

## PUBLIC NOTICE

**City of Lockhart  
Historical Preservation Commission  
5:30 p.m. Wednesday, October 7, 2020  
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](http://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 – Agenda Packets.*

## **AGENDA**

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the September 16, 2020 meeting.
4. CFA-20-13 and TA-20-01. Consider a request by Ronda Reagan for approval of a Certificate for Alteration, and a recommendation to City Council for approval of a Tax Abatement, for interior and exterior improvements to include gas line replacements, HVAC installation, exterior wall repainting, wood siding replacement, and window restoration on Part of Lot 3, Block 45, Byrd Lockhart Survey A-17, zoned RHD (Residential High Density District) and located at 412 West 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 8:45 a.m. on the 1<sup>st</sup> day of October, 2020.**

**City of Lockhart  
Historical Preservation Commission  
September 16, 2020**

**MINUTES**

Members Present: Ronda Reagan, Ray Ramsey, Christine Ohlendorf, Rick Thomson

Members Absent: John Lairsen, Ron Faulstich, Michel Royal

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Alexandra Worthington (Applicant, Agenda Item (4))

1. Call meeting to order. Vice-Chair (acting Chairman) Reagan called the meeting to order at 5:46 p.m.

2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the September 2, 2020 meeting.

*Commissioner Ramsey moved to approve the minutes as presented. Commissioner Thomson seconded, and the motion passed by a vote of 4-0.*

4. CFA-20-12. Consider a request by Alexandra Worthington of the 1898, LLC d.b.a The Eldorado, for approval of a Certificate for Alteration for wall signage for the new business entitled "The Eldorado" on Part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 101 East San Antonio Street.

Planning Staff Kevin Waller reported that the applicant proposes wall signs to be located on both the North Main Street and East San Antonio Street building facades. The sign on the North Main Street façade is to be a projecting, "blade"-style neon wall sign that will measure 12.5 square feet, located above the double-doors and just south of the "pocket park" alley entrance. The sign will be attached with bolts into the wood above the double-doors. The signs on the East San Antonio Street façade will be painted directly onto the building on previously painted brick. The upper sign will be centered on the facade above the second-story windows, measuring 26.8 square feet, with three smaller signs located immediately below it, one directly above each window, each measuring 5.25 square feet. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended approval.

Applicant Alexandra Worthington answered questions from the Commission.

*Commissioner Thomson moved to approve CFA-20-12 as proposed. Commissioner Ohlendorf seconded, and the motion passed by a vote of 4-0.*

5. Consider the "Historic Property Preservation Tax Abatement" flyer, as a supplement to the tax abatement application approved by the Commission in 2019.

Vice-Chair Reagan suggested that the fifth bullet point in the General Information section be revised to include the Tax Abatement application as required, in addition to the Certificate for Alteration, to be approved by the Commission, prior to approval of the tax abatement.

*Commissioner Ramsey moved to approve CFA-20-12 with the condition to revise bullet point #5 to include the Tax Abatement application in addition to the Certificate for Alteration. Commissioner Thomson seconded, and the motion passed by a vote of 4-0.*

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 will be held October 7, which includes a Tax Abatement application and Certificate for Alteration application on the same property. Waller added that prior to the meeting, a site investigation needed to be conducted by the Commission for the proposed interior and exterior improvements to the house.

Vice-Chair Reagan, who is the applicant, suggested September 23, 2020 from 5:30 p.m. to 6:00 p.m.

Mr. Waller replied that he would send an invite to the Commission accordingly.

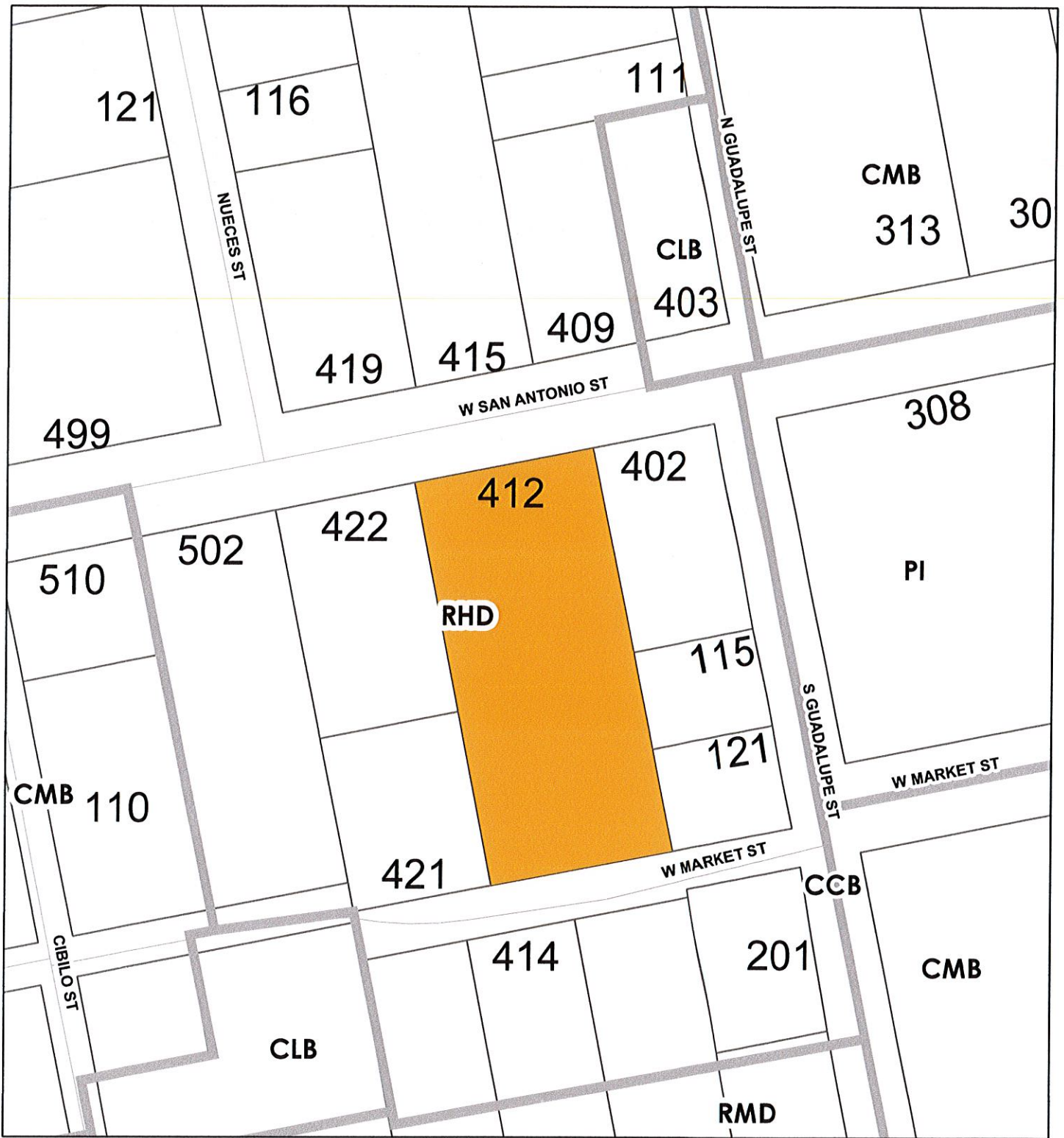
7. Adjournment.

*Commissioner Ramsey moved to adjourn the meeting, and Vice-Chair Reagan seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:10 p.m.*

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

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

\_\_\_\_\_  
John Lairsen, Chair



**CFA-20-13** & TA-20-01

412 W SAN ANTONIO ST

INTERIOR & EXTERIOR IMPROVEMENTS



 Subject Property

 Zoning Boundary

scale 1" = 100'



**CASE SUMMARY**

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STAFF: Kevin Waller, Assistant City Planner *KW*

CASE NUMBERS: CFA-20-13 and TA-20-01

REPORT DATE: October 2, 2020

HISTORICAL PRESERVATION COMMISSION DATE: October 7, 2020

CITY COUNCIL DATE:

APPLICANT'S REQUEST: Interior and exterior improvements (see Project Description below)

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

HISTORICAL PRESERVATION COMMISSION RECOMMENDATION:

**BACKGROUND DATA**

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APPLICANT: Ronda Reagan

OWNER: Same

SITE LOCATION: 412 W. San Antonio St.

LEGAL DESCRIPTION: Part of Lot 3, Block 45, Original Town of Lockhart

EXISTING USE OF PROPERTY: Single-family dwelling

PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: RHD (Residential High Density District)

