

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, May 17, 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 May 3, 2023 meeting.
4. CFA-23-16. Reconsider a request by Ricardo Garcia for approval of a Certificate for Alteration for two window signs on parts of Lots 1 and 2, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 114 S. Commerce Street.
5. CFA-23-18. Consider a request by Tamara Carlisle for approval of a Certificate for Alteration to expose windows that are currently concealed on the building's second story on part of Lot 5, Block 19, Original Town of Lockhart, zoned CCB and located at 113 S. Main Street.
6. CFA-23-19. Consider a request by Alexandra Worthington of The Culinary Room for approval of a Certificate for Alteration for a projecting wall sign and two window signs on Part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB and located at 101 East San Antonio Street.
7. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
8. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 11:00 a.m. on the 11th day of May, 2023.

City of Lockhart
Historical Preservation Commission
May 3, 2023

MINUTES

Members Present: Christine Ohlendorf, Ray Ramsey, John Lairsen, Ron Faulstich, Ronda Reagan, Kevin Thuerwaechter

Member Absent: Michel Royal

Staff Present: David Fowler, Yvette Aguado

Public Present: Gabriel Morey (Applicant, Agenda Item 4), Alexandra Worthington, Charlie Tames (Agenda Item 8)

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:30 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the April 5, 2023 meeting.

Commissioner Ramsey moved to approve the minutes as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 5-0.

4. CFA-23-13. Consider a request by Gabriel Morey for approval of a Certificate for Alteration for a decorative gate and overhead entry feature on part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 101 East San Antonio Street.

Planning Staff David Fowler provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes the placement of a decorative gate and overhead entry feature at the entrance to the area north of the Brock Building. The iron gate is 6 feet high by 14 feet long, save for a 7-foot open section in the middle. An overhead, archway-type iron entry feature will be located above the gate, measuring 17 feet high by 14 feet long and together with the gate, will be mounted into ground via posts and no attachment to adjacent buildings. Staff recommended approval with a condition that the applicant submit a Certificate for Alteration application and Sign Permit application for three existing, unpermitted signs on the building's south façade, prior to issuance of a building permit for the proposed gate and overhead entry feature.

Vice-Chair Reagan arrived at 5:34 pm.

Discussion ensued amongst Staff and Commissioners.

Applicant Gabriel Morey, 512 Bois D'Arc Street, discussed the proposed gate details, including its height, and answered Commissioners' questions.

Mrs. Alex Worthington, 701 Campbell Street and owner of The Culinary Room business on the property, responded to Commissioners' questions.

Chair Lairsen moved to approve CFA-23-13 with the condition from Staff that Certificate for Alteration and Sign Permit applications be submitted for the Culinary Room sign violations, and to confirm with the Fire Marshal, City Staff, and the various City Utility departments that the gate will not interfere with provision of those services. Commissioner Faulstich seconded, and the motion passed by a vote of 6-0.

5. CFA-23-15. Consider a request by Dana Garrett of Lockhart Post-Register for approval of a Certificate for Alteration for a projecting neon wall sign, flush-mount wall sign, new handrail, and the repainting of the building exterior to a different color than the previous color on Parts of Lot 5 and 6, Block 20, Original Town of Lockhart, zoned CCB and located at 111 S. Church Street.

Mr. Fowler provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes a projecting neon wall sign within a new box frame mounted to the existing sign bracket with electrical connection routed through the existing vent behind the sign; a flush-mount wall sign to be mounted to the left of the north door via lag bolts anchored through the mortar; a metal handrail, already installed and located to the right of the north door; and the repainting of the building exterior with a different color. Staff recommends approval.

Commissioner Ramsey moved to approve CFA-23-15 as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 6-0.

6. CFA-23-16. Consider a request by Ricardo Garcia for approval of a Certificate for Alteration for two window signs on parts of Lots 1 and 2, Block 17, Original Town of Lockhart, zoned CCB and located at 114 S. Commerce Street.

Mr. Fowler provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes two window signs, already in place and consisting of painted lettering and graphics on two of the show windows to the right of the double-door entry. Staff recommends approval, with the condition that the property owner sign the application form or provide a letter of authorization, prior to issuance of the Sign Permit.

Discussion amongst Commissioners ensued regarding signage type.

Commissioner Ohlendorf moved to table CFA-23-16, and to invite the applicant to the next meeting for further discussion. Chair Lairsen seconded, and the motion passed by a vote of 6-0.

7. CFA-23-17. Consider a request by Michelle Hazelett for approval of a Certificate for Alteration for a window sign on part of Lot 4, Block 19, Original Town of Lockhart, zoned CCB and located at 101 S. Main Street.

Mr. Fowler provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes a window sign, already in place, consisting of a decal located on the left side of the double-door entry. Staff recommends approval.

Chair Lairsen moved to approve CFA-23-17 as presented. Commissioner Thuerwaechter seconded, and the motion passed by a vote of 6-0.

