

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, December 16, 2020
Municipal Building – Glosserman Room
308 West San Antonio Street**

COMMISSION MEMBER AUDIO CONFERENCE PARTICIPATION

One or more members of the Lockhart Historical Preservation Commission may participate in a meeting remotely. The member of the Commission presiding over the meeting will be physically present at the above public location. Audio conference equipment providing two-way audio communication with each member participating remotely will be made available, and each portion of the meeting held by audio conference that is required to be open to the public can be heard by the public at the location specified.

CITIZEN AUDIO CONFERENCE PARTICIPATION

- *Call-in number: 1-408-418-9388. Attendee Access Code: 626-304-323#.*
- *Citizens wishing to listen or participate must call in prior to the start of the meeting, and should identify themselves. Attendees may call in to listen only, if desired.*
- *Those wishing to speak will be called upon to address the Commission.*
- *Historical Commission agenda packets can be viewed online at www.lockhart-tx.org starting two days prior to the meeting. Navigate from the Departments tab at the top of the page to Development Services – Meeting Minutes/Schedules (on left side) – Agendas & Minutes – Historical Preservation Agendas & Minutes – Agenda Packets.*

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the December 2, 2020 meeting.
4. CFA-20-18. Consider a request by Ian Stowe for approval of a Certificate for Alteration for rear façade and side (west) façade improvements for the new Old Pal Bar & Grill business establishment on Part of Lot 1, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 100 “A” East Market Street.
5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
6. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 12:45 p.m. on the 10th day of December, 2020.

City of Lockhart
Historical Preservation Commission
December 2, 2020

MINUTES

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

Member Absent: Rick Thomson

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Cody Kimbell (applicant, Agenda Item (4))

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 November 4, 2020 meeting.

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

4. CFA-20-17. Consider a request by Cody Kimbell for approval of a Certificate for Alteration for a window sign at Bluebonnet Records on Part of Lot 2, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 112 East Market Street.

Planning Staff Kevin Waller explained that the window sign is already installed and located on the second from the leftmost window panel, consisting of paper lettering taped to the inside window glass. The sign measures 5.4 square feet in size, and together with the 28 square-foot wall sign totals 33.4 square feet, just under the 7 percent sign area threshold for the front building façade of 33.6 square feet. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended denial of the sign in its present form, suggesting that the actual lettering be replaced with colored tape fashioned into the letters themselves, or other adhesive lettering be used, for a more permanent and professional appearance.

Applicant Cody Kimbell, 404 E. Market St., approached the Commission to request that the existing sign be left as is for the next month or two. Mr. Kimbell added that he would prefer not to remove the sign during the busy Christmas shopping season, as that might give the impression that the business is closing or moving. Kimbell also explained that the business' lease is up at the end of year, and he wants to be sure that they remain in the same location. Mr. Kimbell answered Commissioners' questions.

Chair Lairsen moved to approve the Certificate for Alteration application (CFA-20-17) with a condition that the current sign be replaced with a permanent vinyl application, not exceeding the area of the current sign, by February 1, 2021. Commissioner Ramsey seconded, and the motion passed by a vote of 5-0.

5. Staff update on the status of the Tax Abatement Agreement for improvements made to 412 West San Antonio Street.

Mr. Waller reported that he has reached out to numerous municipalities for examples of tax abatement agreements for preservation of historic properties. Of those, Seguin is the only city with a working example. Mr. Waller has since fashioned a tax abatement agreement after Seguin's example for the City of Lockhart, and has also utilized a different type of Lockhart agreement as a template. The tax abatement agreement has been sent to the City Attorney for review. The goal is to place the agreement on the agenda of the December 15 City Council meeting for approval and signature.

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

Mr. Waller stated that no applications were submitted by the December 2 deadline for the December 16 meeting, so that meeting will be canceled.

Discussion ensued amongst the Commission and concerns were expressed regarding the removal of awnings without replacement in the Historic District.

Vice-Chair Reagan arrived at 5:49 pm.