**ANALYSIS OF ISSUES**

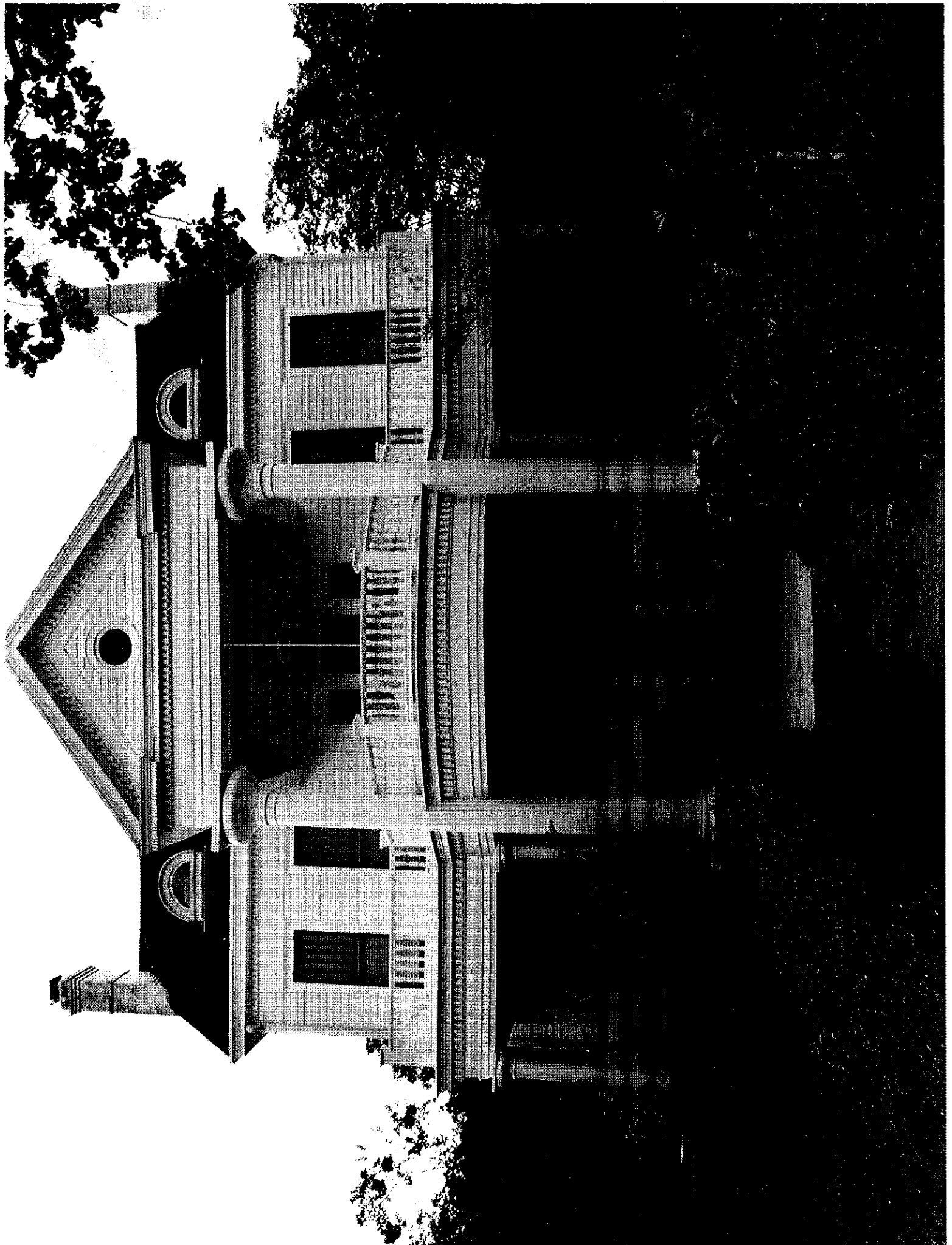
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**PROJECT DESCRIPTION:** The applicant proposes multiple interior and exterior improvements to an existing single-family dwelling and has submitted a Tax Abatement application along with the Certificate for Alteration application. The improvements include gas line replacements, HVAC installation, exterior wall repainting, wood siding replacement, and window restoration. Section 28-10 of the Historic Districts and Landmarks Ordinance excludes work that is considered "Ordinary Maintenance" from the requirements for a Certificate for Alteration. The proposed improvements are considered ordinary maintenance, with the exception of the HVAC installation. In any event, all improvements for which a tax abatement application is submitted require a review and certificate for alteration by the Commission (Section 28-21(b)). According to the applicant, work has already begun on the proposed improvements, due to being without gas for hot water and cooking for the past month and a half. The HVAC installation, however, has not yet begun. According to the Building Official, permits have been issued for the gas line replacements and HVAC installation. No permits are required for the painting, wood siding replacement, and window restoration components.

**COMPATIBILITY:** Most of the proposed improvements are considered ordinary maintenance, so no compatibility issues or changes to the neighborhood's character are expected from the overall project.

**COMPLIANCE WITH STANDARDS:** Since a tax abatement application has been submitted for the proposed improvements, the improvements are subject to approval of this Certificate for Alteration. Staff has determined that the submitted tax abatement application meets the guidelines set forth in Section 28-22. A complete copy of the application packet, a copy of Chapter 28, Division 2 (Tax Abatement), and a summary of the tax abatement review procedure, including consideration by the City Council, are included with your agenda packet materials.

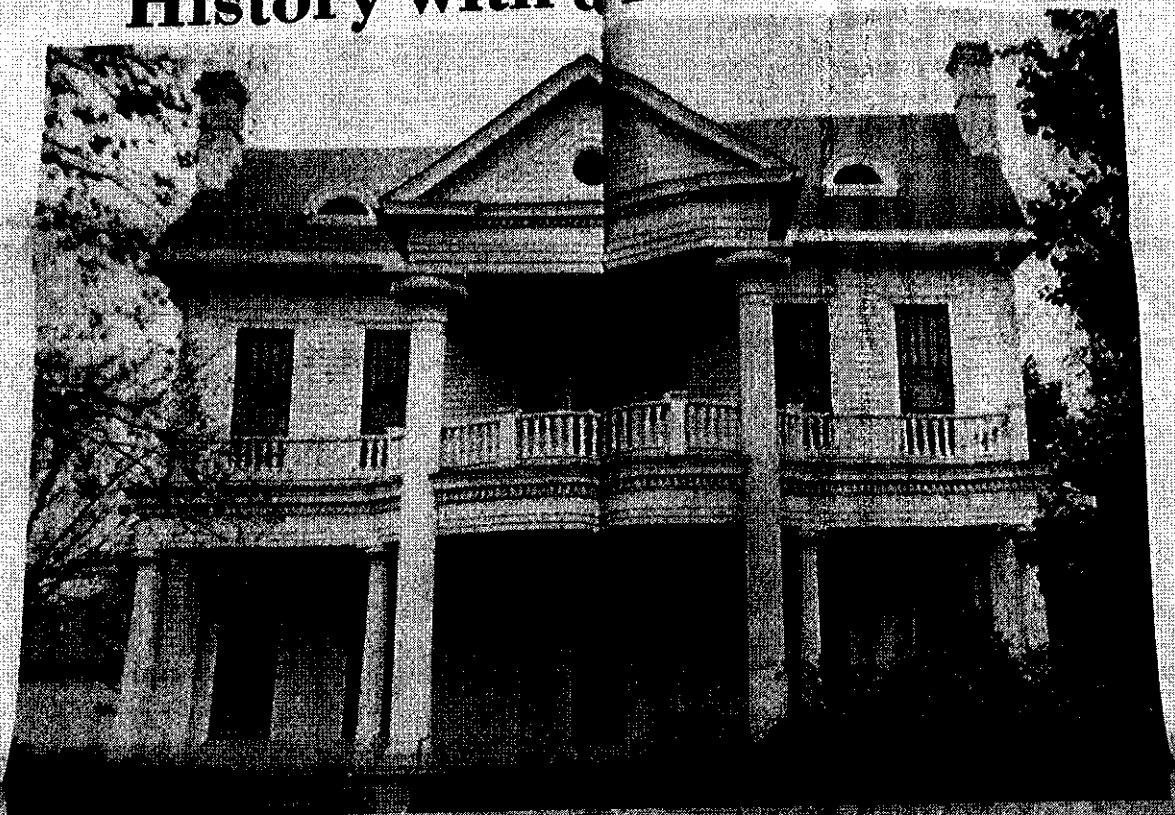
**ALTERNATIVES:** None necessary.



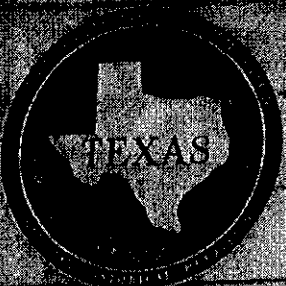


History in the present

# History with a lived-in look



Now owned by Phillip von Kott, it was the first private residence in Caldwell County to be designated as a Texas Historical Landmark.



It is known as The Cooperwood House and is situated at 412 West State Avenue in Caldwell County. It was built in 1850 by James G. Blank, who was then in the real estate business. The house has been in the von Kott family since 1970.

Blank later sold the house to Dr. J. H. Cooper and his wife Eva. Cooper had been a doctor and provided care to the public for many years. When Cooper died, his estate was divided among his children. The house and property were inherited by his daughter, Mrs. J. H. Cooper.

In 1970, Phillip Von Kott and his wife bought the house and moved into it.

The house is a two-story, white, frame structure with a portico across the facade. There are 10 rooms, including a living room, dining room, kitchen, two bedrooms, a bathroom, and a den.

Von Kott said this is the only area substantially changed since he bought it. The house still has the original view of the block there.

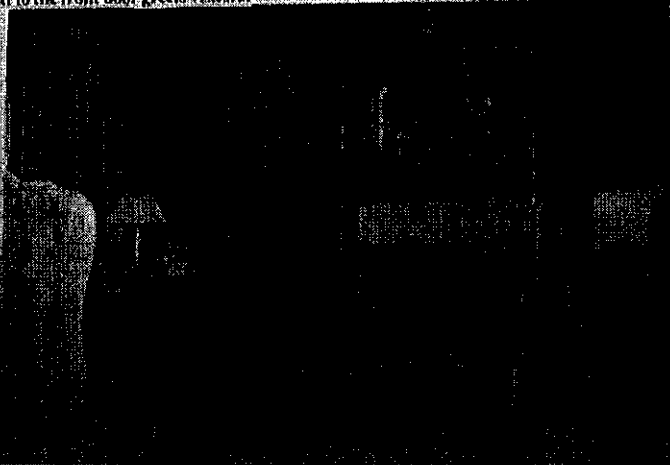
The rooms are much smaller than those there are so many small rooms in odd places.

A fireplace helps heat the living room. A fireplace helps heat the living room. Von Kott said the house is a fine example of the cost of cultural building.



The stained-glass windows were specially made to commemorate the Bicentennial celebration in 1976.

A marker next to the front door greets visitors.





### THE COOPWOOD HOUSE

A ONE STORY RESIDENCE STOOD ON THIS LOT WHEN BUSINESSMAN JAMES G. BLANKS (1862-1927) PURCHASED THE PROPERTY IN 1896. HE ADDED ANOTHER FLOOR AND COMPLETED THE HOUSE IN THE CLASSICAL REVIVAL STYLE POPULAR AT THE TIME. IN 1908 BLANKS SOLD THE STRUCTURE TO DR. THOMAS BENJON COOPWOOD (1860-1932), A NOTED LOCKHART PHYSICIAN WHO SERVED AS CALDWELL COUNTY HEALTH OFFICER FOR OVER 30 YEARS. MEMBERS OF THE COOPWOOD FAMILY OCCUPIED THE HOME UNTIL 1970.

