

## **PUBLIC NOTICE**

**City of Lockhart  
Historical Preservation Commission  
5:30 p.m. Wednesday, December 6, 2023  
Municipal Building – Glosserman Room  
308 West San Antonio Street**

### **AGENDA**

1. Call meeting to order.
2. Elect Chairman, and elect Vice-Chair (if necessary).
3. Citizen comments not related to an agenda item.
4. Consider the minutes of the November 1, 2023 meeting.
5. CFA-23-35. Consider a request by Ryan Miller of Leo Miller & Sons Roofing for approval of a Certificate for Alteration for an awning replacement on part of Lot 2, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 106 and 108 South Commerce Street.
6. CFA-23-36. Consider a request by Allison Geneser of Lone Star Workshop for approval of a Certificate for Alteration for the repainting of a rear door and rear former window opening on part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB, and located at 105 East San Antonio Street.
7. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
8. Adjournment.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 9:00 a.m. on the 28<sup>th</sup> day of November, 2023.**

**City of Lockhart  
Historical Preservation Commission  
November 1, 2023**

**MINUTES**

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

Member Absent: Ron Faulstich

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

Public Present: Lauren Siegel (Applicant, Agenda Item 4), Susan Silberman (Applicant, Item 5)

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 October 18, 2023, meeting.

*Commissioner Ramsey moved to approve the minutes as presented. Commissioner Ohlendorf seconded; the motion passed by a vote of 6-0.*

4. HL-23-01. Hold a PUBLIC HEARING and consider a request by Lauren Siegel of the Judge's House, LLC, for a recommendation to the City Council to remove the official City Historic Landmark "HL" designation of a single-family residence and detached garage accessory building, as provided in Chapter 64 "Zoning", Section 64-196(n), and in Chapter 28 "Historic Districts and Landmarks", Sections 28-5 and 28-6, and amending the Historic Zoning Overlay Map supplement to the Official Zoning map accordingly, on Lot 1, Block 1, Arnette McDaniels Subdivision, zoned RMD (Residential Medium Density), with an overlay zoning classification of Historic Landmark (HL), located at 703 W. San Antonio Street.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes to remove the official City Historic Landmark designation of a single-family residence, which also includes a detached garage in the rear yard. The applicant has stated that she had no knowledge of the property's landmark status at the time the property was purchased. According to Section 28-6(e), (f), and (j) of the Historic Districts and Landmarks Ordinance, the Commission must hold a public hearing when considering Historic Landmark applications, including those to remove a landmark designation. Following review of the application, the Commission will make a recommendation to the City Council. Staff recommends denial of the proposed historic landmark designation removal.

Applicant Ben Siegel, 84 Chalmers Ave., Austin, Texas, came forward to discuss the proposal with Commission members.

Vice-Chair Reagan shared her concerns regarding removal of the Historic Landmark designation.

Chair Lairsen stated that the City Council should consider the City Staff's error in not recording the historic landmark properties with the County Clerk when making the final decision.

Commissioner Royal stated that the City Staff's error wasn't the only concern, but also the age of the house is a cause for concern.

Commissioner Ramsey explained that historic structures will disappear if not preserved, which goes against the Commission's charge to protect these structures.

Chair Lairsen stated that he didn't feel the applicant didn't do their due diligence prior to purchasing the property, but that the Commission's charge is to preserve the City's historic buildings.

Commissioner Thuerwaechter stated that he empathizes with the applicant. He asked what use is planned for the home.

Mr. Siegel stated that they will use the rear of the property for a special events center, and will consider the Commissions' concerns regarding preservation of the home.

Applicant Lauren Siegel, 84 Chalmers Ave., Austin, Texas, came forward and shared that they have invested considerable time and money into restoring the home, and felt that they have been given a negative perception.

*Vice-Chair Reagan moved to recommend denial of HL-23-01 to City Council. Commissioner Royal seconded, and the motion passed by a vote of 5-1.*

5. CFA-23-34. Consider a request by Susan Silberman of Grain and Seed, LLC for approval of a Certificate for Alteration for door glass replacement and tile replacement on parts of Lots 5 and 6, Block 17, Original Town of Lockhart, zoned CMB (Commercial Medium Business) and located at 215 East Market Street and 105 South Colorado Street.

Mr. Waller provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes to replace the window glass in the double-door entryway on the north building façade, replace the glass in the two side doors on the east façade, and replace the entryway tile on both the north and south facades. Staff recommends approval.

