

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, July 19, 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 July 5, 2023 meeting.
4. CFA-23-25. Consider a request by Marty Spellerberg for approval of a Certificate for Alteration for a new window on the rear building façade, the re-pitching of the roof from the east to west sides, and replacement of the roof with a new material on part of Lot 4, Block 19, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 103 South Main Street.
5. Presentation by City Engineer Will Wachel and discussion on the downtown improvements project.
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 12:00 p.m. on the 11th day of July, 2023.

City of Lockhart
Historical Preservation Commission
July 5, 2023

MINUTES

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

Member Absent: John Lairsen

Staff Present: Kevin Waller, Yvette Aguado

Public Present: Fran Lozano (Applicant, Agenda Item 4), and Philip Keil (Agenda Item 5)

1. Call meeting to order. Vice-Chair Reagan called the meeting to order at 5:32 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the June 21, 2023, meeting.

Commissioner Thuerwaechter moved to approve the minutes as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 6-0.

4. CFA-23-23. Consider a request by Fran Lozano for approval of a Certificate for Alteration for new fencing and two gates on parts of Lot 4 and 5, Block 12, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 205 South Main Street.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes the construction of a new six-foot steel fence located in the south side-yard, extending approximately 12 feet 8 inches from the south building façade, near the front of the property, to the south property line, then 80 feet along that property line, and finally 18 feet back to the south wall façade near the rear alley. The fence, supported by free-standing posts, will not attach to the building. Two six-foot tall by four-foot wide steel gates will be located along both the east and west ends of the fence. Staff recommends approval.

Discussion ensued between applicant Fran Lozano, 203 S. Main St., and the Commission.

Commissioner Faulstich moved to approve CFA-23-23 with a condition to allow the east end of the fence to come up to the front property line, as well as to change the fence top to a ball shape or flat top for safety, and allowing a small private property sign on the fence, which does not incorporate commercial advertising thereby not requiring a Sign Permit. Vice-Chair Reagan seconded, and the motion passed by a vote of 6-0.

5. CFA-23-24. Consider a request by Ann Marie McCollum, of Furman + Keil Architects for approval of a Certificate for Alteration for various exterior and structural interior improvements on part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB and located at 119 West San Antonio Street.

Mr. Waller provided a brief overview of the proposal via PowerPoint presentation. He stated that the applicant proposes multiple improvements to include both exterior and structural interior. The windows located on all four wall facades will be replaced to match the four-paneled pattern that currently exists. Proposed also is the removal and replacement of doors on the south, west, and north facades. An existing, side-by-side door and window will swap locations on the east end of the north façade. New awnings, comprised of a steel frame with metal roofing and utilizing the same mounting points as the previous awnings, are to be installed on the south and west building facades. A new fire escape will be extended from the base of the third story to the roof level on the north façade. The rooftop remodel will include new siding and paint on the rooftop structure to house the elevator landing, restrooms, and storage area, along with a new composite wood deck, new roofing material between the deck and rooftop structure, and a new steel guardrail. Skylights with new glass brick will be restored in the sidewalks. Structural interior improvements include a new elevator that extends to the roof deck, and interior floor reinforcement where necessary. Staff recommends approval.

Mr. Philip Keil, of Furman + Keil Architects, PLLC, discussed the proposal and responded to Commissioners' questions.

Vice-Chair Reagan moved to approve CFA-23-24 as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 6-0.

6. 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 July 19th, with one application submitted by the deadline, as well as City Engineer Will Wachel's presentation on the Downtown Improvements project.

