

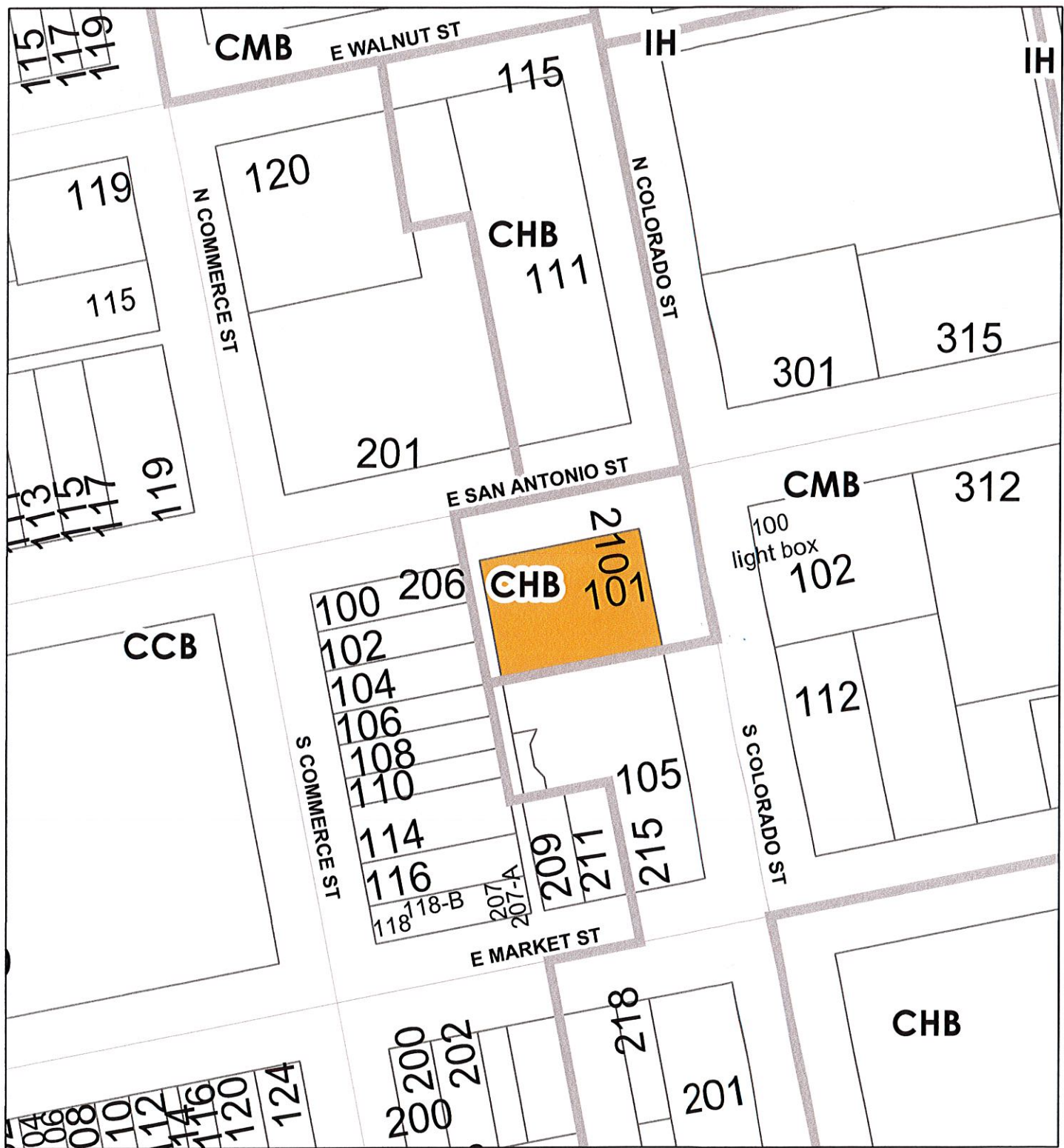
## **PUBLIC NOTICE**

**City of Lockhart  
Historical Preservation Commission  
5:30 p.m. Wednesday, March 1, 2023  
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 February 15, 2023 meeting.
4. CFA-23-06. Consider a request by Jesse Maciel, Jr. of Central Texas Autos for approval of a Certificate for Alteration for the replacement of a damaged building façade with new materials, as well as a new gutter system, new awnings, overhead door replacements, and window replacements on Part of Lot 4, Block 17, Original Town of Lockhart, zoned CHB (Commercial Heavy Business) and located at 101 South Colorado Street.
5. CFA-23-07. Consider a request by Teresa Charnichart for approval of a Certificate for Alteration for a new exterior door on Part of Lot 1, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 102 East Market Street.
6. CFA-23-08. Consider a request by Derek Royal for approval of a Certificate for Alteration for an awning replacement on Part of Lot 6, Block 20, Original Town of Lockhart, on property zoned CCB and located at 211 and 215 West Market Street.
7. CFA-23-09. Consider a request by Jeff Hammett of Nostalgic Rags, LLC for approval of a Certificate for Alteration for new signage, lighting, and cedar board siding on Part of Lot 6, Block 20, Original Town of Lockhart, on property zoned CCB and located at 215 West Market Street.
8. CFA-23-10. Consider a request by Gabriel Morey and M. Kaye Askins for approval of a Certificate for Alteration for new fencing and paving stones on Part of Lot 4, Block 20, Original Town of Lockhart, on property zoned CCB and located at 210 West San Antonio Street.
9. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
10. Adjournment.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 3:45 p.m. on the 24<sup>th</sup> day of February, 2023.**



**CFA-23-06**

101 S COLORADO ST

REPLACE FACADE OF DAMAGED BUILDING WITH NEW MATERIALS



Subject Property



Zoning Boundary

scale 1" = 100'

**CASE SUMMARY**

---

STAFF: Kevin Waller, Senior Planner *KW*

CASE NUMBER: CFA-23-06

REPORT DATE: February 24, 2023

MEETING DATE: March 1, 2023

APPLICANT'S REQUEST: Replacement of damaged building façade with new materials, as well as a new gutter system, new awnings, overhead door replacements, and window replacements

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

**BACKGROUND DATA**

---

APPLICANT: Jesse Maciel, Jr., Central TX Autos

OWNERS: Jesse and Maria Maciel

SITE LOCATION: 101 S. Colorado St.

LEGAL DESCRIPTION: Part of Lot 4, Block 17, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial (Auto dealership)

PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: CHB (Commercial Heavy Business)

**ANALYSIS OF ISSUES**

---

PROJECT DESCRIPTION: The applicant proposes to replace the entire exterior façade of the Central Texas Autos building. A school bus crashed into the southeast corner of the building in November 2022, causing substantial damage to the exterior in that corner. The new façade material would either consist of a new brick or stone product (see attached visual renderings), as the applicant states that he is unable to locate a brick design that matches the building's current design. Also proposed is the removal of the reddish-brown awning-type features above the brick façade. The applicant also states that a new gutter system and new awnings are proposed, as well as the replacement of three windows and two overhead doors. Pictures of examples of awnings that the applicant is considering are enclosed, as well as overhead door options; however, the applicant has not provided images of the replacement windows or gutter design. The applicant states that the design of the proposed overhead doors and windows will differ from that of the current doors and windows, which have been discontinued. Staff has requested that images of those features be provided as soon as possible, and no later than the time of the meeting.

COMPATIBILITY: The proposed improvements are not of a design that would detract from the character of the Courthouse Square Historic District.

COMPLIANCE WITH STANDARDS: The proposed improvements are subject to approval of this Certificate for Alteration and the issuance of building permits. Any new signage associated with the façade replacement will be subject to a separate Certificate for Alteration and issuance of a Sign Permit(s).

ALTERNATIVES: None necessary.



LOCKHART I.S.D.

SCHOOL BUS

EMERGENCY EXIT

EMERGENCY EXIT

5-1  
EMERGENCY CALL

OPERATED BY  
CONSTANCE TRAMONT  
US0007 2356208









The Stucco Guy



110022

75 Gray Stucco...

The Stucco Guy

Gray Stucco...