Applicant Susan Silberman, 105 S. Colorado St., Lockhart, Texas, came forward to respond to questions and/or comments from the Commission.

*Chair Lairsen moved to approve CFA-23-34 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 reported that no applications had been received by today's deadline for the November 15 meeting. Therefore, the next regularly scheduled meeting would be held on December 6.

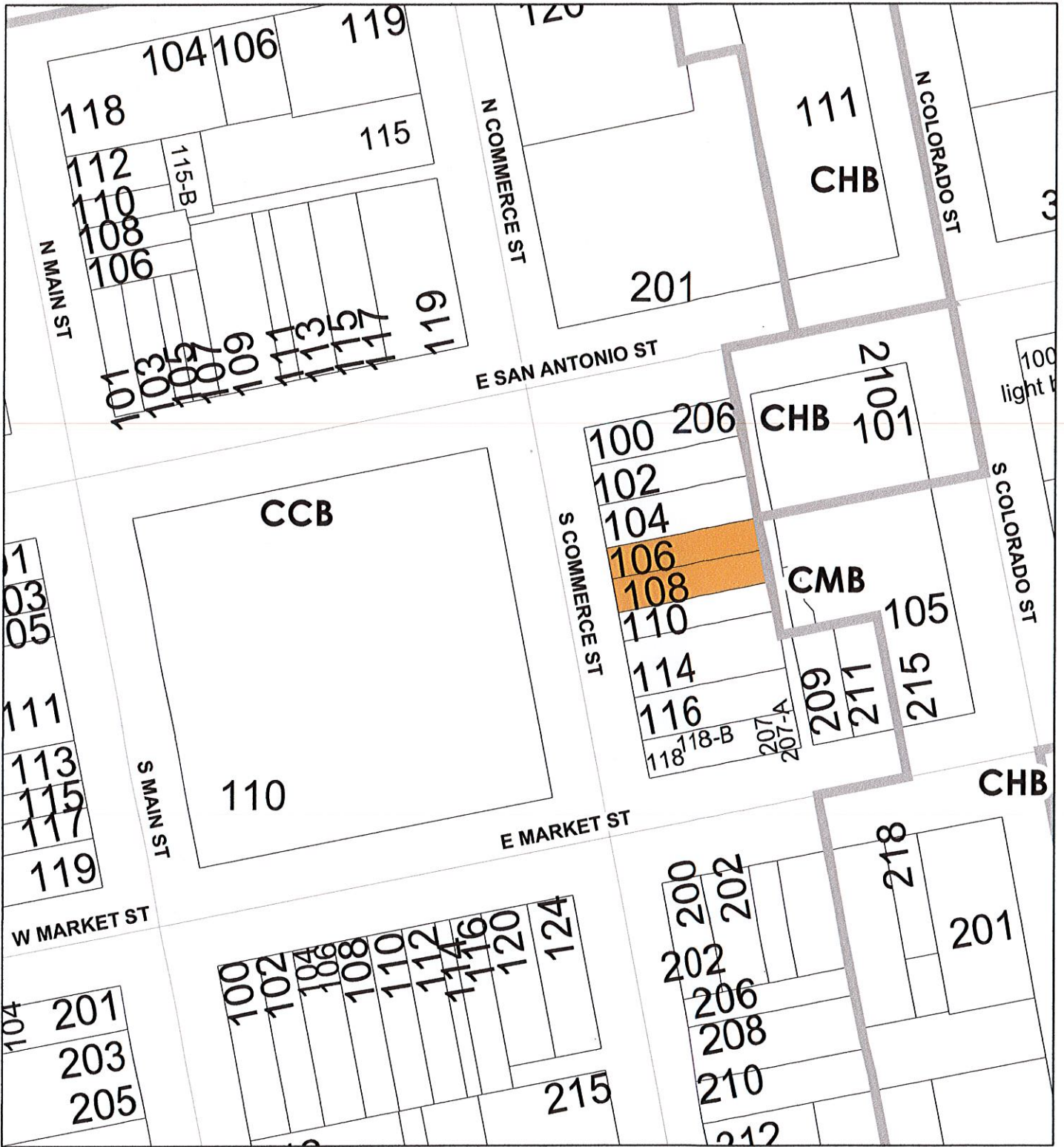
7. Adjournment.