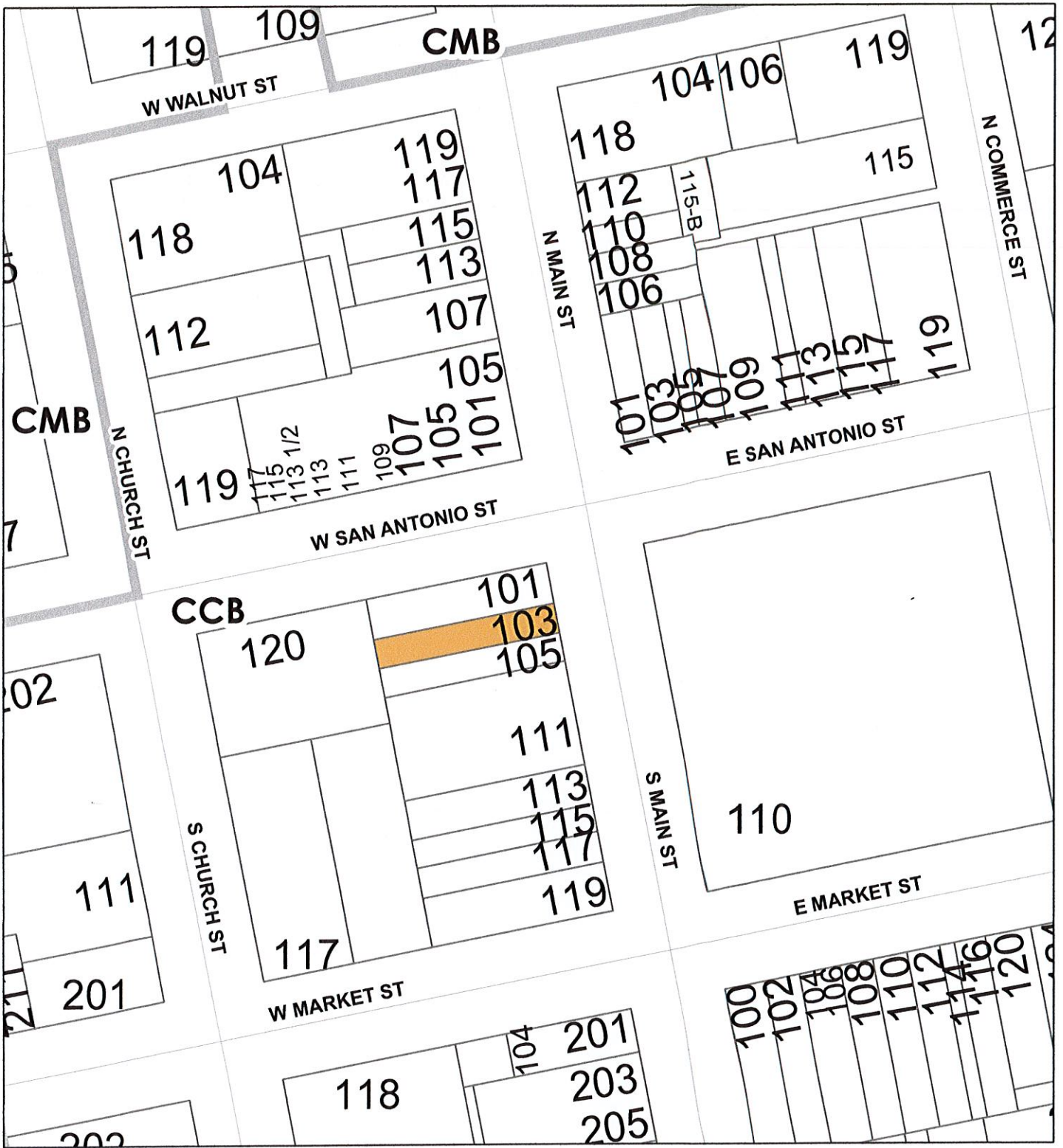
7. Adjournment.

Vice-Chair Reagan moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:21 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chairman



CFA-23-25

103 S MAIN ST

NEW WINDOW AND ROOF REPLACEMENT
WITH DIFFERENT MATERIAL, RE-PITCH ROOF



Subject Property



Zoning Boundary

scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

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

CASE NUMBER: CFA-23-25

REPORT DATE: July 12, 2023

MEETING DATE: July 19, 2023

APPLICANT'S REQUEST: New window, re-pitch roof, and roof replacement

STAFF RECOMMENDATION: *Approval*

CONDITIONS: None

BACKGROUND DATA

APPLICANT: Martin Spellerberg

OWNER: Spellerberg Associates, LLC, c/o Martin Spellerberg

SITE LOCATION: 103 S. Main St.