RECORDED TEXAS HISTORICAL LANDMARK - 1979





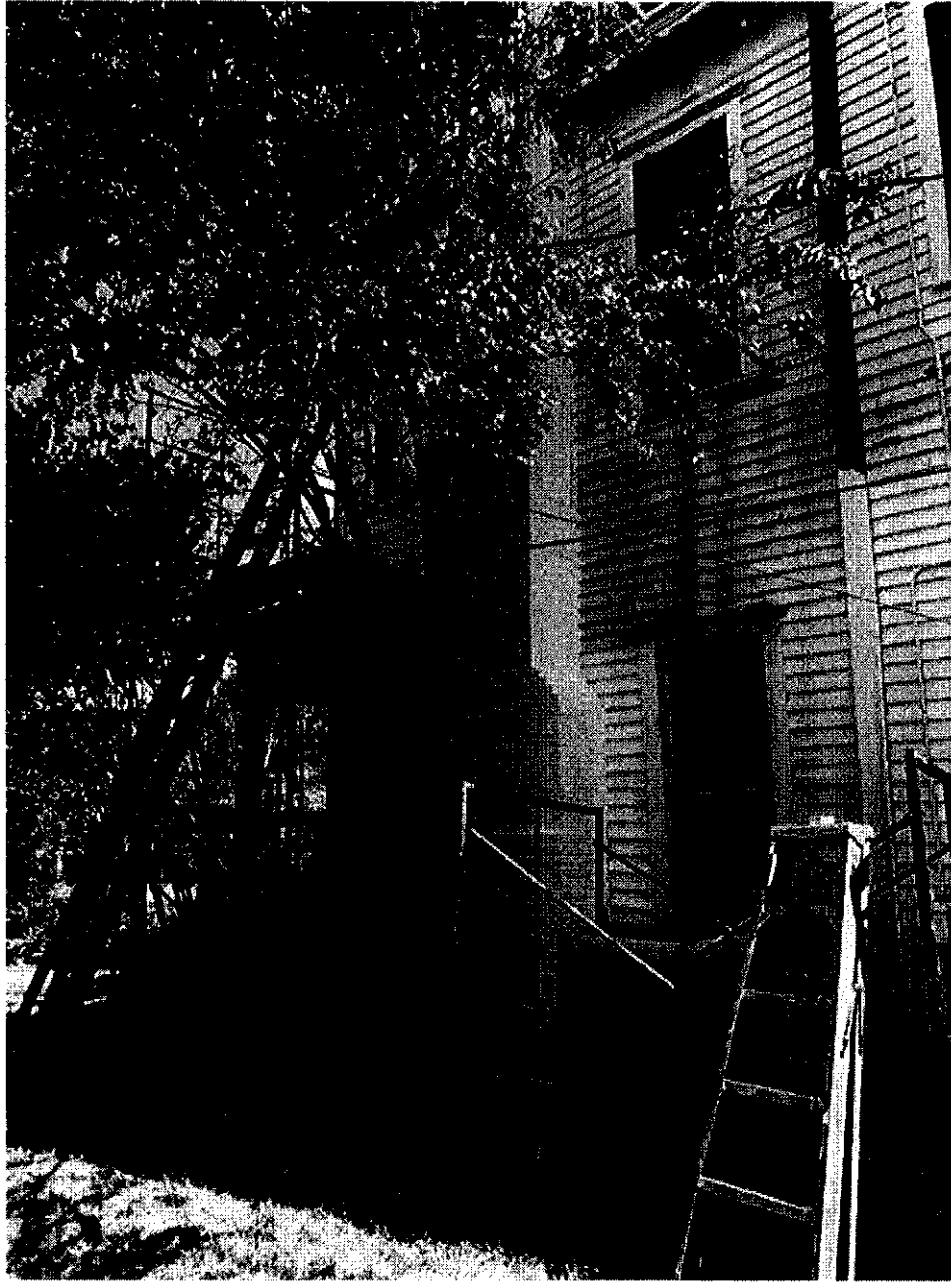
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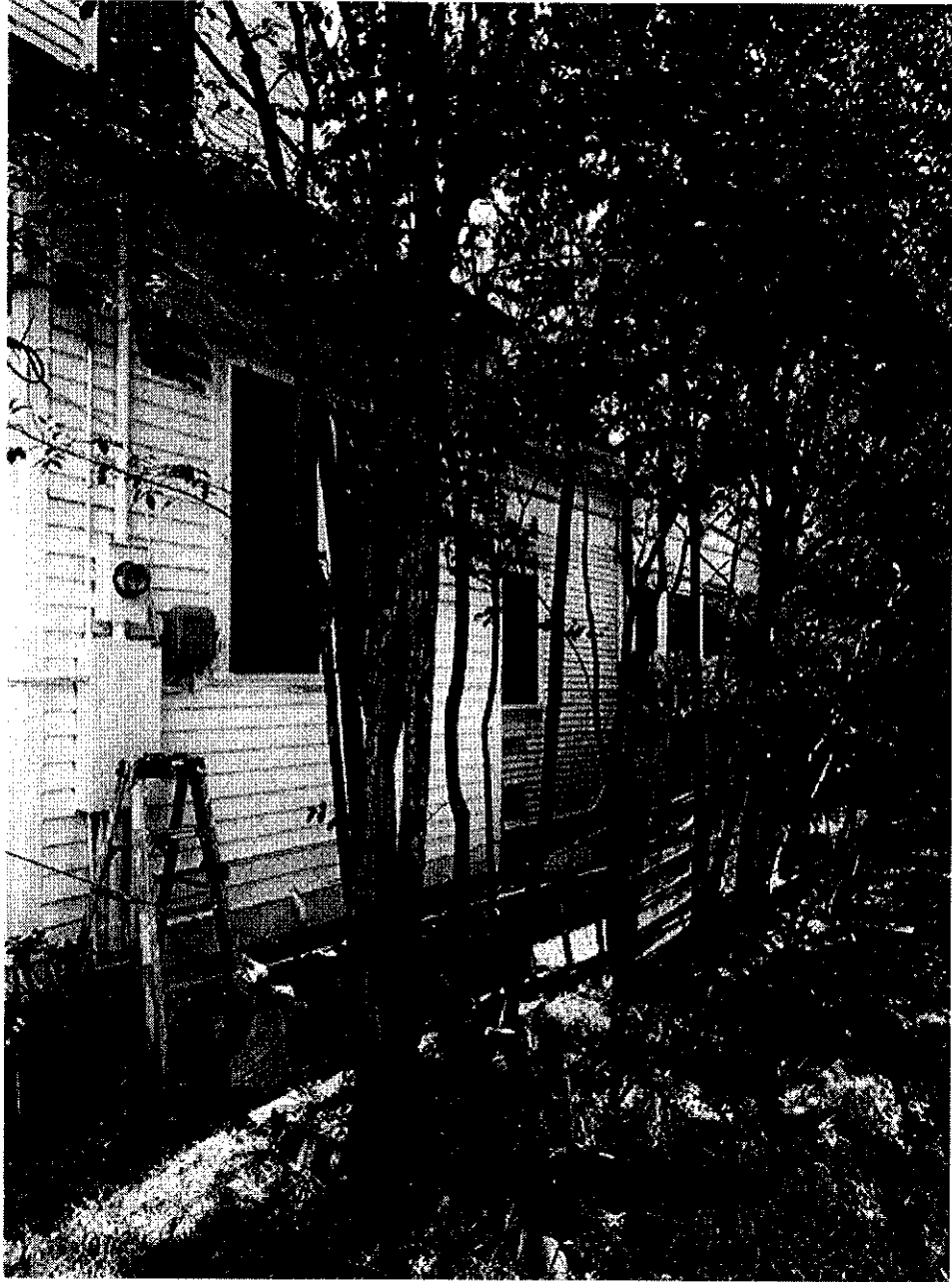
RECORDED TEXAS HISTORICAL LANDMARK - 1979