Discover



Search



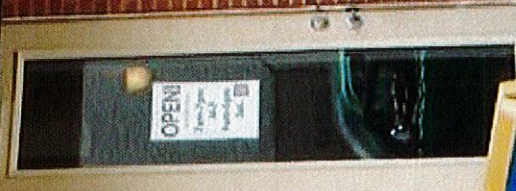
Collections

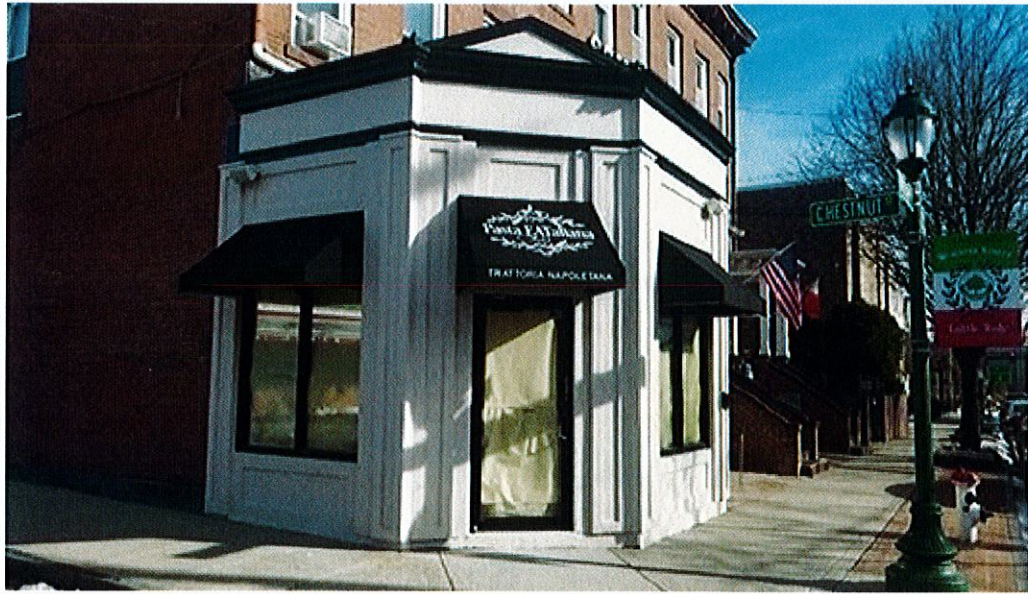


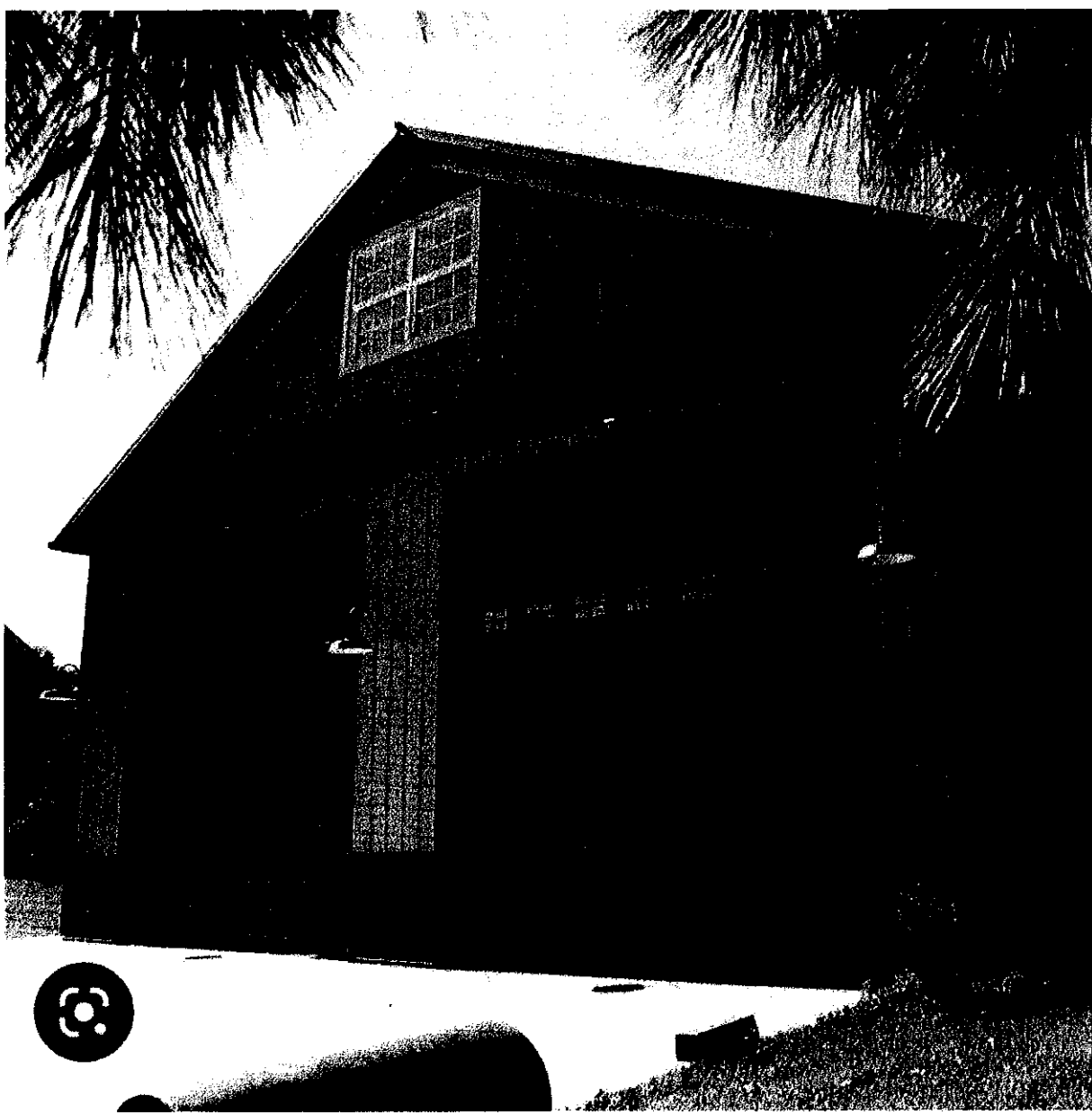


1121

*The Waterside Inn*  
Breakfast • Lunch • Catering







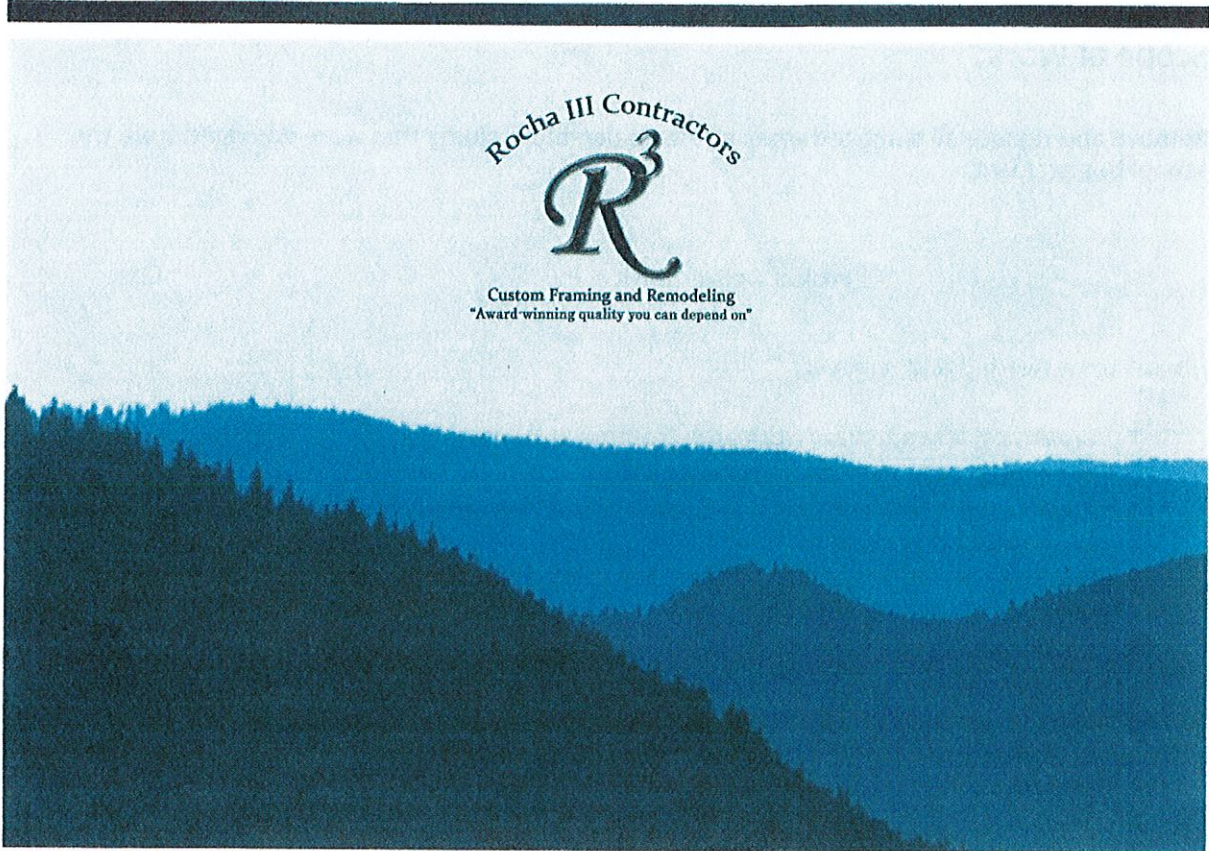
## Garage Doors – Pole Barns Direct

[Visit](#)

Images may be subject to copyright. [Learn More](#)

### Related content





# Central TX Autos

101 S. Colorado St. Lockhart, Tx 78644

01/12/2023

---

Rocha III Contractors  
Custom Framing and Remodeling  
512-563-6315

## Scope of Work:

Remove and replace all damaged areas of the dealership building that were damaged from the school bus accident.

### Project Deliverables

### Cost

#### Items to be needed and replaced:

1. Protection fence around work area (commercial type)
2. Framing to secure all roof in damaged area
3. Remove and replace all brick on 3 sides of building (original can not be matched due to age)
4. Remove and replace structural block for at least 10 to 12 feet to assure all weak points are removed
5. Add rebar in between block to ensure structural, doweled into concrete slab.
6. Remove awning roof from 3 sides of building (can not match existing metal tile roof panels)
7. Continue brick up to replace awning roof.
8. Add new gutter system
9. Remove and replace 2 overhead doors (both heavily damaged)
10. Replace windows in block (total of 3)
11. Remove and replace sheetrock in damaged area
12. Tape, float and texture new sheetrock, as well as, the areas that were slightly shifted.
13. Paint all new areas with matching paint if we can not match, entire area will need to be painted.
14. Total of 4 dumpsters to be needed. 2 for block and brick removed and 2 for other construction debris.
15. Electrical and plumbing
16. Powerwash and clean project at final
17. 3rd party inspections, if needed
18. Equipment rental (Bobcat, mini excavator)
19. City permitting
20. Portapot restroom
21. Insured

Estimated total for project:

\$185,965.00

\*If any unforeseen issues arise, they will be discussed prior to work being completed and a change order will be submitted for payment.

**Payment Terms**

25% due prior to start. Draws to be made based upon work completed and materials purchased.

**Signatures**

\_\_\_\_\_  
Central TX Autos

Date:

\_\_\_\_\_  
Rocha III Contractors

Date:



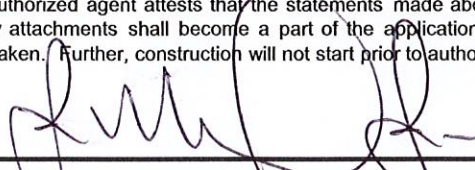
CERTIFICATE FOR ALTERATION  
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-23-06  
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>CHB</u> HL? <u>H</u> ? <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? <u>11/17/22</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: _____ Permit No. _____<br>Has any work actually started? <u>No</u> 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.