LEGAL DESCRIPTION: Part of Lot 4, Block 19, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial

PROPOSED USE OF PROPERTY: Same as above

ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes a new window on the rear façade of the building, the re-pitching of the roof, and replacement of the roof with a new material at the Spellerberg Projects art gallery. The window will replace an exhaust fan within what appears to be a historic window opening at the center of the second story at the rear façade, to include a wooden casement with a single pane of glass. The roof will be re-pitched in a low spot near the center of the building to correct a standing water issue. Currently, the roof is composed of an ethylene propylene diene monomer (EPDM) rubber material, which is proposed to be replaced with a white thermoplastic polyolefin (TPO) material. Additional components of the overall project are those considered to be ordinary maintenance, which do not require Commission review. These components include replacement of the awning canvas with that of identical material and design, HVAC systems repair, repairs to the roof deck as required, and a new roof hatch to replace that existing.

COMPATIBILITY: The proposed improvements will enhance the building's appearance and will not have adverse impacts on the Courthouse Square. Other rear-façade window restorations on the same block as the subject property were recently approved by the Commission at 113 South Main Street.

COMPLIANCE WITH STANDARDS: Although there are no design guidelines for the proposed improvements in the Historic Districts and Landmarks Ordinance, save for pre-approved windows which are not applicable in this case, the improvements are subject to approval of this Certificate for Alteration and the issuance of building permits.

ALTERNATIVES: None necessary.

Spellerberg Associates

Art Studios at 103 S Main St

Proposed Work (Lockhart Historical)

Project Summary

We will perform needed building maintenance including a new roof and repair the HVAC systems. We will perform non-structural interior work to reconfigure certain office partitions and convert an existing storage space into usable workspaces. We will complete the work in one phase, scheduled to take place in 2023.

01

Feature: **Front Facade**

Photo number: 1

Drawing number: 1,8

The front facade of the building is white painted brick above and stucco below. The first story features two large plate-glass picture windows, each one flanking the centrally positioned glass exterior door. Two rectangular wood-framed single pane, single hung windows are visible on the second story. There is a standard commercial awning along the width of the building. The awning is dirty and damaged.

Work:

We will replace the awning canopy with a new canvas of identical design.

02

Feature: **Back Facade**

Photo number: 2

Drawing number: 1,8

The back facade of the building is composed of brick and stone. On the second floor are two arched, filled in windows (possibly in 1915), and a larger arched opening housing an exhaust fan (seen in 1929). On the first floor is an arched window filled in (date unknown) and a larger rectangular opening filled in and replaced by a door (date unknown).

Work:

We will remove the exhaust fan. In its place we will install a wooden casement window with a single pane of glass.

Spellerberg Associates

Art Studios at 103 S Main St

03

Feature:	Roof
Photo number:	27-30
Drawing number:	4,7,14

The roof is flat at the east, transitions to a gable at the west and is covered in a loose rubber membrane.

Work:

We will Remove existing sheet rubber roofing material; remove existing roof hatch and repair hole; repair roof deck as required; install new thermal insulation above existing roof deck; re-pitch roof from east to west; install new roof hatch, which will be a manufactured product with frame included; install new TPO roof membrane.

Current roof is Rubber EPDM. Proposed new roofing will be White TPO. For information online, please visit: [TPO Roofing Resources | GAF](#). Basic TPO information here is as follows:

Short for thermoplastic polyolefin, TPO is a single-ply roofing membrane that offers excellent performance at a cost-effective price. Heat-welded seams provide superior strength. TPO's long-term heat, UV, and natural fungal resistance, plus flexibility without need for plasticizers also make TPO a reliable low-slope roofing system.

