

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, March 17, 2021
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 March 3, 2021 meeting.
4. CFA-21-05. Consider a request by Ian Stowe for approval of a Certificate for Alteration for new awnings, a projecting wall sign, and a painted wall sign 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. CFA-21-06. Consider a request by John Stumpf for approval of a Certificate for Alteration for a window sign for the relocated Magic Mirror Vintage Shop business location on Parts of Lots 1 and 6, Block 22, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 111 West San Antonio Street.
6. HL-21-01. Hold a PUBLIC HEARING and consider a request by Arnold and Marcia Proctor for a recommendation of approval to the City Council for a Historic Landmark “HL” overlay zoning designation, as provided in Chapter 64 “Zoning”, Section 64-196(n), and in Chapter 28 “Historic Districts and Landmarks”, Sections 28-5 and 28-6, for a single-family residence on Lot 4 and Part of Lots 3, 7, and 8, Heppenstall, zoned RMD (Residential Medium Density District) and located at 515 South Main Street, and amending the Historic Zoning Overlay Map supplement to the Official Zoning Map accordingly.
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 12:30 p.m. on the 11th day of March, 2021.

**City of Lockhart
Historical Preservation Commission
March 3, 2021**

MINUTES

Members Present: Ray Ramsey, Christine Ohlendorf, Michel Royal, John Lairsen, Ronda Reagan, Rick Thomson (remotely), Ron Faulstich (5:38)

Members Absent: None

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: Sean Kelley (applicant, Agenda Item (5)), David Mendoza (applicant, Agenda Item (6)), Susan Silberman (applicant, Agenda Item (7))

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:31 p.m.
2. Election of Officers for 2021.

Commissioner Royal moved to nominate Ronda Reagan for Vice-Chair. Commissioner Ohlendorf seconded, and the motion passed by a vote of 6-0. Commissioner Ohlendorf moved to nominate John Lairsen for Chair. Vice-Chair Reagan seconded, and the motion passed by a vote of 6-0.

3. Citizen comments not related to an agenda item.

None.

4. Consider the minutes of the December 16, 2020 meeting.

Vice-Chair Reagan moved to approve the minutes as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 6-0.

5. CFA-21-01. Consider a request by Sean Kelley of the City of Lockhart Public Works Department for approval of a Certificate for Alteration for a temporary outdoor gathering space on property to be leased by the City and identified as Lots 1 and 2, Jack Pearce Subdivision, zoned CCB (Commercial Central Business District) and located at 120 and 124 East Market Street.

Planning Staff Kevin Waller explained that the City proposes to utilize the property for an outdoor gathering area. The property will be regraded and seeded where necessary, with at least four shade trees placed in wooden planter boxes. Eight powder-coated picnic tables will be added to include umbrellas at certain times of year. Up to 16, 12-foot-tall posts will be erected to support strings of patio-style lighting suspended above the tables and general area. A portable restroom trailer will be placed at the south end of the property, to include an ADA-compliant walkway. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended approval.

Commissioner Faulstich arrived around 5:40 p.m.

Applicant Sean Kelley, City of Lockhart Public Works Director, 705 Wichita St., provided further explanation to the Commission and answered questions.

Vice-Chair Reagan moved to approve CFA-21-01 as presented. Commissioner Royal seconded, and the motion passed by a vote of 7-0.

6. CFA-21-02. Consider a request by Bryan Cady and David Mendoza for approval of a Certificate for Alteration for multiple improvements to a City-designated Historic Landmark residence and detached garage on Lots 1 and 2, Block 21, Original Town of Lockhart, zoned CMB (Commercial Medium Business District) and located at 215 West San Antonio Street.

Mr. Waller reported that the applicant proposes multiple improvements to a Historic Landmark residence known as the "W.E. Field House". The improvements include the addition of a 452 square-foot covered wrap-around porch on the west side of the house that will match the historical style of the existing east porch, an ADA-accessible ramp leading up to the new porch, and replacement of the double windows on the west façade with custom wooden French doors. A 350 square-foot screened porch will be added to the east façade behind the kitchen area to include metal standing-seam roofing and dark or bronze screening. The house's roof will be replaced, and the covered porches will feature new beadboard ceilings, carved balusters, and newel posts. The existing 500 square-foot detached garage will be renovated to include an HVAC system and interior office space. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended approval.

Applicant David Mendoza, 2217 Santa Rita St., Austin, TX, came forward and responded to questions from the Commission.

Commissioner Ramsey moved to approve CFA-21-02, with the condition that straight-top doors and/or a non-arched transom be utilized in place of the proposed French doors on the house's west façade. Commissioner Royal seconded, and the motion passed by a vote of 7-0.

7. CFA-21-03. Consider a request by Susan Silberman of Grain and Seed, LLC, for approval of a Certificate for Alteration for window and door glass replacement on Part of Lots 5 and 6, Block 17, Original Town of Lockhart, zoned CMB (Commercial Medium Business District) and located at 215 East Market Street.

Mr. Waller explained that the applicant proposes to replace certain sections of window glass, as well as the glass on the entry door, on the south façade of the building. The leaded glass panels located in the door, sidelights on either side of the door, and transom above the door will be replaced with tempered ¼-inch glass. Photos of the glass replacements were provided to the Commission with the agenda packet materials and displayed during Staff's PowerPoint presentation.

Commissioner Ramsey moved to approve CFA-21-03 as presented. Commissioner Ohlendorf seconded, and the motion passed by a vote of 7-0.

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

Mr. Waller stated that three applications had been submitted; therefore, the next meeting would be March 17, 2021.

