

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, April 17, 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 April 3, 2024 meeting.
4. CFA-24-05. Consider a request by James Pitts for approval of a Certificate for Alteration for the replacement of downspouts and scuppers with a different design on the front and rear façades of the Jennifer Lindberg Studio building on part of Lot 1, Block 23, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 103 East San Antonio 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 10th day of April, 2024.

City of Lockhart
Historical Preservation Commission
April 3, 2024

MINUTES

Members Present: Christine Ohlendorf, Jerry Haug, Marcia Proctor, Frank Gomillion, Ray Ramsey

Members Absent: Ron Faulstich, Kevin Thuerwaechter

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

Public Present: Judge Hoppy Haden (applicant and project contractor, 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 20, 2024, meeting.

Commissioner Proctor requested a change to the minutes at Item #5 that the Commission asked Staff for a budget amendment in the current fiscal year to allow for Historic Landmark placard funding.

Commissioner Ramsey moved to approve the minutes to include the amendment requested by the Commission regarding the placard funding. Commissioner Haug seconded; the motion passed by a vote of 5-0.

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.

Planning Staff Evan Olszewski provided a brief overview of the proposal via PowerPoint presentation. He reported that 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 case was previously considered and approved by the Commission with a condition that the brick on the façade below the awning must be covered by metal of the proposed color. The applicant has resubmitted the application in response to the condition by producing additional evidence detailing the non-historic nature of the street-level building façade. The applicant showed pieces of the column material that looks like brick but is thin brick veneer. He requests that the painting of the area beneath the building's awning be approved as requested, without the application of the metal panel coverings. Staff recommends approval.

Judge Hoppy Haden, applicant and general contractor, 5145 Silver Mine Rd., Harwood, Texas, came forward to discuss the proposal and respond to Commissioners' questions.

Commissioner Proctor moved to approve CFA-24-04 with the repainting of the previously painted portion of the wall façade and awning, and leaving lower columns unpainted (uncovered by metal paneling). There was no second to the motion.

Commissioner Gomillion moved to approve CFA-24-04, since the brick veneer beneath the awning is not part of the original structure, and can be removed with no consequence. Commissioner Haug seconded, and the motion passed by a vote of 3-2.

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

Planning Staff Kevin Waller reported that one application had been submitted by the deadline for the April 17 meeting.

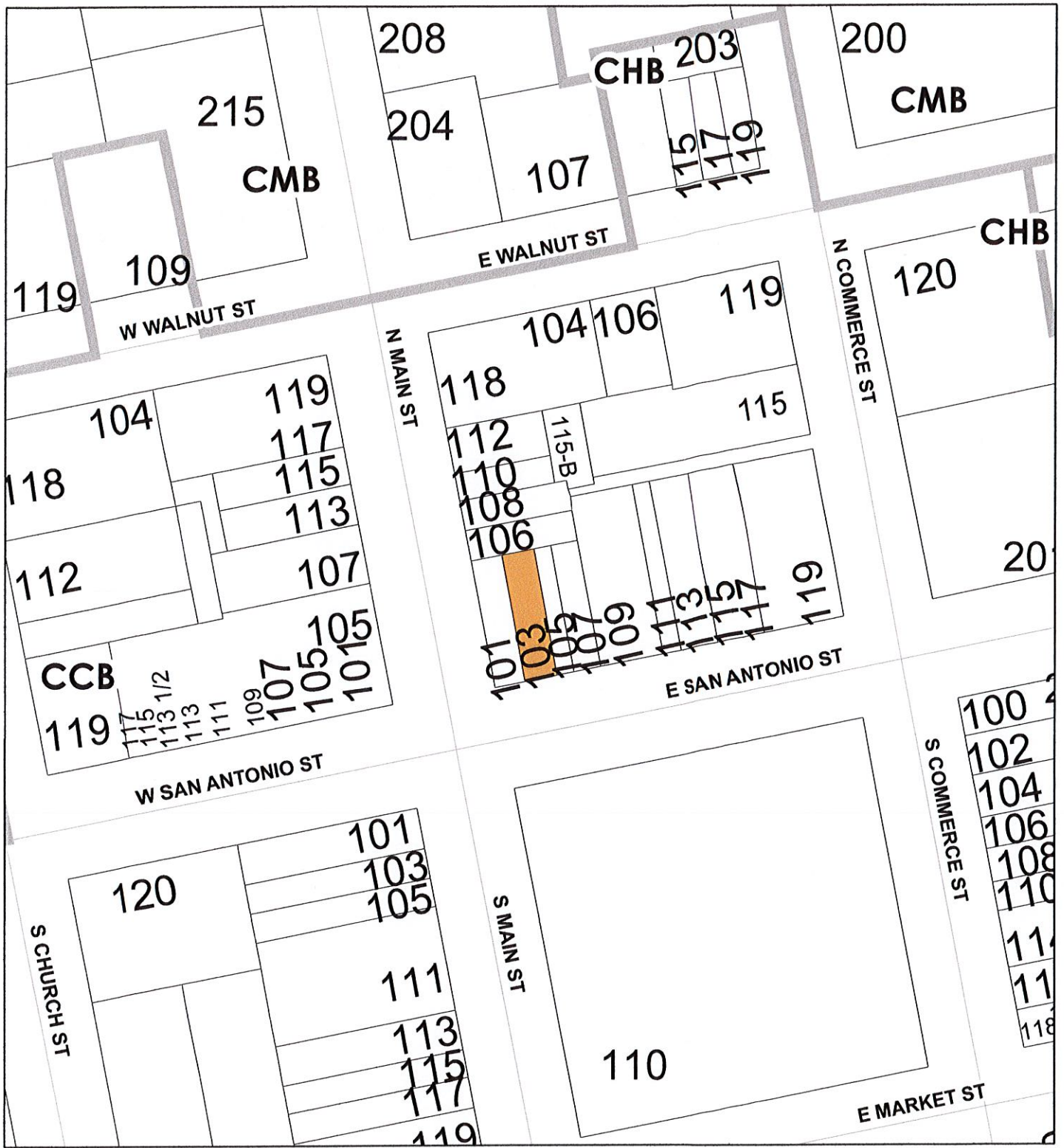
6. Adjournment.