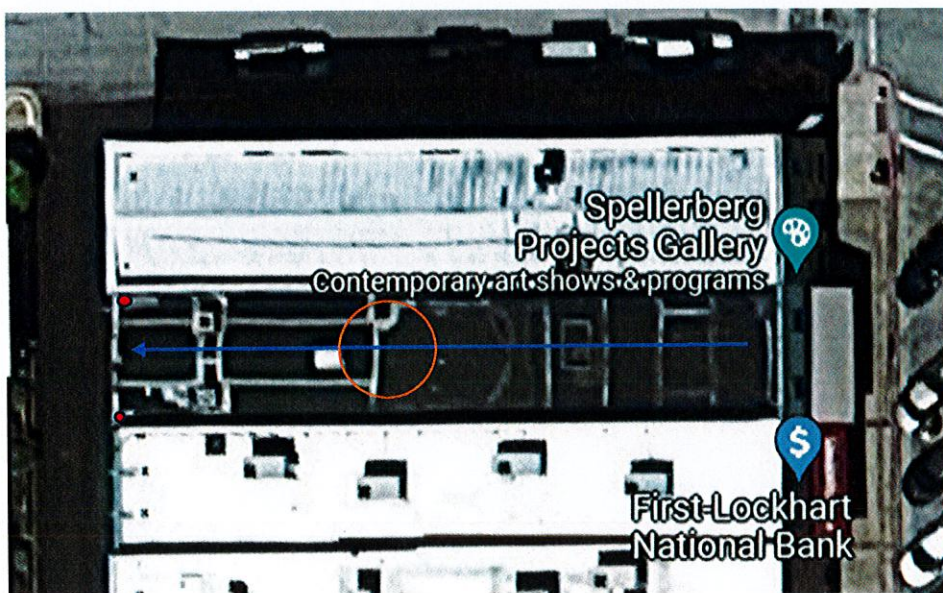
The Benefits of a TPO Roofing System

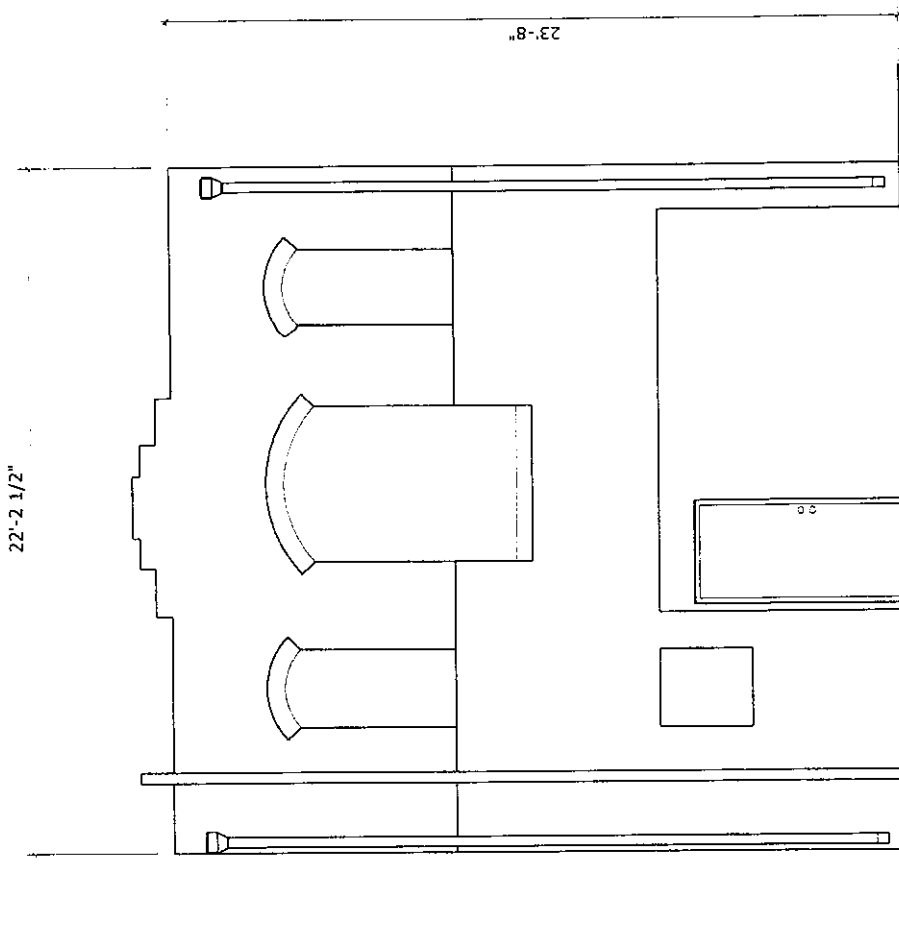
In the 20+ years that TPO has been in the field, it's become one of the most popular products used for low-slope roofing. Over 1 billion square feet are installed annually, making up over 50% of single-ply roofs being installed today. The rapid rise in popularity can be associated with several of TPO's inherent benefits, including:

- **Great Value:** Excellent performance at a cost-effective price.
- **Excellent Seam Strength:** Heat-welded seams provide greater seam strength to taped and other seams.
- **Long-term Weathering:** Excellent long-term heat and UV resistance.
- **Energy Saving:** Highly reflective and emissive white surface can help reduce energy costs and urban heat island effect
- **Inherently Flexible:** No need for plasticizers
- **Naturally Fungal Resistant:** Doesn't require biocides.
- **Versatile Application Methods:** Including high-performance roofs requiring high wind uplift, increased puncture resistance, or quick economical systems