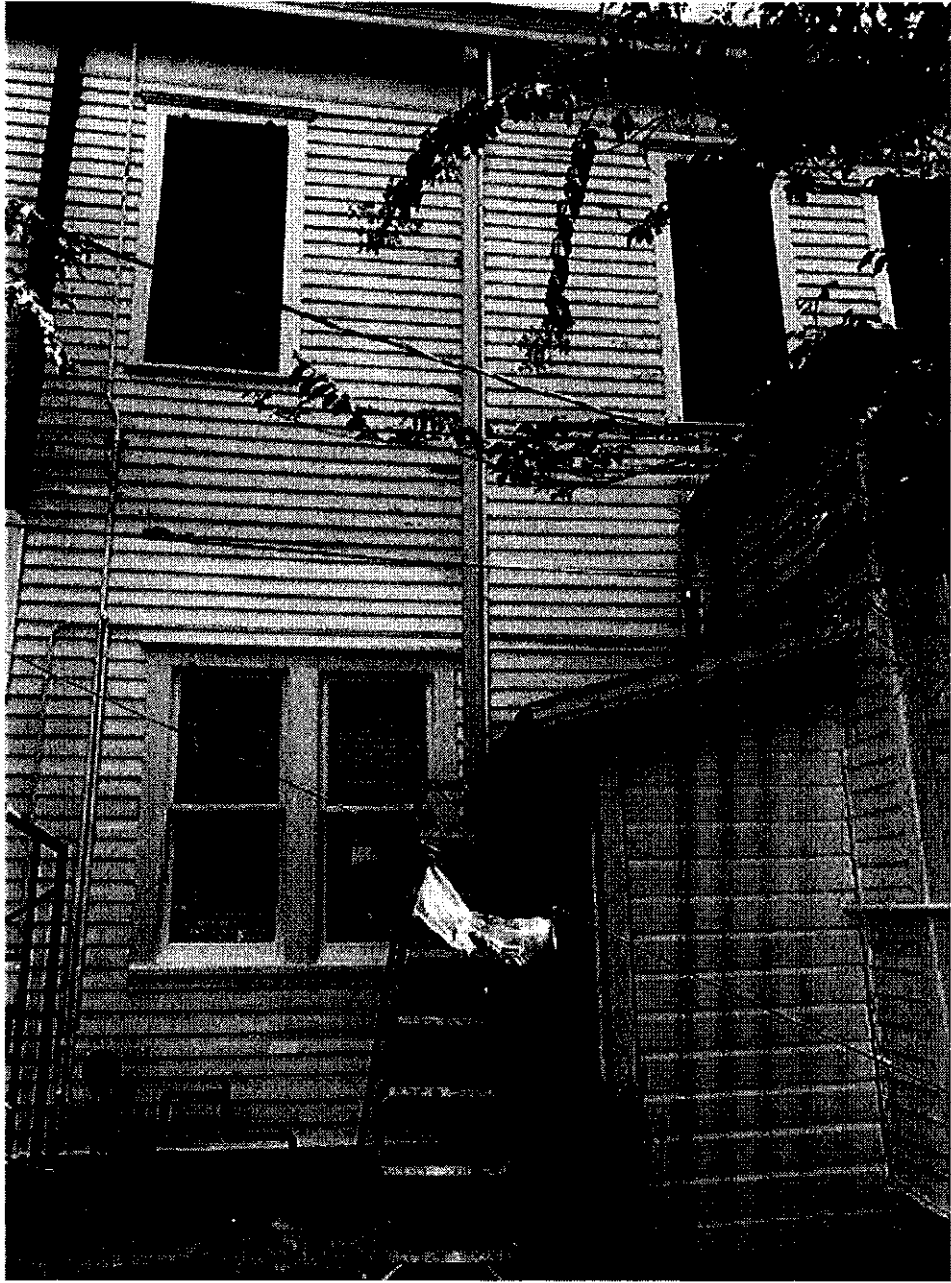








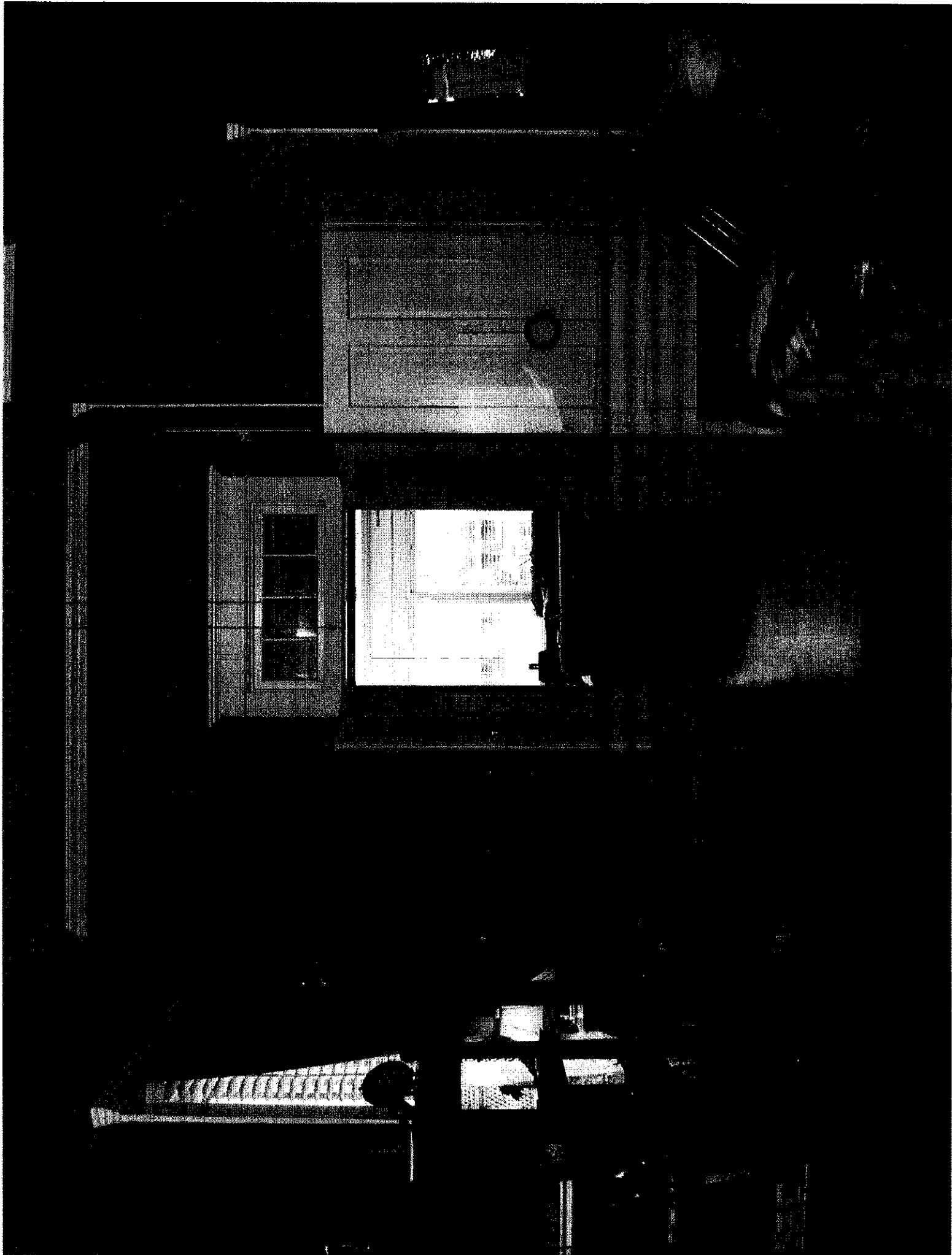












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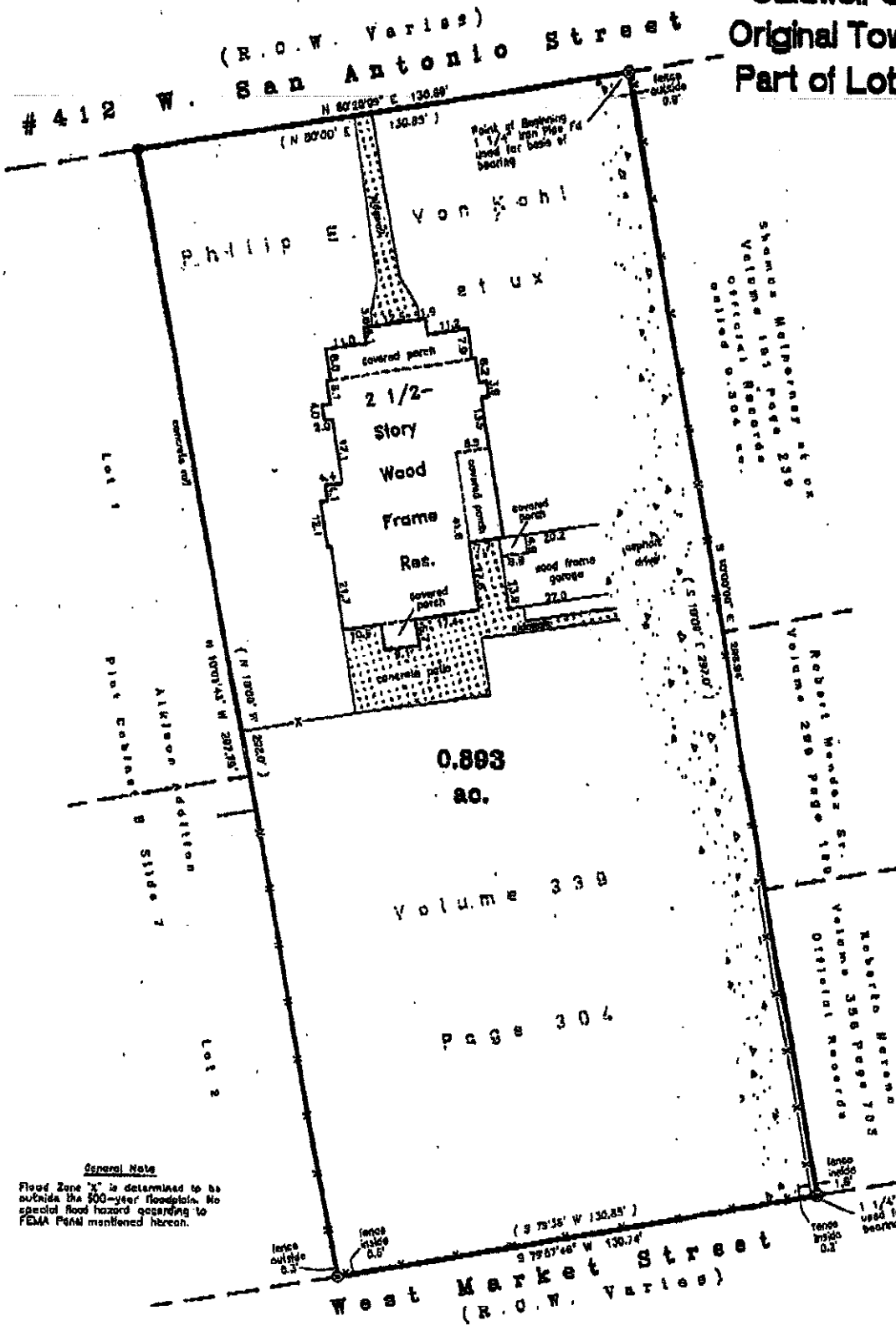
1987

1987



G.P. #046150F  
BORROWER: Thomas E. Mayers and  
Gornette L. Mayers  
911 ADDRESS: 412 W. San Antonio Street  
Lockhart, Texas 78644

City of Lockhart  
Caldwell County, Texas  
Original Town of Lockhart  
Part of Lot 3 in Block 45



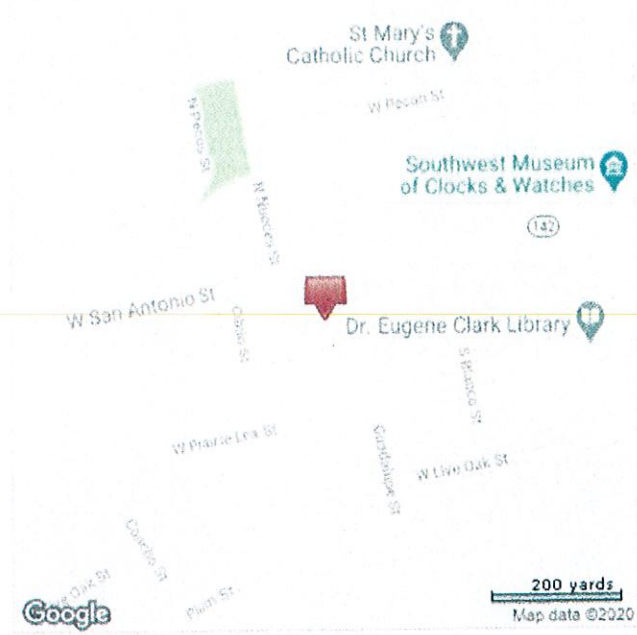
**General Note**  
Flood Zone "X" is determined to be outside the 500-year floodplain. No special flood hazard according to FEMA Panel mentioned herein.