8. Discuss future-proposed exterior building improvements, requested by Charlie Tames, on part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB and located at 119 W. San Antonio Street.

Charlie Tames, 119 W. San Antonio Street, discussed his proposed project for future improvements to the Masur Building, originally approved through CFA-16-10 on September 7, 2016. The improvements would include exterior and structural interior changes, also including rooftop improvements, approved through CFA-16-10, in addition to replacing windows and adding awnings to the building, which were not part of the original approval. He brought in an example of the type of window to be used for the Commission to view in person. Mr. Tames entered discussion and answered questions from the Commission.

Commission discussion continued with Mr. Tames, including questions and suggestions for the improvements.

9. Consider designs and cost estimates for City-designated Historic Landmark placards for placement on officially designated Historic Landmark structures [tabled from April 5, 2023, meeting].

Mr. Fowler stated that he had placed the cost for the Historic Landmark placards on the budget agenda as an informal request to be discussed at the Budget Workshop on Monday, May 8, 2023 at 6:30 pm, and extended an invitation to the Commissioners to attend.

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

Mr. Fowler stated that the next regularly scheduled meeting would be held May 17, with one item for this meeting as of April 27, 2023; the application deadline is today.

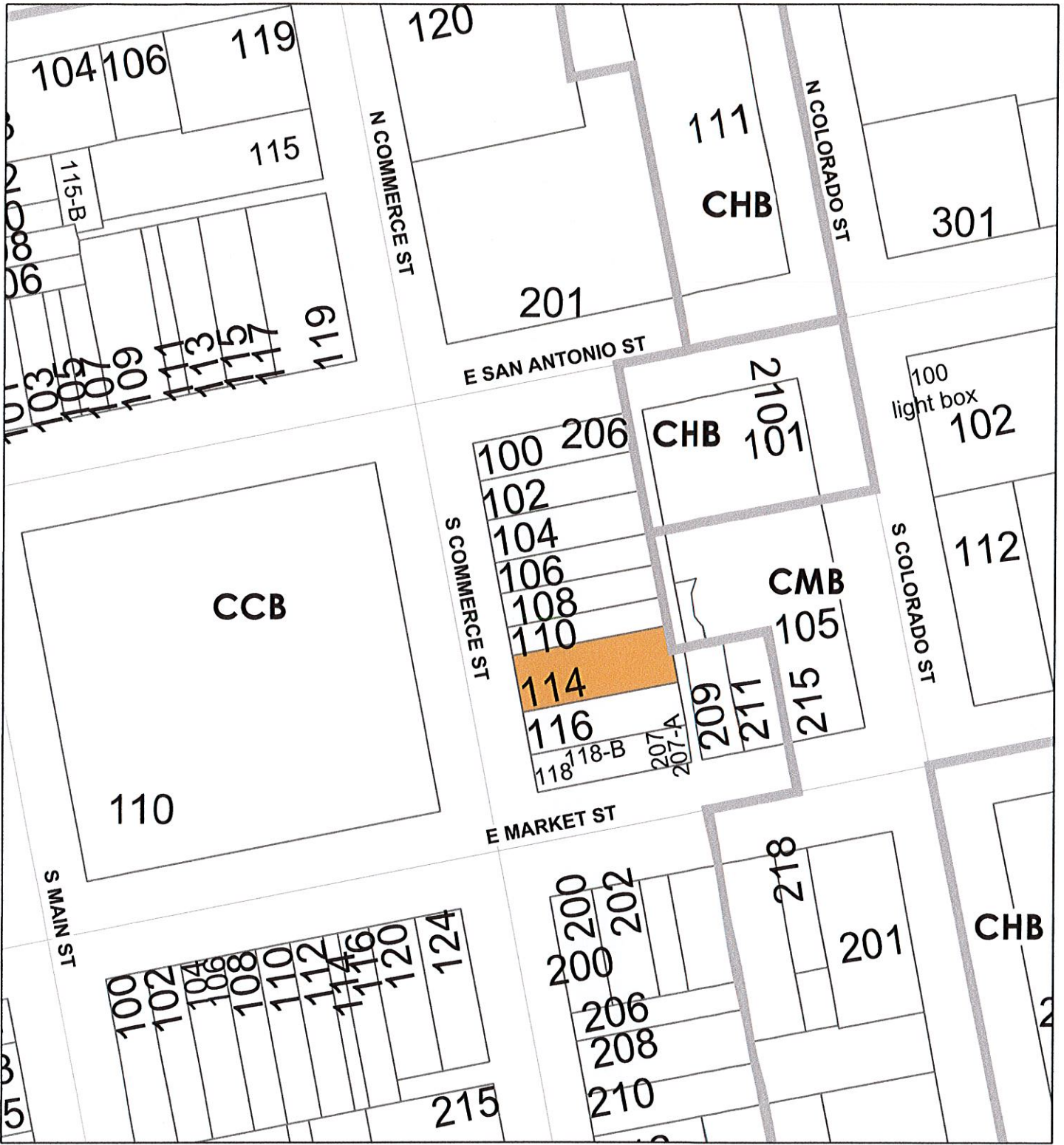
11. Adjournment.