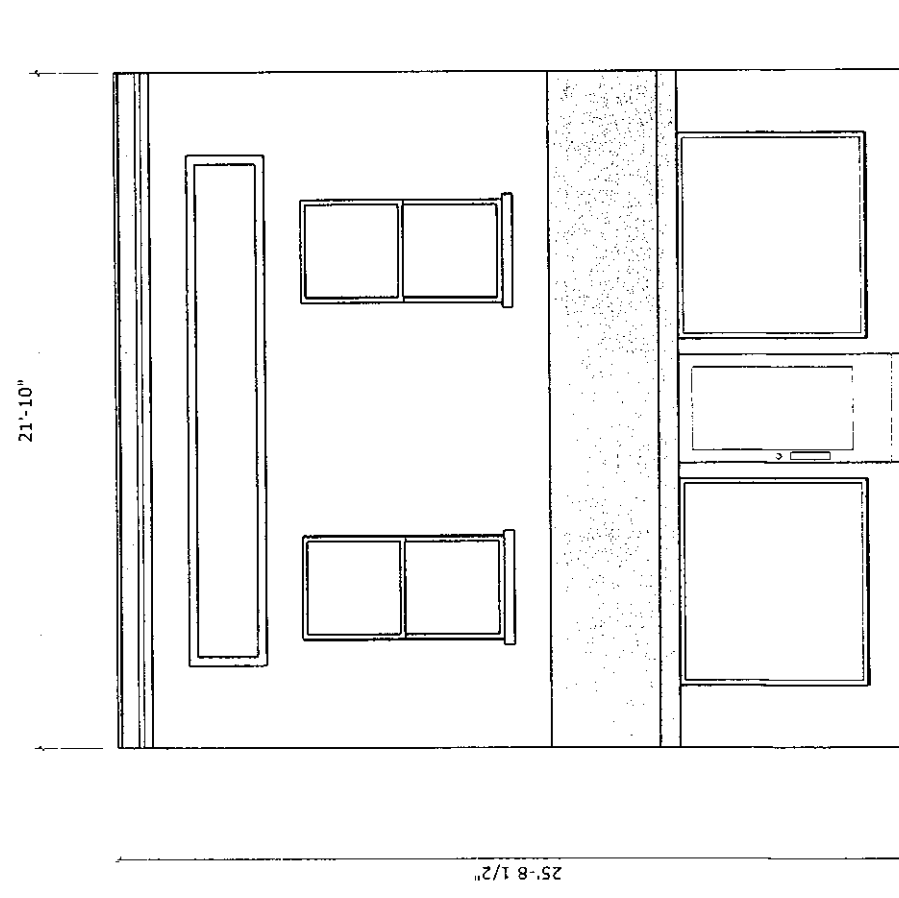
Roof Pitch:

Currently the roof is pitched toward the alley on the East side of the building (represented by blue arrow below). All water exits 2 drain scouplers at the North East, and South East corners of the building (represented by red circles in the image below). Note: This drainage plan will stay the same. The only "pitch" adjustment that will be made is in a low spot near the center of the building where water tends to stand which if not addressed could result in future degradation of the new roofing system. The area we're adjusting is represented by orange circle in the image below.

