

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, June 16, 2021
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 June 2, 2021 meeting.
4. CFA-21-14. Consider a request by Arnold and Marcia Proctor for approval of a Certificate for Alteration for a deck addition to a City-registered Historic Landmark single-family residence on Lot 4 and Part of Lots 3, 7, and 8, Heppenstall Addition, zoned RMD (Residential Medium Density District) and located at 515 South Main Street.
5. Continue discussion on the potential development of City-designated Historic Landmark placards for placement on identified Historic Landmark structures.
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 9:00 a.m. on the 10th day of June, 2021.

City of Lockhart
Historical Preservation Commission
June 2, 2021

MINUTES

Members Present: Ray Ramsey, Christine Ohlendorf, John Lairsen, Ron Faulstich, Michel Royal

Members Absent: Ronda Reagan, Rick Thomson

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Brian Alvey (husband of applicant, Agenda Item (4)).

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:30 p.m.

2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the May 19, 2021 meeting.

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

4. CFA-21-13. Consider a request by Layla Alvey for approval of a Certificate for Alteration for a hanging sign and four window signs on Part of Lot 1, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 104 East Market Street.

Planning Staff Kevin Waller reported that the applicant proposes a hanging wall sign and four window signs. The hanging sign will feature the new business name and graphic of a red poppy, replacing the existing hanging sign in the same location. The sign is not of a style that meets the "Pre-Approved" category. One of the proposed window signs will be located at the top of the window panel to the left of the front door. Another window sign will be located on the door glass. The two remaining window signs will be located on the two window panels to the right of the front door, one at the top of each panel. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended approval.

Brian Alvey, 1009 W. Live Oak Street, husband of applicant Layla Alvey, responded to questions from the Commission.

Commissioner Faulstich moved to approve CFA-21-13 as presented. Commissioner Ohlendorf seconded, and the motion passed by a vote of 5-0.

5. Discuss the potential development of City-designated Historic Landmark placards for placement on identified Historic Landmark structures.

Mr. Waller stated that Vice-Chair Reagan had planned to research placard designs and costs. However, since she could not attend the meeting, Waller asked that the item be tabled to the next meeting.

Commissioner Faulstich stated that there is a wide variety of placard options, which can be pricey. He asked about the City's availability of funds for the project.

Mr. Waller stated that he was unsure about available funds.

Chair Lairsen stated that funding approval would have to go before the City Council.

Commissioner Ramsey asked if the signs could be cast-aluminum.

Commissioner Faulstich replied that there are a variety of material types.

Commissioner Ohlendorf reminded the Commission that one of the Landmark building owners had offered to pay for their own placard.

Chair Lairsen asked for the status of Staff's research on developing a Historic Tree Ordinance.

Mr. Waller explained that due to heavy workload, Staff has not yet been able to collaborate with the Building Official on this project, but will plan to have an update at a future meeting.

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

Chair Lairsen stated that an update on the Historic Landmark placard project could be on the next agenda, and possibly also an update on the Historic Tree Ordinance effort.

Mr. Waller stated that an application had been submitted by the deadline for the June 16 meeting for construction of a deck addition to the rear of a recently-designated Historic Landmark home at 515 South Main Street. He added that a Tax Abatement application for other projects on this property had been approved by the City Council at its June 1 meeting.

7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 5:44 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chair



CFA-21-14

515 S MAIN ST

DECK ADDITION



Subject Property



Zoning Boundary

scale 1" = 200'

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner

KW ✓

CASE NUMBER: CFA-21-14

REPORT DATE: June 14, 2021

MEETING DATE: June 16, 2021

APPLICANT'S REQUEST: Deck addition

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

BACKGROUND DATA

APPLICANTS: Arnold and Marcia Proctor

OWNER: Arnold Proctor

SITE LOCATION: 515 South Main Street

LEGAL DESCRIPTION: Lot 4 and Part of Lots 3, 7, and 8, Heppenstall Addition

EXISTING USE OF PROPERTY: Single-family residence

PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: RMD (Residential Medium Density District)