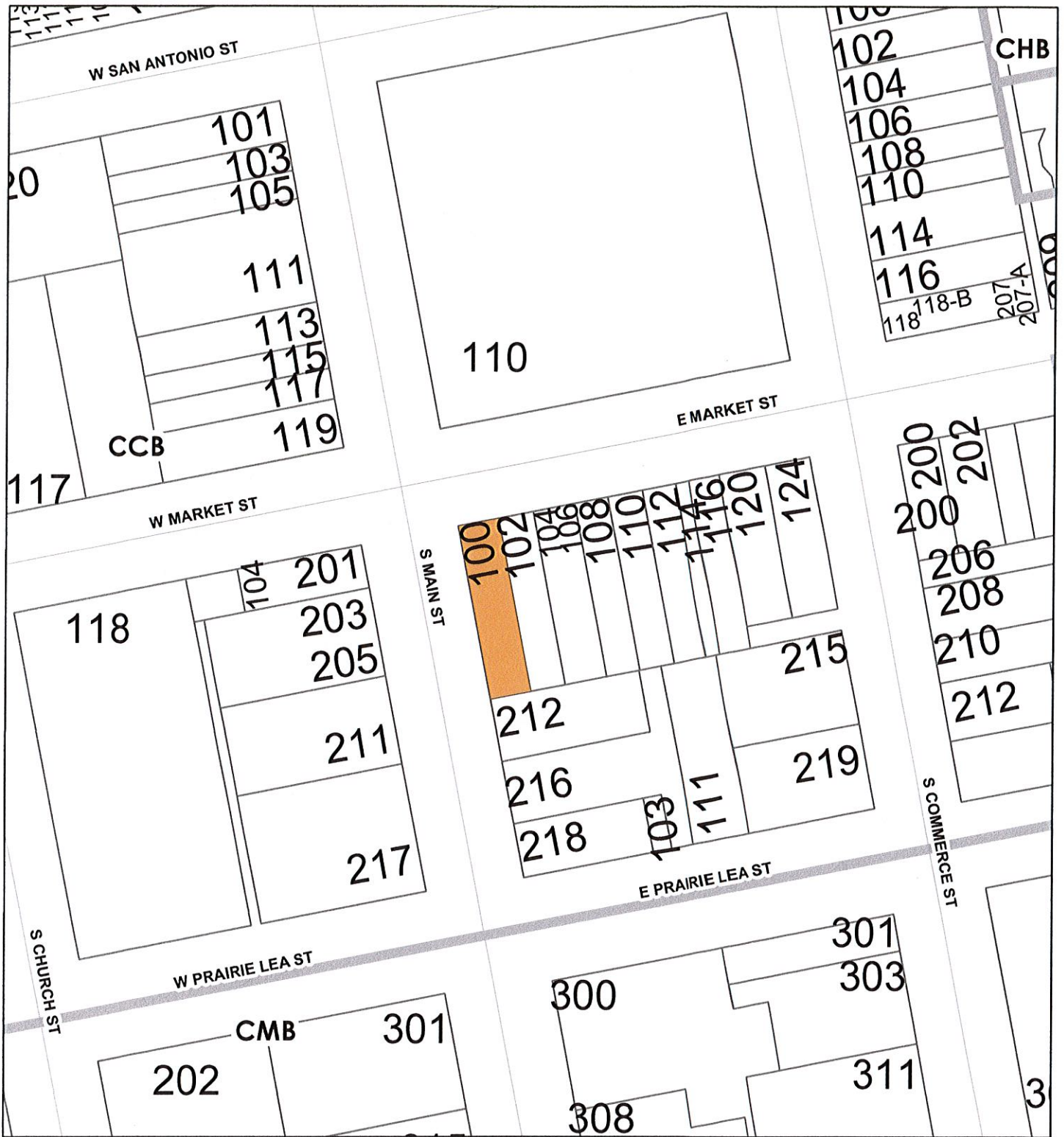
9. Adjournment.

Vice-Chair Reagan moved to adjourn the meeting, and Commissioner Faulstich seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:13 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chair



CFA-21-05

100 E MARKET ST

AWNING, PAINTED WALL SIGN,
HANGING WALL SIGN



 Subject Property

 Zoning Boundary

scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *kw*
REPORT DATE: March 11, 2021
MEETING DATE: March 17, 2021
APPLICANT'S REQUEST: New awnings, projecting wall sign, and painted wall sign
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

CASE NUMBER: CFA-21-05

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 new awnings on both the East Market Street and South Main Street wall facades, as well as a projecting wall sign at the corner of those two facades and a painted wall sign on the South Main Street façade of the new Old Pal Bar and Grill business. The awning on the Market Street façade will span the full width of that wall, while the awning on the Main Street façade will begin at the fourth hook from the northwest corner of the building and extend to the last hook at the southwest corner, as shown on the attached illustration. Materials used for the awnings will include light-gauge metal tubing with a flame-retardant canvas, utilizing the existing top hooks on the building, with the lower attachment to be installed at the existing concrete ledger beam at the original attachment location. The projecting wall sign will read "OLD PAL Texas Tavern", with the Topo Chico beverage logo beneath, measure 15.8 square feet, and will be hung by a cantilevered 72-inch metal bar at an angle from the northwest corner of the building. A painted wall sign totaling 109 square feet will be located on the north end of the South Main Street façade, to also read "OLD PAL Texas Tavern", which includes an outline of the State of Texas and the letters "O", "P", and "B" within the outline, and "Lockhart" and "Caldwell County" at opposite ends outside the state outline. Other improvements to the west and south wall facades involving air vents, windows, and doors were approved by the Commission in December 2020.

COMPATIBILITY: The new awnings and projecting sign will enhance the building's appearance and will not have adverse impacts on the Courthouse Square. Although the painted sign will be large and of similar scale to the former wall sign for "The Social" restaurant, it is well under the 7 percent maximum wall area threshold and utilizes a font without the large sweeping curves seen on The Social's sign.

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 awnings and signage are subject to approval of this Certificate for Alteration and the issuance of building permits and sign permits.

ALTERNATIVES: None necessary.

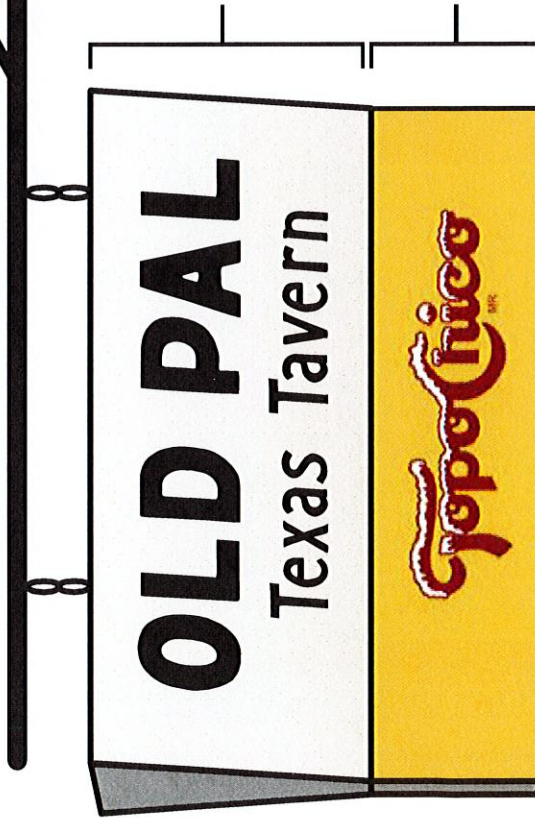


ARTS AND RECREATION
AUSTIN, TEXAS

OLD PAL BAR - BUILDING SIGNAGE
3/3/21

OLD PAL BAR - EXTERIOR HANGING SIGN

Per Applicant:
Sign will be hung by a cantilevered
72" metal bar as seen to left



TOP SECTION
60" x 24" Aluminum clad, interior lit sign.
Sign face is white acrylic with painted black letters