Commissioner Ramsey moved to adjourn the meeting, and Commissioner Haug seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:00 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

Christine Ohlendorf, Chairman



CFA-24-05

103 E MARKET ST

REPLACE GUTTERS AND SCUPPERS
WITH DIFFERENT DESIGNS



Subject Property



Zoning Boundary

scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Evan Olszewski, Planner

CASE NUMBER: CFA-24-05

REPORT DATE: April 10, 2024

MEETING DATE: April 17, 2024

APPLICANT'S REQUEST: Replacement of plastic downspouts and scuppers with black metal versions of the same

STAFF RECOMMENDATION: *Approval*

CONDITIONS: None

BACKGROUND DATA

APPLICANT: James Pitts

OWNER: Jennifer Lindberg

SITE LOCATION: 103 East San Antonio Street

LEGAL DESCRIPTION: Part of Lot 1, Block 23, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial photography studio

PROPOSED USE OF PROPERTY: Commercial photography studio

ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Proposed is the replacement of the white PVC downspouts and scuppers on the opposite ends of the front building façade and the rear side of the building with black metal. The subject property is home to the Jennifer Lindberg Portrait Studio and is situated between the Eldorado and Rollfast Ranchwear. The downspouts and scuppers are cracked and leaking water onto the sidewalk. The new color is proposed to complement the white paint on the building, which will match the paint scheme on several other buildings on the courthouse square. The end result is projected to look similar to the gutters on the front of the yet-unopened Lucky Break billiard establishment on North Commerce, although the proposed downspouts will be round instead of square.

COMPATIBILITY: The proposed improvements will provide a more refined look to the building by trading PVC piping for metal. The improvements will not adversely impact the historic character of the Courthouse Square and will build upon the momentum of similar improvements recently made to other properties. Several businesses on the Courthouse Square have recently repainted their facades in similar black-and-white schemes and the proposed black downspouts would fit in. The Get Lucky Gallery and the Germer Insurance building recently received approval to repaint their facades in similar colors, while other businesses like Lucky Break or the Commerce Café use the same color scheme between their signage and other building features.

COMPLIANCE WITH STANDARDS: The proposal is subject to approval of this Certificate for Alteration and the issuance of building permits. There are no design guidelines in the Historic Districts and Landmarks Ordinance for the design of such features, but the proposed design will enhance the appearance of the building without permanently altering it, which are two important criteria by which Certificates for Alteration are reviewed.

ALTERNATIVES: None necessary.

Attachment A

1. Sample of black, round downspout for aesthetic purposes.
2. Clamping system for downspouts.
3. Scupper style for the top of the downspout.
4. Existing downspout and scupper on SE corner of the building.
5. Existing downspout on SE corner of the building with downspouts for the next two buildings over showing in the background.
6. Existing downspout and scupper on the SW corner of the building, side view.
7. Existing downspout and scupper on the SW corner of the building, frontal view.
8. Existing downspout and scupper on the NW corner of the building, not attached and in alley.
9. Existing downspout and scupper on the NW corner of the building, side view.
10. Existing black downspout and scupper on building located on the square on Commerce Street.

The current downspouts are all or part PVC instead of the metal as most of other buildings around the square. The current ones are either not attached properly or have cracking in the sides which allows water to drain out of the side of the downspout instead of down the tube. Looking to have the downspouts in black as our building is all in black and white.

103 E. San Antonio Street, 78644

1.



THIS IS AN EXAMPLE OF WHAT THE ROUND TUBE BLACK DOWNSPOUTS WILL LOOK LIKE

📞 512.576.2889

✉️ hello@jenniferlindberg.com

103 E. San Antonio Street, 78644

2.



