

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, May 18, 2022
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 April 20, 2022 meeting.
4. CFA-22-11. Consider a request by Kenneth Germer for approval of a Certificate for Alteration for window replacements on a mixed-use building on part of Lot 2, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 110 East Market 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 3:15 p.m. on the 12th day of May, 2022.

City of Lockhart
Historical Preservation Commission
April 20, 2022

MINUTES

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

Members Absent: none

Staff Present: Yvette Aguado, Kevin Waller

Public Present: John Gonzales (Applicant, Agenda Item 4); Crystal Brough (Applicant, Agenda Item 5)

1. Call meeting to order. Vice-Chair Lairsen called the meeting to order at 5:30 p.m.
2. Citizen comments not related to an agenda item.

Ron Faulstich, 121 Nueces St., asked if murals proposed in the Historic District would be reviewed by the Historical Commission, as he had been approached by several citizens on the matter.

Planning Staff Kevin Waller explained that once the Historic Districts and Landmarks Ordinance is amended to include murals, as recommended by the Commission, which would include a formal review by the Commission and review and approval by City Council, murals would then require a Certificate for Alteration by the Commission.

Chair Ronda Reagan arrived at 5:33 pm.

3. Consider the minutes of the March 2, 2022, Meeting.

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

4. CFA-22-09. Consider a request by John Gonzales for approval of a Certificate for Alteration for window and door signs for Rucker-Ohlendorf Insurance on part of Lots 5 and 6, Block 19, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 115 South Main Street.

Mr. Waller introduced the new Senior Planner, David Fowler. Waller then reported that the applicant proposes four window signs that will be perforated vinyl decals with surrounding window tint material, as shown in the illustration provided in the agenda packet. The signs will be located on each of the three window panels, as well as one on the front door. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Applicant John Gonzales, representing San Marcos Sign Company, responded to questions from the Commission.

Vice-Chair Lairsen moved to approve CFA-22-09 as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 6-0.

5. CFA-22-10. Consider a request by Crystal Brough for approval of a Certificate for Alteration for a window sign for the new Brough & Resendez attorneys' office location on Lot 2, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 111 East San Antonio Street.

Mr. Waller reported that the applicant proposes a window sign decal, as shown on the photo mock-up provided in the agenda packet. In addition, the applicant plans to utilize the hanging sign board that was used for the previous tenant; since this will be considered a change of sign face on an existing sign board, no Sign Permit or Certificate for Alteration are required. The window and hanging sign together will not exceed the seven percent maximum sign area threshold. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Mr. Trent Brough of South Austin discussed the proposal and responded to Commissioners' questions.

Chair Reagan moved to approve CFA-22-10 as presented. Commissioner Royal seconded, and the motion passed by a vote of 5-0, and one abstention (Commissioner Faulstich).

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 May 18th, since no applications had been submitted by the deadline for the May 4th meeting.