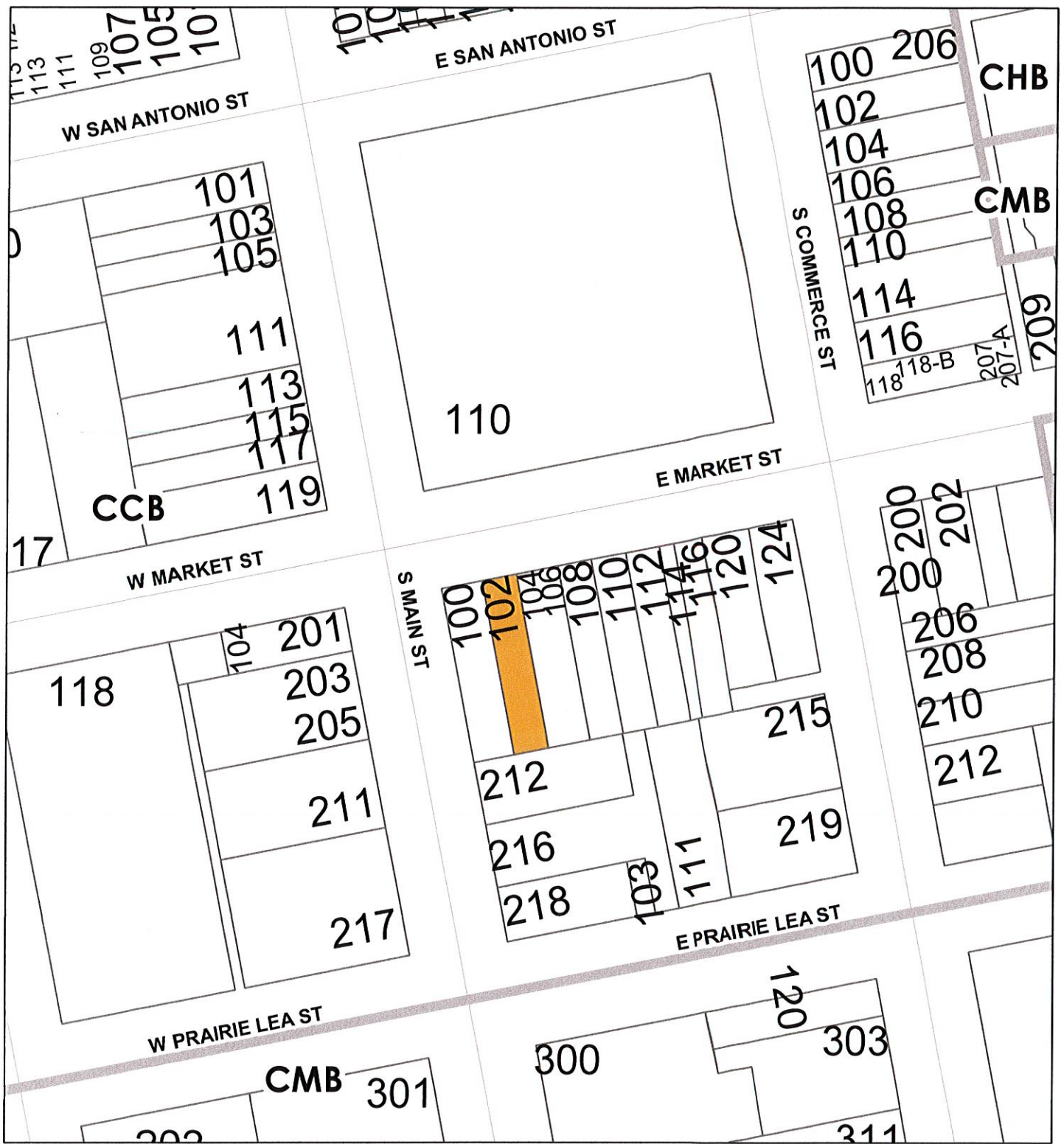
Applicant Signature: 

Date: 1-31-23

Verified By: Kerin Walker Date: 2/22/23 Action:

Date:





**CFA-23-07**

102 E MARKET ST

NEW EXTERIOR DOOR



Subject Property



Zoning Boundary

scale 1" = 100'

# STAFF REPORT

# CERTIFICATE FOR ALTERATION

## CASE SUMMARY

---

STAFF: Kevin Waller, Senior Planner *kw*  
REPORT DATE: February 23, 2023  
MEETING DATE: March 1, 2023  
APPLICANT'S REQUEST: New exterior door  
STAFF RECOMMENDATION: *Approval*  
CONDITIONS: None

CASE NUMBER: CFA-23-07

## BACKGROUND DATA

---

APPLICANT: Teresa Charnichart  
OWNERS: Philip and Claude DuCloux  
SITE LOCATION: 102 E. Market St.  
LEGAL DESCRIPTION: Part of Lot 1, Block 13, Original Town of Lockhart  
EXISTING USE OF PROPERTY: Vacant Commercial Lease Space  
PROPOSED USE OF PROPERTY: Commercial  
ZONING CLASSIFICATION: CCB (Commercial Central Business)

## ANALYSIS OF ISSUES

---

**PROJECT DESCRIPTION:** The applicant proposes a new front door entrance for the new Barb's-B-Q business establishment, to be located at the end of the exterior hallway on the right-hand side of the building where a wall currently exists. Measuring 6.6 feet tall by three feet wide overall, the door consists of a stained oak frame that includes an inset glass panel of 5.5 feet tall by 2.2 feet wide. The door will serve as the main entry point for customers, allowing them to stand in a line against the right-side wall after entering, and directly face the service counter for proper queuing. The two existing doors will remain and be utilized for exiting the building and handicapped accessibility as needed. According to the applicant, a sign might be utilized on the glass panel of the new door (see attached visual rendering), and if so, will measure less than two square feet and therefore be exempt from the requirements for a Sign Permit and Certificate for Alteration. The Commission approved a hanging wall sign for the proposed business on February 15, 2023.

**COMPATIBILITY:** The proposed door is not of a design that would detract from the character of the Courthouse Square. There are numerous examples of front entry doors on the Square with large glass panel insets, both with wood and metal frames, some of which are located on the same block as the subject property.

**COMPLIANCE WITH STANDARDS:** The proposed door is subject to approval of this Certificate for Alteration and the issuance of a building permit. The door is not considered pre-approved, as set forth in Section 28-11(c)(3) of the Historic Districts and Landmarks Ordinance, as those provisions apply only to the replacement of an existing door.

**ALTERNATIVES:** None necessary.

Door is stained oak. Sign on glass might be utilized; if so, will be less than two square feet and exempt, per applicant.





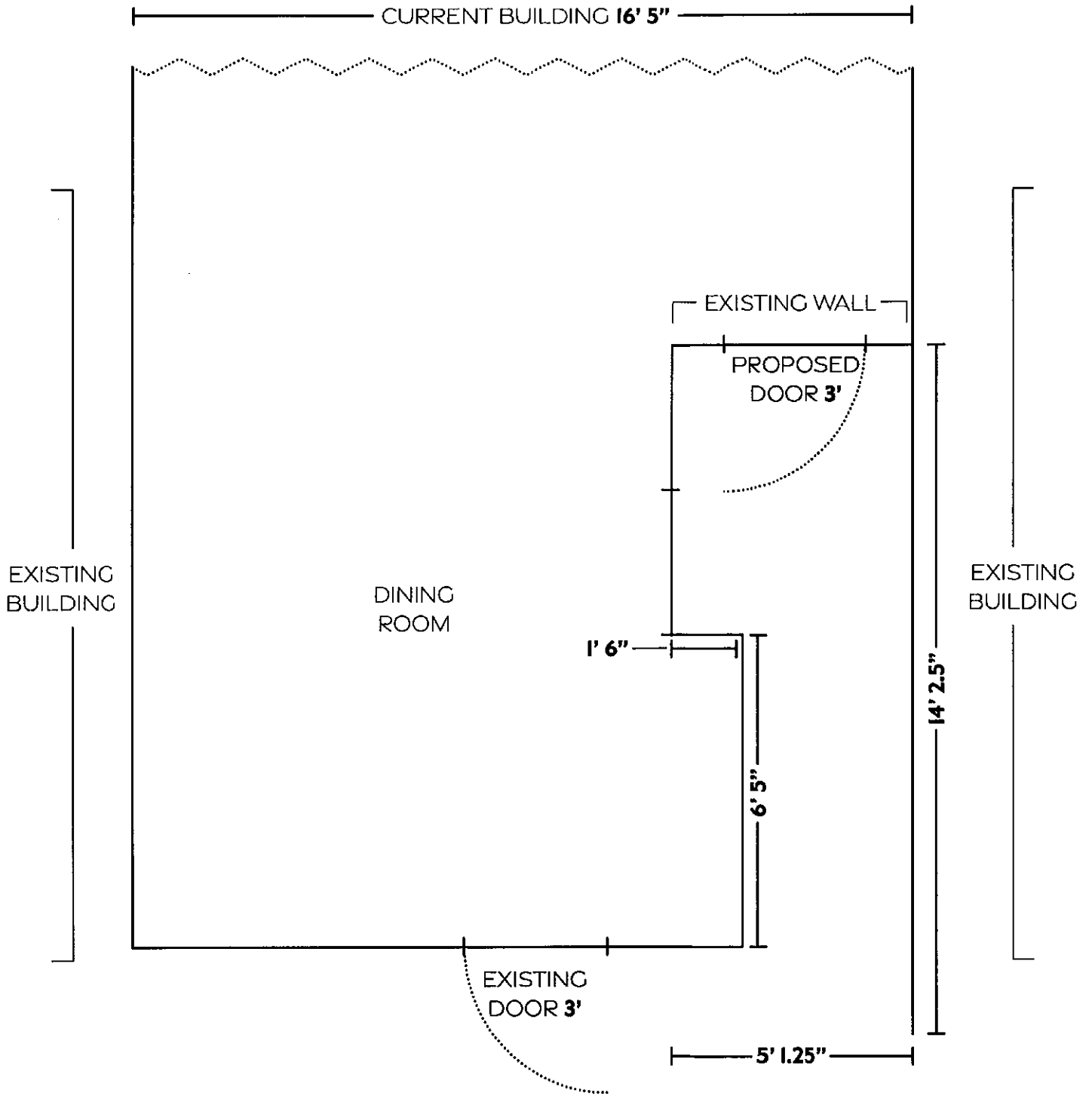
102 EAST MARKET ST

DOOR

↑

# Barbs B.B.Q

## ENTRANCE PROPOSAL



SCALE  
7/16" = 1'

## CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 2/15/23 DATE APPROVED: \_\_\_\_\_ CERTIFICATE NUMBER: CFA-23-07

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 Teresa Charnichart Property Owner Philip Ducloux  
 Mailing Address 1122 Richardine Ave Mailing Address P.O. Box 3, Bastrop, Texas, 78602  
Austin, TX, 78721  
 Telephone 5122307316 Telephone 5123031477  
 Person Doing Work Chris Beacom Estimated Cost \$2500  
 Property Legal Description Part of Lot 1, Block 13, Original Town of Lockhart  
 Property Street Address 102 E Market St, Lockhart, TX, 78644  
 Property City Zoning Designations CCB 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  |
|---|
| Install a new door to increase accessibility to patrons. This will be the main door used for the entrance. It will allow for our patrons to stand in a line against the wall and directly face the service counter. |
|   |
|   |
|   |
|   |
|   |
|   |
|   |
|   |
|   |
| Please - Attach Scope of Work Questionnaire <input checked="" type="checkbox"/> Attach Sketches/Illustrations <input checked="" 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: T Chard Date: 02/14/23  
 Property Owner Signature: Philip Ducloux Digitally signed by Philip Ducloux Date: 02/14/23  
Date: 2023.02.14 15:38:03 -06'00'  
 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-23-07  
Page 2 of \_\_\_ Reviewed: KW