BOTTOM SECTION
60" x 14" Aluminum clad, interior lit sign.
Sign face is vacuum form acrylic

OLD PAL BAR - HANGING SIGN ONLY

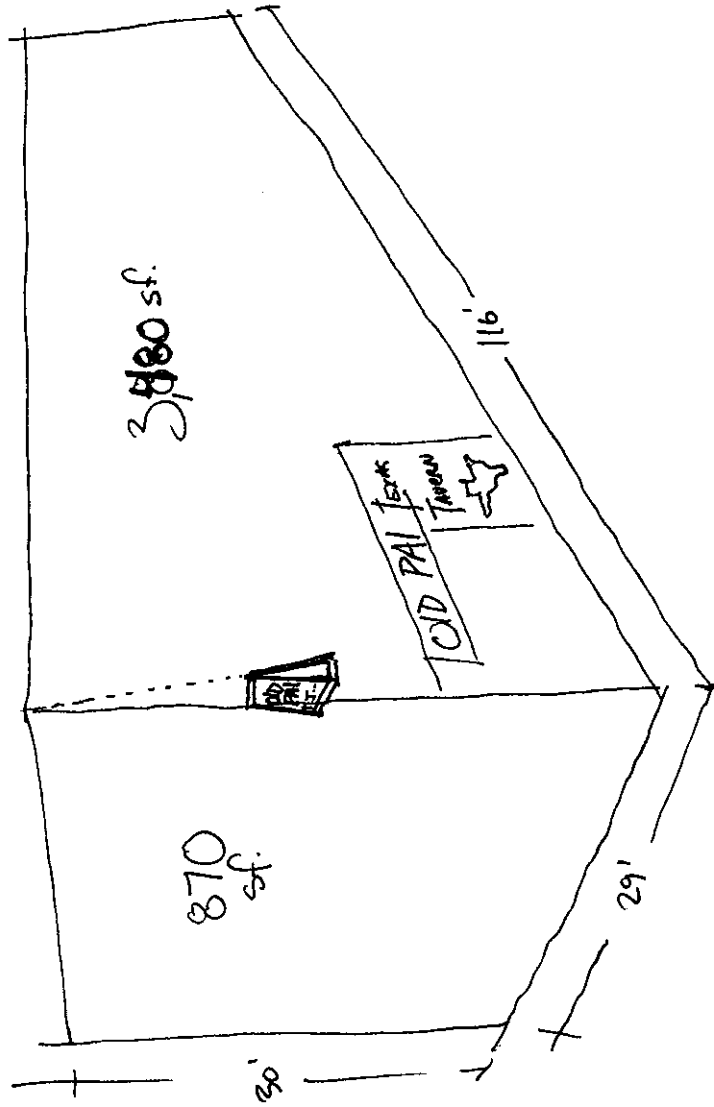
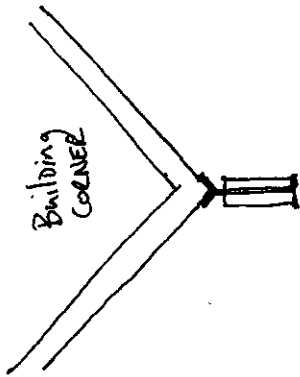


OLD PAL BAR - HANGING SIGN + PAINTED "MURAL"

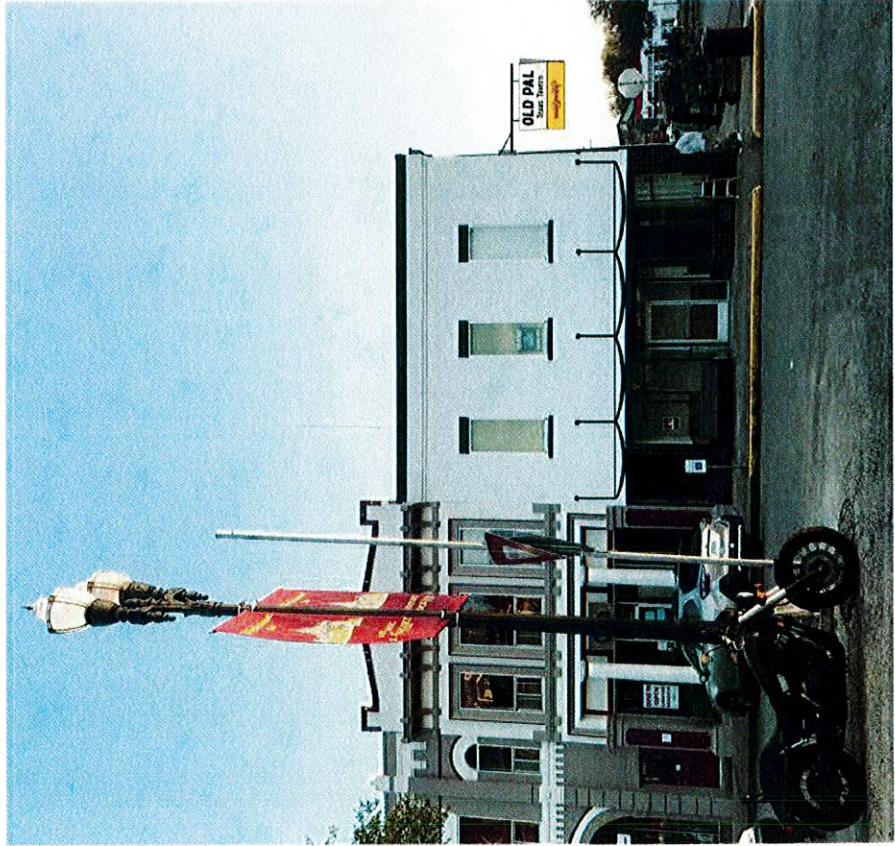
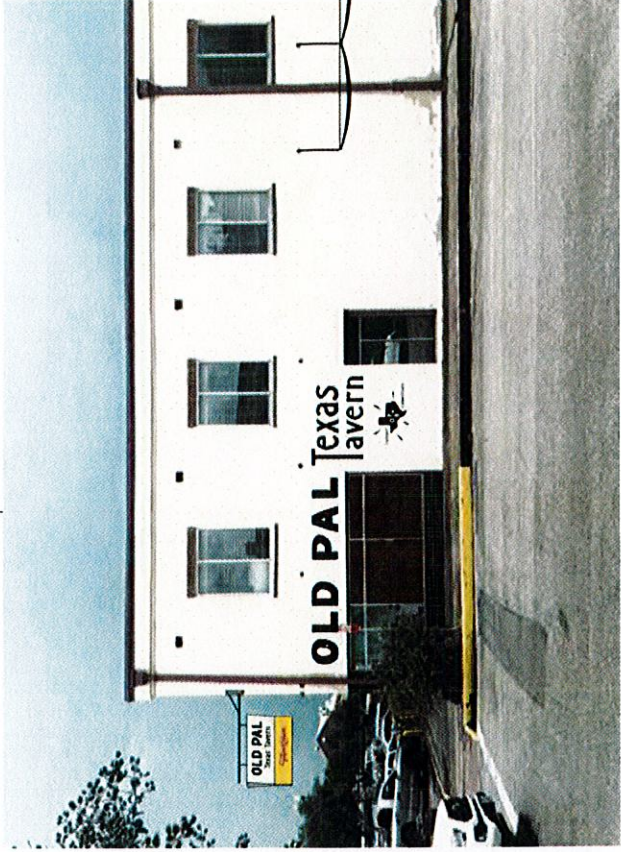
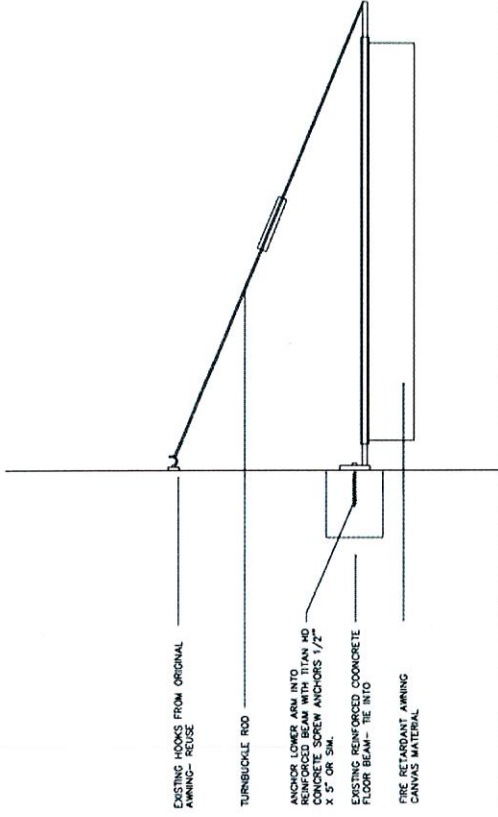