Chair Lairsen moved to adjourn the meeting, and Commissioner Faulstich seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:54 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chairman



CFA-23-16

114 S COMMERCE ST

WINDOW SIGNS



Subject Property



Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner *KW* CASE NUMBER: CFA-23-16
REPORT DATE: April 26, 2023 [*Updated May 11, 2023*]
MEETING DATE: May 17, 2023
APPLICANT'S REQUEST: Two window signs
STAFF RECOMMENDATION: *Denial*

BACKGROUND DATA

APPLICANT: Ricardo Garcia
OWNERS: William and Cora Harrison
SITE LOCATION: 114 South Commerce Street
LEGAL DESCRIPTION: Parts of Lots 1 and 2, Block 17, Original Town of Lockhart
EXISTING USE OF PROPERTY: Commercial (Bakery)
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Proposed are two window signs for the new Los Angeles Mi Arcangel Bakery. This bakery is in the location of the previous bakery, La Ideal Panaderia & Pasteleria, but is not associated with that bakery and is operated under a different business owner. The two signs are already in place, and consist of painted lettering and graphics on two of the show windows to the right of the double-door entry. One sign simply features the business name, located in the leftmost show window to the right of the entry doors. The other sign, located in the next window panel to the right, reads "Tacos" and "Coffee!", with a taco graphic between these two words, as well as the business name repeated beneath, surrounded by what appears to be a cloud of steam originating from a coffee cup. This item was tabled by the Commission at its May 3 meeting, with the intent to have a discussion about the signs with the applicant being present for the meeting.

COMPATIBILITY: The applicant recently informed Staff that the signs were hand-painted by an individual on an amateur level. Although other businesses along this block also utilize window signs, including Good Things Grocery, Independence Title, Commerce Gallery, and World Finance, those signs are professionally printed decals. The two painted signs at the subject property seem to more closely resemble temporary signage associated with a particular event, and do not rise to the professional standard seen in other window signs on the Square. As these are amateur, painted signs, durability and longevity might also become an issue with time.

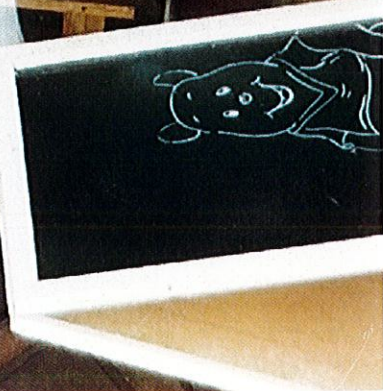
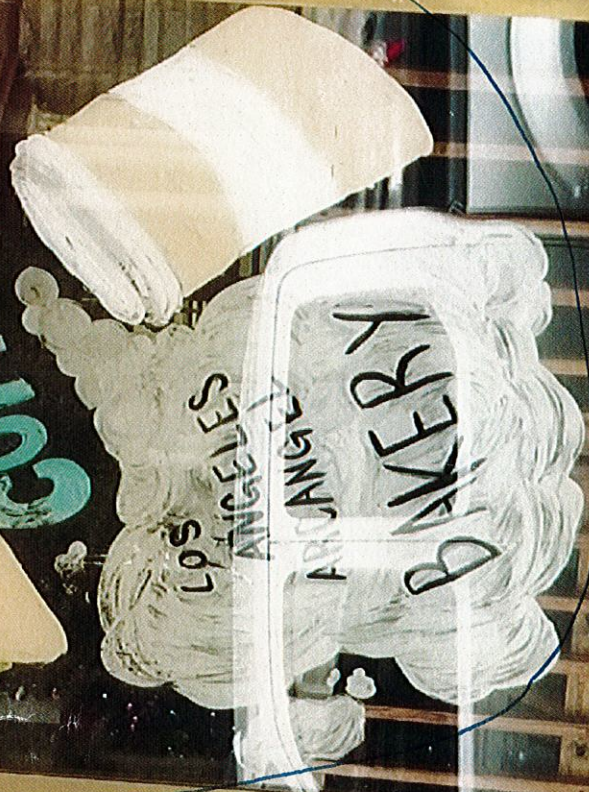
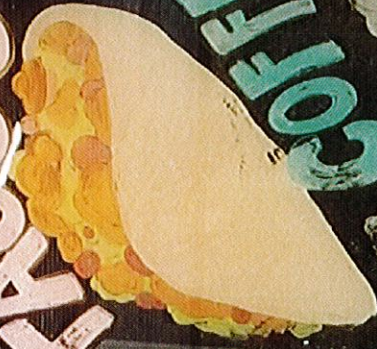
COMPLIANCE WITH STANDARDS: The signs comply with the Sign Ordinance, and the required Sign Permit is subject to any approval of this Certificate for Alteration. It should be noted that the applicant would be subject to payment of a double-fee for the Sign Permit, since the signs were placed without approval.