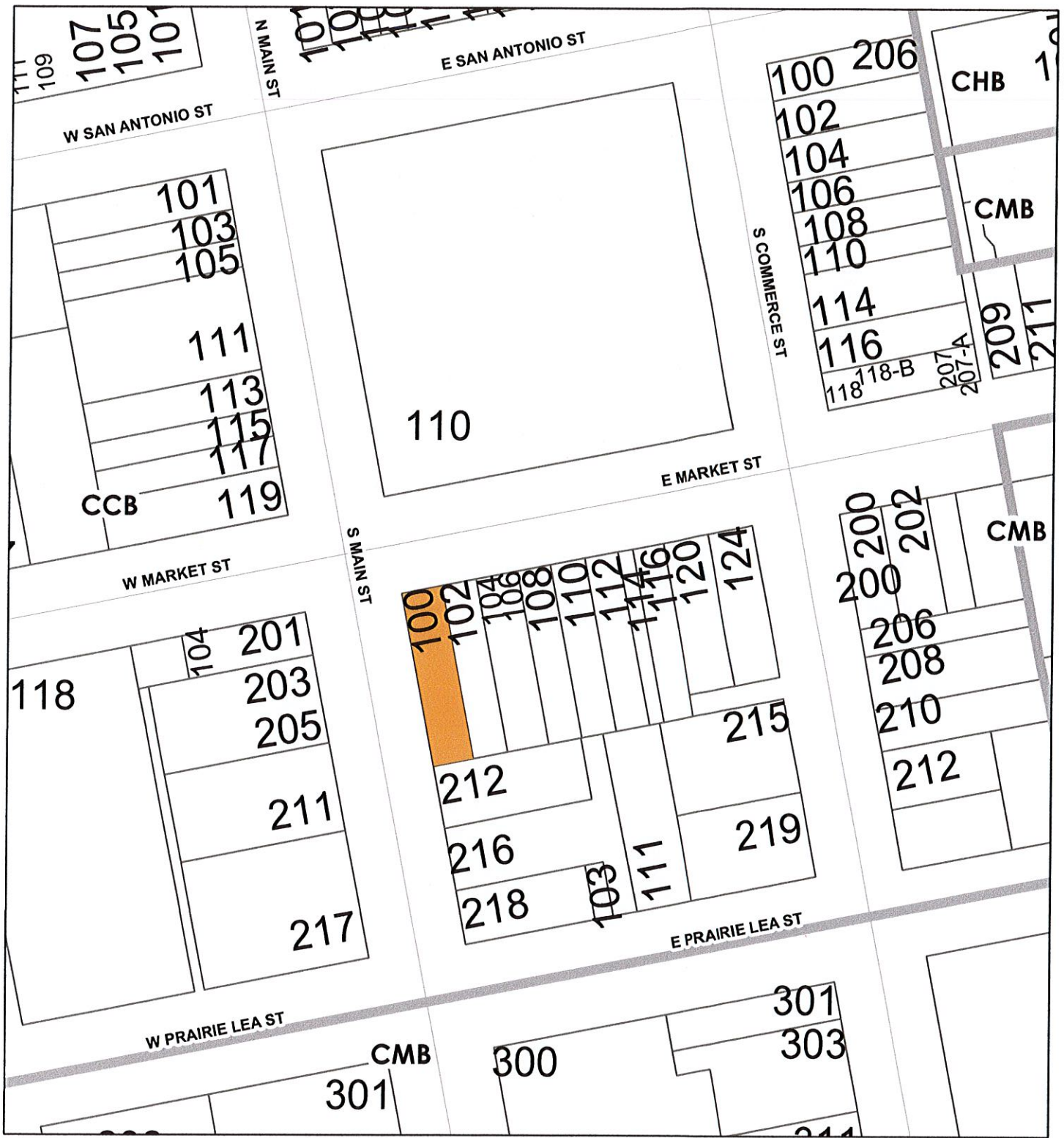
7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 5:53 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chair