15' W x 3' H

8' W x 8' H



OLD PAL AWNING PROPOSAL - MARCH 2021



CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 3/3/21 DATE APPROVED: _____ CERTIFICATE NUMBER: CFA-21-05

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 IAN Stowe Property Owner David Mendoza
 Mailing Address 428 TRINITY St. Mailing Address 1712 E. Riverside Dr. #114
Lockhart, TX Austin, TX 78741
 Telephone 713 410 7000 Telephone 512-656-5289
 Person Doing Work Green Guilo Inc. Estimated Cost \$30,000
 Property Legal Description Part of Lot 1, Block 13, Original Town of Lockhart
 Property Street Address 100 E. Market St.
 Property City Zoning Designations Commercial Central Business 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
Awning install of light gauge metal tubing with a frame retardent canvas.
Existing top hooks on building to be used. ^{RE-} Lower Attachment to be installed at existing concrete ledger beam at original Attachment location.
Also, proposed wall sign along S. Main St. facade, and projecting wall (blade-style) sign proposed at corner of building (N. Main & E. Market intersection) - see attached diagrams.
*Awning to be installed along Market St. building facade and a portion of Main St. facade - see attached illustration.
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: J.S Date: 3-3-21
 Property Owner Signature: See email authorization (attached) 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-21-05
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			
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>Yes</u> HL? <u>H?</u>
X		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"?
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. _____ Has any work actually started? _____ Describe: <u>Not for sign + awning</u> <u>Interior Building construction underway</u>
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?

original
underneath

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: 3.3.21

Verified By: Kevin Walker Date: 3/9/21 Action: _____ Date: _____

SIGN PERMIT APPLICATION

SP - 21 - _____

CITY OF

Lockhart

TEXAS

Main St. Facade

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

CONTRACTOR/OWNER

CONTRACTOR NAME GREEN Guild Inc. LICENSE NO. _____

DAY-TIME TELEPHONE 713 410 7000 ADDRESS 428 TRINITY ST.

E-MAIL StoweDBC@gmail.com Lockhart Tx.

BUSINESS

OWNER NAME OLD PAL (OP 100 Market LLC) ADDRESS _____

DAY-TIME TELEPHONE TRAVIS + Jim (512) 554-9286 Austin, Tx

E-MAIL Willowel05@gmail.com _____

PROPERTY

ADDRESS OR GENERAL LOCATION 100 E. Market St.

ZONING CLASSIFICATION COB Central Bus. D. HISTORIC LANDMARK OR DISTRICT (Y/N) Yes

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

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Restaurant

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN "Old Pal - Texas Tavern"

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

7% of 3,480 = 243.6 allowed max.
Proposed sign = 109

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 3,480 SQ. FT.
IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE N/A FT.
HEIGHT TO TOP OF SIGN _____ FT. TOTAL SIGN FACE AREA (One side only) 109 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  DATE 3.3.21

PRINTED OR TYPED NAME IAN Stowe

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  _____
Planning Building Inspection

PERMIT NUMBER SP - 21 - _____ CERT. FOR ALTERATION NUMBER CFA - 21 - 05

DATE _____ FEE \$25.00 RECEIPT # _____

SIGN PERMIT APPLICATION

SP - 21 - _____

CITY OF

Lockhart TEXAS

* Market St. Facade *

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

CONTRACTOR/OWNER

CONTRACTOR NAME GREEN Guild Inc. LICENSE NO. _____

DAY-TIME TELEPHONE 713 410 7000 ADDRESS 428 TRINITY St.

E-MAIL Stowe DBCE@gmail.com Lockhart, Tx

BUSINESS
OWNER NAME OLD PAL ADDRESS _____

DAY-TIME TELEPHONE Travis + Jim (512) 554-9286 Austin, TX

E-MAIL willowel05@gmail.com _____

PROPERTY

ADDRESS OR GENERAL LOCATION 100 E. Market St.