ALTERNATIVES: Staff recommends that the signs be denied and removed from the windows, with the applicant given the option to return to the Commission at a future meeting with a more professional window and/or wall sign proposal.

LOS ANGELES
ARCANGEL

BAKERY

ARCOS
COFFEE



CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 4/14/23 DATE APPROVED: CERTIFICATE NUMBER: CFA-23-16

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 Ricardo Garcia Property Owner William & Cora Harrison

Mailing Address 114 S Commerce Lockhart TX 78644 Mailing Address 1885 FM 672 Lockhart 78644

Telephone (512) 437-1862 Telephone

Person Doing Work Estimated Cost

Property Legal Description BAKERY Parts of Lots 1 & 2, Block 17, Original Town of Lockhart

Property Street Address 114 S Commerce 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

Table with 2 columns: Description of Proposed Work. Row 1: 1) Small sign 16 inch x 30 inch (3.25 ft). Row 2: 2) Big sign 4 FT x 3 long (12 ft).

Please - Attach Scope of Work Questionnaire Attach Sketches/Illustrations Are Detailed Plans Available?

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: 4/14/23

Property Owner Signature: Date:

Historical Preservation Officer Approval: Date:

Historical Preservation Commission: [Signature] Date: 5/13/23

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.

Table to future meeting to discuss further with applicant.

CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-23-16
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 checked="" 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>CSB</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 checked="" type="checkbox"/>	KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
	<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 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 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 checked="" 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 checked="" type="checkbox"/>	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? _____ Describe: <u>Signs are existing.</u>
Section Three			
	<input checked="" 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"/>	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"/>	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 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 checked="" 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: Gunn Ransom Date: 4/24/23

Verified By: Karin Weller Date: 4/26/23 Action: Tabled to future meeting to discuss further with applicant. Date: 5/3/23

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

Business Owner

CONTRACTOR NAME Ricardo Garcia

LICENSE NO. _____

DAY-TIME TELEPHONE (512) 437-1862

Business

ADDRESS 114 S. Commerce St.

E-MAIL garcia.dr777@gmail.com

Lockhart 78644

Business

OWNER NAME Ricardo Garcia

ADDRESS _____

DAY-TIME TELEPHONE (512) 437-1862

E-MAIL garcia.dr777@gmail.com

*Property Owner: William & Cora Harrison
1885 FM 672, Lockhart 78644*

PROPERTY

ADDRESS OR GENERAL LOCATION 114 S. Commerce Dr Lockhart, TX.

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

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

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Commercial (bakery)

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Los Angeles in: Arrange 1
Bakery

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) - WINDOW - WALL MARQUEE

LOW PROFILE MEDIUM PROFILE HIGH PROFILE

INSTITUTIONAL DEVELOPMENT ENTRANCE RESIDENTIAL IDENTIFICATION

710 of 8800 square-foot facade = 61.6 allowed

Proposed Signage = 15.25

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 880 SQ. FT.

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

HEIGHT TO TOP OF SIGN — FT. TOTAL SIGN FACE AREA (One side only) 15.25 SQ. FT.