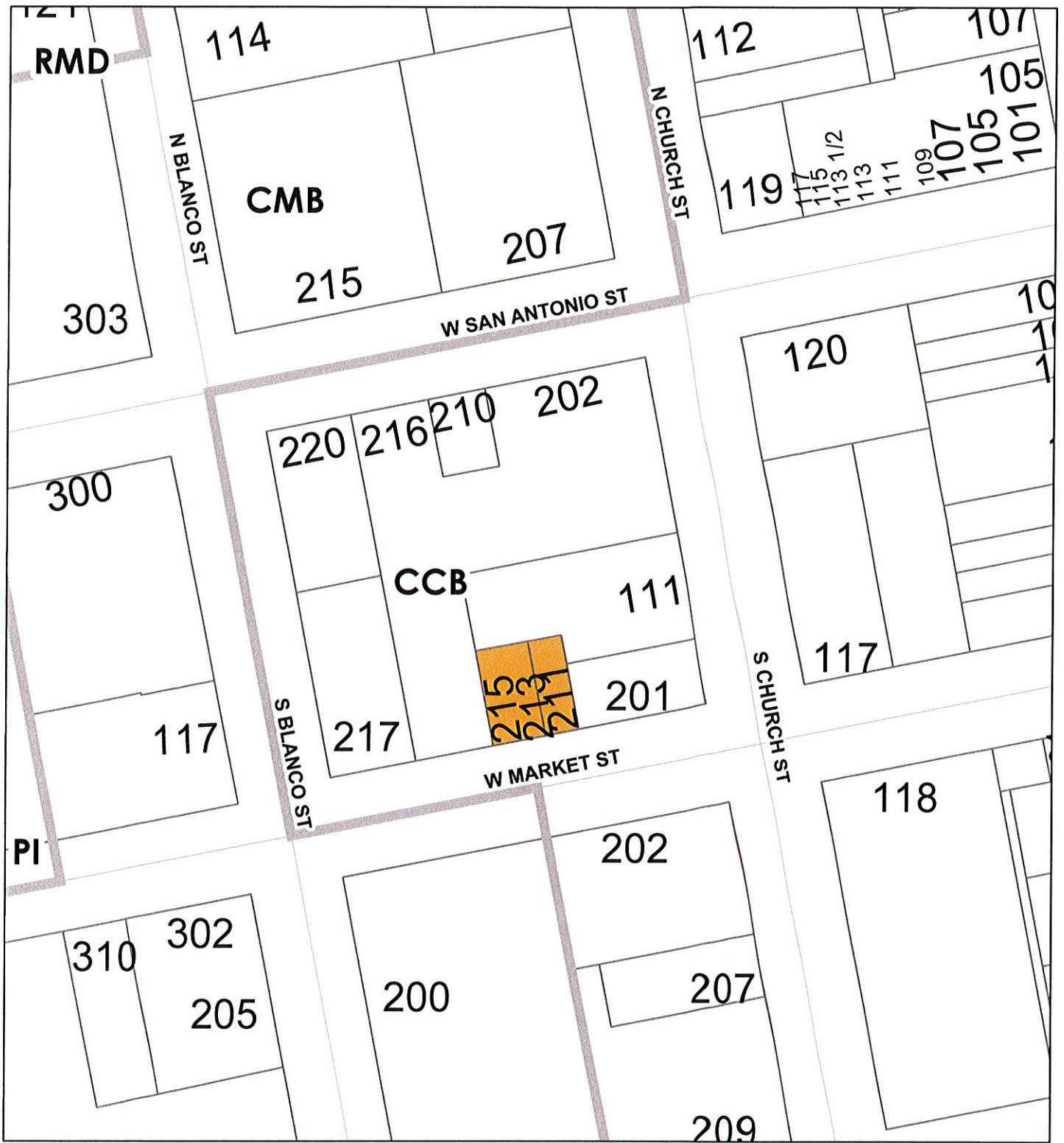
The following questions must be answered and the form completed by the applicant for a Certificate For Alteration. This questionnaire shall be attached to any application for Certificate For Alteration. The Lockhart Historical Preservation Officer shall independently verify all information provided on 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>CCB</u> HL? <u>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.)   |
| 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. _____<br>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.



Applicant Signature: T Chod Date: 02/14/23

Verified By: Kevin Waller Date: 2/22/23 Action: \_\_\_\_\_ Date: \_\_\_\_\_



**CFA-23-08**



-  Subject Property
-  Zoning Boundary

211 - 215 W MARKET ST

AWNING REPLACEMENT

scale 1" = 100'



# STAFF REPORT

# CERTIFICATE FOR ALTERATION

## CASE SUMMARY

---

STAFF: Kevin Waller, Senior Planner *KW*  
REPORT DATE: February 23, 2023  
MEETING DATE: March 1, 2023  
APPLICANT'S REQUEST: Awning replacement  
STAFF RECOMMENDATION: **Approval**  
CONDITIONS: None

CASE NUMBER: CFA-23-08

## BACKGROUND DATA

---

APPLICANT: Derek Royal, Royal Construction  
OWNER: Judy Chapman and Diane Morgan Chapman, Chapman Family Trust  
SITE LOCATION: 211 and 215 W. Market St.  
LEGAL DESCRIPTION: Part of Lot 6, Block 20, Original Town of Lockhart  
EXISTING USE OF PROPERTY: Retail  
PROPOSED USE OF PROPERTY: Same as above  
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

## ANALYSIS OF ISSUES

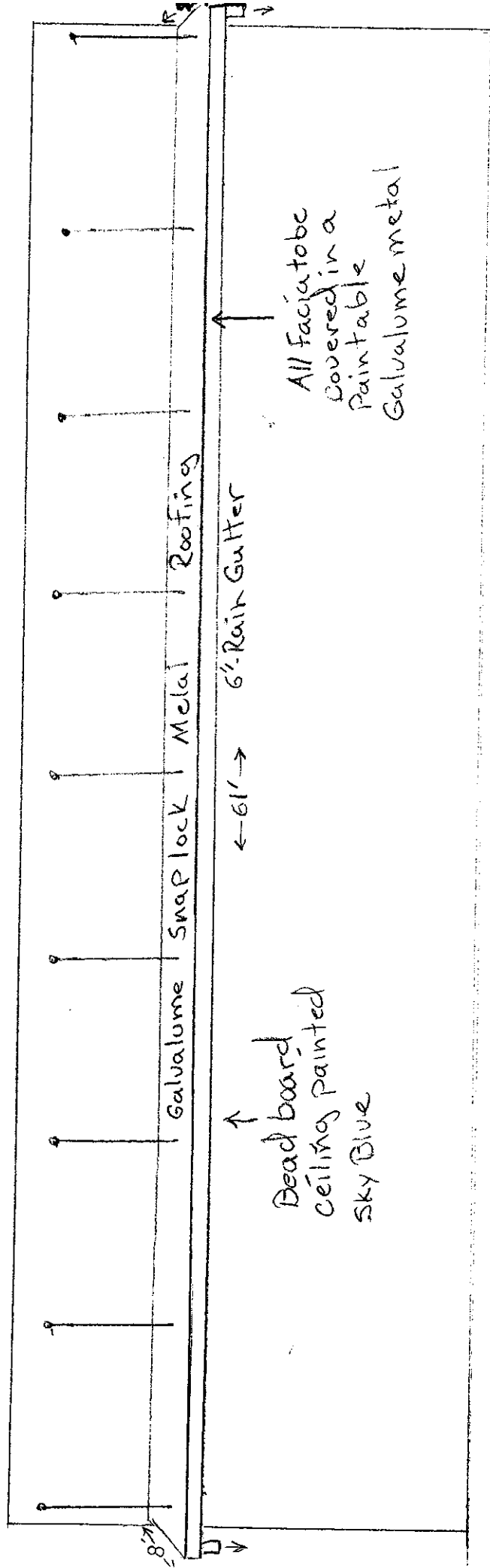
---

**PROJECT DESCRIPTION:** The applicant proposes to replace the existing awning located along the storefront section immediately west of the fire station downtown. The new awning is proposed to contain a galvalume snaplock standing seam metal roof and 6-inch rain gutter with downspouts at opposite ends. Beadboard wood will be added to the awning's ceiling, to be painted sky blue. The new awning will mount into the same connection points as the current awning, including the support rod points, with new turnbuckles added to the rods. The awning dimensions are 61 feet wide by 8 feet deep.

**COMPATIBILITY:** The reconstructed awning will enhance the building's appearance and will not have adverse impacts on the Courthouse Square. The awning will build upon the momentum set by the recent awning improvements made to other buildings on the Square, including the Vogel furniture store further east on West Market Street, the Los Angeles Arcangel bakery on South Commerce Street, and Rollfast Ranchwear on East San Antonio Street.

**COMPLIANCE WITH STANDARDS:** Although there are no design guidelines for the proposed improvement in the Historic Districts and Landmarks Ordinance, save for pre-approved awnings, the proposed awning is subject to approval of this Certificate for Alteration and issuance of a building permit.

**ALTERNATIVES:** None necessary.



211 Market Street

Dunk Royal 2-13-2023

**CERTIFICATE FOR ALTERATION APPLICATION**

DATE RECEIVED: 2/15/23 DATE APPROVED: \_\_\_\_\_ CERTIFICATE NUMBER: CFA-23-08

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 Derek Royal Property Owner Judy Chapman  
 Mailing Address 732 Firlane Mailing Address 2624 Scruggs Park Dr.  
Lockhart Tx 78644 Richland Hills 76118  
 Telephone (512) 914-9771 Telephone (817) 284-7090  
 Person Doing Work Royal Construction Estimated Cost \$10,000.00  
 Property Legal Description Part of Lot G, Block 20, Original Town of Lockhart  
W. 215 W. Market St.  
 Property Street Address 211 Market St Lockhart Tx.  
 Property City Zoning Designations CCB 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  |
|---|
| - Remove existing awning and rebuild to Lockhart Building code.   |
| - Install galvalume snap lock metal roof  |
| - All fascia to be covered in a paintable galvalume metal   |
| - 6" rain gutter with two down spouts on the ends   |
| - Ceiling will be covered with bead board wood and painted sky blue.  |
| - Awning will mount into same connection points as current awning, including the support rod points, with new turn-buckles added to the rods.   |
| Please - Attach Scope of Work Questionnaire <input type="checkbox"/> Attach Sketches/Illustrations <input checked="" 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: Derek Royal Date: 2-13-2023  
 Property Owner Signature: See attached letter of authorization Date: email.  
 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-23-08  
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   |    |          |   |
| X             |    | 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>CCB</u> HL? <u>   </u> H? <u>   </u> ✓  |
| X             |    | 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"?  |
| X             |    | KW       | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?  |
| X             |    | 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   |    |          |   |
|               | X  | 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? _____   |
|               | X  | 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?  |
| X             |    | 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.) |
|               | X  | KW       | 4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____<br>Has any work actually started? _____ Describe: _____  |
| Section Three |    |          |   |
| X             |    | 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?   |
| X             |    | KW       | 2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?   |
|               | X  | KW       | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?  |
| X             |    | KW       | 4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?  |
| X             |    | 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.