ZONING CLASSIFICATION Commercial Central CCB Buis. HISTORIC LANDMARK OR DISTRICT (Y/N) Yes

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

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Restaurant

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Old PAL

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 Projecting ("blade" style) MARQUEE

LOW PROFILE MEDIUM PROFILE HIGH PROFILE

INSTITUTIONAL DEVELOPMENT ENTRANCE RESIDENTIAL IDENTIFICATION

79% of 870 sq = 687.3 max. sign area allowed
Proposed sign = 15.8 sq

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 870 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) 15.8 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 3.3.21
PRINTED OR TYPED NAME IAN Stowe

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 [Signature] Building Inspection
PERMIT NUMBER SP - 21 - CERT. FOR ALTERATION NUMBER CFA - 21-05
DATE _____ FEE \$10.00 RECEIPT # _____

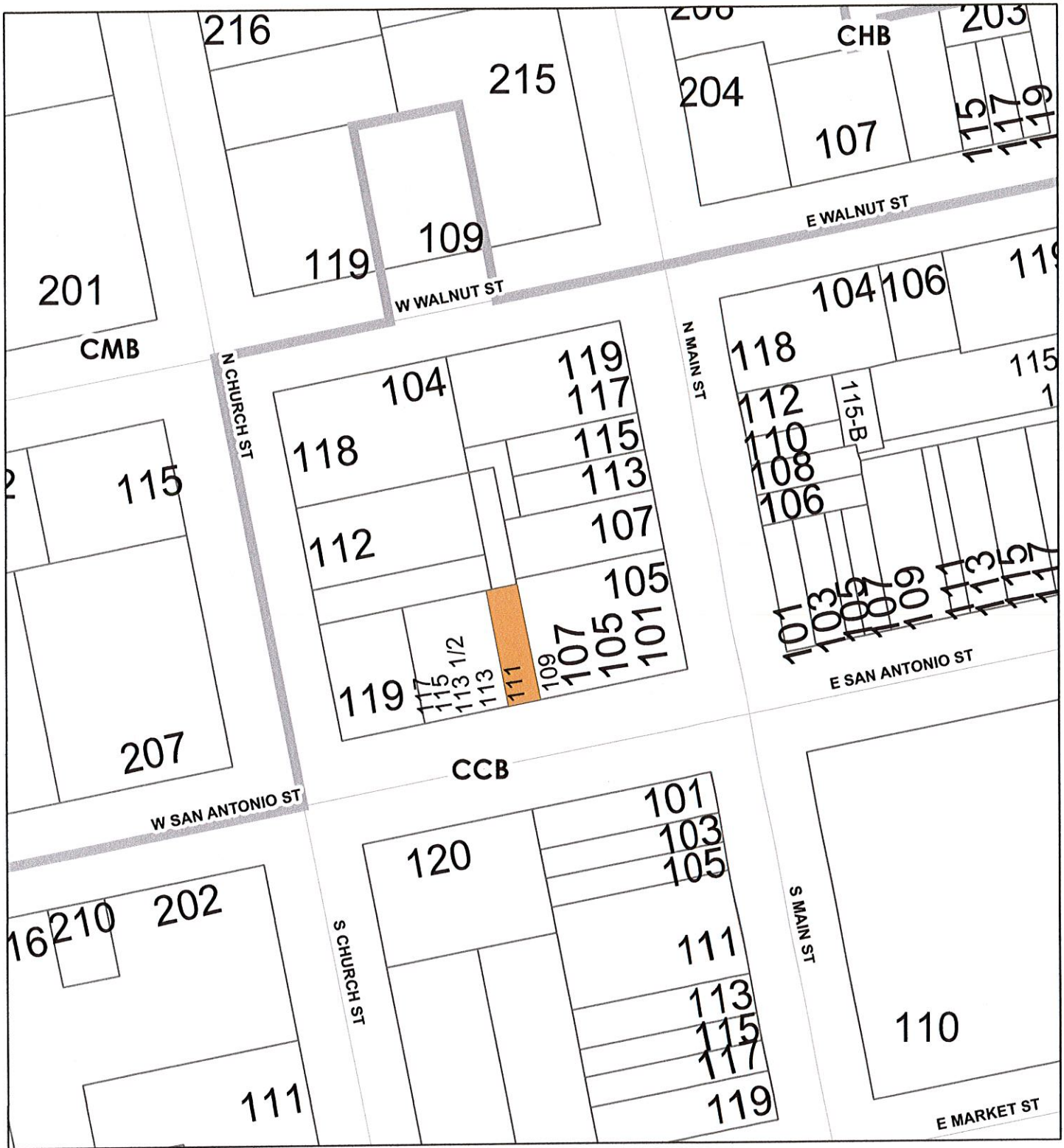
Kevin Waller

From: David Mendoza <davidleemendoza@gmail.com>
Sent: Tuesday, March 9, 2021 2:18 PM
To: Kevin Waller
Cc: Ian (Kara Contractor) Stowe
Subject: Letter from owner

Hi all,

This letter is from me, David Mendoza, owner of 100 E Market Street, letting the City of Lockhart know that Ian Stowe is acting as my approved agent for decisions and approvals as the pertain to the rebuild of 100 E. Market. I approve the awning addition to the property as outlined by Ian, please advise if you have any questions. Thank you, David Mendoza
512-656-5289

Sent from my iPad



CFA-21-06

111 W SAN ANTONIO ST

WINDOW SIGN



Subject Property



Zoning Boundary

scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: March 11, 2021
MEETING DATE: March 17, 2021
APPLICANT'S REQUEST: Window sign
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

CASE NUMBER: CFA-21-06

BACKGROUND DATA

APPLICANT AND OWNER: John Stumpf
SITE LOCATION: 111 West San Antonio Street
LEGAL DESCRIPTION: Parts of Lots 1 and 6, Block 22, Original Town of Lockhart
EXISTING USE OF PROPERTY: Vacant commercial building
PROPOSED USE OF PROPERTY: Commercial
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes a window sign for the Magic Mirror Vintage Shop. The business will be relocated from its existing location at 115 West San Antonio Street to the subject property. Measuring 35 square feet in size, the proposed sign will be the same as the window sign in the existing business, which reads "Magic" at the top, "Mirror" at the bottom, and "Vintage Shop" in the center, in an all-caps, gold font. The sign will be centered on the larger of the two "show" windows, located to the left of the front-door entrance.

COMPATIBILITY: Since the window sign will be the same as the one at the business' current location a few storefront spaces west, and the original sign was approved by the Commission in March 2017, there are no compatibility issues with the proposed sign.

COMPLIANCE WITH STANDARDS: The sign complies with the sign ordinance, and the required sign permit is subject to approval of this Certificate for Alteration.

ALTERNATIVES: None necessary.