CFA-20-18

100 E MARKET ST

SOUTH & WEST FACADE
IMPROVEMENTS



Subject Property



Zoning Boundary

scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: December 10, 2020
MEETING DATE: December 16, 2020
APPLICANT'S REQUEST: Rear and side (west) wall façade improvements
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

CASE NUMBER: CFA-20-18

BACKGROUND DATA

APPLICANT: Ian Stowe
OWNER: Square Bend Group, LLC, c/o David Mendoza
SITE LOCATION: 100 "A" East Market Street
LEGAL DESCRIPTION: Part of Lot 1, Block 13, Original Town of Lockhart
EXISTING USE OF PROPERTY: Vacant commercial building
PROPOSED USE OF PROPERTY: Restaurant and bar
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes improvements to the rear (south) wall façade, as well as the side (west) façade, of the new Old Pal Bar and Grill business in the building previously occupied by the Caracara Brewery. Improvements to the rear façade include two new kitchen vents to be run through previous first-floor window penetrations, including a "mushroom"-style vent and return air vent. Improvements to the side façade include replacement of the existing first-floor, double-panel windows with glass block, replacement of the glass side-entry door with a wooden door, and replacement of the overhead door at the south end of the side façade with the exit door that was previously in that location. Also proposed is the repainting of the previously-painted building façade and trim, which is considered ordinary maintenance and does not require Commission review. In addition, the applicant has indicated that signage for the new business, as well as new awnings on the front and west side facades, will be proposed with a separate application in the future.

COMPATIBILITY: The proposed improvements will enhance the building's appearance and will not have adverse impacts on the Courthouse Square. The overhead door on the west façade could seem out of place to some, and its replacement with the previous exit door will provide a more uniform appearance to that façade.

COMPLIANCE WITH STANDARDS: Although there are no design guidelines for the proposed improvements in the Historic Districts and Landmarks Ordinance other than for pre-approved features, the improvements are subject to approval of this Certificate for Alteration and the issuance of building permits.

ALTERNATIVES: None necessary.

MAIN ST. ELEVATION WEST FACADE



NEW PAINT COLORS AND TRIM
OVER OLD PAINT

NON-ORIGINAL STOREFRONT
WINDOW TO BE REPLACED
WITH GLASS BLOCK

NEW WOOD DOOR
TO REPLACE
NON-ORIGINAL
STOREFRONT DOOR.