- LEGEND**
- 1 1/4" IRON PIPE FOUND
  - 1/2" IRON PIN FOUND
  - X- FENCE MEMBERS
  - (---) ORIGINAL DEEDED CALLS
  - ▒ CONCRETE
  - ▒ ASPHALT
  - CONCRETE RAIL

Showing a 0.893 acre tract of land out Lot 3 in Block 45 of the ORIGINAL TOWN OF LOCKHART, to the City of Lockhart, Caldwell County, Texas according to the map or plat thereof recorded in Volume Q Page 807 of the Deed Records of Caldwell County, Texas and the improvements as found

SURVEY PLAT

PROPERTY MAP



\*Lot Dimensions are Estimated



## Historic Property Preservation Tax Abatement

The Tax Abatement Program encourages preservation of historic buildings in order to maintain and enhance the architectural character of Lockhart's downtown Historic District and individual properties designated as local Historic Landmarks.

### General Information:

- The minimum tax abatement allowed shall be an amount equal to the previous two years of city taxes actually paid on the property.
- The total tax abatement shall not exceed the owner's and/or tenant's total out-of-pocket cost of the improvements.
- The tax abatement applies only to municipal taxes.
- The property owner must be current on property taxes prior to authorization of any tax abatement.
- In addition to the Tax Abatement Application, a Certificate for Alteration Application must be approved by the Historical Preservation Commission, prior to the Commission's approval of the tax abatement.
- The tax abatement may carry with the property.
- Both residential and non-residential properties are eligible.
- [www.library.municode.com/tx/lockhart/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_C H28HIDILA S28-20TAABPRHIPR](http://www.library.municode.com/tx/lockhart/codes/code_of_ordinances?nodeId=PTIICOOR_C H28HIDILA S28-20TAABPRHIPR)

### Process Summary:

- 1) The *Historic Property Preservation Tax Abatement Application* shall be filed with the City Manager (Planning Department will coordinate) for review by the Historical Preservation Commission.
- 2) The Commission will make a recommendation to the City Council within 30 days.
- 3) The City Council will then issue a decision within 30 days of the Commission's recommendation.
- 4) The work must be completed within one year of certification and agreement.
- 5) Upon completion of the work, the applicant shall submit a sworn statement of completion.
- 6) The Commission will then have 30 days to inspect the property to determine its eligibility for tax abatement.
- 7) Once the property is found to be eligible, the City will direct the Caldwell County Appraisal District to apply the tax abatement.



## DIVISION 2. TAX ABATEMENT

**Sec. 28-20. Tax abatement for preservation of historic properties.**

Historical preservation contributes to the economic development, growth and expansion of a community. The following tax abatement program is designed to encourage historical preservation in the city and to provide guidelines, criteria, and procedures for such tax abatements consistent with stated policy, and incorporate the components, requirements and criteria included in sections 28-21 through 28-24.

(Code 1982, § 12.5-20; Ord. No. 93-19, pt. 20, 9-21-93; Ord. No. 2017-03, § I, 2-7-17)

**Sec. 28-21. General criteria and guidelines of tax abatement program.**

(a) An historic landmark or a property in an historic district in need of tax relief to encourage improvement and preservation in accordance with the provisions of this chapter and which is improved, enhanced, rehabilitated, restored and/or preserved as certified by the commission may have a tax abatement granted, subject to the approval and conditions of the city.

(b) The enhancement qualifying for a tax abatement shall be either interior or exterior, or both, but shall require a review and certificate for alteration by the commission.

(c) Eligibility for a tax abatement shall not be limited as to zoning classification or use, but shall be subject to the property owner(s), tenant(s), and the city entering into a tax abatement agreement.

(d) A minimum threshold for qualification to participate shall be established based on a minimum cost of qualifying enhancement which equals or exceeds the minimum tax abatement allowed.

(e) The minimum tax abatement allowed shall be an amount equal to the previous two years of city taxes actually paid on the property. The city council may set a different minimum abatement.

(f) The total tax abatement shall not exceed the owner's and/or tenant's total out-of-pocket cost of the enhancement certified by the commission.

(g) The maximum tax abatement allowed shall be one of the following effected for a maximum term of ten years:

- (1) The qualified property may have no assessed value for City of Lockhart ad valorem taxation for a period of five tax years after the completion of the certified enhancement. Thereafter, the qualified property shall be reappraised and assessed at a 50 percent rate for an additional consecutive five-year period.
- (2) The property may receive an abatement of the city ad valorem taxation of the added value in the eligible property as determined by the increase in the assessed value in the property as a result of the improvements and preservation.

(h) Any tax abatement granted shall begin on the first day of the first tax year after verification of completion of the rehabilitation and/or preservation required for certification, provided that the building shall comply with the applicable zoning regulations for its use and location.

(i) Any property which receives a tax abatement shall be designated and zoned historic (H or HL) by the city council prior to verification. To qualify and receive the tax relief as specified in this section, the property must be zoned historic (H or HL) and be maintained in a minimal condition equal to the condition at the time of verification.

(j) The historical preservation officer shall inspect and verify to the tax authorities annually that the property qualifies for the scheduled tax abatement.

(k) The work which is certified for tax abatement must be completed within one year of the certification and agreement. The certified and/or verified tax abatement shall carry with the property. A property may be certified and verified for additional work and receive more than one tax abatement concurrently, but not to exceed the limits allowed by the tax abatement program.

(Code 1982, § 12.5-21; Ord. No. 93-19, pt. 21, 9-21-93; Ord. No. 2017-03, § I, 2-7-17)

**Sec. 28-22. Application for tax abatement.**

(a) Application for an historic property preservation tax abatement pursuant to this section shall be filed with the city manager for review by the commission which will make a recommendation to the city council. Each application shall be signed and sworn to by the owner of the property and shall:

- (1) State the legal description and a map of the property proposed for certification;
- (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
- (3) Include a plan and detailed written description of the improvements, enhancement, rehabilitation and/or preservation ("work") for which tax abatement is requested;
- (4) A list of the kind, number and location of all improvements to the property;
- (5) A copy of the last paid tax receipt and itemized statement of the current assessed property value;
- (6) Include an itemized statement of costs for the proposed work and estimated property value upon completion;
- (7) Include a schedule of the estimated construction time with start and completion dates of the proposed work;
- (8) Authorize the members of the commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification;
- (9) Include a detailed statement of the current and proposed use and zoning for the property;

(10) Provide any additional information to the commission which the owner deems relevant or useful, such as the history of the structure; and

(11) Processing and appraisal fees may be required by the city at the time of application.

(b) Each application shall contain sufficient documentation confirming or supporting the information submitted therein. The approval of tax abatement will depend upon the quality of the information provided by the applicant.

(Code 1982, § 12.5-22; Ord. No. 93-19, pt. 22, 9-21-93)

**Sec. 28-23. Certification for tax abatement.**

Upon receipt of the sworn application, the commission shall make an investigation of the property and shall certify the facts to the city within 30 days along with the commission's documentation for approval or disapproval of the application for abatement. Upon receipt of the certified application for tax abatement as well as the recommendation of the commission, the city council shall within 30 days approve or disapprove eligibility of the property for tax relief pursuant to sections 28-21 through 28-24. In determining eligibility, the City of Lockhart shall first determine that the applicant is in compliance with all the requirements of these sections and the city Code. The certification for tax abatement for specified work shall be valid for one year. The city shall require the property owners, tenants and city enter into a tax abatement agreement which may set further conditions on the tax abatement authorized. The verification and subsequent tax abatement may carry with the property provided the conditions of the abatement are met and the city is in agreement.

(Code 1982, § 12.5-23; Ord. No. 93-19, pt. 23, 9-21-93; Ord. No. 2017-03, § I, 2-7-17)

**Sec. 28-24. Verification for tax abatement.**

Upon completion of the preservation and/or rehabilitation, the certified applicant shall submit a sworn statement of completion acknowledging that the enhancement and preservation work as certified by the commission is complete. The commission, upon receipt of the sworn statement of completion, but no later than 30 days thereafter, shall make an investigation of the property and shall approve or disapprove the fact that the property has been substantially completed as required for certification. If verification or completion shall be deemed unfavorable, the certified applicant shall be notified in writing, listing the work required to complete the preservation and/or rehabilitation in order to secure the tax abatement provided herein. If the verification of completion is favorable, the commission shall notify the City of Lockhart in writing of compliance. The city shall notify the tax authorities, and thereafter the tax assessor-collector shall provide the property with the tax abatement authorized by the agreement and program, provided the property is maintained in a minimal condition equal to the condition at the time of verification.

(Code 1982, § 12.5-24; Ord. No. 93-19, pt. 24, 9-21-93)

## HOME TOUR ARTICLE QUESTIONNAIRE

**NAME OF OWNERS/RESIDENTS:** Ronda Reagan

**NAME OF RECENT RENOVATORS & RESTORERS:** Philip & Marilyn Von Kohl; Tom & Lynn Mayers; and current owner, Ronda Reagan.

**AGE OF HOME:** A one-story residence stood on this lot when businessman James G. Blanks (1862 -1927) purchased the property in 1896. The home was believed to be built by L.D. Bowden in the 1880's with a long center hallway that held a cistern. Today there remains an old cistern beneath the floors in the center of the home. A June 9, 1904, edition of a Lockhart newspaper reports Blanks adding a second floor, completing the house in the Classical Revival style popular at the time and "classing it as one of Lockhart's prettiest houses."

**ARCHITECTURAL FEATURES:** The house is a typical classical revival two story frame structure with a one story veranda across the front. Two-story columns support the second level and a pedimented portico over the front door. Eyebrow dormers accent the front. There is a side porch too.

**DECORATIVE FEATURES:** The interior features a center hallway, two original fireplaces in the flanking music room and dining room, heart pine floors, 12-foot ceilings and a large sunroom now referred to as the "Texas" room.

**COLLECTIONS ON DISPLAY:** Santas; Texas memorabilia; antiques.

**HISTORY OF HOUSE:** In 1908, Dr. Thomas Benton Coopwood (1860-1932) purchased the house from James G. Blanks. Coopwood was a pioneer physician and surgeon of Lockhart, establishing his practice here in 1899. He was Caldwell County Medical Examiner for 30 years. In recognition of his contributions as one of Texas pioneer physicians, the Texas Historical Commission erected a historical marker to commemorate him. It stands next to a log cabin in Luling which was used in his rural practice. This Lockhart home received a Texas Historical Marker in 1979, naming it "The Coopwood House." The home stayed in the Coopwood family for 62 years. In 1970, daughter Julia sold it to Philip and Marilyn von Kohl.