M A G I C

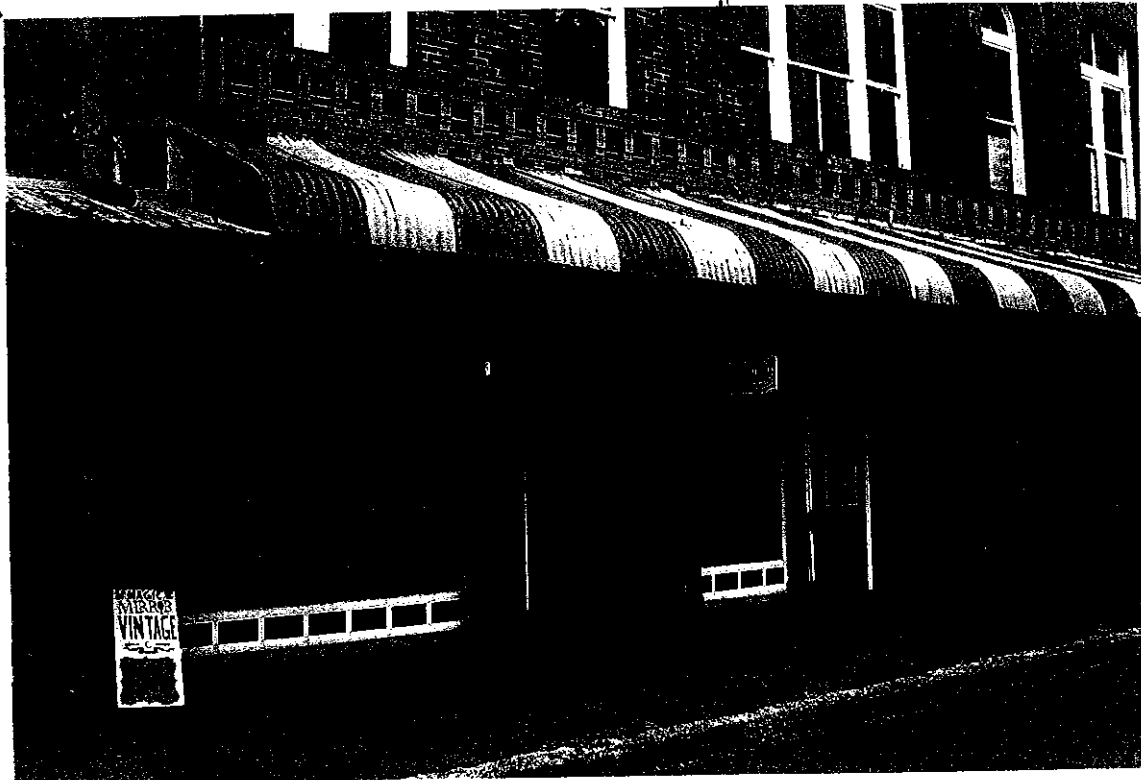
VINTAGE

M U R R O R

PRINTED WINDOW SIGN ON GLASS SHOW WINDOW

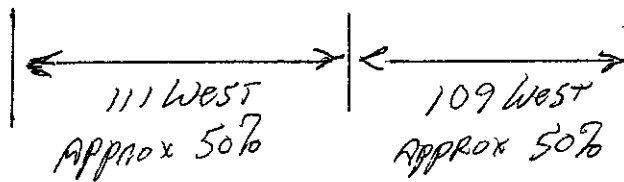
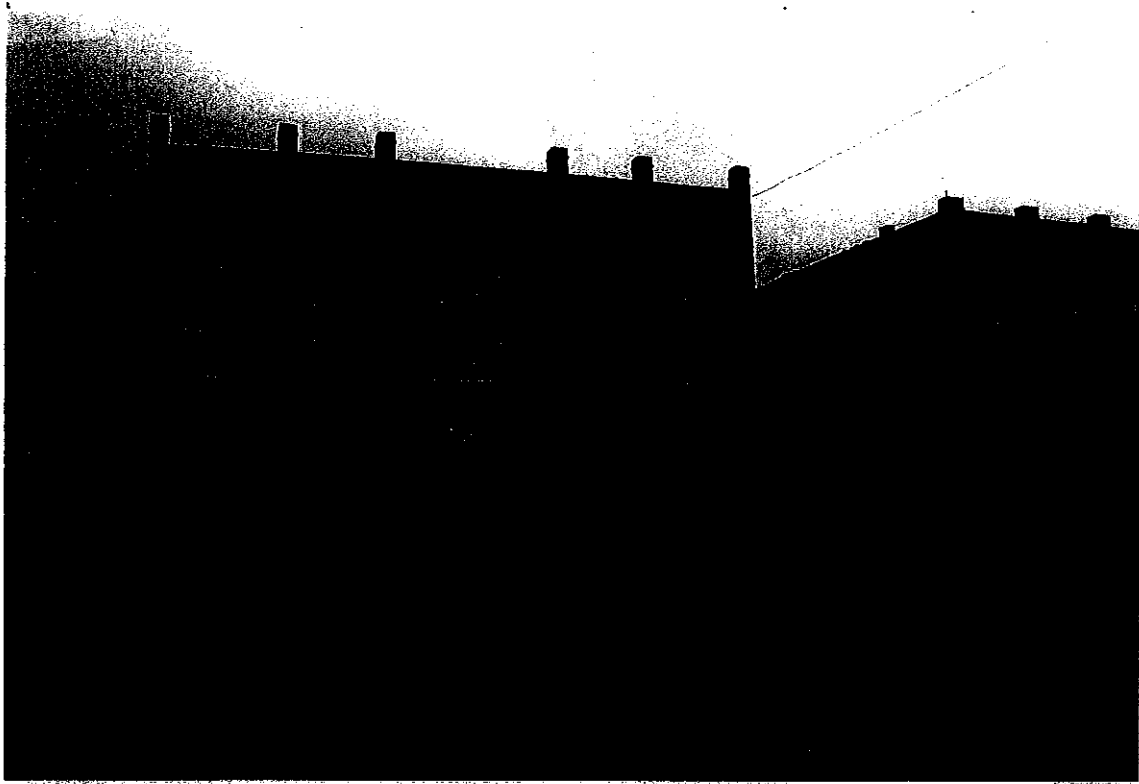


CURRENT - 115 W SAN ANTONIO - REMOVE SIGN



RELOCATE SIGN TO 111 WEST SAN ANTONIO WINDOW

ELEVATION VIEW



BUILDING HEIGHT APPROX 34 FEET

03/01/2021

NOTES - Sign Permit

The Building on which the requested sign will be placed has two rental units, each unit occupies approximately 1/2 of the buildings first floor space. The right (East) most rental unit has a HPC pre-approved awning sign board. The left most (West) rental unit has a pre-approved HPC awning sign board. The Left most rental unit is street numbered 111 West San Antonio. The West most rental unit has two show windows parallel to the street. The large window is shown in the picture. The requested 7 foot by 5 foot sign will be center located on the window.

