

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, April 3, 2024
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 March 20, 2024 meeting.
4. CFA-24-04. Reconsider a request by Judge Hoppy Haden of Clear Creek Inc. for approval of a Certificate for Alteration for the repainting of a previously-painted front wall façade with a different color above the awning of the Rucker-Ohlendorf Insurance building, repainting the awning with a different color, and painting the previously-unpainted front façade beneath the awning, on parts of Lots 5 and 6, Block 19, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 115 South 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 9:30 a.m. on the 28th day of March, 2024.

City of Lockhart
Historical Preservation Commission
March 20, 2024

MINUTES

Members Present: Christine Ohlendorf, Kevin Thuerwaechter, Jerry Haug, Marcia Proctor, Frank Gomillion, Ron Faulstich

Member Absent: Ray Ramsey

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

Public Present: Gary Germer (property owner, Agenda Item 4)

1. Call meeting to order. Chair Ohlendorf 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 March 6, 2024, meeting.

Commissioner Gomillion moved to approve the minutes as presented. Vice-Chair Thuerwaechter seconded; the motion passed by a vote of 6-0.

4. CFA-24-04. Consider a request by Judge Hoppy Haden of Clear Creek Inc. for approval of a Certificate for Alteration for the painting of both unfinished and previously painted portions of the front wall façade of the Rucker-Ohlendorf Insurance building on parts of Lots 5 and 6, Block 19, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 115 South Main Street.

Planning Staff Evan Olszewski provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes the repainting of the front wall façade of the subject property. The new colors are proposed to be applied to the front façade beneath the awning, over the awning extending to the parapet, and on the awning itself. The previously unpainted brick columns beneath the awning will be painted dark grey. Staff recommends approval.

Subject property owner Gary Germer, 1919 Los Santos Drive, San Marcos, Texas, came forward to discuss the proposal and respond to Commissioners' questions.

Commissioner Gomillion moved to approve CFA-24-04 to include repainted awning and a condition that the brick columns beneath the awning be encapsulated with metal to match the new color of the awning. Vice-Chair Thuerwaechter seconded, and the motion passed by a vote of 6-0.

5. Continue discussion on designs, cost estimates, and funding source/timeframe updates for City-designated Historic Landmark placards for placement on officially designated Historic Landmark structures.

Planning Director David Fowler reported that due to the previous Finance Director's medical leave absence, the cost of the Historic Landmark placards was not presented for the City budget in 2023, but would be included for the current 2024 fiscal year.

Discussion ensued amongst Commissioners and Staff over Historic Landmark placards and incentives for Historic designation.

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

Planning Staff Kevin Waller reported that no applications had been submitted by the deadline for the April 3 meeting, and that one application would likely be submitted for the April 17 meeting.

Commissioner Proctor asked about the status of the fence-hung banner violation and approved neon wall sign location at the Best Little Wine & Books business at 210 W. San Antonio St.

Mr. Olszewski explained that the new neon wall sign has not yet been mounted, and that the banner is still in place. Olszewski contacted the business owner's contractor today (March 20, 2024) to remind him that a Sign Permit application for the temporary banner is required.