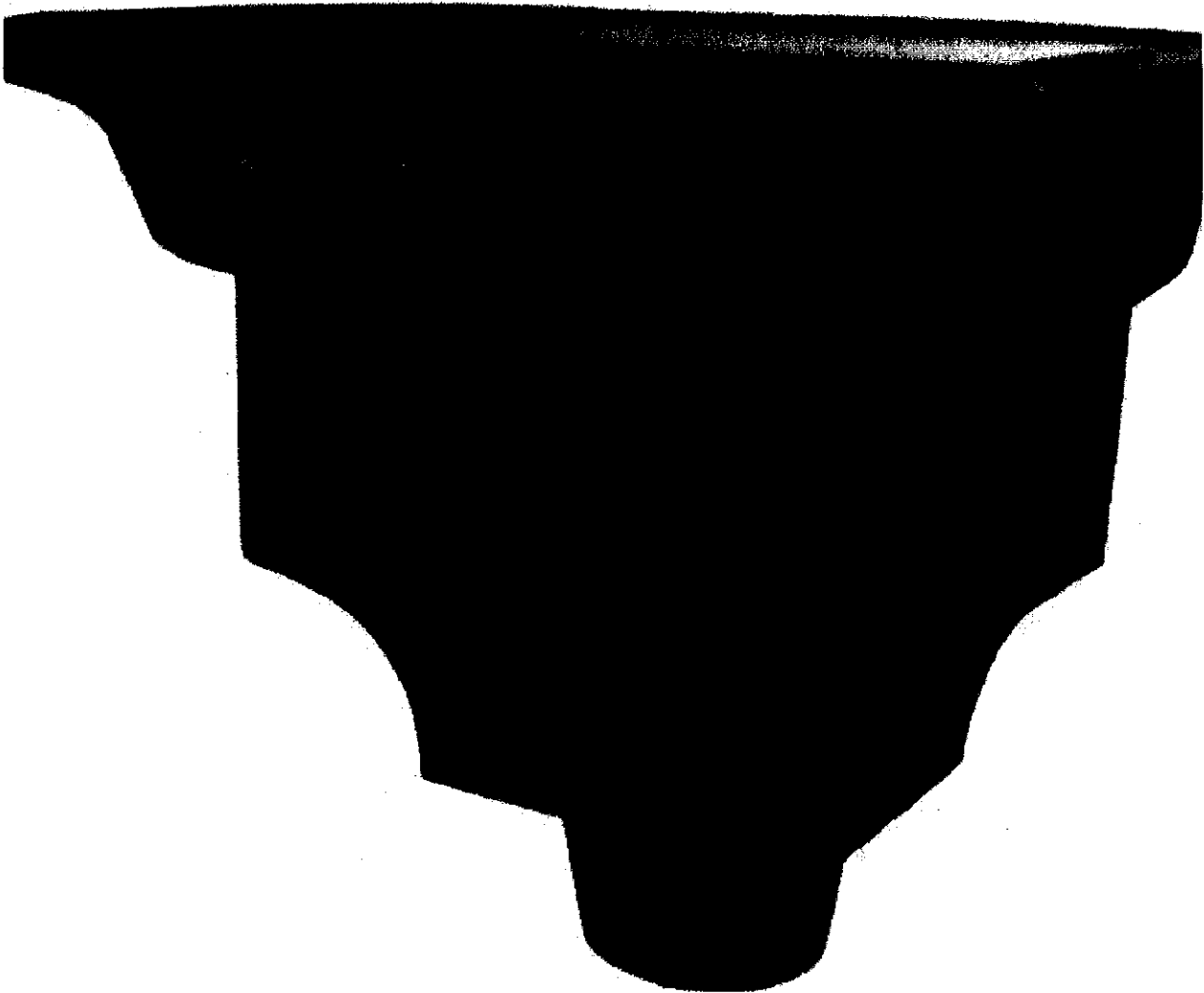
THIS IS AN EXAMPLE OF CLAMPING SYSTEM THAT WOULD HOLD THE DOWNSPOUTS AWAY FROM
BUILDING

📞 512.576.2889

✉️ hello@jenniferlindberg.com

103 E. San Antonio Street, 78644

3.



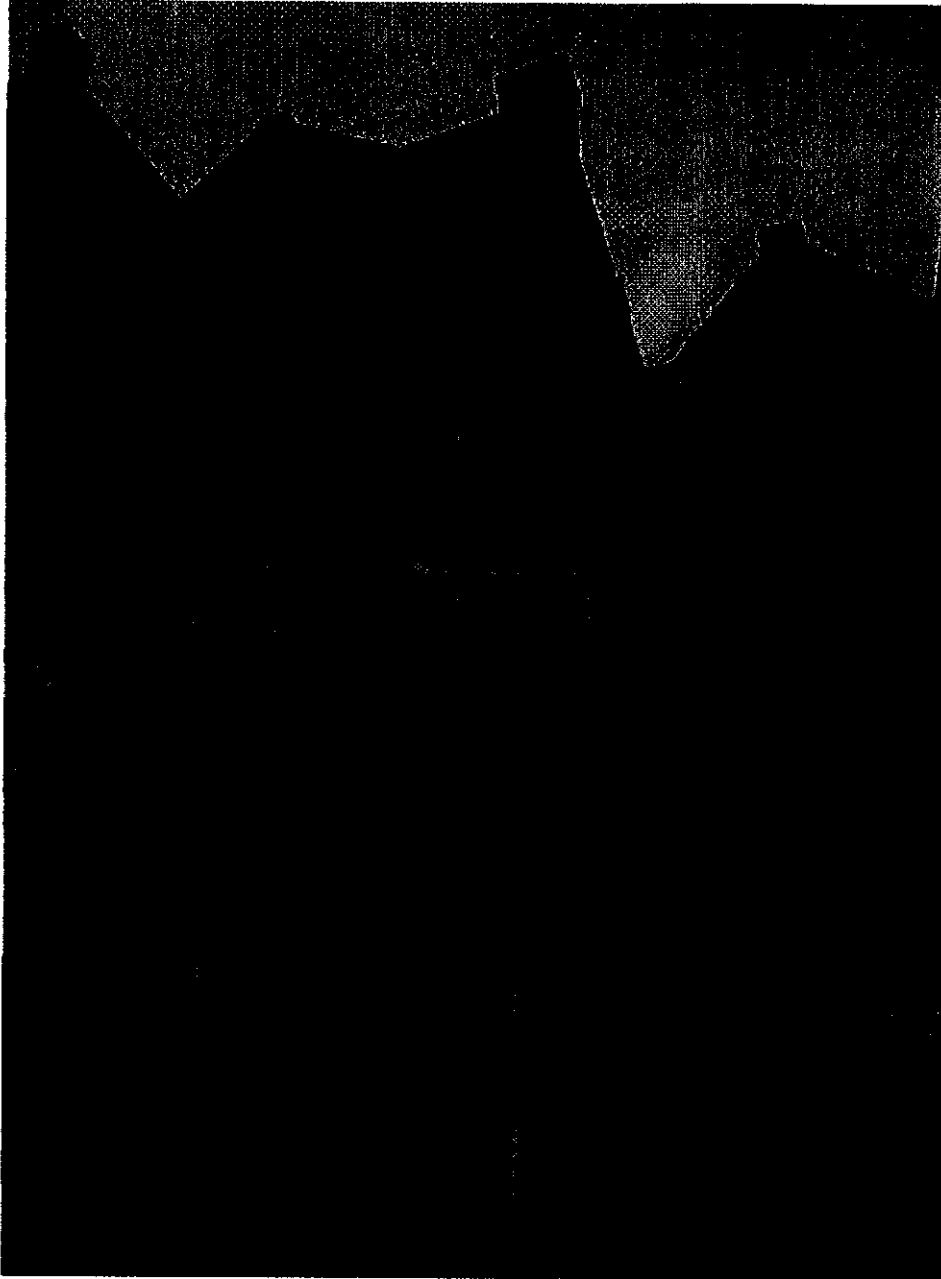
WE WOULD LIKE TO INSTALL BLACK SCUPPERS AND DOWNSPOUTS IN THE ABOVE STYLE
INSTEAD OF WHITE PVC WITH METAL WHICH IS WHAT WE CURRENTLY HAVE