The photograph shows the Magic Mirror sign on the 115 West San Antonio Street location. When replicated on 111, the 115 sign will be removed. The Tenant is simply switching locations to a larger rental unit.

Building Facade Area = building height X rental unit width:

$$= 34 \text{ feet} \times 23 \text{ feet} = 782 \text{ square feet}$$

Sign Area = Width X Height

$$= 7 \text{ feet} \times 5 \text{ feet} = 35 \text{ square feet}$$

% use of the facade = $35/782 \times 100 = 4\%$. Allowable is said to be 7%

Two clipped corner awning sign boards as identified above. Roughly 4 feet square each.

Sign composition is simply paint by artist.

CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 3/3/21 DATE APPROVED: CERTIFICATE NUMBER: CFA-21-06

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 John Stumpf Property Owner John Stumpf
Mailing Address 2201 MARY AVE Mailing Address 2201 MARY AVE
PEARLAND TX 77581 PEARLAND TX 77581
Telephone 281 482 5003 Telephone 281 482 5003
Person Doing Work LADY ARTIST Estimated Cost UNDER 1000.00
Property Legal Description PART OF BLOCK 22 CITY OF LOCKHART Parts of Lots 1 & 6, Block 22, Original Town of Lockhart
Property Street Address 111 WEST SAN ANTONIO
Property City Zoning Designations CCB / H 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
PAINT SIGN ON GLASS SHOW WINDOW
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: John Stumpf Date: 3/11/2021
Property Owner Signature: John Stumpf Date: 3/11/2021
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-21-06
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>the</u> <u>CSB</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, <u>business</u> , <u>owner</u> , or the public? <u>Business Sign</u>
✓		KW	3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)
	✓	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? _____ Describe: _____
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? <u>PREVIOUS SIGNS ON GLASS WINDOW</u>
	✓	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: [Signature]

Date: 3/1/21

Verified By: Kerin Walker Date: 3/9/21 Action:

Date:

* BUSINESS SIGNAGE ENABLES ORDINARY USE OF COMMERCIAL PROPERTY,
- No sign for business? can cause business to fail - per applicant.

SIGN PERMIT APPLICATION

SP - 21 - _____

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 John Stumpf LICENSE NO. 26
DAY-TIME TELEPHONE 281 482 5003 ADDRESS 2601 MARY AVE
E-MAIL John JS @ HAL-PC.ORG PEARLAND TX 77581
OWNER NAME John Stumpf ADDRESS 2601 MARY AVE
DAY-TIME TELEPHONE 281 482 5003 PEARLAND TX 77581
E-MAIL _____

PROPERTY

ADDRESS OR GENERAL LOCATION 111 WEST SAN ANTONIO - West Rental Unit
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 Light Retail - office
NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Magic Mirror

REQUESTED PERMIT Business sign on glass show window

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 (window) MARQUEE
 LOW PROFILE MEDIUM PROFILE HIGH PROFILE
 INSTITUTIONAL DEVELOPMENT ENTRANCE RESIDENTIAL IDENTIFICATION

710 of 782 sq = 5A. 74 sq max. sign area
Proposed sign = 35 sq
Existing (Hanging) sign boards = 24 sq

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 782 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) 35 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 John Stumpf

