

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, June 21, 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 June 7, 2023 meeting.
4. CFA-23-21. Consider a request by John J. Grigar III of Logos print shop for approval of a Certificate for Alteration for the repainting of a previously painted building with a different color on part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 106 North Main Street.
5. CFA-23-22. Consider a request by Jennifer Hodges of Fiddler's Green Music Shop for approval of a Certificate for Alteration for the repainting of a previously painted building with a different color on part of Lot 6, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 108 North Main 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 11:00 a.m. on the 14th day of June, 2023.

City of Lockhart
Historical Preservation Commission
June 7, 2023

MINUTES

Members Present: Christine Ohlendorf, Ray Ramsey, John Lairsen, Ronda Reagan, Kevin Thuerwaechter

Members Absent: Michel Royal, Ron Faulstich

Staff Present: Kevin Waller, David Fowler, Yvette Aguado

Public Present: Jordan Burnham (Applicant, Agenda Item 4), and Stephen Burnham

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 17, 2023, meeting.

Commissioner Thuerwaechter moved to approve the minutes as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 5-0.

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.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes to replace the existing metal paneling on the awning with a new metal material, and utilize the existing frame. It will feature 24-gauge standing-seam roof panels. Additionally, a custom-made drip edge will be installed to prevent water from channeling back to the wall, along with new flashing and replacement of the scuppers with tpo-wrapped metal scuppers. Staff recommends approval.

Vice-Chair Reagan asked if they could describe the scuppers to be used.

Stephen Burnham, 105 Rebel Rd., Kyle, TX, came forward to respond and give insight to the scuppers.

Discussion continued amongst the applicant and Commissioners.

Chair Lairsen moved to approve CFA-23-20 as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 5-0.

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

Mr. Waller stated that the next regularly scheduled meeting would be held June 21st, with two applications submitted by the deadline.

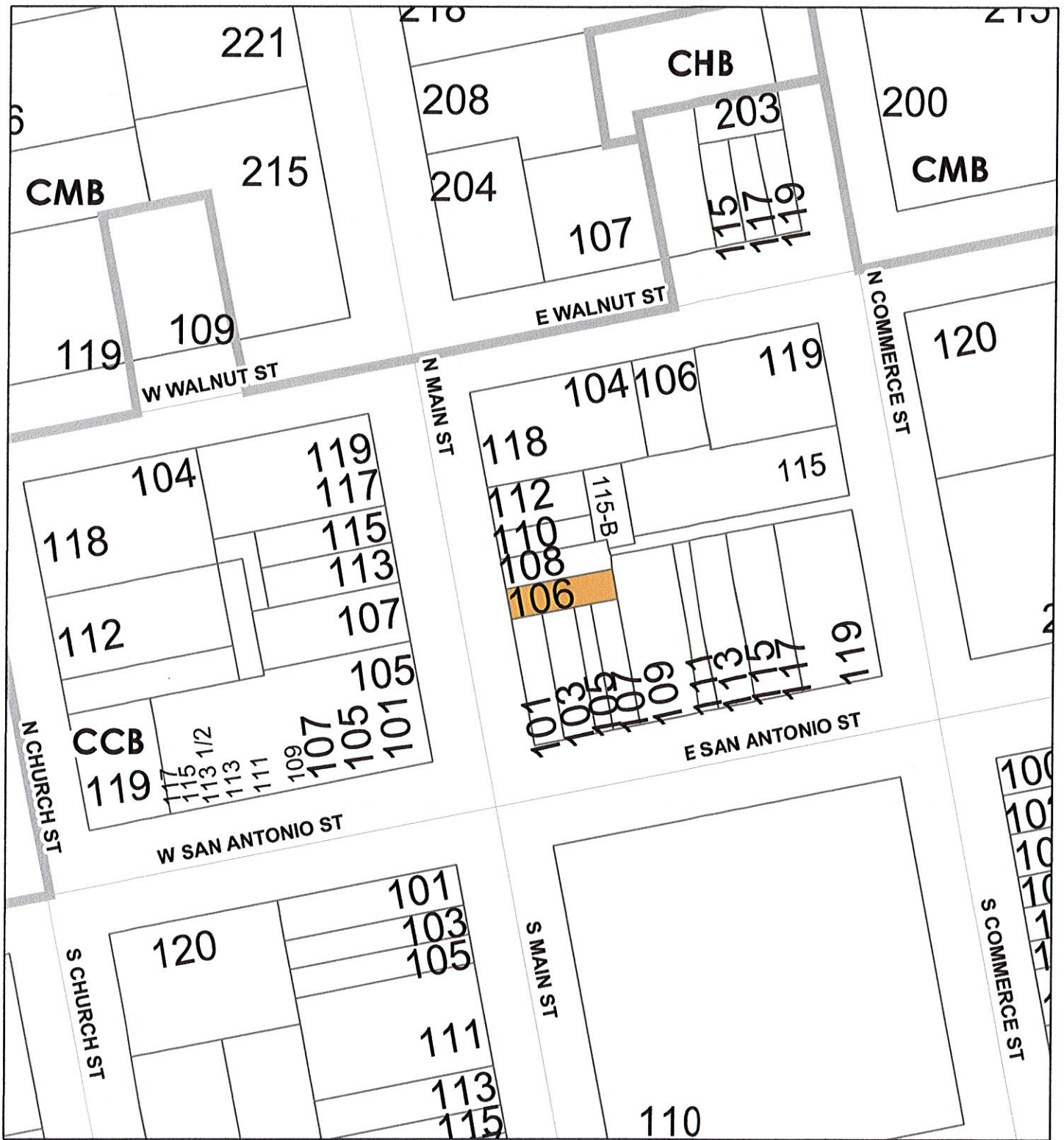
6. Adjournment.