2018 OVERHEAD
DOOR TO BE INFILLED
AND REPLACED WITH
PRIOR 2018 3FT WIDE
EXIT DOOR.

*FUTURE PROPOSAL OF ORIGINAL STYLE AWNING TO BE REBUILT AT
NORTH AND WEST WALLS OF BUILDING

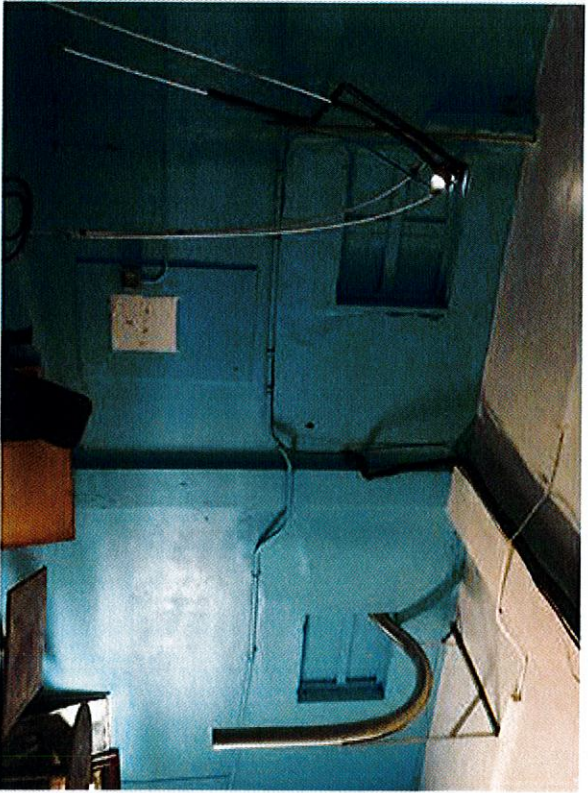
ALLEY ELEVATION SOUTH FACADE



EXISTING ALLEY CONDITION

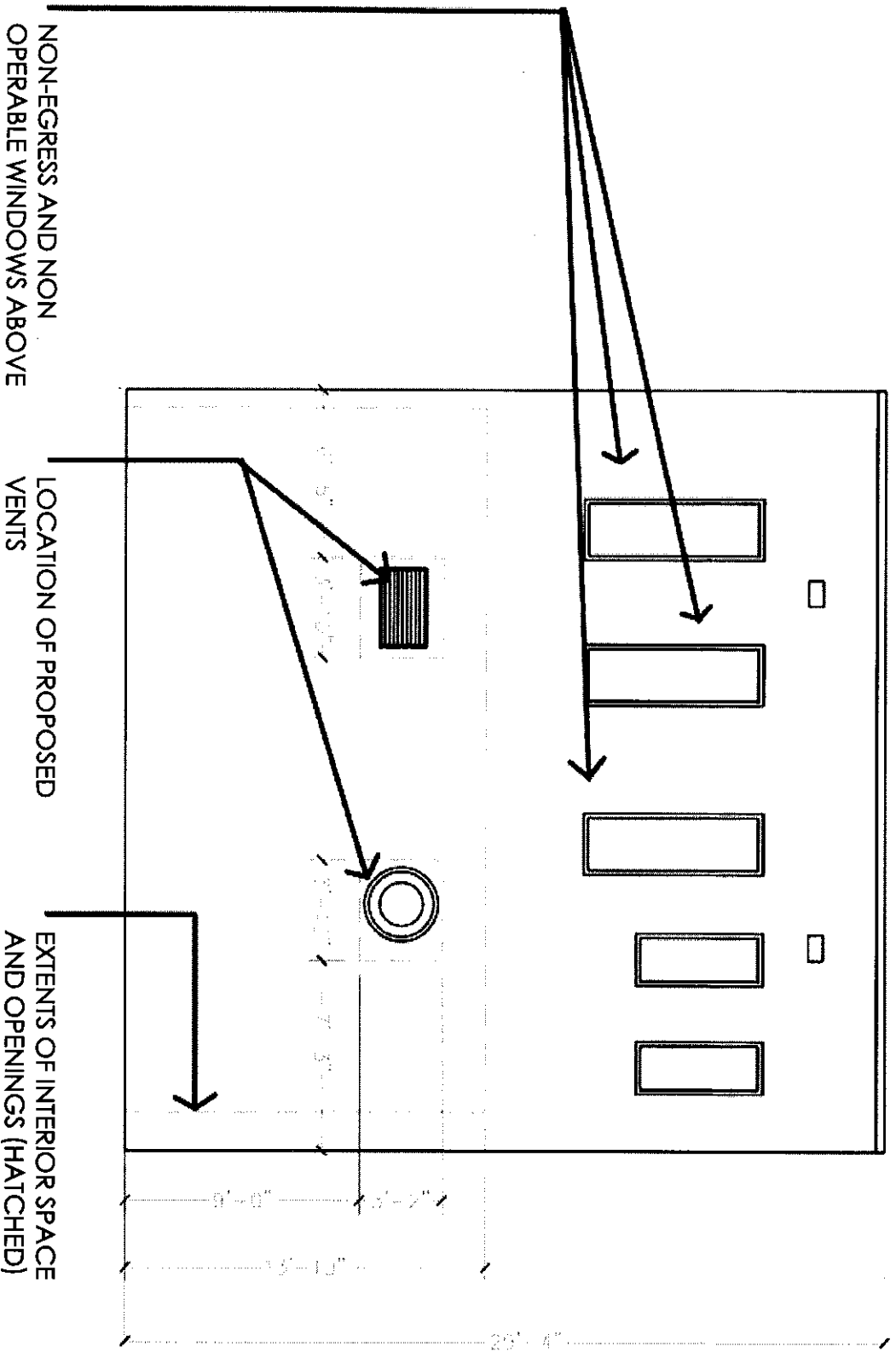


PROPOSED VENT LOCATIONS
TO PENETRATE THROUGH
ORIGINAL LOWER WINDOWS
AT FIRST FLOOR - CURRENTLY
INFILLED WITH STUCCO



INTERIOR VIEW OF KITCHEN
WALL AND ORIGINAL
WINDOW PENETRATIONS

ALLEY PROPOSED ELEVATION SOUTH FACCADE



CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: <u>12/10/2020</u>	DATE APPROVED: _____	CERTIFICATE NUMBER: <u>CFA-20-18</u>
NOTE: An approved Certificate For Alteration (CFA) is required by City Code for all signage, construction, alteration, or modification of property designated as Historic, if such activities will change the architecture, design, finishes or outward appearance of a building, structure, object, site, or area as viewed from the exterior. (Ord.93-19, Sec. 11 and 12). A City Sign Permit and/or City Building Permit may also be required by the City Code.		
ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED		

Applicant <u>IAN Stowe Agent for "Old PAL"</u>	Property Owner <u>DAVID MENDOZA</u>
Mailing Address <u>428 TRINITY ST. Lockhart, Tx, 78644</u>	Mailing Address <u>1712 East Riverside #14 Austin, Tx 78741</u>
Telephone <u>713 410 7000</u>	Telephone <u>512-656-5289</u>
Person Doing Work <u>IAN Stowe/GREEN Onid</u>	Estimated Cost <u>\$150,000</u>
Property Legal Description <u>Part of Lot 1, Block 13, Original Town of Lockhart</u>	
Property Street Address <u>100 E. MARKET ST.</u>	
Property City Zoning Designations <u>CCB</u>	Location Map Attached _____

PHOTOS ARE REQUIRED SHOWING ALL THE AREAS TO BE AFFECTED BY THE WORK DESCRIBED:

Include photos of: Area of Work Full Elevation Showing Area Affected and/or Site

Description of Proposed Work