ILLUMINATION NONE INTERNAL REFLECTED BARE BULB

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 4/14/23

PRINTED OR TYPED NAME Ricardo Garcia

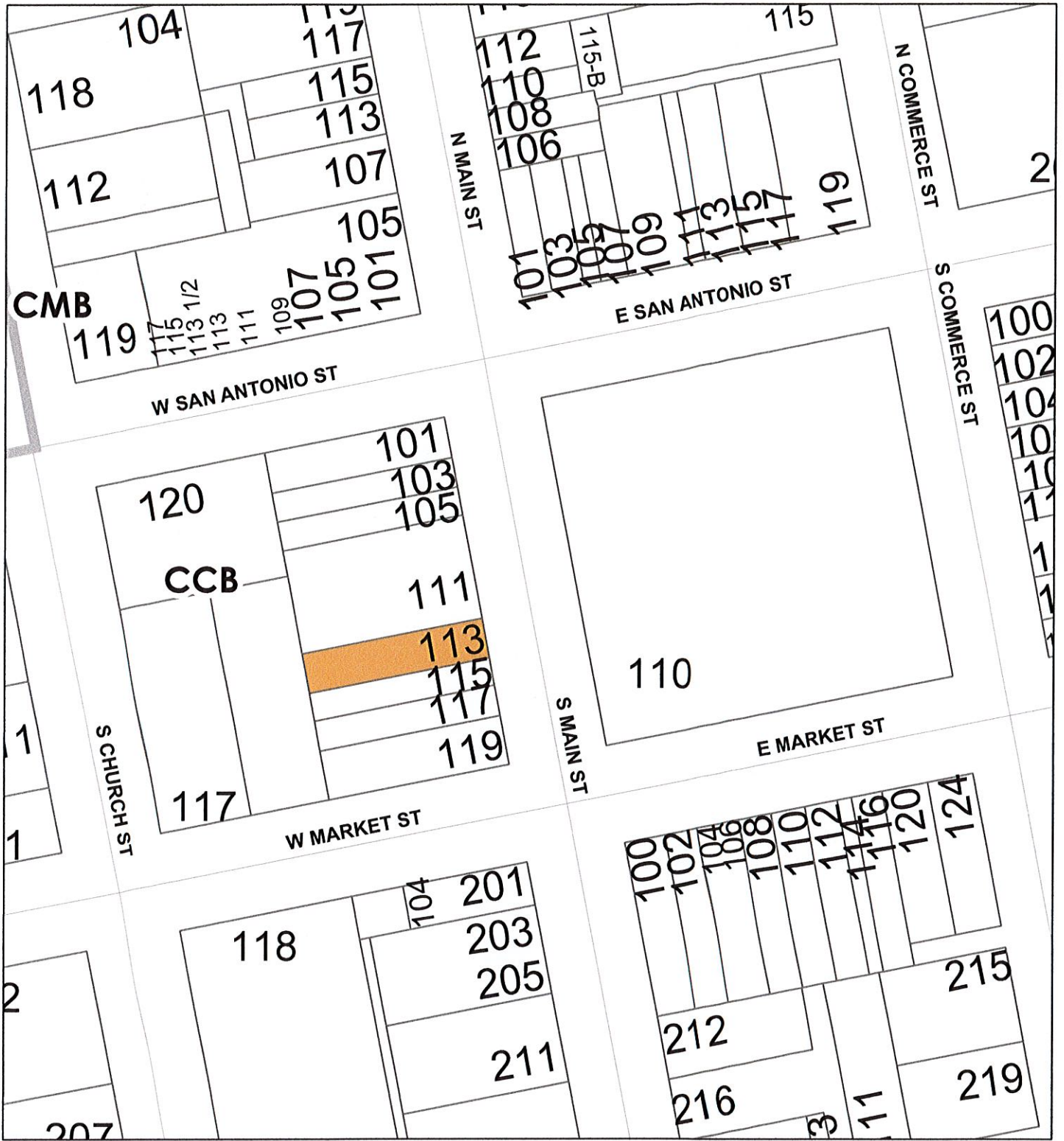
NOTE: All freestanding signs require a pre-pour foundation inspection to verify the location and reinforcement of the sign. It is the contractor's responsibility to call for the inspection.

OFFICE USE ONLY

APPROVED BY [Signature] Planning _____ Building Inspection

PERMIT NUMBER SP - 23 - _____ CERT. FOR ALTERATION NUMBER CFA - 23 - 16

DATE _____ FEE \$10.00 RECEIPT # _____



CFA-23-18

113 S MAIN ST

METAL PANELING REMOVAL
TO EXPOSE WINDOWS



Subject Property



Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner *KW* CASE NUMBER: CFA-23-18
REPORT DATE: May 11, 2023
MEETING DATE: May 17, 2023
APPLICANT'S REQUEST: Metal paneling removal to expose windows
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

BACKGROUND DATA

APPLICANT AND OWNER: Tamara Carlisle, 2120 Enterprises, LLC
SITE LOCATION: 113 S. Main St.
LEGAL DESCRIPTION: Part of Lot 5, Block 19, Original Town of Lockhart
EXISTING USE OF PROPERTY: Vacant commercial building
PROPOSED USE OF PROPERTY: Unspecified commercial use(s)
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Proposed is the removal of existing, corrugated metal paneling along the rear, or west, façade of the former Westy's Pharmacy building. The applicant plans to uncover four existing windows along that façade, each measuring approximately three feet by six feet. Along with the window exposure, the glass will be replaced, for a future building tenant. The window glass will be replaced with the same material as what currently exists, which is considered ordinary maintenance and outside of the Commission's purview, but is subject to a Building Code inspection. However, the uncovering of the windows does require Commission review, since it is a change to the overall appearance of the building.

COMPATIBILITY: The uncovering of the windows will allow this portion of the building to revert back to the original character of the Courthouse Square Historic District. Each building along the same block as the subject property has exposed windows along their rear façades.