Chair Lairsen moved to adjourn the meeting, and Vice-Chair Reagan seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 5:52 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chairman



CFA-23-21

106 N MAIN ST

REPAINTING OF PREVIOUSLY PAINTED BUILDING WITH A DIFFERENT COLOR



- Subject Property
- Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW* CASE NUMBER: CFA-23-21
REPORT DATE: June 14, 2023
MEETING DATE: June 21, 2023
APPLICANT'S REQUEST: Repainting of previously-painted building with a different color
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

BACKGROUND DATA

APPLICANT: John J. Grigar III, Logos print shop
OWNER: G & S Main Street JV, c/o John J. Grigar III
SITE LOCATION: 106 N. Main St.
LEGAL DESCRIPTION: Part of Lot 1, Block 23, Original Town of Lockhart
EXISTING USE OF PROPERTY: Vacant commercial building
PROPOSED USE OF PROPERTY: Commercial
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Proposed is the repainting of the front wall façade of the subject property, located immediately north of the "pocket park" area on North Main Street. The subject property is the future home of the Logos printing shop, which is relocating from the current location abutting the property's north boundary. The new color will be applied to the front façade beneath the awning, and is just one shade, navy blue, without any accent colors proposed. A recent amendment to the Historic Districts and Landmarks Ordinance was approved by the City Council that now requires review by the Commission for any change in color of a previously painted surface, including trim (Historic Districts and Landmarks Ordinance Section 28-10(e)(3)).

COMPATIBILITY: The repainting to a navy blue color will not detract from the character of the Courthouse Square Historic District. The Magnolia Jewelers business across the street and to the south of the subject property (101 West San Antonio Street) features a dark blue front façade on the North Main Street and West San Antonio Street frontages. In addition, the travel agency building located at 107 East San Antonio Street and Capital Title at 203 South Main Street both utilize a navy color. Lastly, the existing Logos business location features a medium blue front façade, but is also proposed to be repainted to a different color (see Agenda Item 5).