*Chair Lairsen moved to adjourn the meeting, and Vice-Chair Reagan seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:24 p.m.*

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

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

\_\_\_\_\_, Chairman



**CFA-23-35**

106 & 108 S COMMERCE ST

AWNING REPLACEMENT



Subject Property



Zoning Boundary

scale 1" = 100'

**CASE SUMMARY**

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STAFF: Evan Olszewski, Planner

CASE NUMBER: CFA-23-35

REPORT DATE: November 28, 2023

MEETING DATE: December 6, 2023

APPLICANT'S REQUEST: Replacement awning with new drainage method

STAFF RECOMMENDATION: **Approval**

CONDITIONS: Ensure awning is mounted on previous awning connection points; no new perforations of brick façade.

**BACKGROUND DATA**

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APPLICANT: Ryan Miller, Leo Miller Roofing

OWNER: Fran Wilson

SITE LOCATION: 106 & 108 South Commerce Street

LEGAL DESCRIPTION: Part of Lot 3, Block 17, 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**

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**PROJECT DESCRIPTION:** The applicant proposes the addition of a tube-frame standing seam metal awning to replace the previous awning that was destroyed in June 2023. The Certificate for Alteration is requested by the Applicant because the new awning will incorporate the rain gutters, which means the new awning is not a simple replacement of the previous awning. The proposed awning is to be installed across the west building facade. It would be constructed of a steel frame with metal roofing. The engineering drawings of the proposed improvement are enclosed with your packet materials.

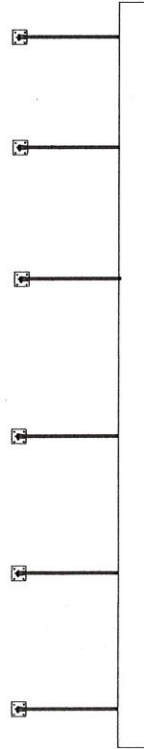
**COMPATIBILITY:** The proposed improvements incorporate materials and colors that are consistent with those commonly found in the Historic District. The awning will not destroy or cover any significant architectural features and the design is consistent with other awnings in the historic district.

**COMPLIANCE WITH STANDARDS:** Following recent changes to the City Code, there are no longer "pre-approved" design guidelines for awnings. However, the awning design proposed by the Applicant conforms with the standards previously applied to pre-approved awnings.

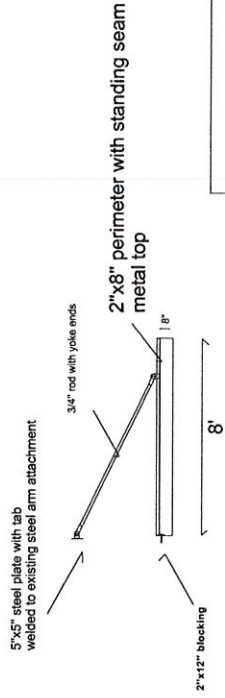
**ALTERNATIVES:** None necessary.

Leo Miller Roofing  
 106 S Commerce  
 Lockhart, TX  
 Lone Star Awning

# Canopy Plan



45'3"



Decking to be 24 ga. Black Berridge metal with painted underside.



Underside support frame



\* Arms to be overhead hangar rods vs. undermount as shown in two of the photos.

Canopy Design









# Lockhart TEXAS

## CERTIFICATE FOR ALTERATION APPLICATION CFA-23.35

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

### APPLICANT / PROPERTY OWNER

APPLICANT NAME Ryan Miller  
DAY-TIME TELEPHONE 512-820-4635  
E-MAIL leomillerroofing@gmail.com  
OWNER NAME Fran Wilson  
DAY-TIME TELEPHONE (214) 578-2312  
E-MAIL fefwilson@gmail.com  
PERSON DOING WORK Leo Miller & Sons Roofing

ADDRESS 1004 State Park Rd  
Lockhart  
TX 78644  
ADDRESS 4345 Clayton Rd W  
Fort Worth  
TX 76116  
ESTIMATED COST Warranty Work - Org Cost \$39,800

### PROPERTY

LEGAL DESCRIPTION Part of Lot 2, Block 17, Original Town of Lockhart  
ADDRESS 106 South Commerce St; Lockhart, TX 78644  
108 ZONING CLASSIFICATION CCB

### GENERAL INFORMATION

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, area, or district, as viewed from the exterior (Ord. 93-19, Sec. 11 and 12). A CFA is also required for interior work affecting load-bearing walls. A City Sign Permit and/or City Building Permit may also be required by City Code. **Only fully completed applications will be accepted.**

### PROJECT DESCRIPTION AND ATTACHMENTS

PLEASE INCLUDE PHOTOS OF THE PROJECT AREA WITH THE APPLICATION, AS WELL AS A DIAGRAM(S) OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING (IF APPLICABLE), TECHNICAL SPECIFICATIONS, ETC. THE DIAGRAM MAY BE HAND-DRAWN. ALL ATTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PROVIDE A DESCRIPTION OF THE PROPOSED WORK HERE:  
Install new awning to the front of the building.