<p><u>Interior Remodel of 100 E. Market St. including Kitchen.</u></p> <p><u>Exterior Paint and some replacing of brick glass proposed.</u></p> <p><u>Kitchen Vent hood to vent to Rear Alley through mushroom vent. Return/Makeup Air to intake at Alley. Both vents are to be run through previous window penetrations.</u></p> <p><u>West wall Alterations will include Removing and infilling recently installed (2 yrs ago) garage door. Replacing Exit Door at that location that was previously there 2 years ago. And replacing existing side storefront door with a more traditional door.</u></p> <p><u>Door to be wood material.</u></p>
<p>Please - Attach Scope of Work Questionnaire <input checked="" type="checkbox"/> Attach Sketches/Illustrations <input checked="" type="checkbox"/> Are Detailed Plans Available? <input checked="" type="checkbox"/></p>

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

Applicant Signature: <u>[Signature]</u>	Date: <u>12.9.20</u>
Property Owner Signature: <u>David Mendoza</u>	Date: <u>12/9/2020</u>
Historical Preservation Officer Approval: <u>[Signature]</u>	Date: <u>_____</u>
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.

** Requesting a "Called Meeting" as soon as possible.*

CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-20-18
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 HL? H2</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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"?
<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. _____ Has any work actually started? <u>Demo</u> Describe: <u>Cleaning + Non-Struct. Demo</u> <u>Non-Structural permitted by city on</u>
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 <u>original</u> 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: [Signature] Date: 12.9.20

Verified By: Kevin Walker Date: 12/10/2020 Action: _____ Date: _____

* Requesting a "Called Meeting" As soon as possible