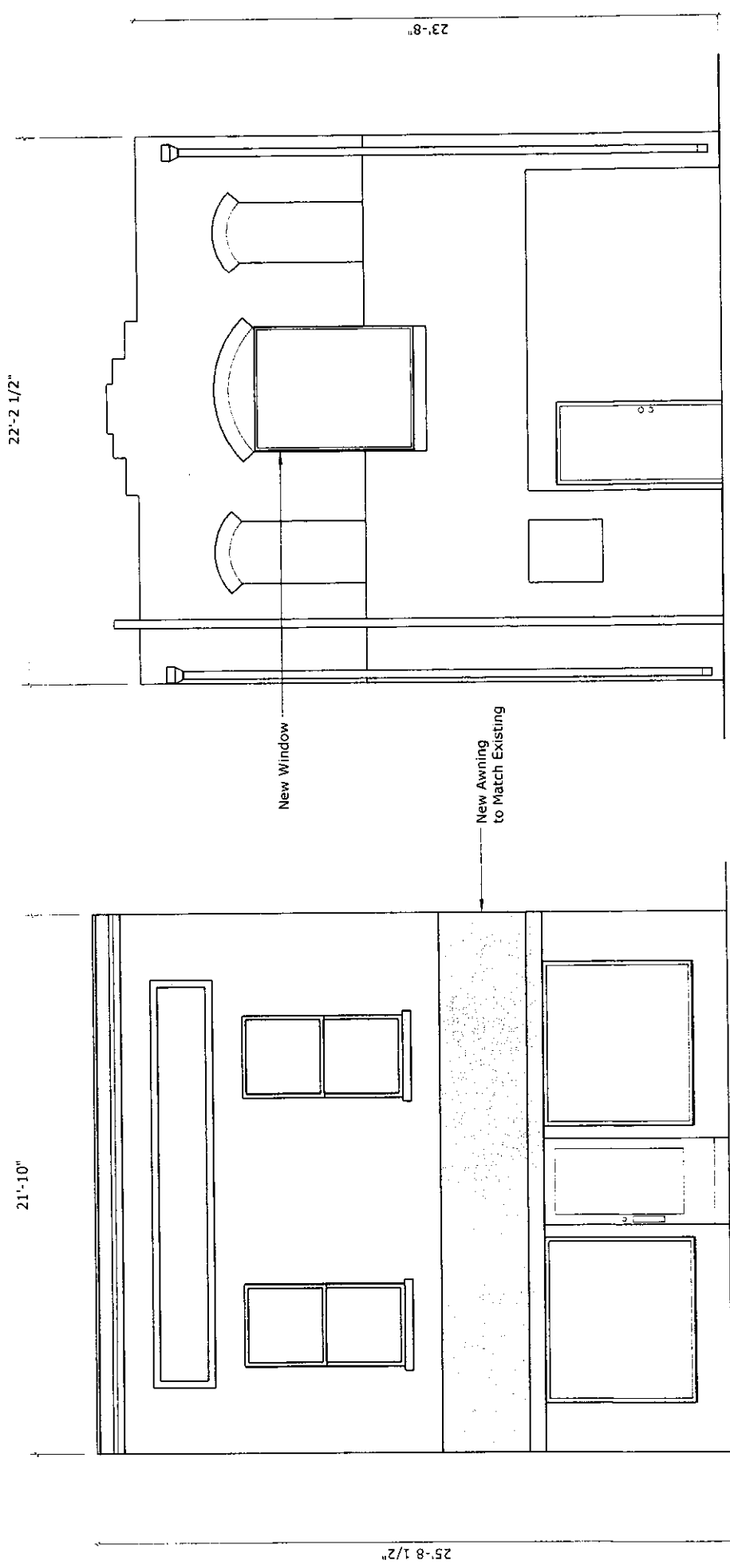




Existing West Elevation (Rear)



Existing East Elevation (Front)



22'-2 1/2"

21'-10"

23'-8"

25'-8 1/2"

New Window

New Awning
to Match Existing

Proposed West Elevation (Rear)

Proposed East Elevation (Front)



