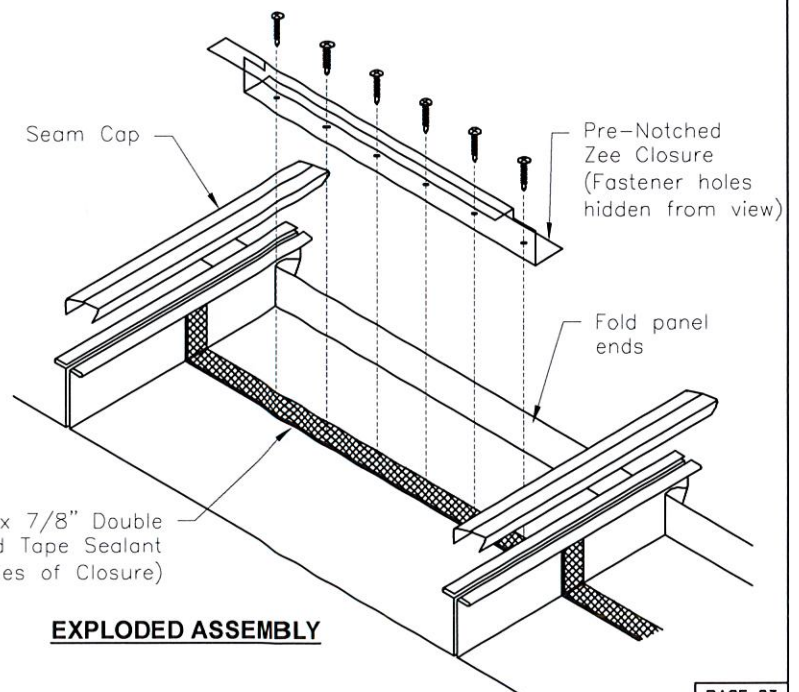
**NOTE:**

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**CLOSURE**

Optimum Widths 16"  
Additional lengths for hips available.  
24 GA. - ASTM A792 (50 ksi)



**EXPLODED ASSEMBLY**

**CERTIFICATE FOR ALTERATION APPLICATION**

DATE RECEIVED: 5/23/23 DATE APPROVED: \_\_\_\_\_ CERTIFICATE NUMBER: CFA-23-20

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 Good News Roofing Property Owner Gary Germer

Mailing Address PO Box 2553, Kyle TX 78640 Mailing Address 115 S. Main St. Lockhart TX

Telephone 512-630-1440 Telephone (512) 586-7350

Person Doing Work Good News Roofing Estimated Cost \_\_\_\_\_

Property Legal Description Parts of Lots 5 & 6, Block 19, Original Town of Lockhart

Property Street Address 115 S. Main St. Lockhart TX 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
Remove existing metal from awning.
Install medium bronze 24 gauge standing seam metal roof panes w/ striations to top sides & soffit of awning. Install z-flashing. Install custom made drip edge to prevent water from channeling back to wall. Install counter flashing at brick at top of awning.
Install wall flashing at top of awning.
Tear out old scuppers and build new ones from tpo wrapped metal
<u>- Awning will be on existing frame, per applicant, and of a different metal material than existing.</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: 5/18/23

Property Owner Signature: [Signature] Date: 5/22/23

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-23-20  
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			
✓		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? ___ H? X
✓	<del>mm</del>	KW	2. Is this application for any construction or alteration work that is <b>NOT</b> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
✓		KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
	✓	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			
✓		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? _____
	✓	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?
✓		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.)
	✓	KW	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			
✓		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?
✓		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?
	✓	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
✓		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?
✓	<del>mm</del>	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:  Date: 5/18/23

Verified By: Kevin Miller Date: 6/1/23 Action: \_\_\_\_\_ Date: \_\_\_\_\_