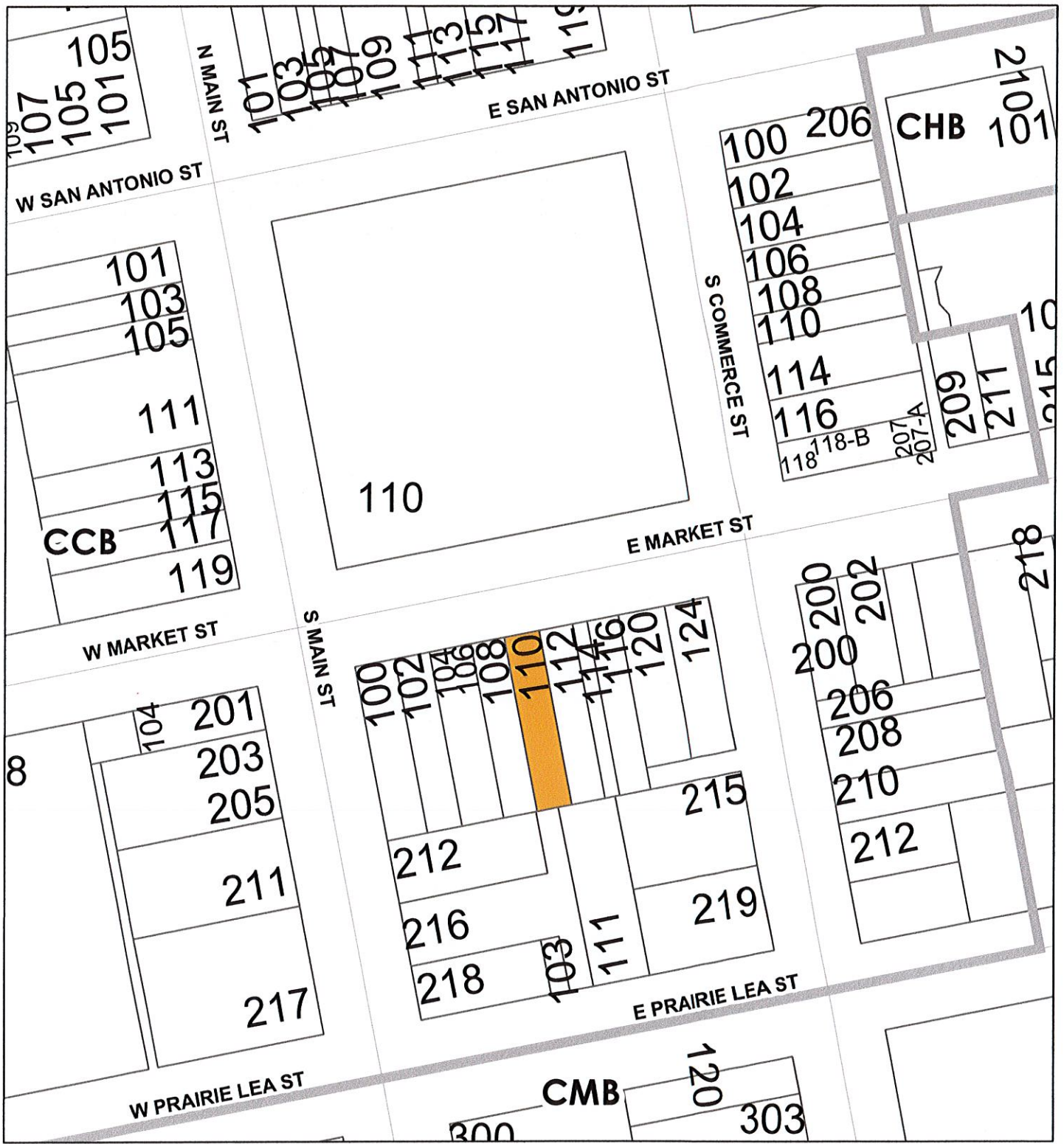
7. Adjournment.

Chair Reagan moved to adjourn the meeting, and Commissioner Faulstich seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 5:49 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

Ronda Reagan, Chair



CFA-22-11

110 E MARKET ST

WINDOW REPLACEMENTS



Subject Property



Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Senior Planner *KW*
REPORT DATE: May 13, 2022
MEETING DATE: May 18, 2022
APPLICANT'S REQUEST: Window replacements
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

CASE NUMBER: CFA-22-11

BACKGROUND DATA

APPLICANT: Kenneth Germer
OWNER: 110 Market, LLC, c/o Kenneth Germer
SITE LOCATION: 110 E. Market St.
LEGAL DESCRIPTION: Part of Lot 2, Block 13, Original Town of Lockhart
EXISTING USE OF PROPERTY: Commercial (Real Estate)
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Proposed are the replacement of three windows on the second story of a mixed-use building at the above address. A Specific Use Permit was approved by the Planning and Zoning Commission for the mixed-use designation in January 2022. The first level of the building is occupied by the Link Realty business establishment. The proposed windows will be wood-framed, with aluminum clad on the exterior, dark gray tinting, and four panes in place of the current two-paned windows, as shown in the mockup and specifications included with your packet materials. The applicant also plans to replace the windows on the rear of the building with the exact same style as existing, as well as repaint the building after installation of the windows, both of which are considered ordinary maintenance and do not require a Certificate for Alteration.

COMPATIBILITY: Although there aren't other examples of tinted or four-paned windows along this block, there are tinted windows elsewhere on the Square, as well as four-paned windows on the second story of the Independence Title building.

COMPLIANCE WITH STANDARDS: Although there are "pre-approved" design guidelines for windows in the Historic Districts and Landmarks Ordinance, the proposed windows are of a design that does not adhere to those guidelines. The proposal is therefore subject to approval of this Certificate for Alteration and the issuance of a building permit.

ALTERNATIVES: None necessary.



HARRISON PROPERTIES, INC.
110

REAL ESTATE OFFICE

HARRISON
Partners Realty, LLP
(571) 376-8903

SUBARU

810-1148

110

HARRISON PROPERTIES, INC.