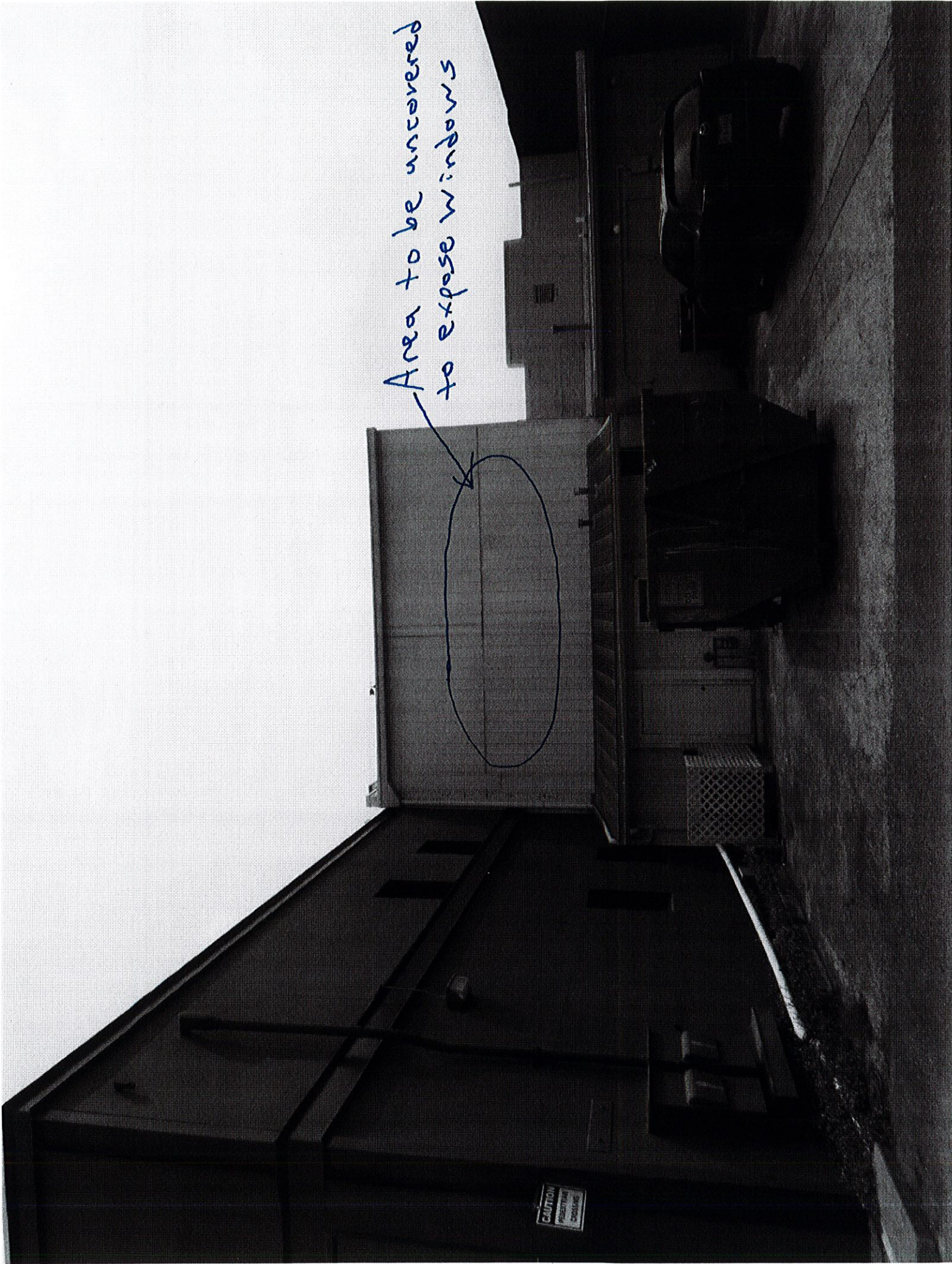
COMPLIANCE WITH STANDARDS: Although there are no design guidelines for the proposed window exposure in the Historic Districts and Landmarks Ordinance, the proposal is subject to approval of this Certificate for Alteration and the issuance of a Building Permit.

ALTERNATIVES: None necessary.

Area to be uncovered
to expose windows



CAUTION
PROPERTY
CRIME



CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 4/21/23 DATE APPROVED: _____ CERTIFICATE NUMBER: CFA-23-18

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 2120 Enterprises LLC Property Owner TAMARA CAROLINE

Mailing Address 102 S. Commerce Mailing Address 102 S Commerce
Lockhart TX 78644 Lockhart TX 78644

Telephone 512 657 1850 Telephone 512 657 1850

Person Doing Work Blair Caroline Howell Estimated Cost \$ 500.00

Property Legal Description 2120 Enterprises Part of Lot 5, Block 19, Original Town of Lockhart

Property Street Address 113 S. Main Street Walt's Pharmacy

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
<p><u>Just need to take off the concealed metal on the back side of the building. Only demo a sheet of metal. Replace the broken glass in window. Not any other exterior work at this time.</u></p> <p><u>Window glass replacement will be the same as existing, per applicant.</u></p>
<p>Please - Attach Scope of Work Questionnaire <input type="checkbox"/> Attach Sketches/Illustrations <input type="checkbox"/> Are Detailed Plans Available? <input type="checkbox"/></p>

REQUIRED SIGNATURES: Before me the undersigned authority, on this day appeared and solemnly swears, that the statements above and attached concerning the above-described property are true and that (s)he is authorized to act as an agent in procuring the certificate requested.