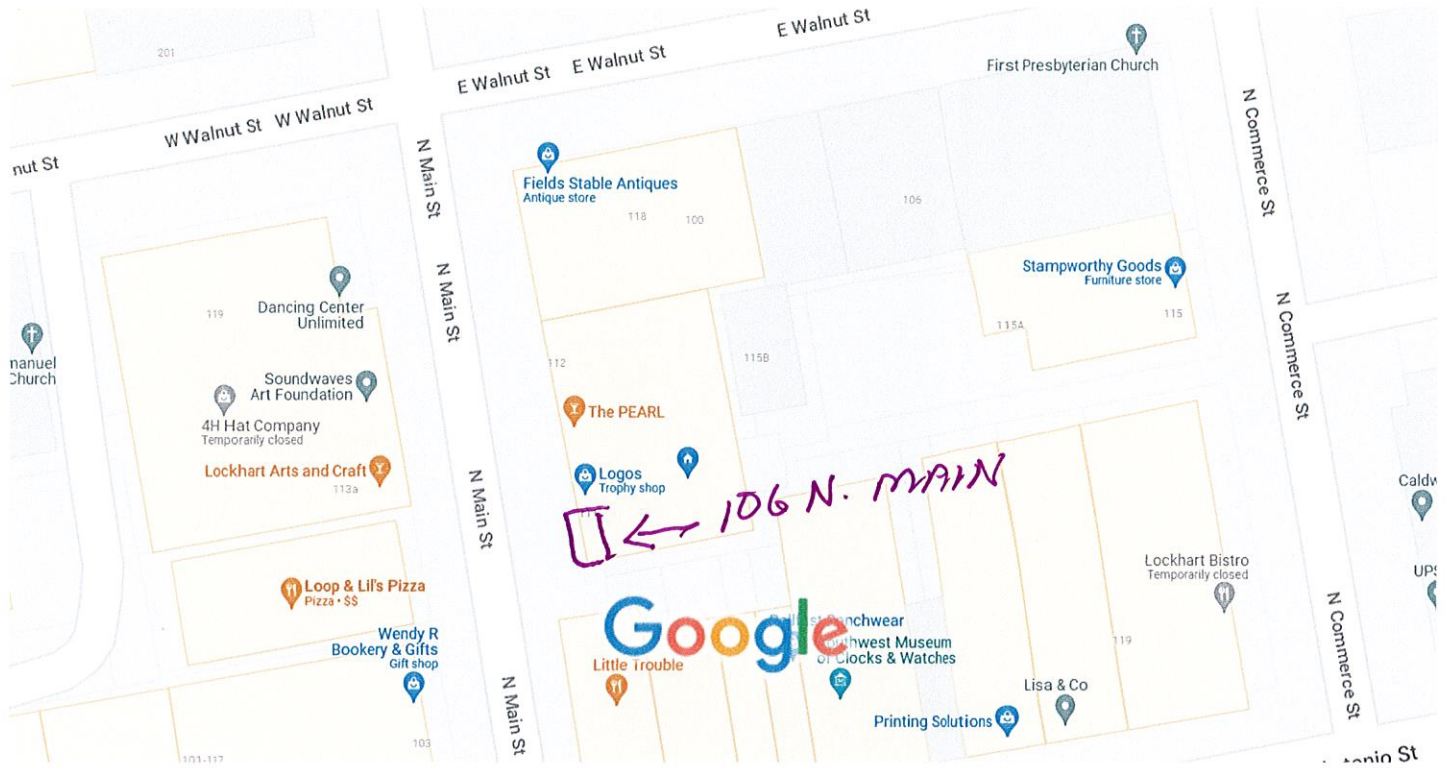
COMPLIANCE WITH STANDARDS: There are no design guidelines in the Historic Districts and Landmarks Ordinance for the repainting proposal, nor is a building permit required. The proposal is, however, subject to approval of this Certificate for Alteration.

ALTERNATIVES: None necessary.



paint -
navy

Google Maps



Map data ©2023 Google 20 ft 

CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 6/6/23 DATE APPROVED: _____ CERTIFICATE NUMBER: CFA-23-21

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 Logos Property Owner John J. Grigar III
 Mailing Address 108 N. Main Street Mailing Address 108 N. Main Street
Lockhart, TX 78644 Lockhart, TX 78644
 Telephone 512-398-4617 Telephone 512-924-3073
 Person Doing Work Hoppy Haden, Clear Creek Inc. Estimated Cost \$2000
 Property Legal Description Historic Part of Lot 1, Blk. 23, Original Town of Lockhart
 Property Street Address 106 N. Main Street Lockhart Tx 78644
 Property City Zoning Designations commercial (CCB) Location Map Attached yes