📞 512.576.2889

✉️ hello@jenniferlindberg.com

103 E. San Antonio Street, 78644

4.



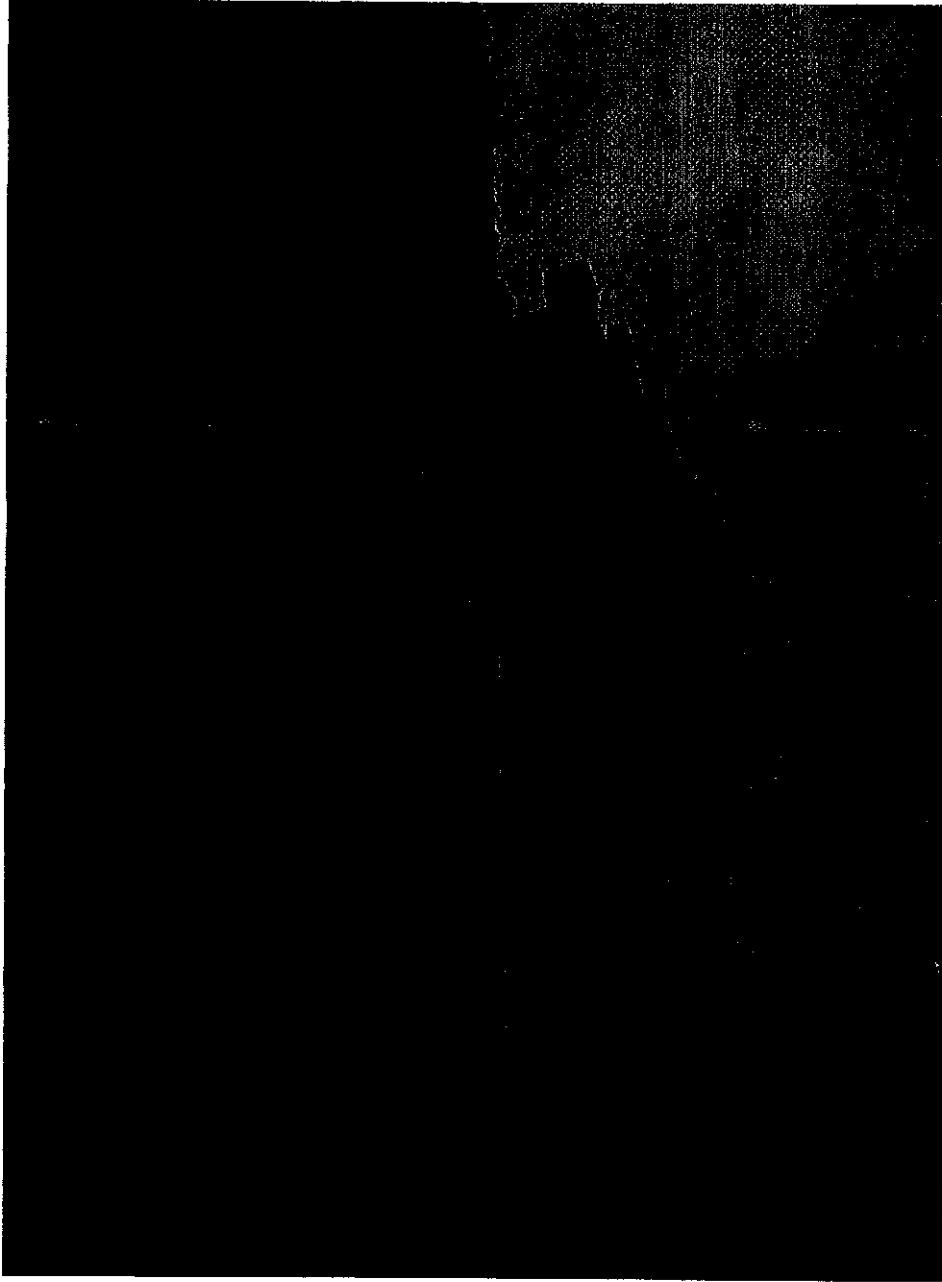
THE PVC PLASTIC DOWNPOUTS ARE SPLITTING AND LEAKING

📞 512.576.2889

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103 E. San Antonio Street, 78644

5.