Applicant Signature: Tamara Caroline Date: 4/23/23

Property Owner Signature: Tamara Caroline Date: 4/23/23

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-23-1018
Page 2 of ___ Reviewed: KW

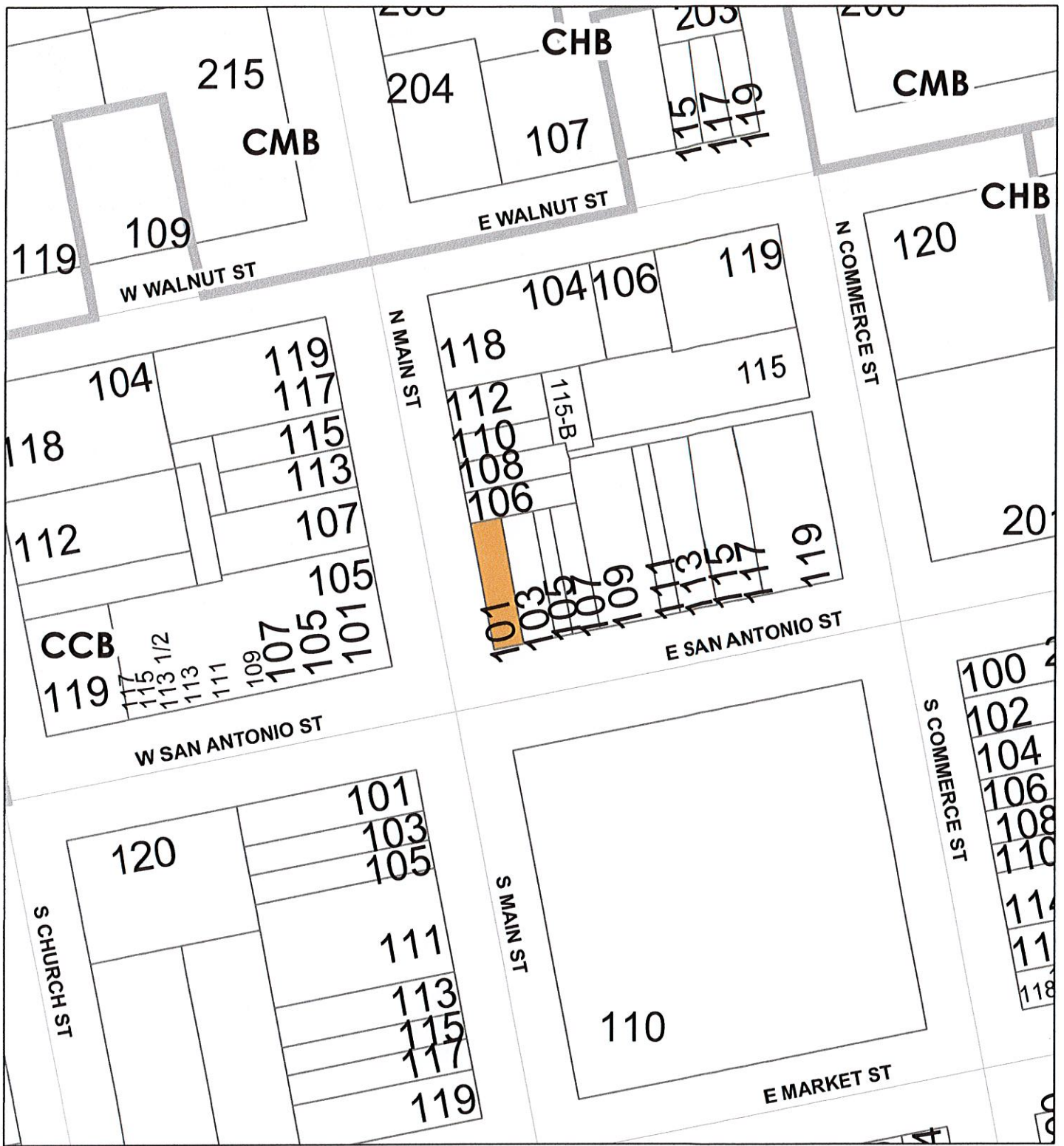
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Yes	No	Verified	Scope Of Work Questions
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	KW	2. Is this application for any construction or alteration work that is <u>NOT</u> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property? <u>Metal is being removed</u>
<input checked="" 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.)
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<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? _____ Describe: _____
Section Three			
<input checked="" type="checkbox"/>	<input checked="" 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 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? <u>will be replaced the original brick</u>
<input checked="" 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 checked="" 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? <u>Remove metal</u>
<input checked="" type="checkbox"/>	<input checked="" 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? <u>Prettier</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: [Signature] Date: 4/25/23

Verified By: Kerina Walker Date: 5/11/23 Action: _____ Date: _____



CFA-23-19

101 E SAN ANTONIO ST

PROJECTING WALL SIGN
AND TWO WINDOW SIGNS



Subject Property



Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner *KW*

CASE NUMBER: CFA-23-19

REPORT DATE: May 12, 2023

MEETING DATE: May 17, 2023

APPLICANT'S REQUEST: Projecting wall sign and two window signs

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

BACKGROUND DATA

APPLICANT: The Culinary Room, c/o Alexandra Worthington

OWNER: 101 Brock, LLC, c/o Christina Black

SITE LOCATION: 101 E. San Antonio St.

