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 <a href="Agendas Agendas Agen

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. <u>CFA-21-14</u>. 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

<u>Public Present:</u> 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. <u>CFA-21-13.</u> 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 <u>CCB</u> (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. <u>Discuss the potential development of City-designated Historic Landmark placards for placement</u> 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. <u>Discuss the date and agenda of the next meeting, including Commission requests for agenda</u> items.

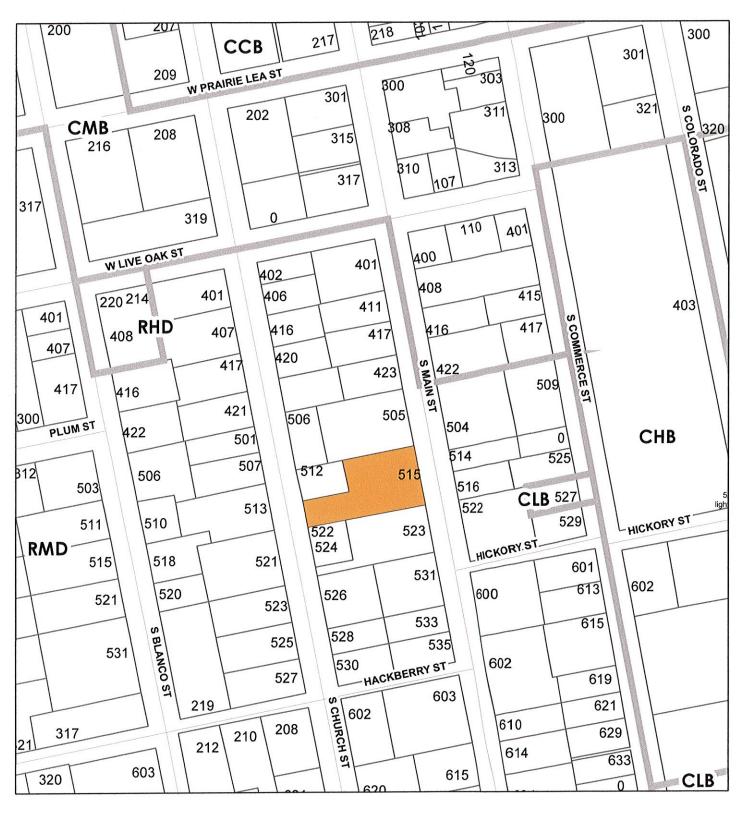
Chair Lairsen stated that an update on the Historic Landmark placard project could be on the next agenda, and possibly also an update on the Historic Tree Ordinance effort.

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

Subject Property

Zoning Boundary

DECK ADDITION

scale 1" = 200'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner

REPORT DATE: June 14, 2021 MEETING DATE: June 16, 2021

APPLICANT'S REQUEST: Deck addition STAFF RECOMMENDATION: Approval

CONDITIONS: None

CASE NUMBER: CFA-21-14

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)