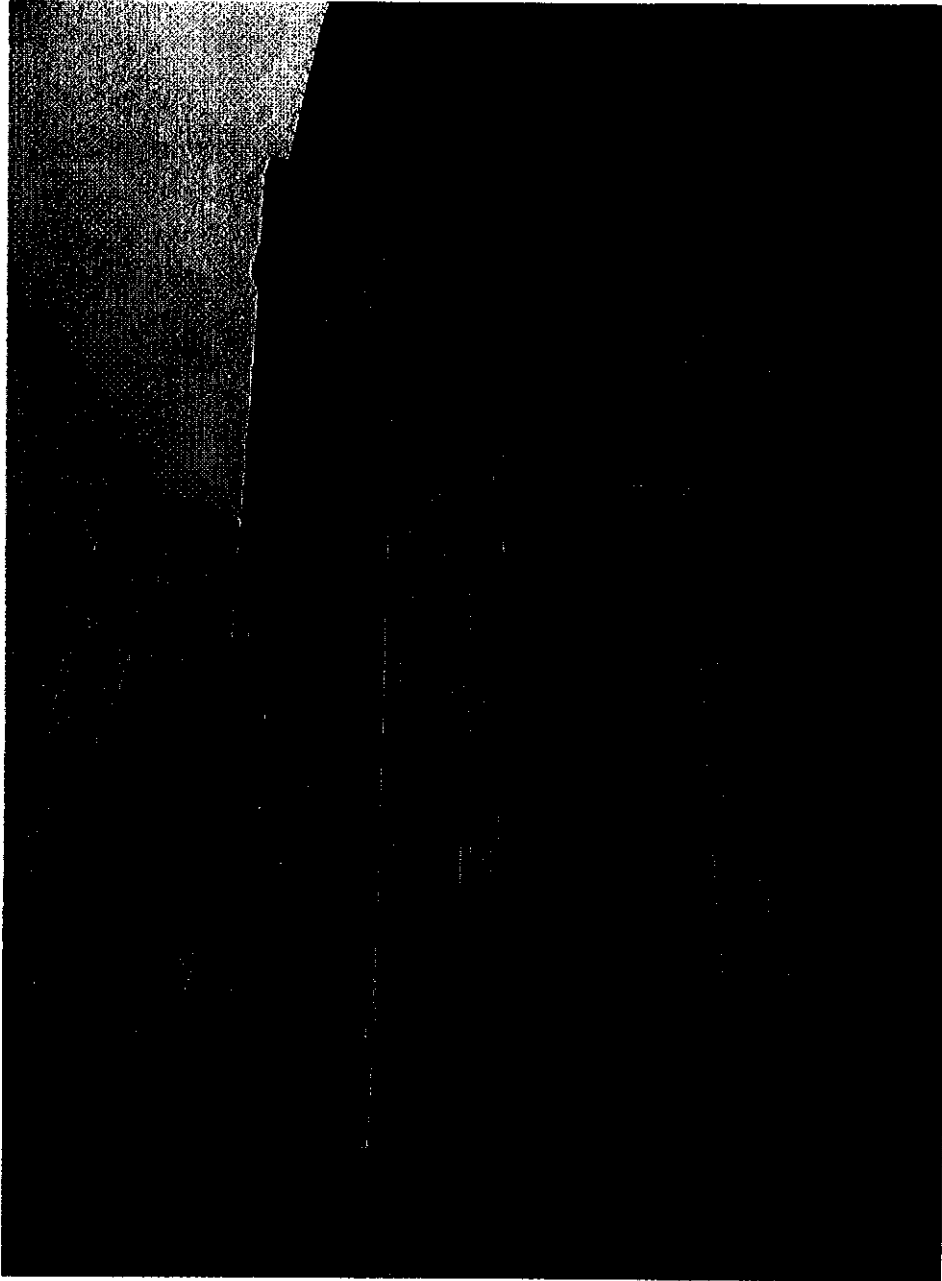


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6.