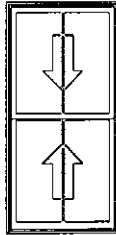
REAL ESTATE OFFICE

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SUBARU

810-1148

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 8	F2 - Boom	Frame Size : 37 3/4 X 78 3/16 (Outside Casing Size: 40 3/4 X 80), Siteline Clad Double Hung, Auralast Pine, Steele Gray Exterior, Interior-PrePaint/Brilliant White/M64WL890, Aluminum Beaded Brickmould, Standard Sill Nosing, Remove Fin, Steele Gray, 6 9/16 Jamb, 4/4 Thick, Standard Double Hung, Window Opening Control Device (4" open) ASTM Compl White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, Steele Gray SDL, 1 1/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Steele Gray Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, *Custom-Height*, IGTThick=0.698(3/32 / 3/32),- W OCD must be disengaged to reach full clear opening U-Factor: 0.30, SHGC: 0.16, VLT: 0.37, Energy Rating: 11.00, CR: 60.00, CPD: JEL-N-880-03903-00001 PEV 2021.3.0.3573/PDV 6.360 (09/09/21)NW			



Viewed from Exterior. Scale: 1/2" = 1'

3

Total Units:

13

Auralast Protect yourself when you choose JELD-WEN Auralast pine products backed by a limited lifetime warranty against wood rot and termite damage.

For CA Title 24 applications, refer to weighted average U-Factor and SHGC, and discuss with California energy consultant to ensure compliance with code.

CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: <u>5/5/22</u>	DATE APPROVED: _____	CERTIFICATE NUMBER: <u>CFA-22-11</u>
<p><small>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.</small></p>		
ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED		

Applicant <u>Kenneth Germer</u>	Property Owner <u>110 Market LLC</u>
Mailing Address _____ <u>1455 Swann St NW, Washington DC 20009</u>	Mailing Address _____ <u>same</u>
Telephone <u>202.412.9347</u>	Telephone <u>202.412.9347</u>
Person Doing Work <u>Austin Retrofit</u>	Estimated Cost <u>\$30,000</u>
Property Legal Description _____	
Property Street Address <u>110 E. Market Street, Lockhart</u>	
Property City Zoning Designations <u>CCB ↓ Part of Lot 2 Block 13 Original Town of Lockhart</u>	Location Map Attached _____

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
<p>We propose to replace all 13 of the windows in the building except for the large retail glass at the entrance of the commercial space occupied by Link Realty. Existing windows are failing and deteriorating, and are a combination of wood and aluminum. The proposed replacement windows are high-efficiency glass, wood framed windows of the same sizes as the existing. The wood windows are JFI D-WFN Aural ast Pine, which are painted on the inside and aluminum clad on the outside. All the windows are of the same style and appearance as existing, except they will a dark gray color on the exterior, and the three upstairs front windows facing the square will have 4 panes instead of two, which we propose is a more traditional style and more consistent with a historic facade. Attached is an altered photo of the front of the building that shows how the new window style looks (we plan to repaint the building a neutral color after window installation) as well as the full specifications of each window. NOTE: after receiving misinformation from our former contractor, we unfortunately have already purchased the windows not realizing that historic approval was necessary. We hope the HPC will agree that this project will improve an aging building and restore a more traditional appearance to its facade.</p>
<p>Please - Attach Scope of Work Questionnaire <input checked="" type="checkbox"/> Attach Sketches/Illustrations <input checked="" type="checkbox"/> Are Detailed Plans Available? <input type="checkbox"/></p>

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: <u>Kenneth Germer</u>	Date: <u>5/5/2022</u>
Property Owner Signature: <u>Kenneth Germer</u>	Date: <u>5/5/2022</u>
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-22-11
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>CEB</u> HL? ___ H? <u>✓</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.

DocuSigned by:
Applicant Signature: Kenneth Germer

Date: 5/5/2022

Verified By: Kerin Walker Date: 5/13/22 Action:

Date:

Kevin Waller

From: Ken Germer <ken@kengermer.com>
Sent: Thursday, April 28, 2022 1:59 PM
To: Kevin Waller
Subject: Re: Windows for 110 E Market St
Attachments: 4 lites in front.pdf

These are the front windows from the spec sheet, and I've attached a photo of the front of the building to show the jist of it - The front windows will have 4 panes. All the others will just be as they currently are. All the windows will be wood with clad on the outside and painted wood on the inside. We will repaint the exterior of the building once the windows are finished but haven't decided on the colors - likely light gray, neutrals, white to go with the dark gray windows.