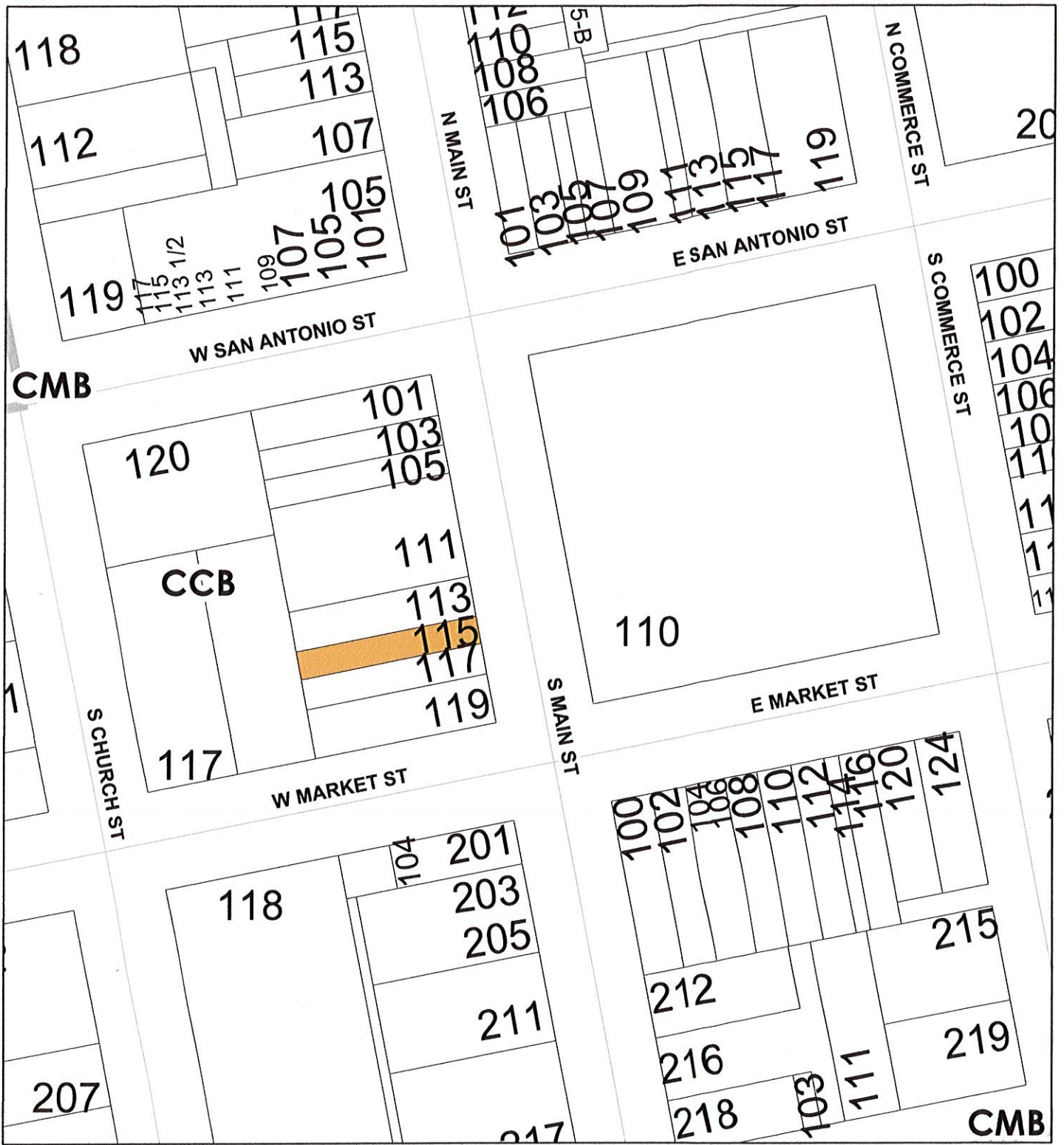
7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Proctor seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:11 p.m.

Approved: _____ (date)

Yvette Aguado, Recording Secretary

Christine Ohlendorf, Chairman



CFA-24-04

115 S MAIN ST

REPAINT FRONT FACADE
WITH A DIFFERENT COLOR



Subject Property



Zoning Boundary

scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Evan Olszewski, Planner

CASE NUMBER: CFA-24-04

REPORT DATE: March 27, 2024 [*Updated from March 11, 2024*]

MEETING DATE: April 3, 2024 [*Previous meeting March 20, 2024*]

APPLICANT'S REQUEST: Reconsideration of a Certificate for Alteration regarding the repainting of a previously-painted building with a different color and painting of unpainted building façade

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

BACKGROUND DATA

APPLICANT: Clear Creek, Inc., Hoppy Haden

OWNER: Gary Germer Jr.