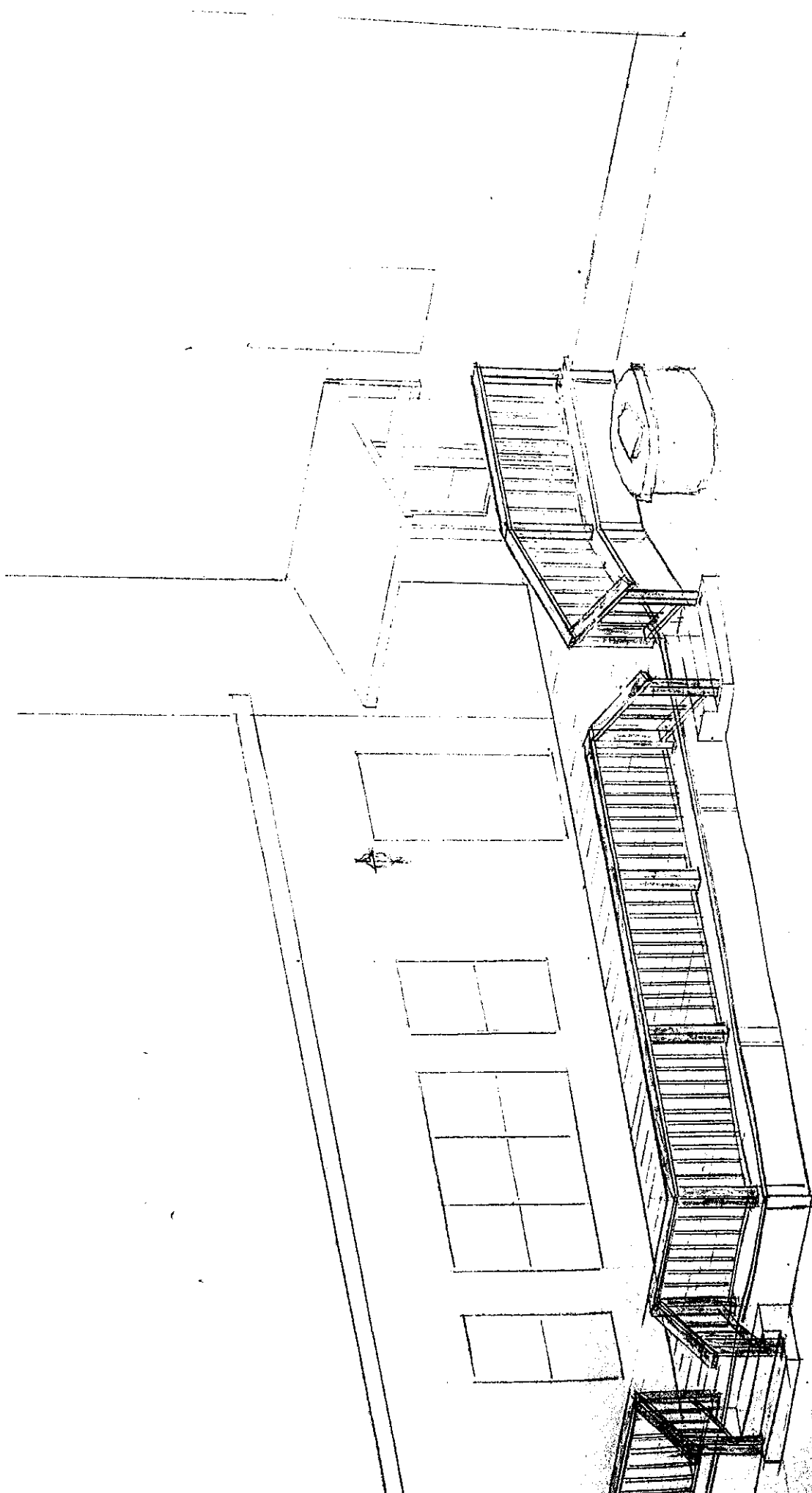
ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicants propose a deck addition along the rear wall of a single-family residence that received City designation as a Historic Landmark in April 2021. The deck will be constructed of composite wood, will be uncovered, and measure approximately 34 feet 10 inches long by 12 feet deep. A Certificate for Alteration and Tax Abatement for other enhancements to the house, most of which are complete and a few others still proposed, were approved by the Commission and City Council in May and June 2021, respectively.