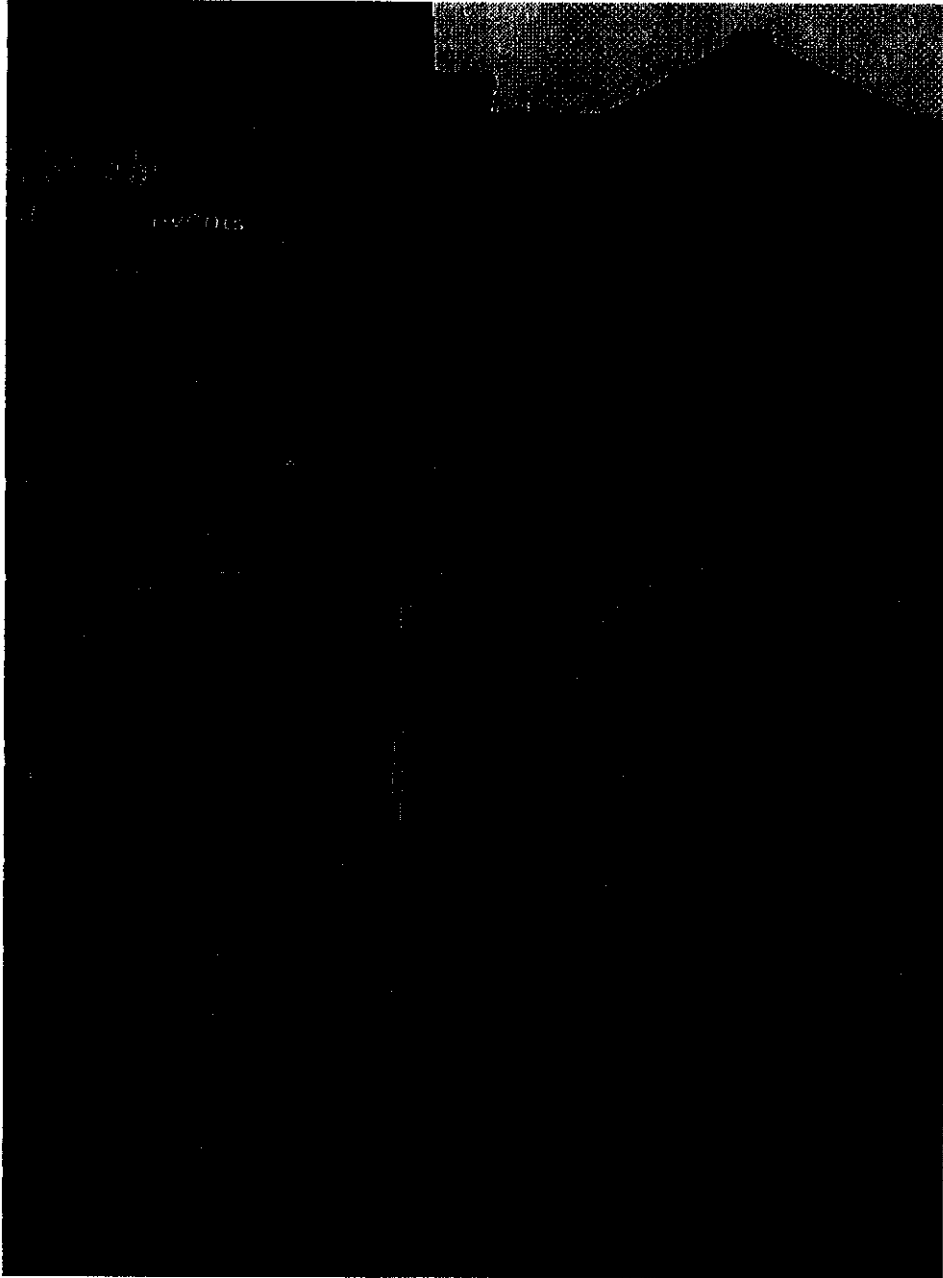


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103 E. San Antonio Street, 78644

7.



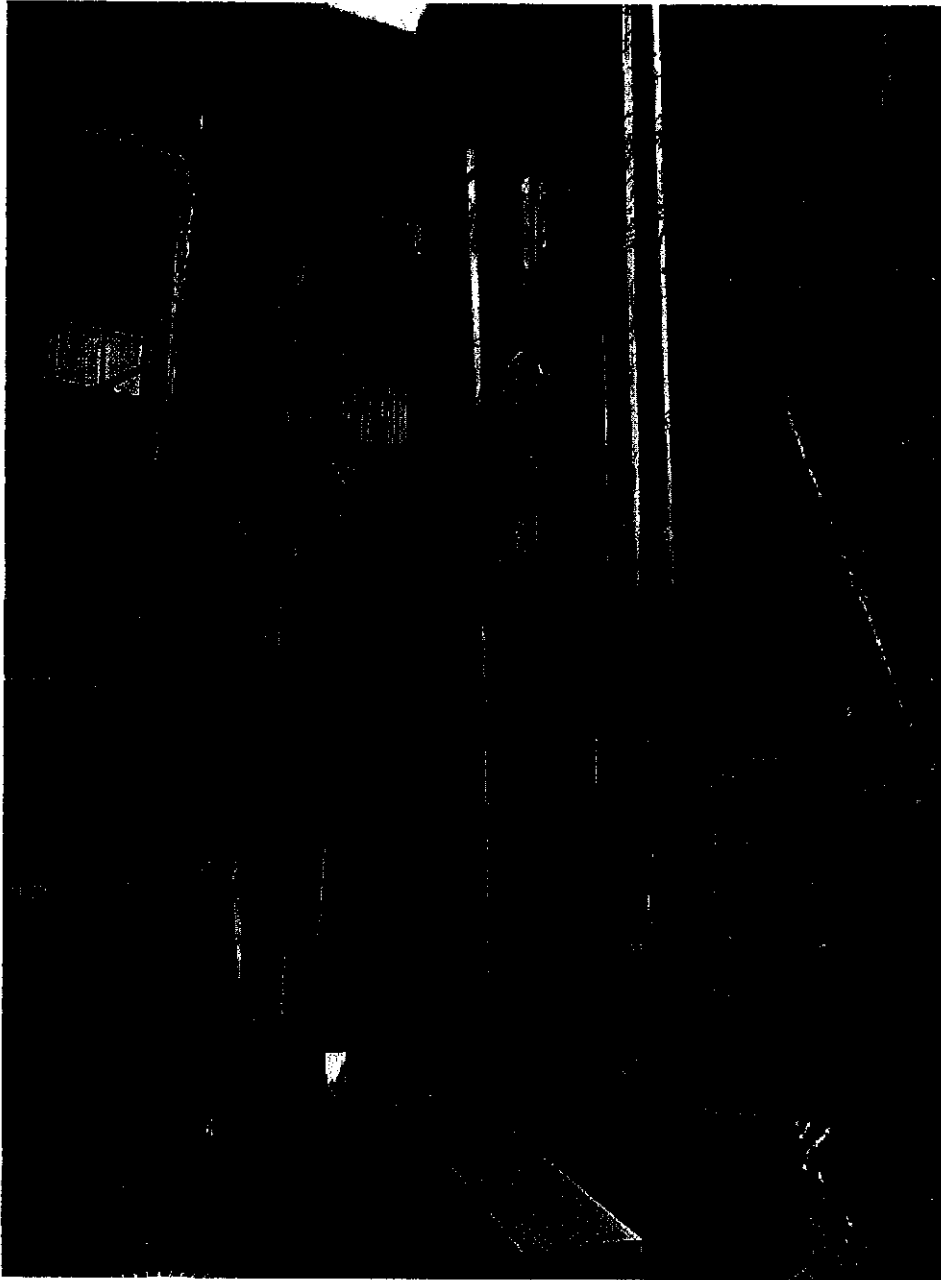
THE PVC PLASTIC DOWNSPOUTS ARE SPLITTING AND LEAKING--WORRIED ABOUT PEOPLE
SLIPPING AND FALLING WHEN IT RAINS