Applicant Signature: Deek Royal Date: 2-13-2023

Verified By: Kerin Walker Date: 2/22/23 Action: \_\_\_\_\_ Date: \_\_\_\_\_

## Kevin Waller

---

**From:** Mail Update <jmcchap@sbcglobal.net>  
**Sent:** Tuesday, February 21, 2023 3:37 PM  
**To:** Kevin Waller  
**Subject:** awning and papers

I am Judy M. Chapman have given permission to D. Royal to build a new awning at 211-215 W. Market St. Mr. Royal and Jeff Hammett and a new lessor have to go and sign the papers to do that. I hope this is what you need to get the o.k. for this awning.

thanks,  
Judy

jmcchap@sbcglobal.net

8172847090

817-614-3990 -cell



**CASE SUMMARY**

---

STAFF: Kevin Waller, Senior Planner *KW*  
REPORT DATE: February 24, 2023  
MEETING DATE: March 1, 2023  
APPLICANT'S REQUEST: New signage, lighting, and cedar board siding  
STAFF RECOMMENDATION: **Approval**  
CONDITIONS: None

CASE NUMBER: CFA-23-09

**BACKGROUND DATA**

---

APPLICANT: Jeff Hammett  
OWNER: Judy Chapman and Diane Morgan Chapman, Chapman Family Trust  
SITE LOCATION: 215 W. Market St.  
LEGAL DESCRIPTION: Part of Lot 6, Block 20, Original Town of Lockhart  
EXISTING USE OF PROPERTY: Retail  
PROPOSED USE OF PROPERTY: Same as above  
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

**ANALYSIS OF ISSUES**

---

**PROJECT DESCRIPTION:** Proposed are new signs, lighting fixtures, and cedar board siding for the new Nostalgic Rags business establishment. Two signs will be applied to the two windows on opposite sides of the front door, one on each window, to read "NOSTALGIC" in an all-caps font on the upper line, "Clothing\*Gifts\*Private Label" on the middle line, and "@nostalgicrags [nostalgicrags.com](http://nostalgicrags.com)" on the bottom. Another proposed sign is a vintage-style arrow with light bulbs (non-flashing) that will mount above the awning in a similar fashion to the Printing Solutions sign, to be situated such that it does not extend higher than the top of the building. Four porcelain lights beneath the awning are proposed that the applicant states is a vintage gas station style, measuring 18 inches wide by 12 inches high. The applicant also proposes stained, horizontally-aligned cedar board siding on the front wall façade. Note that the awning along the entire storefront, from the west end of the building to where it meets the fire station at the east end, is proposed to be reconstructed in a separate proposal (CFA-23-08) also to be considered at the March 1 Commission meeting.

**COMPATIBILITY:** The proposed improvements will not detract from the character of the Courthouse Square Historic District. Cedar board siding has become popular downtown, including a recently completed project at the Lockhart Post-Register building, as well as on the underside of awnings. The Printing Solutions sign, as mentioned, is another example of an awning-mounted sign in the District.

**COMPLIANCE WITH STANDARDS:** There are no design guidelines in the Historic Districts and Landmarks Ordinance for the proposed improvements, save for pre-approved signs, which are not applicable in this case. The proposal is subject to approval of this Certificate for Alteration and the issuance of building and sign permits.

**ALTERNATIVES:** None necessary.

## Kevin Waller

---

**From:** Jeff Hammett <jeffhammett360@gmail.com>  
**Sent:** Friday, February 24, 2023 10:27 AM  
**To:** Kevin Waller  
**Subject:** Updated Store Front

Kevin,

As requested. We will be attaching the sign to the new awning just like Printing Solutions did with their sign. Included are photos of the lighting we will be using mounted under the new awning. 4 vintage Gas Station porcelain lights 18" w x 12" h will be mounted under the awning. Last we will have small stickers applied directly to both front windows to not obstruct the viewing pleasure of the inside of the store that read:

NOSTALGIC  
Clothing\* Gifts\* Private Label  
@nostalgicrags [nostalgicrags.com](https://nostalgicrags.com)

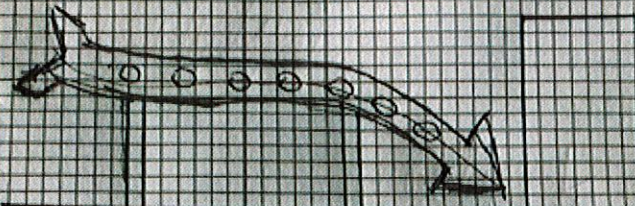
Please lmk what additional questions you may have.

Jeff



Store front sign  
28" x 14" - 308" (UPDATED)