SITE LOCATION: 115 South Main St.

LEGAL DESCRIPTION: Parts of Lots 5 & 6, Block 19, 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

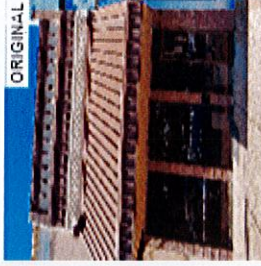
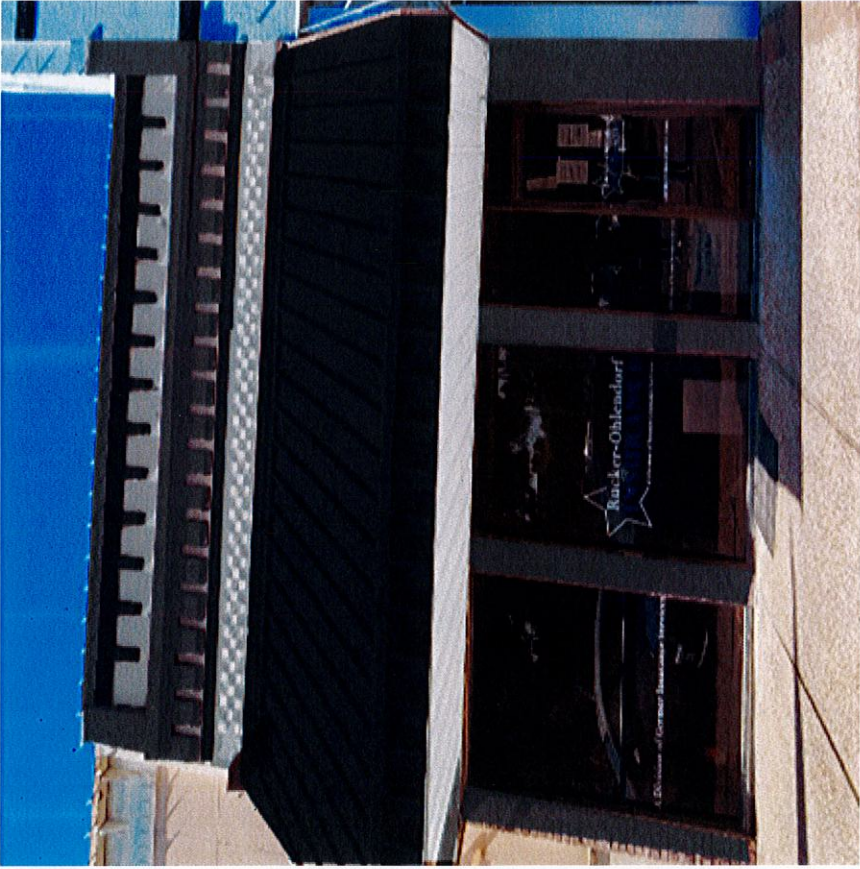
PROJECT DESCRIPTION: This is a reconsideration of the applicant's original request to repaint a previously-painted building with a different color and paint the unpainted building façade beneath the awning. The subject property is the former home of the Germer Insurance Agency office, which is being remodeled for new tenants. Proposed is the repainting of the front wall façade of the subject property, located immediately south of the Get Lucky Gallery on South Main Street. This case was previously considered and approved with conditions at the March 6, 2024 meeting of the Historical Preservation Commission. The case has been resubmitted by the Applicant in response to the condition that the brick on the façade below the awning must be covered by metal of the proposed color. The Applicant cannot meet the conditions within the project's budget and produced additional evidence detailing the non-historic nature of the street-level building façade. Specifically, the Applicant showed staff pieces of the column material that looks like brick but is in reality a thin brick veneer. Based on the non-historic nature of the street-level façade and the fact that the columns are not actually brick though they appear to be, the Applicant requests that the painting of the area beneath the building's awning be approved as requested, without the application of metal panel coverings.