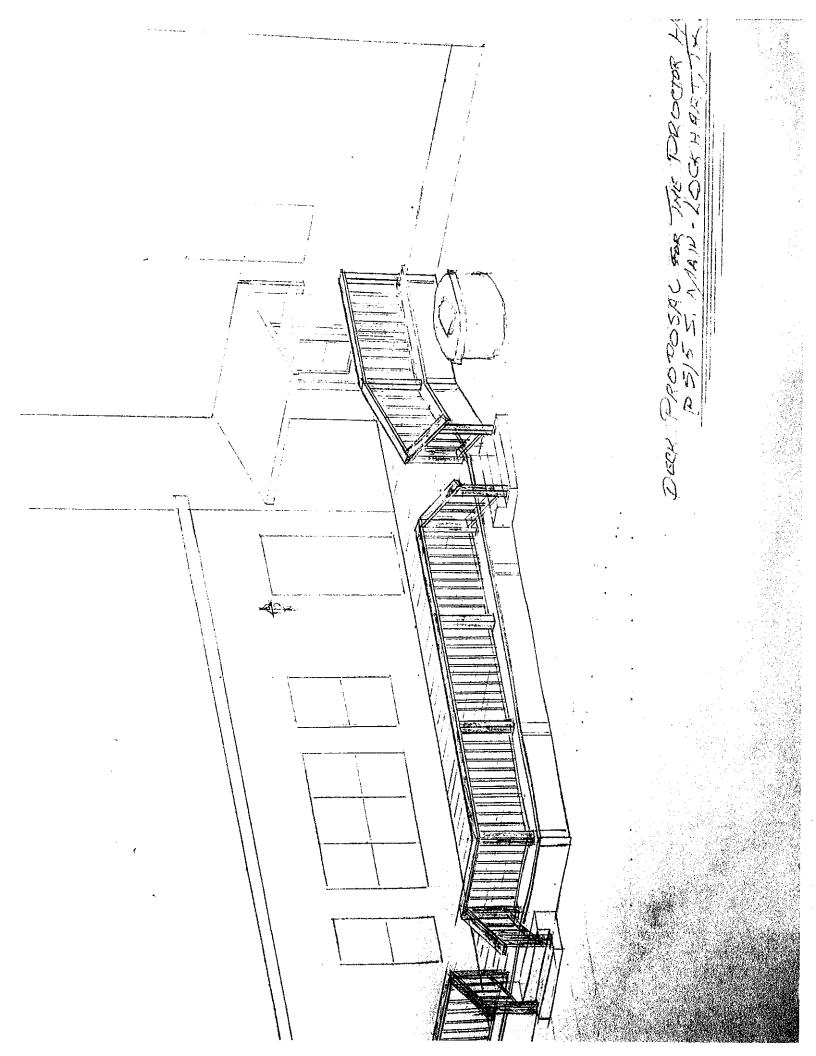
ANALYSIS OF ISSUES

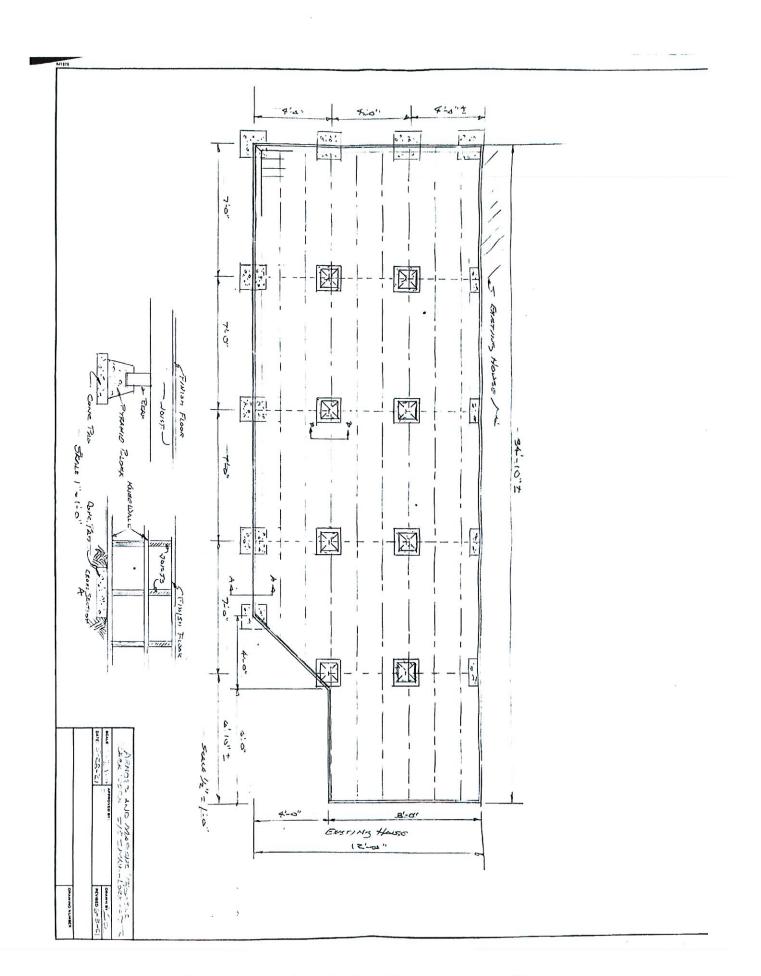
PROJECT DESCRIPTION: The applicants propose a deck addition along the rear wall of a single-family residence that received City designation as a Historic Landmark in April 2021. The deck will be constructed of composite wood, will be uncovered, and measure approximately 34 feet 10 inches long by 12 feet 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.