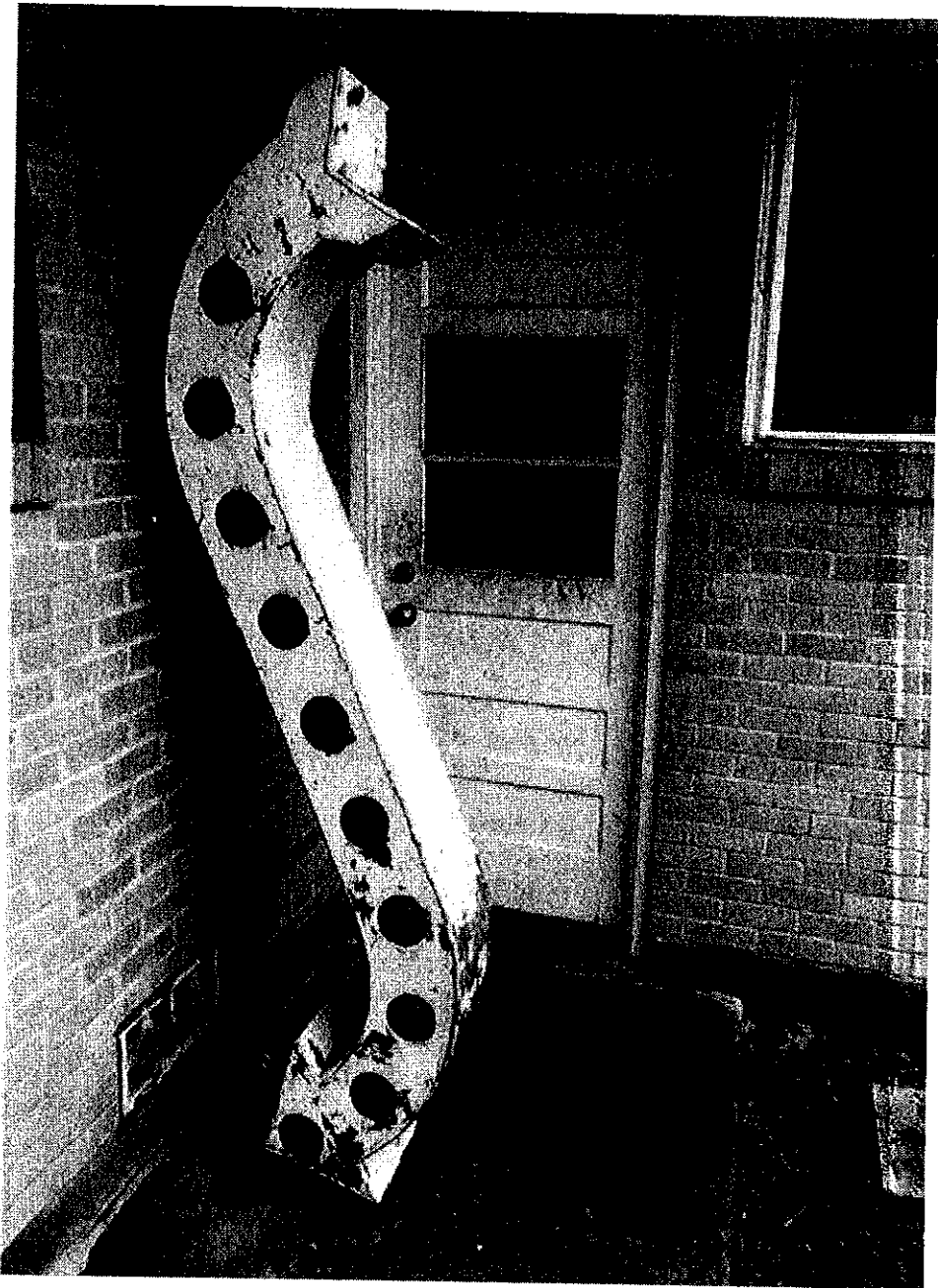
Arrow  
Aimed  
to  
New Arrivals

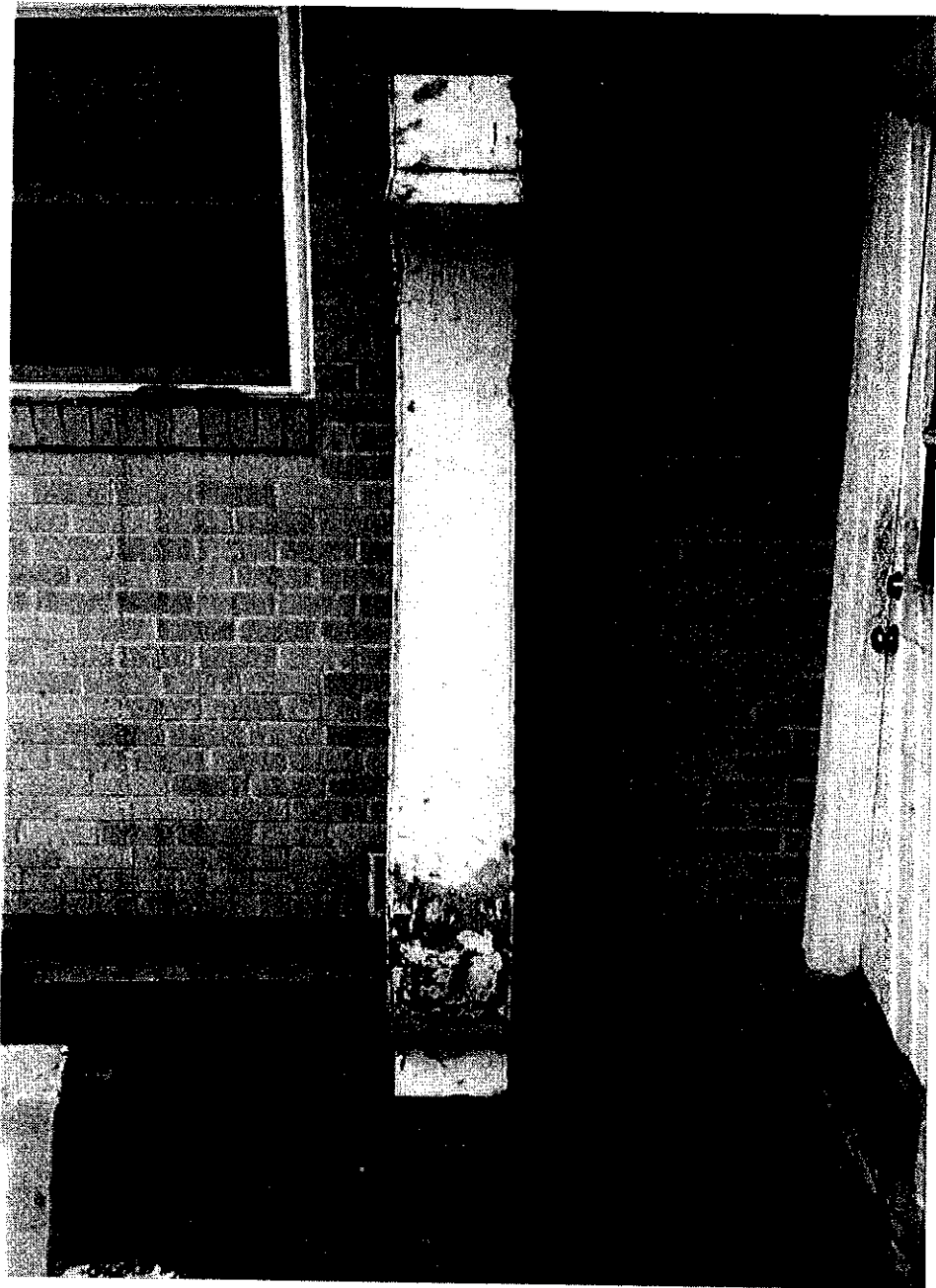


18" wide  
light  
direct in  
direction  
of sign  
light

NOCTAUGIC  
Clothing • Gino Pavallo

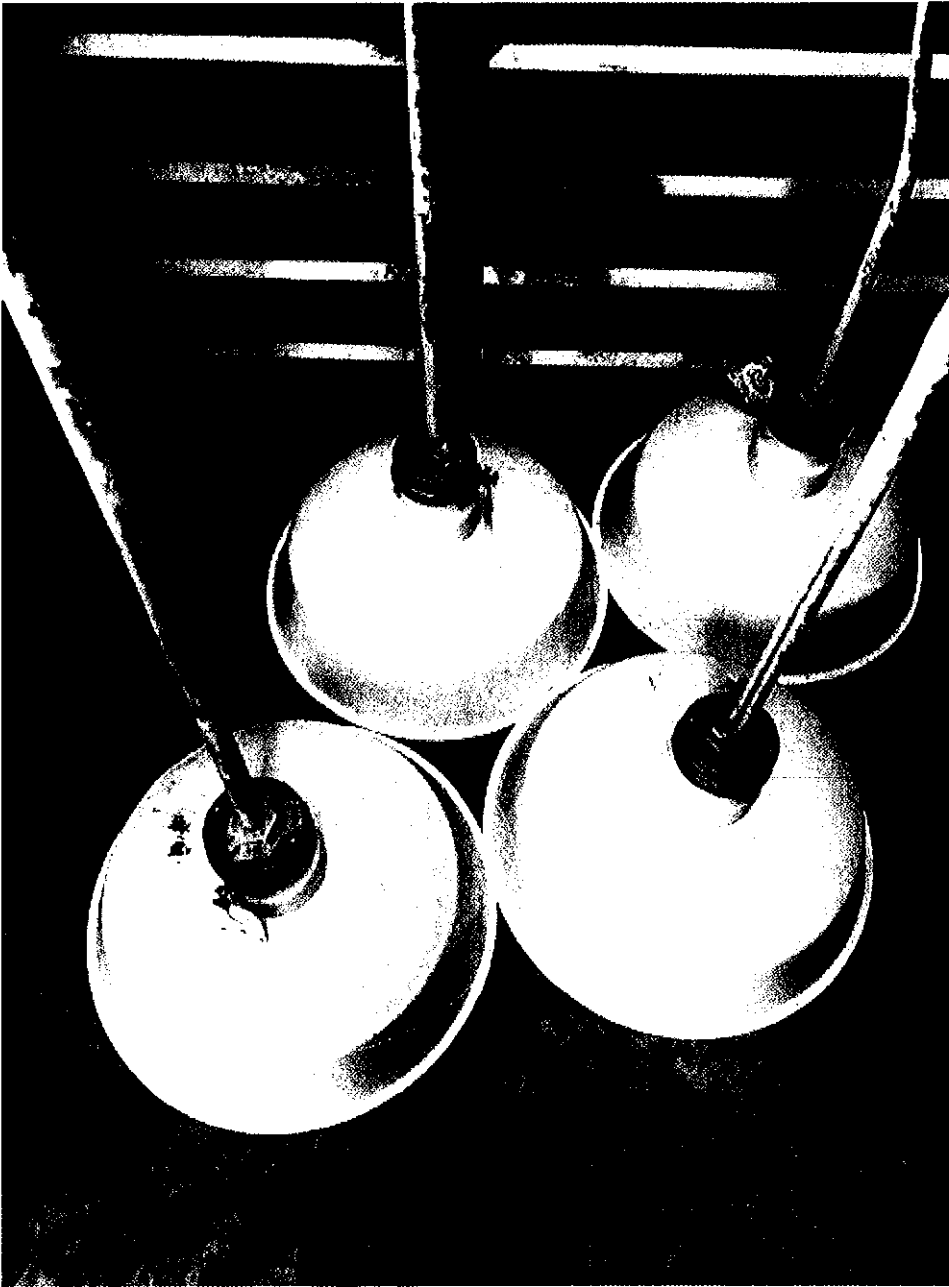
Window Signs  
Design



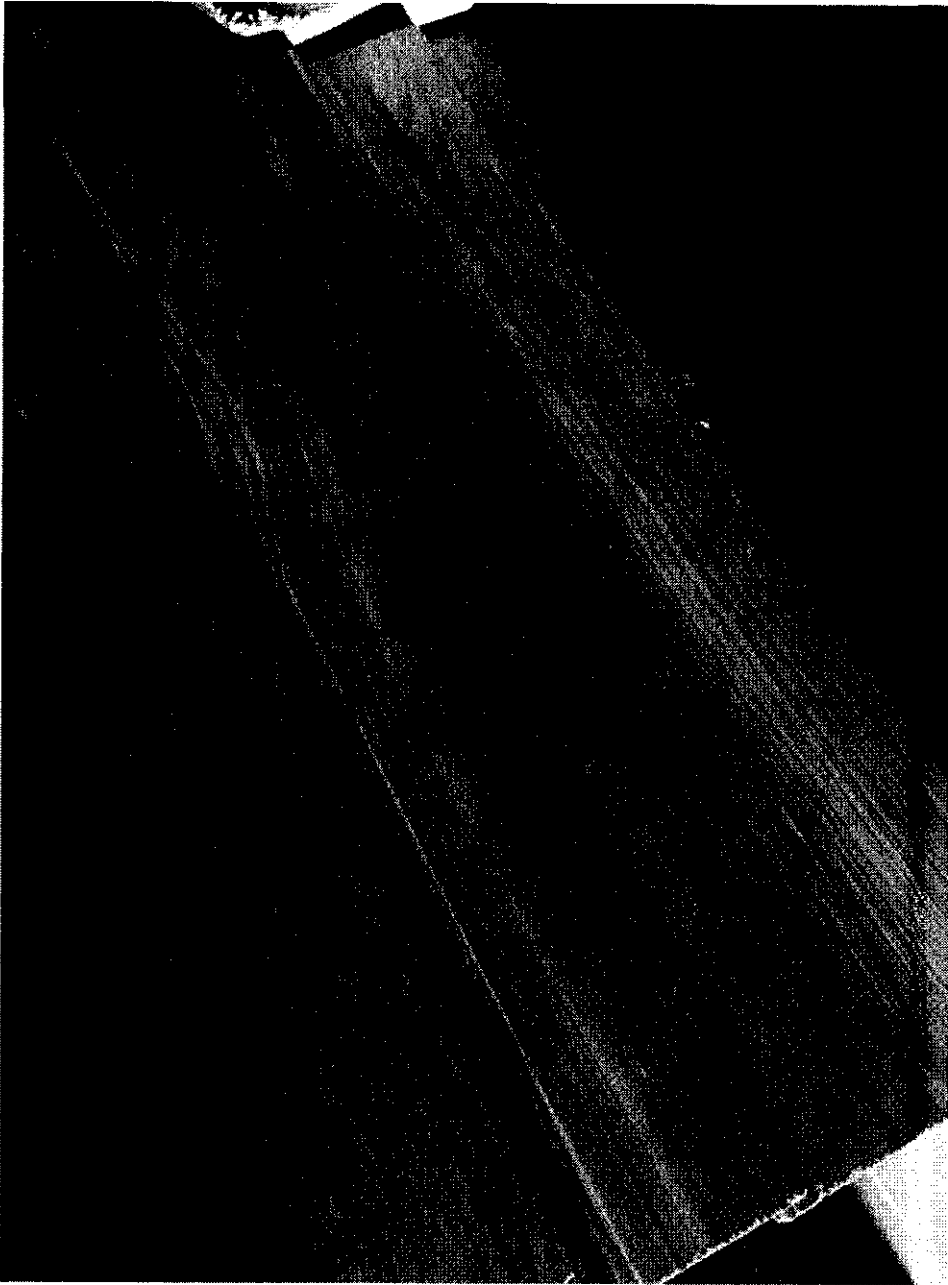


Front elevation.









Please lmk what additional questions you have.

Jeff Hammett  
512-413-2328 cell

- 3/1/23 = 2/15/23

### CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 2/15/23 DATE APPROVED: \_\_\_\_\_ CERTIFICATE NUMBER: CFA-23-09

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 Jeff Hammett / Nostalgic Plans LLC Property Owner Judy Chapman  
 Mailing Address 1215 W. LIVE OAK ST Mailing Address 2624 Scrymgeour Park Dr.  
LOCKHART, TX 78644 Richard Hills, TX 76118  
 Telephone 512-413-2328 Telephone 817-614-3990  
 Person Doing Work SELF Email: jmccamp@sbcglobal.net

Property Legal Description 315 W. MARLER ST, LOCKHART TX, 78644  
 Property Street Address Part of Lot G, Block 20, Original Town of Lockhart  
 Property City Zoning Designations CCB 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  |  |
|---|--|
| (stained)   |  |
| <ul style="list-style-type: none"> <li>• USING WOOD SIGNAGE TO DISTINGUISH NOSTALGIC PLANS FROM OTHER MERCHANTS. ITS OVERLAP IN DESIGN, FITS THE HISTORICAL MOTIF AND WILL ADD VALUE IN LOOK TO BUILDING.</li> <li>• Projecting, illuminated wall sign above awning.</li> <li>• Window signs (2)</li> <li>• Four vintage gas lights beneath awning</li> </ul> |  |
| 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: [Signature] Date: 2/15/23  
 Property Owner Signature: See attached letter of authorization - email. Date: \_\_\_\_\_  
 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-23-09  
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                         |                                     |          |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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>CCB</u> HL? <u>H?</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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"?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | KW       | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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                         |                                     |          |   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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? _____   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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.) |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | KW       | 4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____<br>Has any work actually started? _____ Describe: _____  |
| Section Three                       |                                     |          |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | KW       | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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.