Per the original request, the new color is proposed to be applied to the front façade beneath the awning, over the awning, and to extend to the parapet. The proposed color scheme includes one white, three greys, and a black to be painted in a pattern that complements the ornamental brickwork on the upper façade. The brick-like columns underneath the awning will be painted dark grey.

COMPATIBILITY: The repainting to the proposed color pattern will not detract from the character of the Courthouse Square Historic District. Several businesses on the Courthouse Square have recently repainted their facades in similar black-and-white schemes, and the proposed repainting would fit in. The Get Lucky Gallery immediately to the north of the subject property recently received approval to repaint in a similar grey-black color.

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. 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)). This section also specifies that the painting of a previously unpainted brick, stone, or other masonry surface also requires a Certificate for Alteration, which has been a longstanding requirement in the Ordinance.

ALTERNATIVES: Because the columns on the lower façade have not been previously painted, an alternative to the Applicant's proposal is to approve the repainting from the awning upward, leaving the brick unpainted below the awning.



SW 7004
Snowbound
 Locator Number: 256-C2

✓ FEATURED IN SCENE

SW 6252
Ice Cube
 Locator Number: 257-C3

✓ FEATURED IN SCENE

SW 6254
Lazy Gray
 Locator Number: 234-C2

✓ FEATURED IN SCENE

SW 6257
Gibraltar
 Locator Number: 234-C6

✓ FEATURED IN SCENE

SW 6993
Black of Night
 Locator Number: 251-C5



Lockhart TEXAS

CERTIFICATE FOR ALTERATION APPLICATION CFA-24-04

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

APPLICANT / PROPERTY OWNER

APPLICANT NAME Clear Creek, Inc. Holly Haden ADDRESS 5145 S. Loop W. Inc Rd
 DAY-TIME TELEPHONE 512-213-8983 Hurwood, TX 78632
 E-MAIL hhaden@clearcreek-services.com
 OWNER NAME Gary Germer Jr. ADDRESS 115 S. Main St.
 DAY-TIME TELEPHONE 512-586-7350 Lockhart, TX 78644
 E-MAIL Gary@germerinsurance.com
 PERSON DOING WORK Holly Haden ESTIMATED COST 12,000

PROPERTY

LEGAL DESCRIPTION Parts of Lots 5 & 6, Block 19, Original Town of Lockhart
 ADDRESS 115 S. Main St, Lockhart, TX 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:

Repaint front building facade with a different color - see attached photo rendering.

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

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 [Signature] DATE 2/16/2023
 PROPERTY OWNER SIGNATURE Gary Germer Jr. DATE 2/16/2024
 HISTORICAL PRESERVATION COMMISSION APPROVAL [Signature] DATE 3/20/2024

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> </u> | <u>40</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? _____
Check one: Historic Landmark _____ Historic District <u>✓</u> |
| <u>40</u> ✓ | X | <u>40</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"? |
| <u>X</u> | <u> </u> | <u>40</u> | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property? |
| <u> </u> | <u>X</u> | <u>40</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> </u> | <u>X</u> | <u>40</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> </u> | <u>X</u> | <u>40</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> </u> | <u>40</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> </u> | <u>X</u> | <u>40</u> | 4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____
Has any work actually started? <u> </u> Describe: _____ |

Section Three

- | | | | |
|--------------|--------------|-----------|---|
| <u>X</u> | <u> </u> | <u>40</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? |
| X | X | <u>40</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>40</u> ✓ | X | <u>40</u> | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted? |
| X | X | <u>40</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> </u> | <u>40</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: EWAN ALSZGWSKI

Date of Verification: 3-11-2024

Certificate No. CFA-24-04 Date Submitted 2/26/24

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.