📞 512.576.2889

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103 E. San Antonio Street, 78644

8.

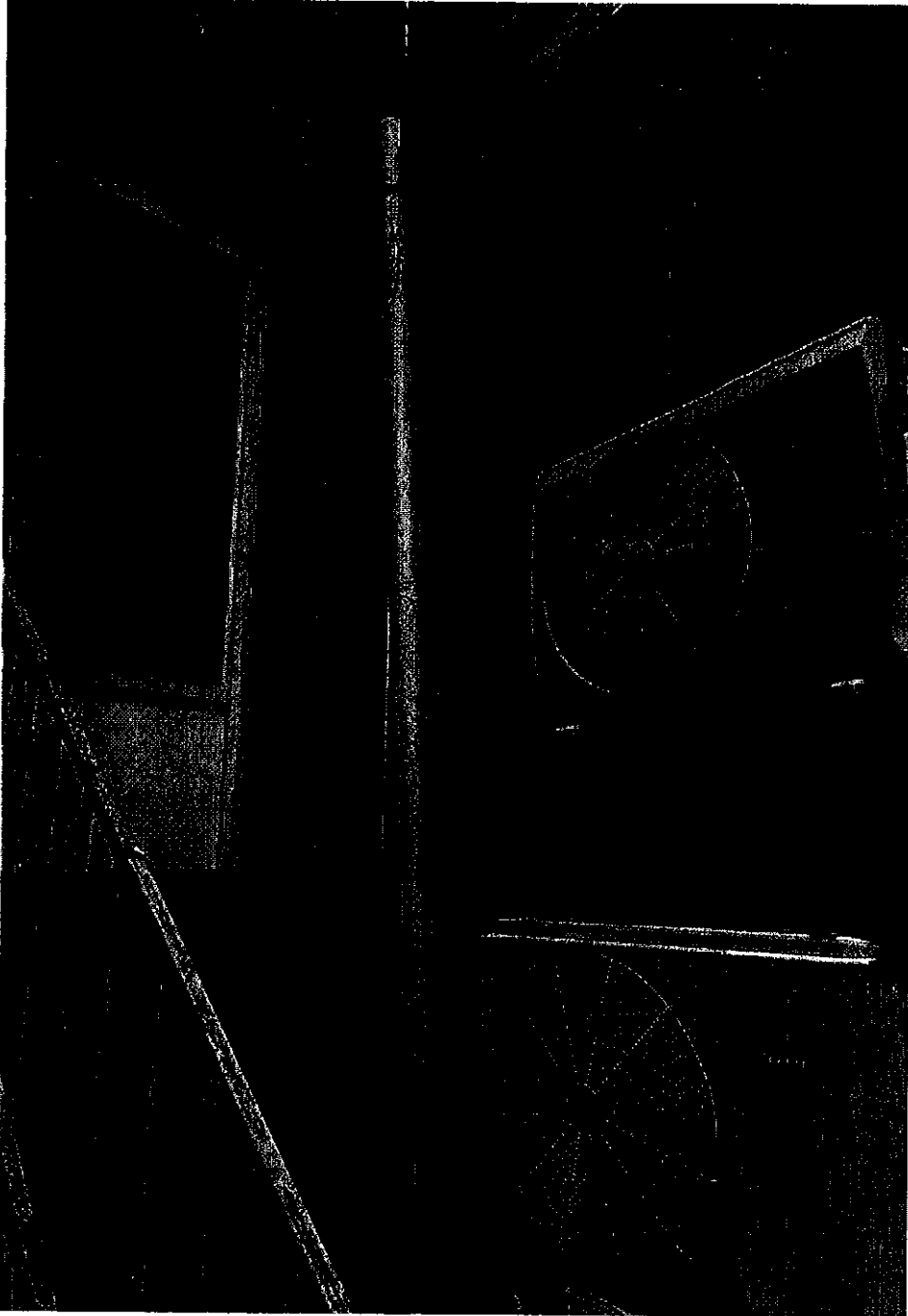


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103 E. San Antonio Street, 78644

9.