**APPLICATION FEE OF \$50.00, payable to the City of Lockhart** Receipt Number: R01260665

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

APPLICANT SIGNATURE Ryan Miller DATE 11-15-2023  
PROPERTY OWNER SIGNATURE F Wilson DATE 11/16/23  
HISTORICAL PRESERVATION COMMISSION APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

# CERTIFICATE FOR ALTERATION- SCOPE OF WORK QUESTIONNAIRE

This form must be completed by the applicant for a Certificate for Alteration. The Lockhart Historical Preservation Officer (HPO) shall independently verify all information provided on the application and attached questionnaire. The HPO shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. Additional information may be needed to complete the application and review process. Final review and action on the application for the Certificate for Alteration by the Lockhart Historical Preservation Commission in a public meeting is required. Any required explanations to answers given shall be attached. The proposed improvements represented on this application will be the limit of construction and alteration work undertaken.

**Construction shall not begin prior to authorization by the approval of the Certificate for Alteration.**

Yes No Verified

## SCOPE OF WORK QUESTIONS

### Section One

- |     |     |    |   |
|-----|-----|----|---|
| ✓   | ___ | eo | 1. Is this application for construction or alteration on or at a property which is in a Historic District or a City-designated Historic Landmark? What is its zoning designation? <u>CCB</u><br>Check one: Historic Landmark ___ Historic District <u>✓</u> |
| ✓   | ___ | eo | 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"?  |
| ✓   | ___ | eo | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?  |
| ___ | ✓   | eo | 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

- |              |     |    |   |
|--------------|-----|----|---|
| <del>✓</del> | X   | eo | 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? <u>06/2023</u> <i>not emergency - damage did occur but this has not been completed</i>                     |
| ___          | ✓   | eo | 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?  |
| ✓            | ___ | eo | 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.) |
| ___          | ✓   | eo | 4. Has a permit been issued for any of the proposed work? Date: ___ Permit No. ___<br>Has any work actually started? <u>NO</u> Describe: _____  |