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CERTIFICATE FOR ALTERATION APPLICATION (2) DATE APPROVED: CERTIFICATE NUMBER (2) CERTIFICATE NUMBER (3) CERTIFICATE NUMBER (4) CERTIFICATE NUMBER (5) CERTIFICATE NUMBER (6) CERTIFICATE NUMBER (6) CERTIFICATE NUMBER (7) CERTIFICATE NUMBER (7) CERTIFICATE NUMBER (8) CERTIFICATE NUMBER

DATE RECEIVED: (3/ 1/ DATE APPROVED:	CERTIFICATE NUMBER: CTA-11-14					
NOTE: An approved Certificate For Alteration (CFA) is required by City of designated as Historic, if such activities will change the architecture, designated as viewed from the exterior. (Ord.93-19, Sec. 11 and 12). A City Signarea as viewed from the exterior.	n, finishes or outward appearance of a building, structure, object, site, or					
ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED						
Applicant ARUDIA + Marcia Proctor Mailing Address POBIX 435 Lockhart, TX 78644 Telephone 214-288-9138	Property Owner Some Mailing Address Telephone 214-288-9138					
Telephone						
Person Doing Work Bing Lowe	Estimated Cost \$15,000					
Property Legal Description He PREN STALL Lo	1 1 1 3, 1, 8					
Property Street Address 515 South Mai	N Lickhart, TY					
Property City Zoning Designations Resident	ial/Historic Land Location Map Attached					
PHOTOS ARE REQUIRED SHOWING ALL THE AREAS I	TO BE ALLEGIED BY THE WORK DECORDED.					
	of Proposed Work					
Build a composite wood d	eck along south + west wall					
at back of property	1. Cannot be seen from any					
street.						
	tside					
	1					
Please - Attach Scope of Work Questionnaire Attach Sko	etches/Illustrations/ Are Detailed Plans Available?/					
attached concerning the above-described property are true and that (s)he is a Applicant Signature:	Marka Date: 6/2/2/					
Property Owner Signature: Sem	Date: 6/2/2/					
Historical Preservation Officer Approval:	Date:					
Historical Preservation Commission: A Certificate For Alteration is valid for a period concurrent with the Buildin	Date: ng Permit granted for the proposed work, or a period not to exceed 18 months.					
A Certificate For Alteration is valid for a period concurrent with the Buildir.	ig i entil granted for the proposed work, or a period not to exceed 18 months.					

CERTIFICATE FOR ALTERATION SCOPE OF WORK QUESTIONNAIRE

Certificate No. C+A-21-17
Page 2 of ___Reviewed: ______

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			
	/		T	Section One		
X/		KW	1.	Is this application for construction or alteration on or at a property which District or a designated Historic Landmark? What is its zoning designated		
V	- \	KW	2.	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"?		
Y	B	ROW STRY	3	Will the construction or alteration covered by this application include a exterior of the property?	any work visible from the	
	X	km	4.	Will the construction or alteration covered by this application remove of structural elements of the property? (i.e. Interior or exterior: load bear foundations, footings, etc.)	or, physically change any ing walls, columns, posts,	
		1. 1		Section Two		
	X	km	1.	Is the construction or alteration covered by this application considered sudden, accidental or unforeseen property damage? When did damage		
	X	KW	2.	Is the construction or alteration covered by this application considered circumstance that endangers a building, business, owner, or the public		
X		kW	3.	Is the construction or alteration covered by this application considered more than 90 days? (A temporary construction or alteration is required days and the property is to be returned to the original or agreed upon	to be removed within 90	
	X	kW	4.	Has a permit been issued for any of the proposed work? Date: Permit No Has any work actually started? _NO Describe:		
			-	Section Three	2	
	Х	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?		
	Х	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?		
	X	kw	3.	Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?		
	X	KW	4.	Does the construction or alteration covered by this application include any part or element of the property visible from the exterior of the property	perty? except for small pu	
X		KW	5.	Will the construction or alteration covered by this application mal appearance of the property as viewed from the exterior of the property	ke any change in the 1? NOT VISIBLE From SI	
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: Maria Rota and Works Date: 6-2-21						
Verif	Verified By: Kerin Walker Date: 6/14/21 Action: Date:					