**OTHER COMMENTS:** It sits on just under one-acre of land. One of the most significant features of the property is the enormous native Texas Live Oak in the backyard that has been documented as being over 500 years old by the Louisiana Live Oak Society. It is believed to be the oldest and largest Live Oak in Caldwell County.



# Lockhart TEXAS

## HISTORIC PROPERTY PRESERVATION TAX ABATEMENT APPLICATION

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

### APPLICANT / PROPERTY OWNER

NAME: Ronda Reagan

DAY-TIME TELEPHONE: 512-757-1121

E-MAIL: Ronda@RondaReagan.com

MAILING ADDRESS: 412 W. San Antonio St.  
Lockhart, TX 78644

### PROPERTY

ADDRESS: 412 W. San Antonio St.

LEGAL DESCRIPTION (IF PLATTED): A017 Lockhart, Byrd; Acres .89; Part Lot 3, Blk 45

SIZE: 38768 SQUARE FEET OR .89 ACRE(S)

ZONING CLASSIFICATION: SFR  
R4D

### HISTORICAL SIGNIFICANCE

BUILDER/ARCHITECT (IF KNOWN): James Joseph Blanks

DATE OF ORIGINAL CONSTRUCTION (IF KNOWN): 1864 ~~1864~~ 1896

STATE OR NATIONAL HISTORIC DESIGNATION(S) (IF ANY): State Historical Marker

HISTORICAL NAME(S) OF BUILDING(S) (IF KNOWN): Cedarwood House

### PROPERTY OWNER AUTHORIZATION

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.

IF THE APPLICATION IS NOT SUBMITTED BY THE PROPERTY OWNER OF RECORD, A LETTER AUTHORIZING THE APPLICANT TO ACT ON THE PROPERTY OWNER'S BEHALF IS REQUIRED, AND MUST BE SIGNED AND DATED BY THE PROPERTY OWNER. AN E-MAILED AUTHORIZATION FROM THE PROPERTY OWNER TO THE PLANNING DEPARTMENT IS ALSO ACCEPTABLE.

\*PLEASE NOTE THAT A CERTIFICATE FOR ALTERATION MUST BE APPROVED BY THE HISTORICAL PRESERVATION COMMISSION, PRIOR TO APPROVAL OF THE REQUESTED TAX ABATEMENT.

SIGNATURE OF PROPERTY OWNER: Ronda Reagan

PRINTED NAME: Ronda Reagan

DATE: 9-2-2020



**SUBMITTAL REQUIREMENTS**

1. AN AFFIDAVIT BY THE OWNER DESCRIBING THE HISTORIC SIGNIFICANCE OF THE STRUCTURE(S) IN NEED OF TAX RELIEF, INCLUDING ANY RELEVANT OR USEFUL INFORMATION REGARDING THE HISTORY OF THE STRUCTURE(S) (HISTORICAL PHOTOGRAPHS, NEWSPAPER ARTICLES, ARCHITECTURAL DRAWINGS, ETC.)
2. A PLAN AND DETAILED WRITTEN DESCRIPTION OF THE IMPROVEMENTS, ENHANCEMENT, REHABILITATION, AND/OR PRESERVATION ("WORK") FOR WHICH TAX ABATEMENT IS REQUESTED.
3. A SITE PLAN SHOWING THE TYPE, NUMBER, AND LOCATION OF ALL EXISTING IMPROVEMENTS ON THE PROPERTY (PRIMARY AND ACCESSORY BUILDINGS, FENCES, SIGNS, ETC.)
4. A COPY OF THE LAST PAID TAX RECEIPT AND ITEMIZED STATEMENT OF THE CURRENT ASSESSED PROPERTY VALUE.
5. AN ITEMIZED STATEMENT OF COSTS FOR THE PROPOSED WORK AND ESTIMATED PROPERTY VALUE UPON COMPLETION.
6. A SCHEDULE OF THE ESTIMATED CONSTRUCTION TIME WITH START AND COMPLETION DATES OF THE PROPOSED WORK.
7. A DETAILED STATEMENT OF THE CURRENT AND PROPOSED USE FOR THE PROPERTY.
8. IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$ 150 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

¼ acre or less	\$125
Between ¼ acre and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

**OFFICE USE ONLY**

CASE NUMBER: TA- 20 - 01      DATE SUBMITTED: 9/9/2020  
ACCEPTED BY: Kerin Waller      RECEIPT NUMBER: 961230  
HISTORICAL PRESERVATION COMMISSION MEETING DATE: 10/7/2020  
HISTORICAL PRESERVATION COMMISSION RECOMMENDATION: \_\_\_\_\_  
CITY COUNCIL MEETING DATE: \_\_\_\_\_  
CITY COUNCIL DECISION OF ELIGIBILITY: \_\_\_\_\_  
APPLICANT SWORN STATEMENT OF COMPLETION — DATE SUBMITTED: \_\_\_\_\_  
HISTORICAL PRESERVATION COMMISSION SITE INVESTIGATION DATE: Initial - 9/30/2020  
After Completion -  
HISTORICAL PRESERVATION COMMISSION APPROVAL DATE: \_\_\_\_\_  
CITY NOTIFICATION TO APPRAISAL DISTRICT — DATE: \_\_\_\_\_

# TAX RECEIPT

01/02/2020 04:01PM

Caldwell County Appraisal District  
 211 Bufkin Ln.  
 P.O. Box 900  
 Lockhart, TX 78644

**Receipt Number**  
**1086656**

Date Posted 01/02/2020  
 Payment Type P  
 Payment Code Full  
 Total Paid \$6,915.95

**PAID BY:**

REAGAN RONDA A  
 412 W SAN ANTONIO ST  
 LOCKHART, TX 78644-2658

Property ID	Geo	Legal Acres	Owner Name and Address								
18133	0300017-046-002-00	0.8900	REAGAN RONDA A 412 W SAN ANTONIO ST LOCKHART, TX 78644-2658								
			Legal Description								
			A017 LOCKHART, BYRD, ACRES .89, PART OF LOT 3 BLOCK 45								
			Situs	DBA Name							
			412 W SAN ANTONIO ST LOCKHART, TX 78644								
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Lockhart ISD	2019	1.26236	286,272	33444	N	3,040.99	0.00	0.00	0.00	0.00	3,040.99
Plum Creek											
Underground Water Plum Creek	2019	0.02070	325,272	33444	N	67.33	0.00	0.00	0.00	0.00	67.33
Conservation District											
Farm to Market Road	2019	0.02250	315,272	33444	N	70.94	0.00	0.00	0.00	0.00	70.94
Road	2019	0.00010	315,272	33444	N	0.26	0.00	0.00	0.00	0.00	0.26
City of Lockhart	2019	0.68420	315,272	33444	N	1,888.69	0.00	0.00	0.00	0.00	1,888.69
Caldwell County	2019	0.74300	315,272	33444	N	1,847.74	0.00	0.00	0.00	0.00	1,847.74
<b>6,915.95</b>											
<b>Balance Due As Of 01/02/2020: .00</b>											

Operator **MARYV**    Batch **8153 (01022020MV)**

**Total Paid**  
**6,915.95**

**412 W San Antonio St, Lockhart, TX 78644-2658, Caldwell County**

MLS Beds <b>4</b>	MLS Sq Ft <b>3,837</b>	Lot Sq Ft <b>38,768</b>	Sale Price <b>N/A</b>
MLS Baths <b>3</b>	Yr Built <b>1894</b>	Type <b>SFR</b>	Sale Date <b>N/A</b>

**OWNER INFORMATION**

Owner Name	<b>Reagan Ronda A</b>	Tax Billing Zip	<b>78644</b>
Tax Billing Address	<b>412 W San Antonio St</b>	Tax Billing Zip+4	<b>2658</b>
Tax Billing City & State	<b>Lockhart, TX</b>	Owner Occupied	<b>Yes</b>

**LOCATION INFORMATION**

School District	<b>Slh</b>	Zip Code	<b>78644</b>
School District Name	<b>Lockhart ISD</b>	Zip + 4	<b>2658</b>
Census Tract	<b>9603.00</b>	Flood Zone Date	<b>06/19/2012</b>
Neighborhood Code	<b>1311-1311</b>	Flood Zone Code	<b>X</b>
Mapsco	<b>824-V</b>	Flood Zone Panel	<b>48055C0120E</b>
MLS Area	<b>CC</b>	Carrier Route	<b>C003</b>

**TAX INFORMATION**

Property ID 1	<b>18133</b>	Tax Area (113)	<b>GCA</b>
Property ID 2	<b>030001704600200</b>	Tax Appraisal Area	<b>GCA</b>
Property ID 3	<b>18133</b>		
Legal Description	<b>A017 LOCKHART, BYRD, ACRES . 89, PART OF LOT 3 BLOCK 45</b>		
Exemption(s)	<b>Homestead, Senior</b>	Lot	<b>3</b>
Block	<b>45</b>		

**ASSESSMENT & TAX**

Assessment Year	<b>2020</b>	<b>2019</b>	<b>2018</b>
Market Value - Total	<b>\$380,660</b>	<b>\$370,910</b>	<b>\$314,010</b>
Market Value - Land	<b>\$100,820</b>	<b>\$96,150</b>	<b>\$64,230</b>
Market Value - Improved	<b>\$279,840</b>	<b>\$274,760</b>	<b>\$249,780</b>
Assessed Value - Total	<b>\$357,799</b>	<b>\$325,272</b>	<b>\$295,702</b>
YOY Assessed Change (\$)	<b>\$32,527</b>	<b>\$29,570</b>	
YOY Assessed Change (%)	<b>10%</b>	<b>10%</b>	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
<b>\$8,466</b>	<b>2018</b>		
<b>\$8,889</b>	<b>2019</b>	<b>\$423</b>	<b>5%</b>
<b>\$9,778</b>	<b>2020</b>	<b>\$889</b>	<b>10%</b>

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Lockhart ISD	Estimated	<b>\$4,516.71</b>	<b>1.26236</b>
Underground Water Conservation	Estimated	<b>\$74.06</b>	<b>.0207</b>
Plum Creek Cons District	Estimated	<b>\$80.50</b>	<b>.0225</b>
County Farm-Market	Estimated	<b>\$0.36</b>	<b>.0001</b>
City Of Lockhart	Estimated	<b>\$2,448.06</b>	<b>.6842</b>
Caldwell County	Estimated	<b>\$2,658.45</b>	<b>.743</b>
Total Estimated Tax Rate			<b>2.7329</b>

**CHARACTERISTICS**

State Use	<b>Sgl-Fam-Res-Home</b>	Roof Type	<b>Gable</b>
Land Use	<b>SFR</b>	Roof Shape	<b>Gable/Hip</b>
Lot Acres	<b>0.89</b>	Exterior	<b>Wood</b>
Basement Type	<b>MLS: Pier &amp; Beam</b>	Year Built	<b>Tax: 1894 MLS: 1850</b>
Gross Area	<b>3,836</b>	Effective Year Built	<b>1975</b>

**Property Details** Courtesy of AUSTIN CENTRAL TX REALTY INFORMATION SVC

Based on a copyrighted compilation from the Austin Board of REALTORS® and/or the Austin/Central Texas Realty Information Services (ACTRIS), as well as government data and third party licensors of CoreLogic Solutions, LLC. All information provided is deemed reliable but is not guaranteed and should be independently verified. The Austin Board of REALTORS®, ACTRIS, CoreLogic Solutions, LLC, their affiliates and licensors provide the MLS and all content therein "AS IS and WHEN AVAILABLE" and without any warranty, express or implied. Use and disclosure of this information is subject to the ACTRIS Rules and Regulations and applicable end user license agreements.