### Section Three

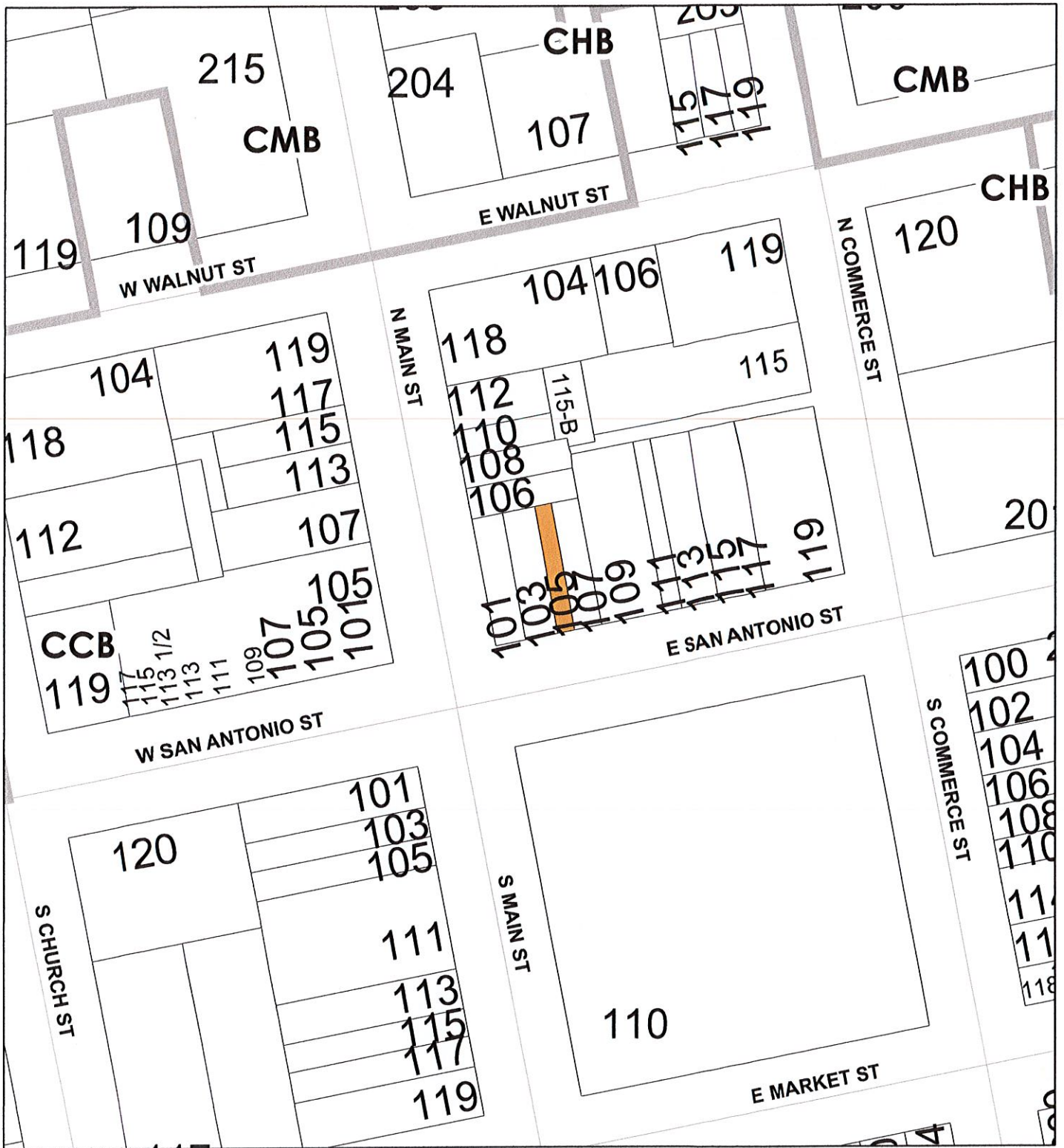
- |     |     |    |   |
|-----|-----|----|---|
| ✓   | ___ | eo | 1. Will the construction or alteration covered by this application make a physical change to any design elements, features, or finishes visible from the exterior of the property?                |
| ✓   | ___ | eo | 2. Will the construction 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? |
| ___ | ✓   | eo | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?  |
| ___ | ✓   | eo | 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?                |
| ✓   | ___ | eo | 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?                                 |

Scope of Work Questions Verified By: EVAN OLSZEWSKI

Date of Verification: 11/28/2023

Certificate No. CFA-23-35 Date Submitted 11/21/23

**Please Note:** 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.



**CFA-23-36**

105 E SAN ANTONIO ST

REPAINT REAR DOORS AND  
REAR HISTORIC WINDOW OPENINGS



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-23-36  
REPORT DATE: November 28, 2023  
MEETING DATE: December 6, 2023  
APPLICANT'S REQUEST: Repainting of previously-painted rear door and rear former window opening with different colors  
STAFF RECOMMENDATION: **Approval**  
CONDITIONS: None

**BACKGROUND DATA**

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APPLICANT: Allison Geneser, Lone Star Workshop  
OWNER: Lone Star Workshop, LLC  
SITE LOCATION: 105 E. San Antonio St.  
LEGAL DESCRIPTION: Part of Lot 1, 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**

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PROJECT DESCRIPTION: Proposed is the repainting of the previously-painted rear exit door of the Lone Star Workshop business establishment with different colors, as well as the repainting of a former window opening at the rear of the building to the left of the door, both accessed from the "pocket park" area along the east side of North Main Street. The repainting has already occurred, as the applicant was unaware that a Certificate for Alteration is required. The rear door has been painted with custom artwork resembling leaf patterns on a blue background. Above the door, but within the historic door opening, are two painted flowers, a star in the center, and two doves, also against a blue background. Within the former rear window alcove, a design has been started that, when completed, will depict a howling wolf at the bottom, jackrabbit in the middle, and various floral designs at the top and as a general background against the animals. 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)). Please refer to the enclosed illustrations with your packet materials. Staff does not consider the repainted door and window opening to be a mural, as murals are typically located on building walls, as opposed to door and window openings; refer to Sections 46-2 and 46-10(j) for clarification.

COMPATIBILITY: Although there are no other examples of doors and window openings painted with artwork in the Courthouse Square Historic District, the illustrations are in good taste and will not present adverse impacts to the District. Further, the visibility of the painted artwork is very limited for both north- and south-bound vehicular traffic and for pedestrians along North Main Street.