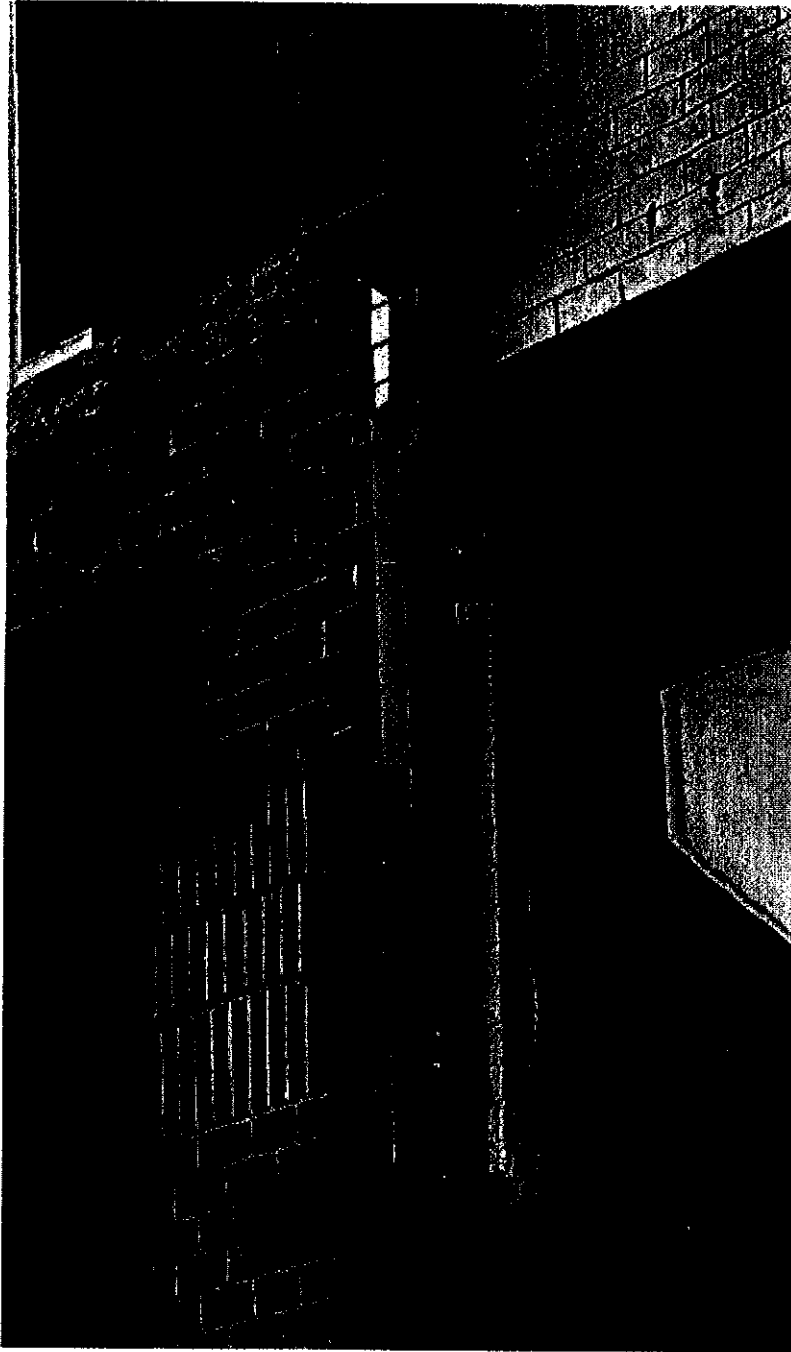


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103 E. San Antonio Street, 78644

10.



THIS IS AN EXAMPLE ON THE SQUARE OF A BLACK METAL SCUPPER

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Lockhart TEXAS

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

APPLICANT NAME James Pitts
DAY-TIME TELEPHONE 512-917-4546
E-MAIL Hello@Jenniferlindberg.com
OWNER NAME Jennifer Lindberg
DAY-TIME TELEPHONE 512-576-2889
E-MAIL Jenn@Jenniferlindberg.com
PERSON DOING WORK Advanced Seamless Rain Gutter Solutions

ADDRESS 401 S. Main Street
Lockhart, TX 78644
ADDRESS 401 S. Main Street
Lockhart, TX 78644
ESTIMATED COST \$3,964.00

LEGAL DESCRIPTION Part of Lot 1, Block 23, O.T. Lockhart, Caldwell County, TX
ADDRESS 103 E. San Antonio St., Lockhart TX 78644 ZONING CLASSIFICATION CCB

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.**

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:**
Please see Attachment A

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 *James Pitts* DATE 03/26/2024
PROPERTY OWNER SIGNATURE *Jennifer Lindberg* DATE 03/26/2024
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

- | | | | |
|----------|----------|-----------|---|
| <u>X</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? <u>HCC</u>
Check one: Historic Landmark ___ Historic District <u>X</u> |
| <u>X</u> | ___ | <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>40</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>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>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>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>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>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? ___ Describe: _____ |

Section Three

- | | | | |
|----------|----------|-----------|---|
| <u>X</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? |
| ___ | <u>X</u> | <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>X</u> | <u>40</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>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>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 OLSZEWSKI

Date of Verification: 4-10-2024

Certificate No. CFA-24-05 Date Submitted 4/14/24

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.