Generated on: 09/02/20

Page 1/3



**CERTIFICATE FOR ALTERATION APPLICATION**

DATE RECEIVED: 9/9/2020 DATE APPROVED: \_\_\_\_\_ CERTIFICATE NUMBER: CFA-20-13

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.

**ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED**

Applicant Ronda Reagan Property Owner Same  
 Mailing Address 412 W. San Antonio St Mailing Address Same  
Lockhart, TX 78644  
 Telephone 512-757-1121 Telephone 512-757-1121  
 Person Doing Work Aloha Plumbing Estimated Cost \$5,641 plus \$929  
 Property Legal Description A017 Lockhart, Byrd, Acres. 89, Part of Lot 3, Blk 45  
 Property Street Address 412 W. San Antonio St.  
 Property City Zoning Designations SFR R4D 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 \_\_\_\_\_  
 ↳ I can't go under house to take pictures

Description of Proposed Work
Replace rusted gas lines under the house with Flash Shield
suspending it off the ground by attaching it to floor joists.
Run a new manifold from the gas meter to under the house
and split the necessary gas lines to the stove/range, water
heater, central boiler heater, and 3 fireplace gas log sets.
Remove the pipe on the exterior of the east side of the house that
runs to the 2nd floor. Remove any other old gas lines to the 2nd
floor that are now abandoned to prevent any future leaks. 2 space
heaters to be eliminated by installing central heat & air.
Note: waiting for 3 other plumbing bids. May switch. Already spent \$9,500 w/ Aloha
Please - Attach Scope of Work Questionnaire <input checked="" type="checkbox"/> Attach Sketches/illustrations <input type="checkbox"/> Are Detailed Plans Available? <input type="checkbox"/> <i>Not fixed.</i>

**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: Ronda Reagan Date: 9-2-20  
 Property Owner Signature: Ronda Reagan Date: 9-2-20  
 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-20-13  
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
<b>Section One</b>			
✓		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>RHD HL? ✓ H?</u>
	✓	KW	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"?
	✓	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.)
<b>Section Two</b>			
✓		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? <u>Aug 13th</u>
✓		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? <u>Gas Company raised off gas 8/13/20</u> <u>gas leaks under h.s.</u>
✓		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: _____
<b>Section Three</b>			
	✓	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? <u>old gas pipes removed</u>
✓		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? <u>Clean it up</u>

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: Ronda Keary Date: 9-2-2020  
 Verified By: Kevin Walker Date: 10/2/2020 Action: \_\_\_\_\_ Date: \_\_\_\_\_





P.O Box 698 | Lockhart, Tx 78644  
 5125754565 | admin@callaloha.com | CallAloha.com

**RECIPIENT:**

**Ronda Reagan**  
 412 West San Antonio Street  
 Lockhart, Texas 78644

<b>Quote #26</b>	
Sent on	Aug 21, 2020
<b>Total</b>	<b>\$5,641.63</b>

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT COST	TOTAL
Bid	This bid is for replacing the gas piping under the house with new gas piping. The gas piping we will use is either flash shield or trac pipe gas piping. The 3 lines that we could leave in place we will test to make sure there is no leaks on them. Those lines are the one running to the backroom gas heater, to the backroom fire place and to the furnace in the attic. the line going to the furnace we will remove the tee going to the upstairs gas valves that are not in use and we will also remove the gas line on the other side of the house going to the upstairs valves by the fire place. We would then test each of those lines individually to make sure they are good. the gas stops upstairs and the one in the downstairs bathroom we will remove them. The fire place logs in the formal living room we will move to the dining room and hook it up. the living room fireplace we will just leave a capped gas stop for future use. The whole new system will strapped to the bottom studs under the house. If you decide to not tie in the backroom gas heater it would take off 325.00. If you decide to not tie in the backroom freestanding fire place we would take 255.00 off.	1	\$6,484.63	\$6,484.63

Hello if you have any questions please give us a call. Some of the parts will have to be order so please let me know as soon as possible so we can order them. This bid comes with a 1 year warranty on all pipes we replace. 1/2 would be due down and the remainder would be due once final inspection is completed.

This quote is valid for the next 30 days. after which values may be subject to change.

Texas State Board of Plumbing Examiners  
 P.O Box 4200 Austin, TX 78786  
 512-458-2145

<b>Subtotal</b>	<b>\$6,484.63</b>
Discount (13.0%)	- \$843.00
<b>Total</b>	<b>\$5,641.63</b>

# CITY OF LOCKHART

308 W. San Antonio  
P.O. Box 239  
Lockhart, Texas 78644  
512-398-3461 FAX 512-398-3833

## RESIDENTIAL GAS PERMIT

PERMIT #:	201001004	DATE ISSUED:	10/01/2020
JOB ADDRESS:	412 W SAN ANTONIO	EXP DATE:	3/30/2021
PARCEL ID:		LOT #:	
SUBDIVISION:		BLK #:	
ISSUED TO:	FAST FLOW PLUMBING & DRAIN LLC	CONTRACTOR:	FAST FLOW PLUMBING & DRAIN LLC
ADDRESS:	619 WIPPER	ADDRESS:	619 WIPPER
CITY, STATE ZIP:	NEW BRAUNFELS TX 78130	CITY, STATE ZIP:	NEW BRAUNFELS TX 78130
PHONE:		PHONE:	
PROP.USE VALUATION:	\$ 0.00	SETBACKS:	
SQ FT:	0.00	FRONT:	
OCCP TYPE:		LEFT SIDE:	
CNST TYPE:		RIGHT SIDE:	
		REAR:	

FEE CODE	DESCRIPTION	AMOUNT
GAS-INSP	GAS INSPECTION	\$ 15.00
<b>TOTAL</b>		<b>\$ 15.00</b>

NOTES: GAS LINE REPIPE

### NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 90 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED. PERMIT EXPIRES SIX MONTHS FROM ISSUE DATE.

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS CONFORM TO ALL REQUIREMENTS OF THE CITY OF LOCKHART BUILDING REGULATIONS. BY SIGNING BELOW I AGREE THAT IF ANY PART OF THIS PLAT AND/OR ASSOCIATED CONSTRUCTION PLANS IS FOUND TO BE INCORRECT, INCOMPLETE, OR OTHERWISE DEFICIENT WITH REGARD TO APPLICABLE CITY STANDARDS, THE DEADLINE IMPOSED BY THE TEXAS LOCAL GOVERNMENT CODE, SECTION 212.009 FOR APPROVAL OR DENIAL OF THE PLAT AND/OR ASSOCIATED CONSTRUCTION PLANS BY THE CITY WITHIN 30 DAYS OF THE DATE OF THIS APPLICATION IS AUTOMATICALLY EXTENDED FOR AN ADDITIONAL 30 DAYS. I FURTHER AGREE THAT IF ANY PART OF THIS PLAT AND/OR ASSOCIATED CONSTRUCTION PLANS REMAINS DEFICIENT AT SUCH TIME THAT THE PLAT AND/OR ASSOCIATED CONSTRUCTION PLANS CANNOT BE APPROVED PRIOR TO THE EXPIRATION OF THE SECOND 30 DAYS, THE PLAT OR CONSTRUCTION PLANS WILL BE SUBJECT TO DENIAL BY THE APPROVAL AUTHORITY. IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION. \_\_\_\_\_ INITIALS

IF HOME WAS BUILT PRIOR TO 1978, YOU ARE REQUIRED BY LAW TO BE A U.S. EPA CERTIFIED RRP RENOVATOR. CALL 214-655-7577 FOR QUESTIONS RE: THE RRP RULE.

\_\_\_\_\_  
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
(BUILDING DEPT. APPROVAL)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
(PLANNING DEPT. APPROVAL)

\_\_\_\_\_  
DATE



CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: <u>9/9/2020</u>	DATE APPROVED: _____	CERTIFICATE NUMBER: <u>CFA-20-13</u>
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.		
<b>ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED</b>		

Applicant <u>Ronda Reager</u>	Property Owner <u>Same</u>
Mailing Address <u>412 W. San Antonio St. Lockhart, TX 78644</u>	Mailing Address <u>Same</u>
Telephone <u>512-757-1121</u>	Telephone <u>same</u>
Person Doing Work <u>Ralph Fulton</u>	Estimated Cost <u>\$7000</u>
Property Legal Description <u>A017 Lodchaot, Bgrd; Acres .89; Part of Lot 3; Blk 45</u>	
Property Street Address <u>412 W. San Antonio St.</u>	
Property City Zoning Designations <u>SFR RHD</u>	Location Map Attached <input type="checkbox"/>

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
<u>Scrape peeling paint, prime &amp; paint entire west side of house</u>
<u>Rebuild several window screens; re-glaze several original windows.</u>
<u>Replace rotten wood in several places.</u>
Please - Attach Scope of Work Questionnaire <input checked="" type="checkbox"/> Attach Sketches/Illustrations <input type="checkbox"/> Are Detailed Plans Available? <input type="checkbox"/>