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.

door - before



Back of 105 E. San Antonio St.

finished door



Back of 105 E. San Antonio St.

alcove - before



Back of 105 E. San Antonio St.



proposed alcove



90"

38"



# Lockhart TEXAS

## CERTIFICATE FOR ALTERATION APPLICATION

CFA-23-36

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

### APPLICANT / PROPERTY OWNER

APPLICANT NAME Allison Geneser ADDRESS 708 W. Prairie Leaf St.  
 DAY-TIME TELEPHONE 512.751.3594 Lockhart, TX  
 E-MAIL alunneen@gmail.com 78644

OWNER NAME Allison Geneser ADDRESS 105 E. San Antonio St.  
 DAY-TIME TELEPHONE 512.751.3594 Lockhart, TX  
 E-MAIL lonestaworkshop@gmail.com 78644

PERSON DOING WORK Allison Geneser ESTIMATED COST N/A

### PROPERTY

LEGAL DESCRIPTION O. T. Lockhart, Block 23, Lot PT 1  
 ADDRESS 105 E. San Antonio St. ZONING CLASSIFICATION ~~DD~~ CCB

### GENERAL INFORMATION

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, area, or district, as viewed from the exterior (Ord. 93-19, Sec. 11 and 12). A CFA is also required for interior work affecting load-bearing walls. A City Sign Permit and/or City Building Permit may also be required by City Code. **Only fully completed applications will be accepted.**

### PROJECT DESCRIPTION AND ATTACHMENTS

PLEASE INCLUDE PHOTOS OF THE PROJECT AREA WITH THE APPLICATION, AS WELL AS A DIAGRAM(S) OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING (IF APPLICABLE), TECHNICAL SPECIFICATIONS, ETC. THE DIAGRAM MAY BE HAND-DRAWN. ALL ATTACHMENTS MUST BE IN 8.5" X 11" FORMAT. **PROVIDE A DESCRIPTION OF THE PROPOSED WORK HERE:**

Painting over a boarded up window & door that were badly in need of fresh paint with custom artwork. Exterior house paint will be used on top of existing wood & plywood.

**APPLICATION FEE OF \$50.00, payable to the City of Lockhart** Receipt Number: R01260714

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

APPLICANT SIGNATURE Azn DATE 11/20/23  
 PROPERTY OWNER SIGNATURE Azn DATE 11/20/23

# CERTIFICATE FOR ALTERATION- SCOPE OF WORK QUESTIONNAIRE

This form must be completed by the applicant for a Certificate for Alteration. The Lockhart Historical Preservation Officer (HPO) shall independently verify all information provided on the application and attached questionnaire. The HPO shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. Additional information may be needed to complete the application and review process. Final review and action on the application for the Certificate for Alteration by the Lockhart Historical Preservation Commission in a public meeting is required. Any required explanations to answers given shall be attached. The proposed improvements represented on this application will be the limit of construction and alteration work undertaken.

**Construction shall not begin prior to authorization by the approval of the Certificate for Alteration.**

Yes No Verified

## SCOPE OF WORK QUESTIONS

### Section One

- |          |          |           |   |
|----------|----------|-----------|---|
| <u>X</u> | ___      | <u>KW</u> | 1. Is this application for construction or alteration on or at a property which is in a Historic District or a City-designated Historic Landmark? What is its zoning designation? <del>HD</del> CCB<br>Check one: Historic Landmark ___ Historic District <input checked="" type="checkbox"/> |
| <u>X</u> | ___      | <u>KW</u> | 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"?  |
| <u>X</u> | ___      | <u>KW</u> | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?  |
| ___      | <u>X</u> | <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

- |          |          |           |   |
|----------|----------|-----------|---|
| ___      | <u>X</u> | <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? _____  |
| ___      | <u>X</u> | <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?  |
| <u>X</u> | ___      | <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.) |
| ___      | <u>X</u> | <u>KW</u> | 4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____<br>Has any work actually started? ___ Describe: <u>Repainting has already occurred.</u>  |

### Section Three

- |          |          |           |   |
|----------|----------|-----------|---|
| <u>X</u> | ___      | <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?                |
| ___      | <u>X</u> | <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? |
| ___      | <u>X</u> | <u>KW</u> | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?  |
| ___      | <u>X</u> | <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?                |
| <u>X</u> | ___      | <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?                                 |

Scope of Work Questions Verified By: Kevin Waller

Date of Verification: 11/29/23

Certificate No. CFA-23-36 Date Submitted 11/21/23

**Please Note:** A Certificate for Alteration is valid for a period concurrent with the Building Permit granted for the proposed work, and a period not to exceed 18 months.