Applicant Signature: [Signature] Date: 2/15/23  
 Verified By: Kevin Walker Date: 2/22/23 Action: \_\_\_\_\_ Date: \_\_\_\_\_

# SIGN PERMIT APPLICATION

SP - 23 - \_\_\_\_\_

# CITY OF Lockhart TEXAS

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

## CONTRACTOR/OWNER

CONTRACTOR NAME Scott Vaughn / Sign Crafters LICENSE NO. \_\_\_\_\_

DAY-TIME TELEPHONE 512-392-0900 ADDRESS 2401 I-35 South

E-MAIL info@signcrafters.net SAN MARCOS, TX. 78666

OWNER NAME Judy Chapman ADDRESS 2624 Scrypps Park Dr.

DAY-TIME TELEPHONE 817-614-3990 Richland Hills, TX 76118

E-MAIL \_\_\_\_\_

## PROPERTY

ADDRESS OR GENERAL LOCATION 215 ~~43~~ W. MARKET ST, LOCKHART, TX. 78644

ZONING CLASSIFICATION CCB HISTORIC LANDMARK OR DISTRICT (Y/N) Y

NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 1

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE REAL ESTATE OFFICE, RETAIL ALTERATIONS, PHYSICAL THERAPY

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN NOSTALGIC PLAYS, LLC

## REQUESTED PERMIT

PROPOSED CONSTRUCTION (Check all that apply)  ON-PREMISE  OFF-PREMISE

NEW SIGN  STRUCTURAL REPAIR  STRUCTURAL ALTERATION/RELOCATION

TYPE OF SIGN PROPOSED (Check all that apply)  WALL  MARQUEE

LOW PROFILE  MEDIUM PROFILE  HIGH PROFILE

INSTITUTIONAL  DEVELOPMENT ENTRANCE  RESIDENTIAL IDENTIFICATION

790 of 308.8 = 21.56 - 8 max. allowed sign area  
Proposed Sign = 13.58

**CHARACTERISTICS OF SIGN**

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 308.8 SQ. FT.

IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE        FT.

HEIGHT TO TOP OF SIGN        TOTAL SIGN FACE AREA (One side only) 13.58 SQ. FT.

ILLUMINATION        NONE        INTERNAL        REFLECTED  BARE BULBS

~~\* IN ADDITION THERE WILL BE VINYL LETTERS ADDED TO FRONT EDGE OF NEW ANNOUNCING SIGNING MOUNTAGE~~

**SUBMITTAL REQUIREMENTS**

DRAWING, PREFERABLY SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) The location of the proposed sign on the site or building, including dimensioned references to adjacent building features or nearest property line, as appropriate; 2) Dimensions of the sign and sign structure, including foundation or mounting details; 3) Material and electrical specifications; 4) Name of sign manufacturer, if applicable; and, 5) If the sign is to be freestanding and over six feet high, certification by a licensed engineer for structural compliance with the building code.

LIST OF SIGN FACE AREA OF ALL EXISTING SIGNS, IF ANY, ON THE SAME BUILDING FACADE (for attached signs) OR ALONG EACH STREET FRONTAGE OF THE PROPERTY (for freestanding signs).

COPY OF STATE PERMIT OR AUTHORIZATION IF APPLICATION IS FOR AN OFF-PREMISE SIGN.

COMPLETED APPLICATION FOR A CERTIFICATE OF ALTERATION IF SIGN IS IN HISTORIC DISTRICT OR ON HISTORIC LANDMARK PROPERTY.

PERMIT FEE OF \$10.00, PLUS \$0.25 PER EACH SQUARE FOOT OF SIGN AREA OVER 40 SQUARE FEET, (applied to only one side of double-faced signs), PAYABLE TO THE CITY OF LOCKHART WHEN THE PERMIT IS ISSUED.

I HEREBY AFFIRM THAT IF I AM NOT OWNER OF THE PROPERTY UPON WHICH THE SIGN IS TO BE LOCATED, I AM AUTHORIZED BY THE PERSON, ORGANIZATION, OR BUSINESS ENTITY OWNING THE PROPERTY TO REPRESENT THEM IN THIS APPLICATION. TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT.

SIGNATURE [Signature] DATE 2/15/13  
PRINTED OR TYPED NAME       

**NOTE: All freestanding signs require a pre-pour foundation inspection to verify the location and reinforcement of the sign. It is the contractor's responsibility to call for the inspection.**

**OFFICE USE ONLY**

APPROVED BY [Signature] Planning        Building Inspection       

PERMIT NUMBER SP - 23 -        CERT. FOR ALTERATION NUMBER CFA - 23 - 09

DATE        FEE \$10.00 RECEIPT #

## Kevin Waller

---

**From:** Mail Update <jmcchap@sbcglobal.net>  
**Sent:** Tuesday, February 21, 2023 3:37 PM  
**To:** Kevin Waller  
**Subject:** awning and papers

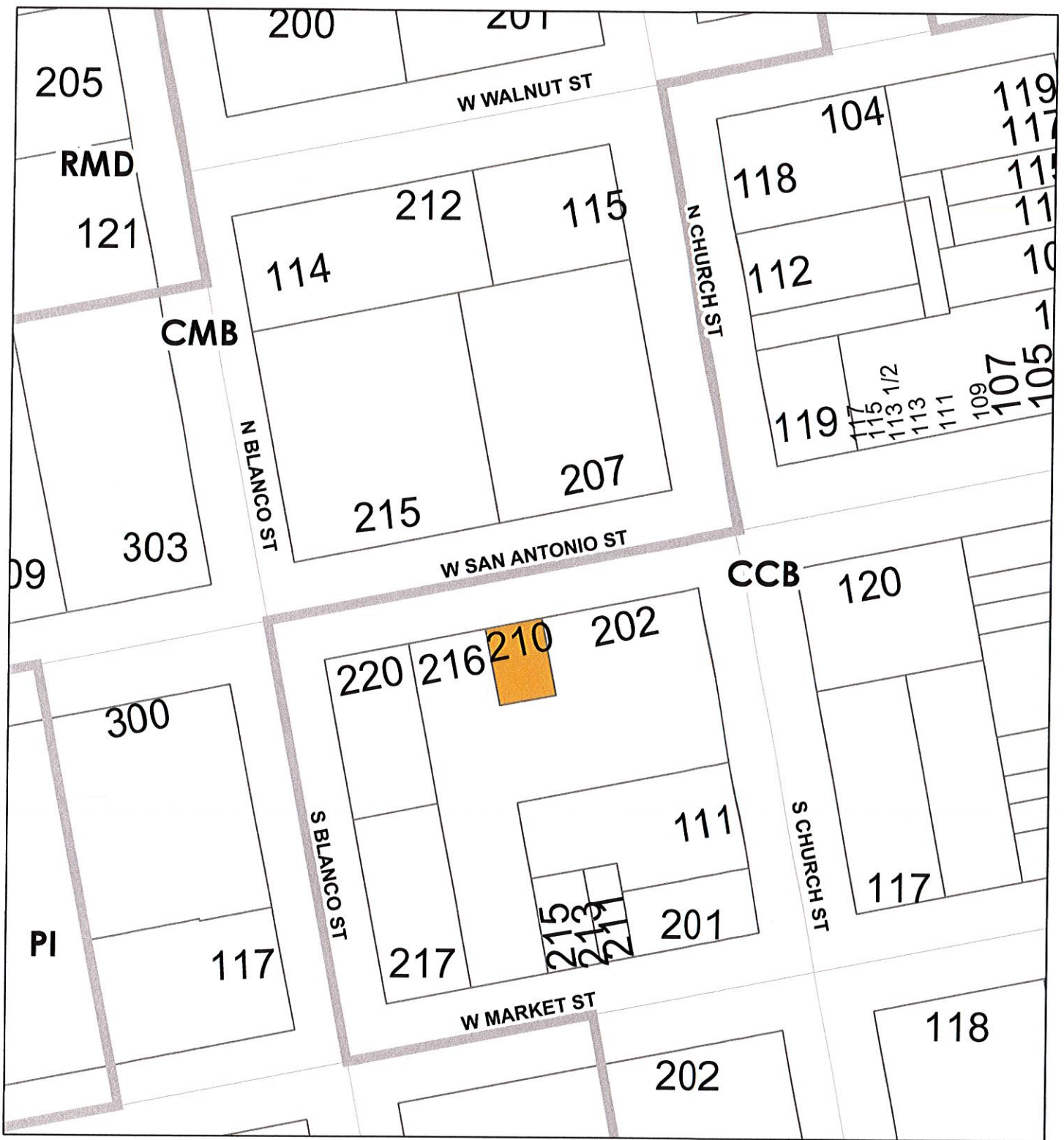
I am Judy M. Chapman have given permission to D. Royal to build a new awning at 211-215 W. Market St. Mr. Royal and Jeff Hammett and a new lessor have to go and sign the papers to do that. I hope this is what you need to get the o.k. for this awning.

thanks,  
Judy

jmcchap@sbcglobal.net

8172847090

817-614-3990 -cell



**CFA-23-10**

210 W SAN ANTONIO ST

NEW FENCE & PAVING STONES



 Subject Property

 Zoning Boundary

scale 1" = 100'

**CASE SUMMARY**

---

STAFF: Kevin Waller, Senior Planner *KW*  
REPORT DATE: February 23, 2023  
MEETING DATE: March 1, 2023  
APPLICANT'S REQUEST: New fencing and paving stones  
STAFF RECOMMENDATION: **Approval**  
CONDITION: Approval of the front-yard fence by the Planning and Zoning Commission (see Compliance with Standards section, below).

CASE NUMBER: CFA-23-10

**BACKGROUND DATA**

---

APPLICANTS: Gabriel Morey and M. Kaye Askins  
OWNER: Virginia Baker  
SITE LOCATION: 210 West San Antonio St.  
LEGAL DESCRIPTION: Part of Lot 4, Block 20, Original Town of Lockhart  
EXISTING USE OF PROPERTY: Commercial (Wine and bookstore)  
PROPOSED USE OF PROPERTY: Same  
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

**ANALYSIS OF ISSUES**

---

PROJECT DESCRIPTION: Proposed is the construction of a decorative fence and privacy fence, and placement of paving stones, for the Best Little Wine & Books business establishment. The decorative fence will be four feet high, feature wood and wire in a "hog-wire" design, and will be located along the property's West San Antonio Street frontage. The privacy fence will be 6 feet in height with wooden, horizontal boards and wooden posts, located along the property's west side and a portion of the south (rear) side. The applicant explains that the privacy fence will help to prevent theft and property damage. Also proposed are paving stones located within the fenced area on the west portion of property that will measure approximately two feet by three and one-half feet each, made of limestone. The applicant explains that the stones will help prevent water ponding on this portion of the property. The Commission approved wall and window signs for the business on February 16, 2022.

COMPATIBILITY: The proposed improvements are not of materials or of a design that would detract from the character of the Courthouse Square Historic District.