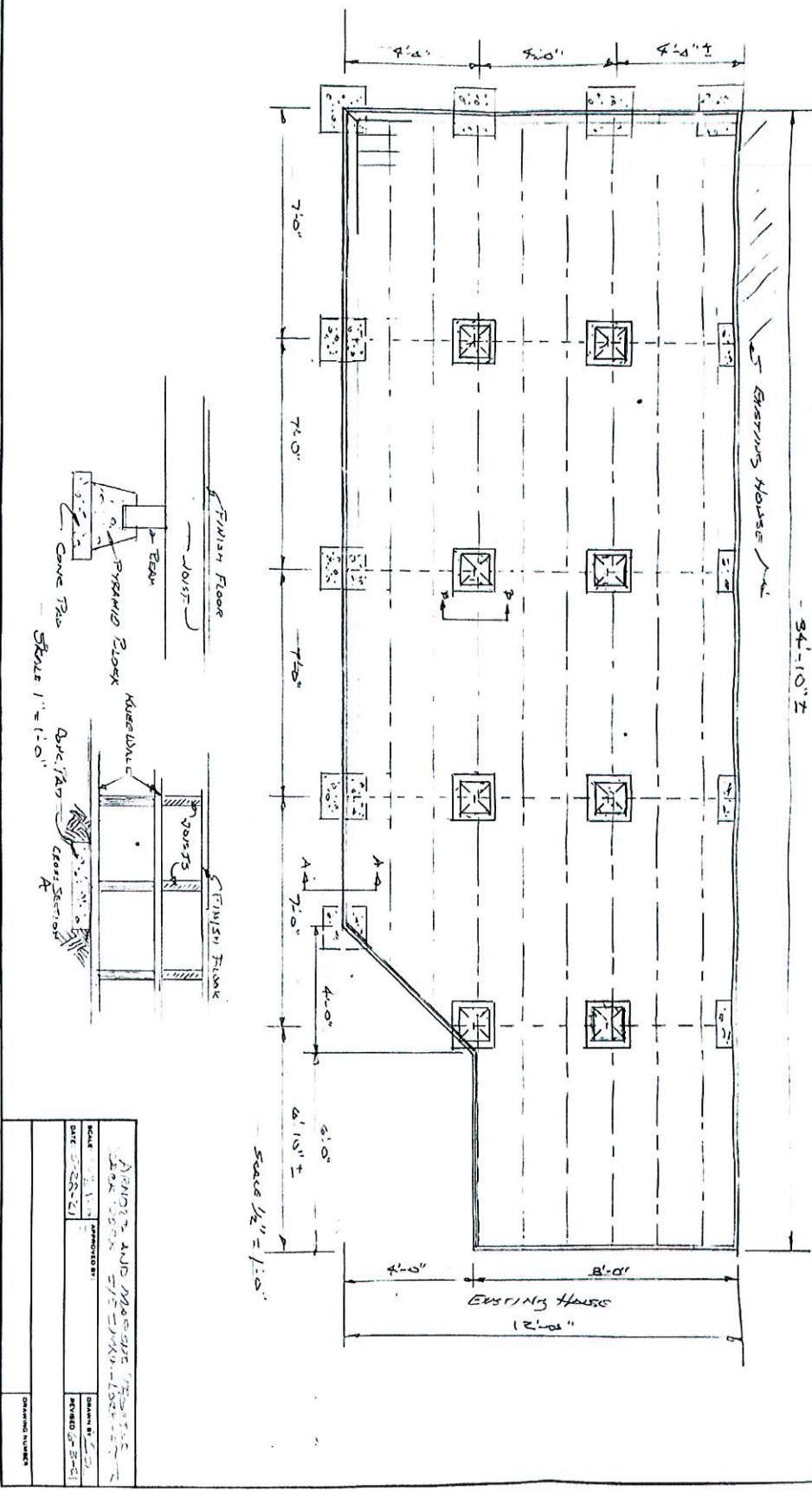
COMPATIBILITY: The deck addition will not adversely impact the character of an already-established residential neighborhood.

COMPLIANCE WITH STANDARDS: Although there are no design guidelines for the proposed improvement in the Historic Districts and Landmarks Ordinance, the property's designation as a Historic Landmark subjects the proposal to approval of this Certificate for Alteration and the issuance of a building permit.

ALTERNATIVES: None necessary.



DECK PROPOSAL FOR THE PROCTOR H
R 5/5 S. MAIN - LOCK HART, TX



PROJECT AND MESSAGE		DRAWN BY	
SCALE	DATE	PROJECT NO.	NO.
1/2" = 1'-0"	2021	10157	10157
DRAWN BY		DRAWN BY	
PROJECT NO.		PROJECT NO.	
NO.		NO.	
DRAWING NUMBER		DRAWING NUMBER	



CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 6/2/21 DATE APPROVED: _____ CERTIFICATE NUMBER: CFA-21-14

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 Arnold + Marcia Proctor Property Owner Same
 Mailing Address PO Box 435 Mailing Address same
Lockhart, TX 78644
 Telephone 214-288-9138 Telephone 214-288-9138
 Person Doing Work Bing Lowe Estimated Cost \$15,000
 Property Legal Description Heppen stall Lot 4 Pt 3, 7, 8
 Property Street Address 515 South Main Lockhart, TX
 Property City Zoning Designations Residential/Historic Landmark Location Map Attached _____
RMD

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

Build a composite wood deck along south + west wall at back of property. Cannot be seen from any street.

34' 10" x 12' westside

~ 25' x 8' eastside

Please - Attach Scope of Work Questionnaire Attach Sketches/Illustrations 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: Marcia Proctor Arnold Proctor Date: 6/2/21

Property Owner Signature: Same Date: 6/2/21

Historical Preservation Officer Approval: _____ Date: _____

Historical Preservation Commission: _____ Date: _____