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

EXISTING USE OF PROPERTY: Commercial

PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Proposed is a projecting wall sign and two window signs for The Culinary Room business establishment. These signs have been placed on the south wall façade of the building without approval of a Certificate for Alteration or Sign Permit. The projecting sign is circular and attached to a bracket that was previously installed, is located above the leftmost window panel on the south façade, and consists of the business name, with "Small-Batch" above and "Gourmet Goods" beneath. The two window decal signs include one in the center window panel, and the other on the right panel. The center panel sign advertises Amy's Ice Creams with the Amy's logo. On the right panel is a sign with a banana graphic and the words "Famous Banana Pudding", with "World's First Fresh Pudding Bar" located to the right of the graphic.

COMPATIBILITY: These signs are not of a scale or design that would detract from the character of the Courthouse Square. There are numerous window signs and under-awning hanging signs located along the same block as the subject property, as well as a projecting wall sign for Jennifer Lindberg Studio on the adjacent property to the east.

COMPLIANCE WITH STANDARDS: The signs comply with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration. It should be noted that the applicant will be subject to payment of a double-fee for the Sign Permit, since the signs were placed without approval.

ALTERNATIVES: None necessary.





WORLD'S
FIRST
FIGHTING
WAR

There is a
GREAT
WAR

LIFE

is better



CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: <u>5/2/23</u>	DATE APPROVED: _____	CERTIFICATE NUMBER: <u>CFA-23-19</u>
<small>NOTE: An approved Certificate For Alteration (CFA) is required by City Code for all signage, construction, alteration, or modification of property designated as Historic, if such activities will change the architecture, design, finishes or outward appearance of a building, structure, object, site, or area as viewed from the exterior. (Ord. 63-18, Sec. 11 and 12) A City Sign Permit and/or City Building Permit may also be required by the City Code.</small>		
ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED		

Applicant The Culinary Room Property Owner 101 Brock LLC

Mailing Address PO Box 133 Mailing Address PO Box 990
Lockhart, TX. 78644 Lockhart, TX. 78644

Telephone 512-227-0071 Telephone 512-398-9300

Person Doing Work Alana Chandler Estimated Cost \$0

Property Legal Description Part of Lot 1, Block 23, Original Town of Lockhart

Property Street Address 101 E. San Antonio Street, Suite 100

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
<small>Two things done</small>
1. A small <u>24"</u> inch round, logoed Culinary Room sign was hung on an existing bracket over a front window on the south side of the building.
2. We removed one permitted decal from a window on the south side of the building and replaced it with an "Amy's Ice Cream" decal. Size of each were about the same. The decal was applied inside the window.
3. Banana Pudding Sign - Window 3

Please - Attach Scope of Work Questionnaire Attach Sketches/Illustrations Are Detailed Plans Available?

REQUIRED SIGNATURES: Before 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 he is authorized to act as an agent in procuring the certificate requested.

Applicant Signature: *[Signature]* Date: May 2, 2023

Property Owner Signature: *Christina Black* Date: 5-2-2023

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-23-19
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 property 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> <u>HL?</u> <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. _____ Has any work actually started? <u>yes</u> Describe: <u>Sign and Decal are already installed</u>
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: 5.2.23

Verified By: Kevin Walker Date: 5/12/23 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 N/A LICENSE NO. _____

DAY-TIME TELEPHONE _____ ADDRESS _____

E-MAIL _____

OWNER NAME 101 Brock LLC - Christina Black ADDRESS P.O. Box 980

DAY-TIME TELEPHONE 512-398-9300 (office) Lockhart, TX 78644

E-MAIL christina@blackfamilyinvestments.com

PROPERTY

ADDRESS OR GENERAL LOCATION 101 E. San Antonio St, Lockhart, TX. 78644

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

NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 2

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Retail, Restaurant, Mixed Use

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN The Culinary Room

REQUESTED PERMIT

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

NEW SIGN STRUCTURAL REPAIR STRUCTURAL ALTERATION/RELOCATION

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

LOW PROFILE MEDIUM PROFILE 2 window signs HIGH PROFILE

INSTITUTIONAL DEVELOPMENT ENTRANCE RESIDENTIAL IDENTIFICATION

7% of 1,380 = 96.6 total allowed sign area
 Existing Signage = 64.81
 Proposed Signage = 18.6

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 1380 SQ. FT.

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

1. Rowan Logo Sign 4 sq ft. 2'x2'

HEIGHT TO TOP OF SIGN FT. TOTAL SIGN FACE AREA (One side only) 18.6 SQ. FT.

2. Amy's 1/2 sign x 8 sq ft. 2'x4'

ILLUMINATION NONE INTERNAL REFLECTED BARE BULB

3. BANANA Broom 2.08 x 3.17 6.6 sq ft.

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 *Alexandra Worthington* DATE May 2, 2023

PRINTED OR TYPED NAME ALEXANDRA WORTHINGTON

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 - 23-19

DATE FEE \$10.00 RECEIPT #