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
Paint exterior of storefront - <u>one color - navy</u>
<u>BUILDING IS ALREADY PAINTED...</u>
<u>MORE THAN ONCE</u>
Please - Attach Scope of Work Questionnaire <input checked="" type="checkbox"/> Attach Sketches/Illustrations <input checked="" type="checkbox"/> Are Detailed Plans Available? <input type="checkbox"/> <u>no</u>

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: 6-6-23
 Property Owner Signature: [Signature] Date: 6-6-23
 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

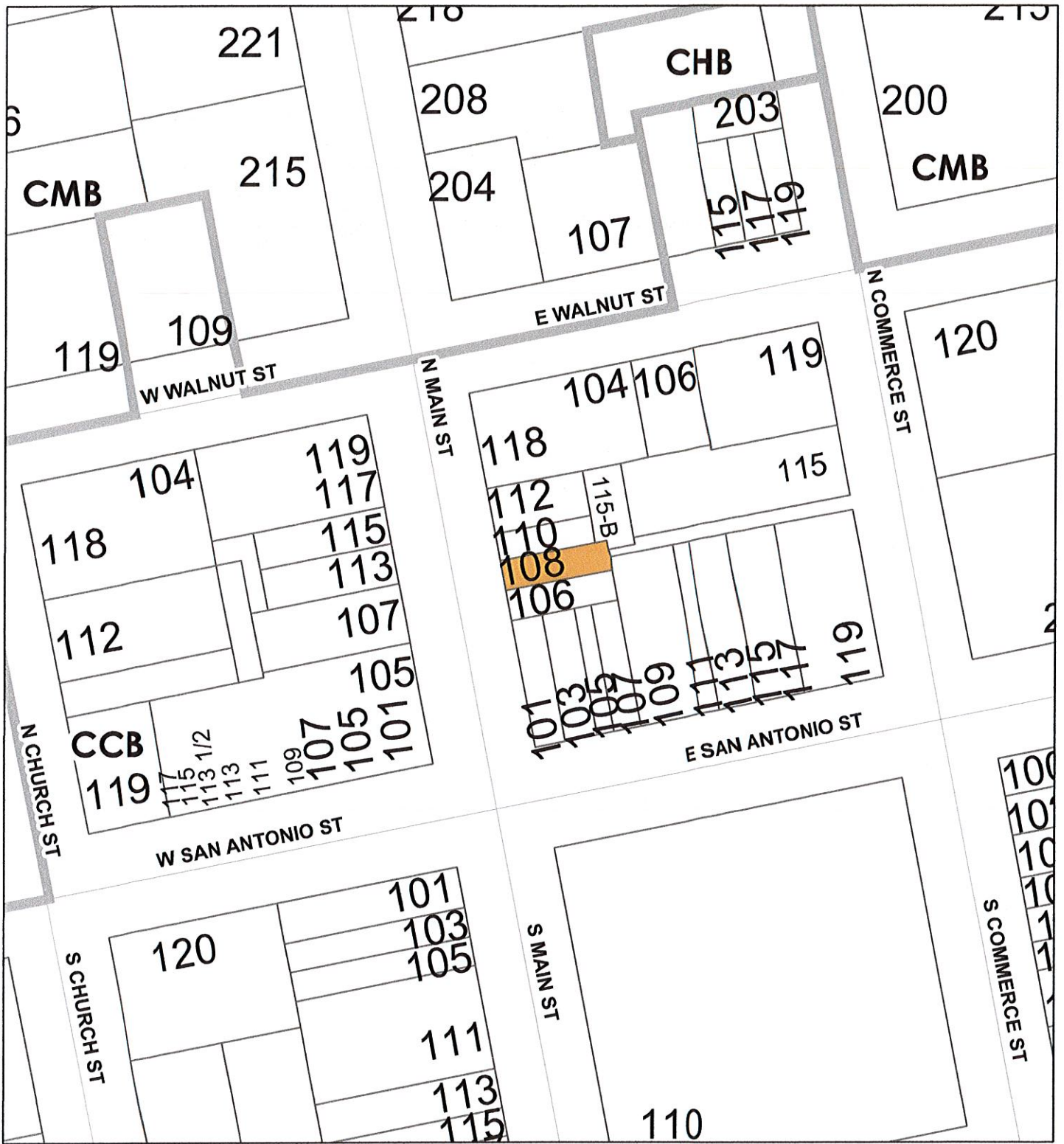
Certificate No. CFA-23-21
Page 2 of ___ Reviewed: KW