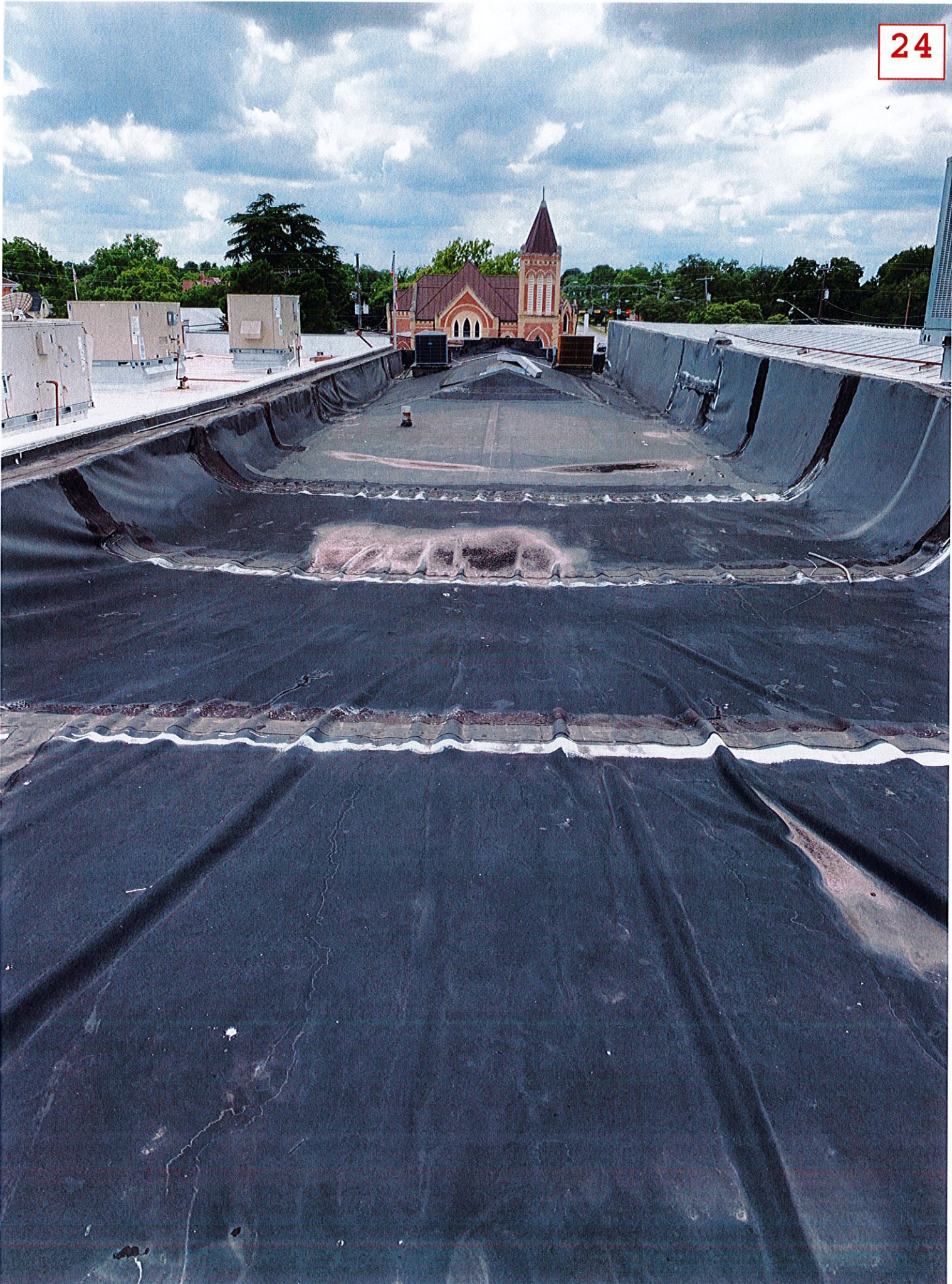
Spellerberg Projects

Elijah Barrett
Rockport

103

Spellerberg Projects
103 S. Main St.







6/30/23 **CERTIFICATE FOR ALTERATION APPLICATION**

DATE RECEIVED: 7/19/23 DATE APPROVED: _____ CERTIFICATE NUMBER: CFA-23-25

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 Martin Spellerberg, Owner, Spellerberg Associates LLC Property Owner Martin Spellerberg, Owner, Spellerberg Associates LLC

Mailing Address 6312 Woodhue Dr Mailing Address 6312 Woodhue Dr
Austin Texas 78745 Austin Texas 78745

Telephone 737-333-9760 Telephone Austin Texas 78745

Person Doing Work Lockhart Construction, LLC Estimated Cost 145,000

Property Legal Description Part of Lot A, Block 12, Original Town of Lockhart

Property Street Address 103 S Main St, Lockhart TX 78745

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 YES Full Elevation Showing Area Affected and/or Site YES

Description of Proposed Work
See attached document.
• New window in filled-in window opening on rear facade.
• Re-pitching of roof, near the center.
• Roof replacement with a different material.

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: [Signature] Date: 6/30/2023
 Property Owner Signature: [Signature] Date: 6/30/2023
 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-23-25
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? <u>H?</u> ✓
✓		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"?
✓		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? _____ 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?
✓		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: Mr. Sully Date: 6/30/23

Verified By: Kevin Walker Date: 7/12/23 Action: _____ Date: _____