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>Ronda Reager</u>	Date: <u>9-2-2020</u>
Property Owner Signature: <u>Ronda Reager</u>	Date: <u>9-2-2020</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-2013  
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
			<b>Section One</b>
✓		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>RHD HL? ✓H?</u>
	✓	KW	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"?
✓		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.)
	✓	KW	<b>Section Two</b>
	✓	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 <u>building</u> , business, owner, or the public? <u>Continued deterioration</u>
✓		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? <u>YES</u> Describe: <u>started the project 2 weeks ago</u>
✓		KW	<b>Section Three</b>
	✓	KW	1. Will the construction or alteration covered by this application make a physical change to any design elements, features or <u>finishes visible</u> 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? <u>replace rotten wood</u>
✓		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? <u>improve it</u>

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: Panda Ready

Date: 9-2-2020

Verified By: Kevin Walker Date: 10/2/2020 Action:

Date:





Custom Carpenter and Contractor  
1152 Spotted Horse Trail  
Dale, Texas 78616  
512-787-7934  
512-398-2994

9-04-20

Work done @ 412 San Antonio St  
Lockhart. Included replacing  
rotted wood scraping and painting,  
window repair and glazing, rebuild  
screens and painting, flashing repair  
at chimney. total cost \$6734.00

Ralph Fulton

## CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: <u>9/9/2020</u>	DATE APPROVED: _____	CERTIFICATE NUMBER: <u>CFA-20-13</u>
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.		
ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED		

Applicant <u>Ronda Reagan</u>	Property Owner <u>Same</u>
Mailing Address <u>412 W. San Antonio St. Lockhart, TX 78644</u>	Mailing Address <u>Same</u>
Telephone <u>512-257-1121</u>	Telephone <u>Same</u>
Person Doing Work <u>Reliable Air</u>	Estimated Cost <u>\$26,822.00 (includes \$1000 electrical source)</u>
Property Legal Description <u>A017 Lockhart, Byrd; Acres .89; Part of Lot 3, Blk 45</u>	
Property Street Address <u>412 W. San Antonio</u>	
Property City Zoning Designations <u>RHD</u>	Location Map Attached <input type="checkbox"/>

**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><u>Install central HVAC to lower level rear part of house.</u>  <u>Rooms to include Kitchen + breakfast, family room (Texas Rm),</u>  <u>Study and center hall bath. HVAC air handler will go in the</u>  <u>gabled attic space above the study; *Ductwork will go between the</u>  <u>first + second floor between study, across bath, to kitchen. Some ductwork</u>  <u>will go in void space above bath linen closet and pantry closet in kitchen.</u>  <u>A new duct in a soffit will go across edge of kitchen ceiling to above cabinet</u>  <u>+ punch thru to laundry room. Compressor to sit on east side of house on south</u>  <u>side of fireplace chimney. Electricity to be run under house to west side entrance</u>  <u>panel. Electric work estimated by Angel Ramirez @ \$1,000 * or ductwork exposed as spiral</u>                      in Texas Rm.</p>
Please - Attach Scope of Work Questionnaire <input type="checkbox"/> Attach Sketches/illustrations <input type="checkbox"/> Are Detailed Plans Available? <input type="checkbox"/>

**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>Ronda Reagan</u>	Date: <u>9-2-20</u>
Property Owner Signature: <u>Ronda Reagan</u>	Date: <u>9-2-20</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-20-13  
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
<b>Section One</b>			
✓		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>RHD</u> HL? <u>✓</u> H? <u>    </u>
✓		KW	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"?
✓		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.)
<b>Section Two</b>			
	✓	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? <u>    </u>
	✓	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: <u>    </u> Permit No. <u>    </u> Has any work actually started? <u>✓</u> Describe: <u>    </u>
<b>Section Three</b>			
	✓	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? <u>near gable, west side</u>
<p>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.</p>			
Applicant Signature: <u>Ronda Geary</u>			Date: <u>9-2-20</u>
Verified By: <u>Kevin Walker</u>		Date: <u>10/2/2020</u>	Action: <u>    </u> Date: <u>    </u>

*from back yard only*

## Kevin Waller

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**From:** Ronda Reagan Properties <Ronda@rondareagan.com>  
**Sent:** Wednesday, September 2, 2020 9:40 PM  
**To:** Kevin Waller  
**Subject:** 2 Applications  
**Attachments:** 2 Certificates for Alteration Applications.pdf

Here is the one for Central HVAC which has never existed in the first floor of this house. After the gas leak and 100+ degree weather and suffering thru inside temperatures of 88 degrees, I decided to have Central AC & Heat (electric) installed. This way, I can eliminate 2 space heater, one of which (in the bathroom) is actually no longer allowed by City Code per Shane Mondin. Also attached is one bid from Aloha Plumbing who started to fix the leak and discovered that there were other leaks after I spent \$900+ for one days work and parts. I'm patiently waiting for 3 other bids, but I am beginning to doubt I will get them. I may have to use Aloha unless someone comes thru for me. I'm disappointed in Aloha for putting a metal pipe back on the ground as the entrance pipe under my house. The other one rusted thru and had numerous holes in it. I've been without gas for hot water and cooking since Aug. 13th and I consider this one an emergency. I may start the work before we meet, with a permit of course.

Thanks,

Ronda

***40 Years Helping People Build Wealth***

112 N Main St, Lockhart

Broker, CRS, GRI, ePRO

**512-757-1121** (Cell)





**Reliable Air**  
 4702 N State HWY 123, Ste C  
 San Marcos, TX, 78666  
 Phone: 512-396-8183  
 service@reliableairtx.com

**QUOTE**

DATE	INVOICE #	CUST #
8/20/2020	0000029928	0003213

**BILL TO:**

Ronda Reagan  
 412 West San Antonio  
 Lockhart TX 78644

**LOCATION:**

Ronda Reagan - Personal Home  
 412 West San Antonio St  
 Lockhart, TX 78644

P.O. NUMBER		TERMS	SALES PERSON	
		COD	Edgar Alvarado	
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	
1.00	Equipment: Install a CARRIER Infinity 18 seer 4.0 Ton 5 Stage Communicating Inverter Heat Pump with Variable Speed Electric Air Handler with backup heat Ductwork: R-6 Ductboard Plenums with R-8 Flexible Ducts Exposed Spiral Duct in the Texas Room. Electrical: Installing new whips to Air Handler and condenser from disconnects Filter: Long Lasting Honeywell 4^ Media Filter changes at the unit Thermostat: Carrier Infinity WiFi Touchscreen Programable Thermostat Includes: New service platform and Catwalk Blow in R-38 insulation in attic. Low-voltage wiring. Refrigerant line sets. Condensate drains. Safety overflow devices. Condenser pad. Our sheetrocker to return to cover any exposed duct or repair patches and repaint at our expense. Complementary initial system tutorial and 6 month check up <b>WARRANTY: Reliable Air Two-Year Workmanship limited warranty</b> <b>Warranty: Equipment includes manufacturer's 10 Years parts limited warranty.</b>	25,822.00	25,822.00	
<b>TOTAL</b>			<b>\$25,822.00</b>	

*\*Note: This may be changed to running duct between floors (1st + 2nd) between Study + Kitchen*

# CITY OF LOCKHART

308 W. San Antonio  
P.O. Box 239  
Lockhart, Texas 78644  
512-398-3461 FAX 512-398-3833

## RESIDENTIAL MECH/HVAC PERMIT

PERMIT #:	200925004	DATE ISSUED:	9/25/2020
JOB ADDRESS:	412 W SAN ANTONIO	EXP DATE:	3/24/2021
PARCEL ID:		LOT #:	
SUBDIVISION:		BLK #:	
ISSUED TO:	RELIABLE AIR	ZONING:	
ADDRESS:	4702 N STATE HWY 123 STE C	CONTRACTOR:	RELIABLE AIR
CITY, STATE ZIP:	SAN MARCOS TX 78666	ADDRESS:	4702 N STATE HWY 123 STE C
PHONE:		CITY, STATE ZIP:	SAN MARCOS TX 78666
PROP. USE:		PHONE:	
VALUATION:	\$ 0.00	SETBACKS:	
SQ FT:	0.00	FRONT:	
OCCP TYPE:		LEFT SIDE:	
CNST TYPE:		RIGHT SIDE:	
		REAR:	

FEE CODE	DESCRIPTION	AMOUNT
M-RES REP	RESIDENTIAL MEC REP/REM	\$ 15.00
<b>TOTAL</b>		<b>\$ 15.00</b>

NOTES: RESIDENTIAL HVAC - INSTALL ONE NEW AC SYSTEM WITH DUCT WORK DOWNSTAIRS

### NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 90 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED. PERMIT EXPIRES SIX MONTHS FROM ISSUE DATE.

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS CONFORM TO ALL REQUIREMENTS OF THE CITY OF LOCKHART BUILDING REGULATIONS. BY SIGNING BELOW I AGREE THAT IF ANY PART OF THIS PLAT AND/OR ASSOCIATED CONSTRUCTION PLANS IS FOUND TO BE INCORRECT, INCOMPLETE, OR OTHERWISE DEFICIENT WITH REGARD TO APPLICABLE CITY STANDARDS, THE DEADLINE IMPOSED BY THE TEXAS LOCAL GOVERNMENT CODE, SECTION 212.009 FOR APPROVAL OR DENIAL OF THE PLAT AND/OR ASSOCIATED CONSTRUCTION PLANS BY THE CITY WITHIN 30 DAYS OF THE DATE OF THIS APPLICATION IS AUTOMATICALLY EXTENDED FOR AN ADDITIONAL 30 DAYS. I FURTHER AGREE THAT IF ANY PART OF THIS PLAT AND/OR ASSOCIATED CONSTRUCTION PLANS REMAINS DEFICIENT AT SUCH TIME THAT THE PLAT AND/OR ASSOCIATED CONSTRUCTION PLANS CANNOT BE APPROVED PRIOR TO THE EXPIRATION OF THE SECOND 30 DAYS, THE PLAT OR CONSTRUCTION PLANS WILL BE SUBJECT TO DENIAL BY THE APPROVAL AUTHORITY. IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION. \_\_\_\_\_ INITIALS

IF HOME WAS BUILT PRIOR TO 1978, YOU ARE REQUIRED BY LAW TO BE A U.S. EPA CERTIFIED RRP RENOVATOR. CALL 214-655-7577 FOR QUESTIONS RE: THE RRP RULE.

\_\_\_\_\_  
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
(BUILDING DEPT. APPROVAL)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
(PLANNING DEPT. APPROVAL)

\_\_\_\_\_  
DATE