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> </u> H? <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KW</u>	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"/>	<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 type="checkbox"/>	<input checked="" 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? _____ 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 type="checkbox"/>	<input checked="" 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: Jeffrey III Date: 6-6-23
 Verified By: Kevin Walker Date: 6/14/23 Action: _____ Date: _____



CFA-23-22

108 N MAIN ST

REPAINTING OF PREVIOUSLY PAINTED BUILDING WITH A DIFFERENT COLOR



- Subject Property
- Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW* CASE NUMBER: CFA-23-22
REPORT DATE: June 14, 2023
MEETING DATE: June 21, 2023
APPLICANT'S REQUEST: Repainting of previously-painted building with a different color
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

BACKGROUND DATA

APPLICANT: Jennifer Hodges, Fiddler's Green Music Shop
OWNER: Fiddler's Green Music Shop LLC, c/o Ben and Jennifer Hodges
SITE LOCATION: 108 N. Main St.
LEGAL DESCRIPTION: Part of Lot 6, Block 23, Original Town of Lockhart
EXISTING USE OF PROPERTY: Commercial
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Proposed is the repainting of the front wall façade of the subject property. The property is currently occupied by the Logos print shop, and will be the future home of Fiddler's Green Music Shop, which is relocating from its current location across the street at 107 North Main Street. The new color will be applied to the front façade beneath the awning, and is proposed to be a dark (forest) green shade. The existing black and white trim will remain in place. A recent amendment to the Historic Districts and Landmarks Ordinance was approved by the City Council that now requires review by the Commission for any change in color of a previously painted surface, including trim (Historic Districts and Landmarks Ordinance Section 28-10(e)(3)). Note that the Logos business is relocating to the building immediately south of the subject property, which is also proposed to be repainted to a different color (see Agenda Item 4).

COMPATIBILITY: Although not a color commonly seen in the Courthouse Square Historic District, the repainting to a dark green color will not present adverse impacts to the District. Henry's Restaurant, located at 215 South Commerce Street, features dark green accent panels on its front façade.

COMPLIANCE WITH STANDARDS: There are no design guidelines in the Historic Districts and Landmarks Ordinance for the repainting proposal, nor is a building permit required. The proposal is, however, subject to approval of this Certificate for Alteration.

ALTERNATIVES: None necessary.



108 N. Main St

CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: <u>6/7/23</u>	DATE APPROVED: _____	CERTIFICATE NUMBER: <u>CFA-23-22</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 Fiddler's Green Music Shop Property Owner Ben and Jenn Hodges

Mailing Address 108 N Main St Mailing Address 108 N Main St

Telephone (512) 452-3900 Telephone (281) 682-8174

Person Doing Work Ben + Jenn Hodges Estimated Cost \$ 200

Property Legal Description Stone building at 108 N Main Street
 Property Street Address 108 N Main St Part of Lot G, Block 23 original Town of Lockhart

Property City Zoning Designations Commercial, Historical 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
Paint everything currently blue with a forest green shade - "Beverly" by Farrow and Ball Black and white trim will not be affected.
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: Jennifer Hodges BHH Date: 6/7/23
 Property Owner Signature: Jennifer Hodges BHH Date: 6/7/23
 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-23-22
Page 2 of ___ Reviewed: KW

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Yes	No	Verified	Scope Of Work Questions
Section One			
<input checked="" 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>HD</u> HL? <u>H?</u>
<input checked="" type="checkbox"/>		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"?
<input checked="" type="checkbox"/>		KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
	<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.)
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	<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 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"/>		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 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 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 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 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"/>	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"/>		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: Jenifer Hodges Date: 6/7/23

Verified By: Kevin Walker Date: 6/14/23 Action: _____ Date: _____