COMPLIANCE WITH STANDARDS: Although there are no design guidelines for the proposed improvements in the Historic Districts and Landmarks Ordinance, the improvements are subject to approval of this Certificate for Alteration and the issuance of building permits. In addition, Section 12-491(3) of the Fence Ordinance provides that fences in the front yard of a property in a nonresidential zoning district shall be reviewed and approved by the Planning and Zoning Commission, which Staff has noted as a condition of approval.

ALTERNATIVES: None necessary.

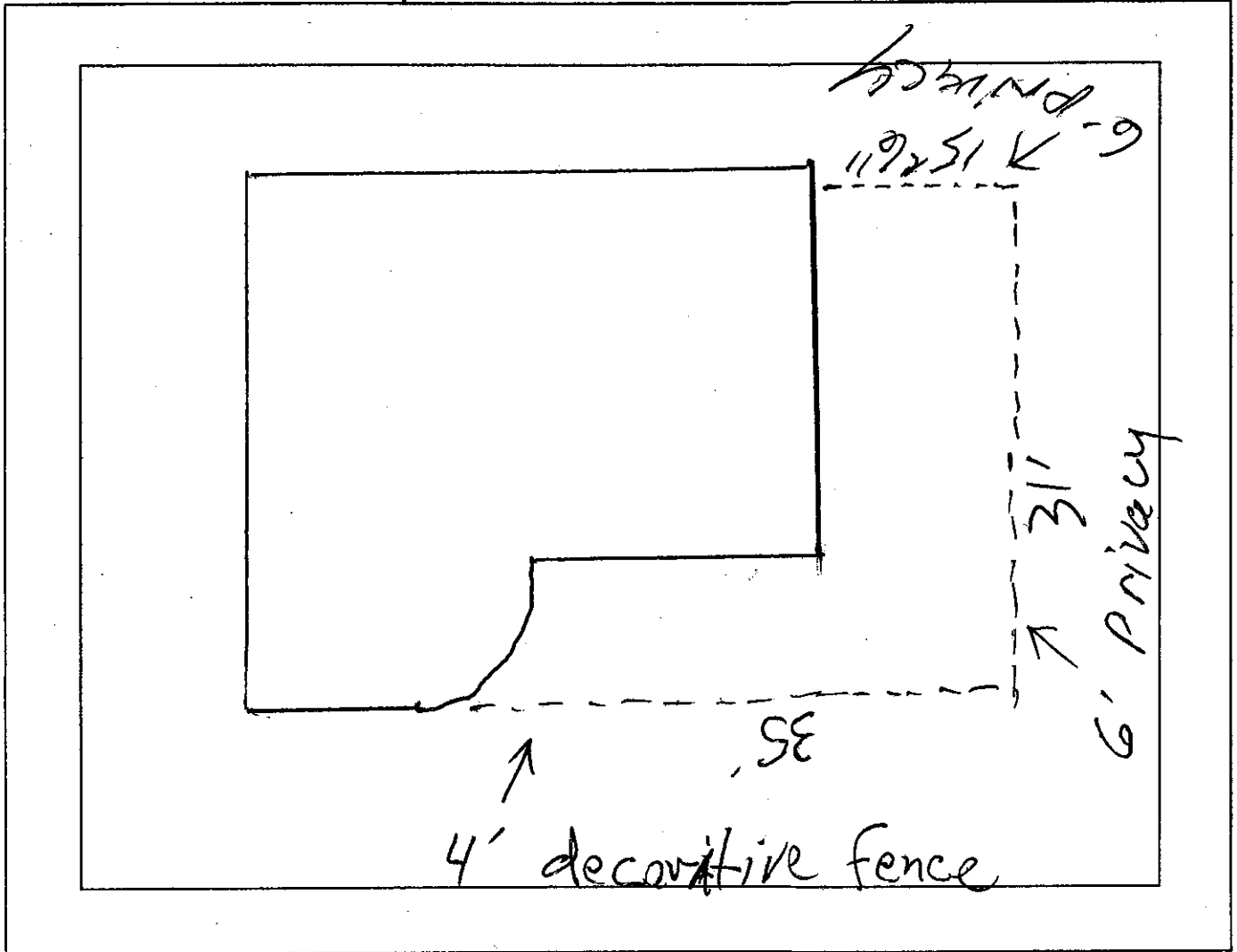
# CITY OF LOCKHART - SITE PLAN

APPLICANT NAME: Ray Asking / Gabriel Moran PHONE: 512-644-2550

SITE ADDRESS: 210 West San Antonio St. Lockhart TX 78644

PERMIT NUMBER: \_\_\_\_\_

PROPOSED WORK: Installing decorative fence on side and privacy fence in back

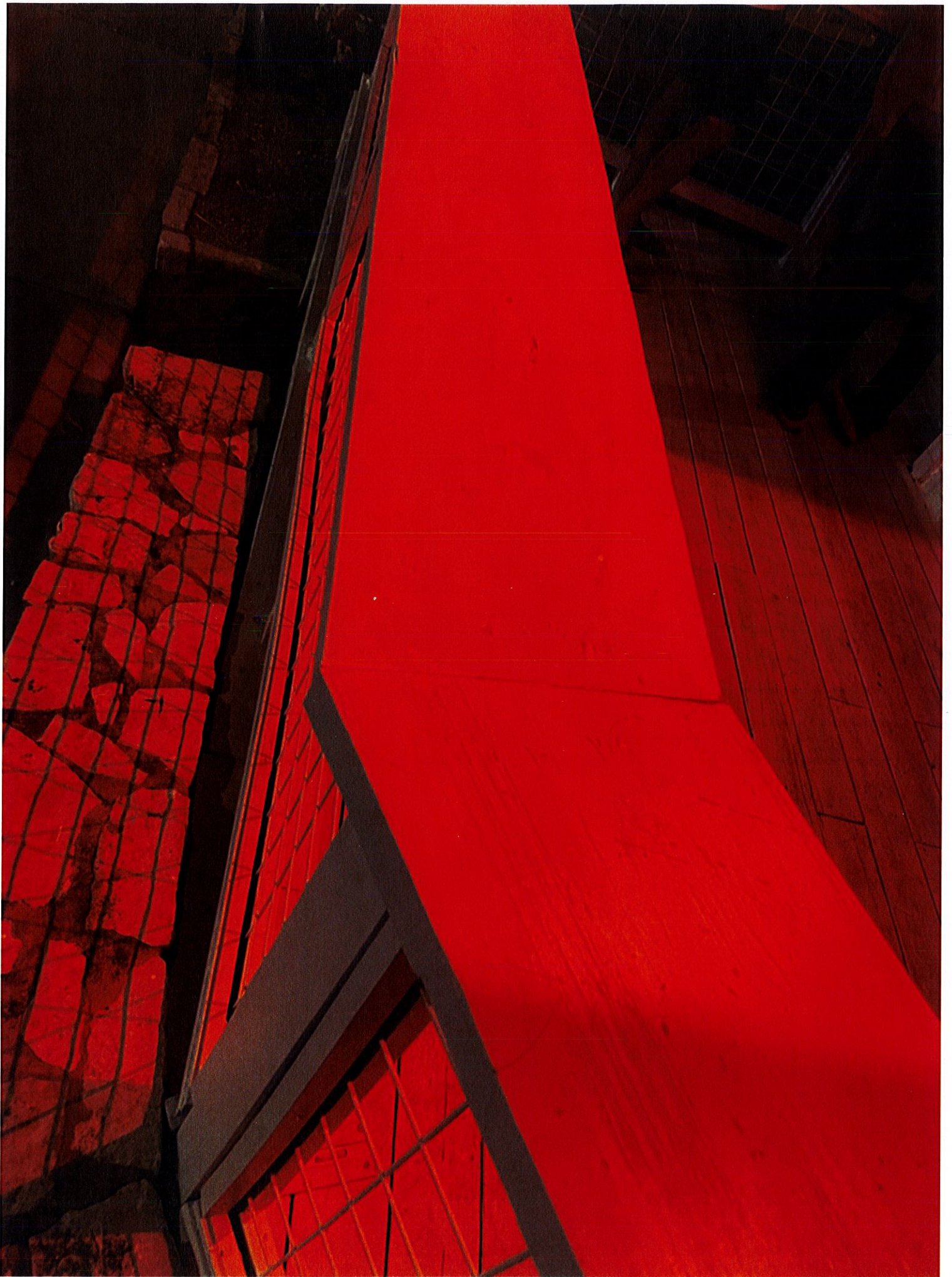


Please indicate the following:

1. North arrow, scale of the drawing (e.g., 1" = 50 feet), property lines with dimensions, and abutting streets and alleys;
2. Outline the location, size, and type of all structures with labels indicating whether existing or proposed; show roof overhangs as dotted lines;
3. Distances between all existing and/or proposed structures (measuring from roof overhang, if any) as well as from all existing and/or proposed structures to all property lines;
4. Location, type, and width of all known easements; and
5. Location, dimensions, and surface material of existing or proposed driveways and off-street parking areas; specify the number of provided and required parking spaces. Planning staff can assist with this requirement.











## CERTIFICATE FOR ALTERATION APPLICATION

|  |                      |                                      |
|--|----------------------|--------------------------------------|
| DATE RECEIVED: <u>2/15/23</u>  | DATE APPROVED: _____ | CERTIFICATE NUMBER: <u>CFA-23-10</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 Royce Atkins / Gabriel Moneaf Property Owner Virginia Baker  
 Mailing Address 210 West San Antonio Mailing Address 500 15607 F.M. 86  
Lockhart, TX. 78644 Dale, TX 78616  
 Telephone 512-644-2550 Telephone 512-376-3565  
 Person Doing Work Gabriel Moneaf Estimated Cost 10,000  
 Property Legal Description Original Town of Lockhart, Block 20, Part of Lot A  
 Property Street Address 210 West San Antonio's Lockhart, TX. 78644  
 Property City Zoning Designations CCB 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   |
|--|
| <u>Fence in Area around back of shop,</u>  |
| <u>To prevent theft of property</u>  |
| <u>and or damage to property</u>   |
| <u>Paving stones due to</u>  |
| <u>water retention and drainage</u>  |
|  |
|  |
|  |
|  |
|  |
| 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: [Signature] Date: 2-14-23  
 Property Owner Signature: Virginia Baker Date: 2-21-23  
 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-23-10  
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                         |                                     |          |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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>CCB</u> HL? <u>H</u> ? <input checked="" type="checkbox"/>  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 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"?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | KW       | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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                         |                                     |          |   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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? _____   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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.) |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | KW       | 4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____<br>Has any work actually started? _____ Describe: _____  |
| Section Three                       |                                     |          |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | KW       | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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.

Applicant Signature:  Date: 2-15-23

Verified By: Kevin Waller Date: 2/22/23 Action: \_\_\_\_\_ Date: \_\_\_\_\_