DATE 3/1/21

PRINTED OR TYPED NAME John Stumpf

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

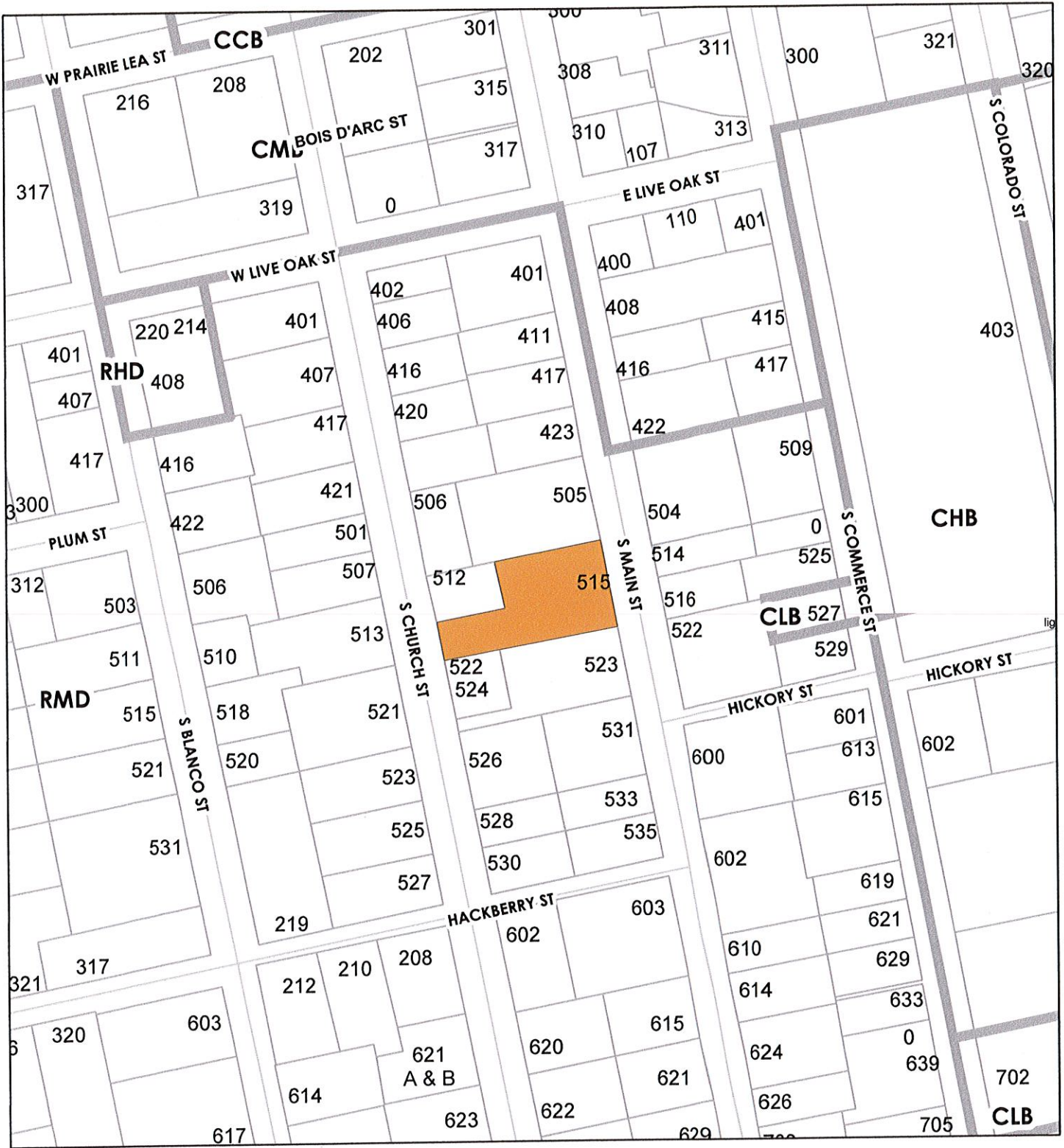
PERMIT NUMBER SP - 21 -

CERT. FOR ALTERATION NUMBER CFA - 21 - 06

DATE _____

FEE \$10.00

RECEIPT # _____



HL-21-01



Subject Property

515 S MAIN ST

A.A. STOREY HOME

HISTORIC LANDMARK

scale 1" = 200'

TO: Lockhart Historical Preservation Commission
FROM: Kevin Waller, Assistant City Planner *KW*
SUBJECT: Historic Landmark Proposal
DATE: March 12, 2021

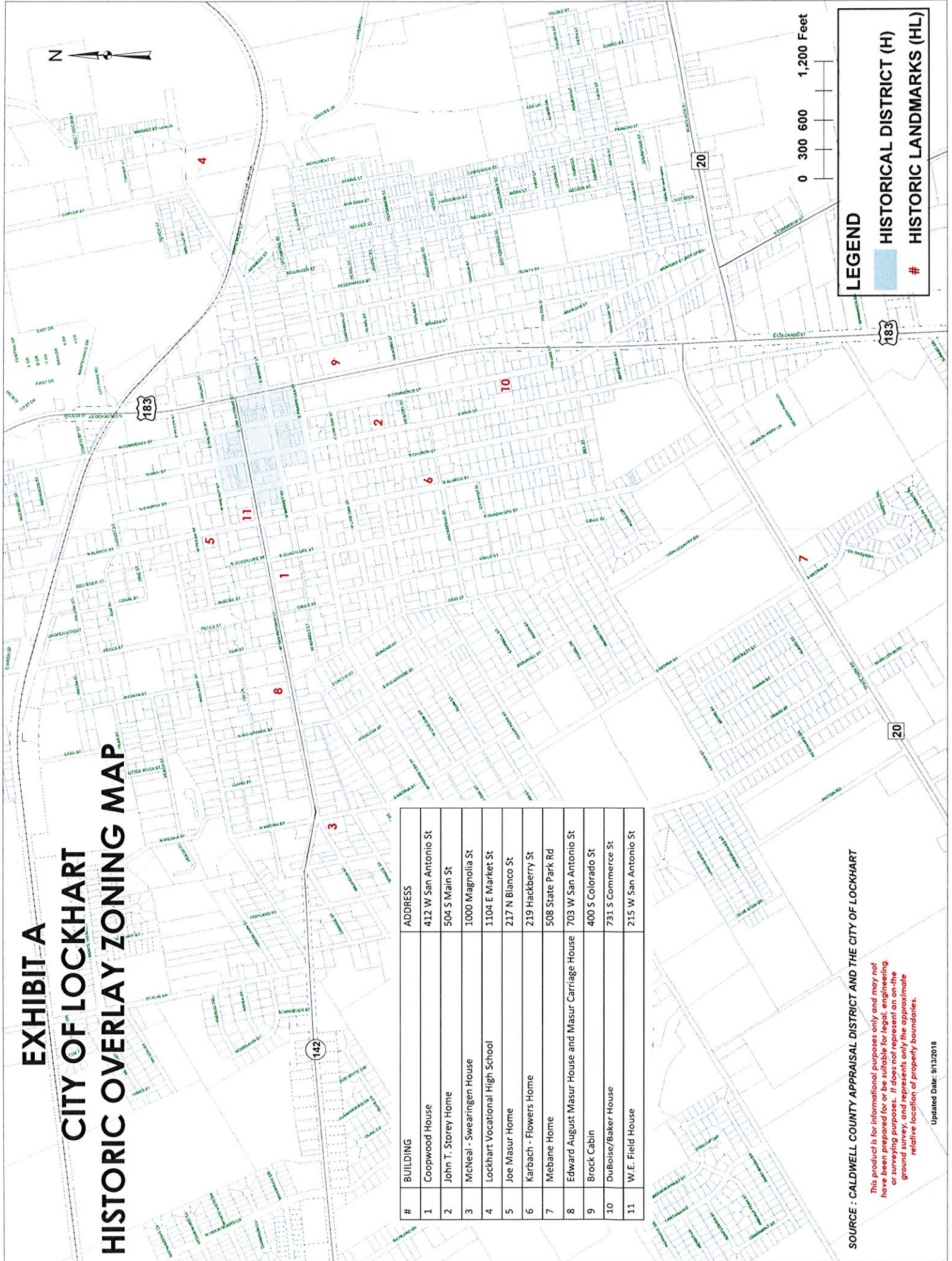
City of Lockhart MEMO

An application for Historic Landmark designation for a single-family dwelling at 515 South Main Street has been submitted for consideration at the Commission's March 17, 2021 Public Hearing. This will build upon the list of Landmark properties approved by the City Council in September 2018, after recommendation of the Commission earlier that month. A table showing existing Historic Landmarks, along with the proposed Landmark in boldened italics in the bottom row, is below. Photos of the property will be presented at the Commission's March 17 Public Hearing, and a copy of the application, along with the current Historic Overlay Zoning Map, is included in your agenda packet. According to Section 28-6(e-f) of the Historic Districts and Landmarks Ordinance, the Commission must hold a Public Hearing when considering Historic Landmark applications. Following review of the application, the Commission will make a recommendation to the City Council. The Council's decision will be announced at a future Commission meeting. Note that approval of the Landmark designation will amend the Historic Overlay Zoning Map to include the subject property.

Address	Name	Application Submitted By	Current Owner
1000 Magnolia St.	McNeal - Swearingen House	H. Coyle Buhler	Same
1104 E. Market St.*	Lockhart Vocational High School	Royal Feast Masonic Lodge 214	Same
217 N. Blanco	Joe Masur House	Edward and Anita Strayer	Same
219 Hackberry*	Karbach-Flowers Home	Robert and Barbara J. Hanna	Same
508 State Park Rd.*	Mebane Home	Billy and Patsy R. Visage	Robert L. and Joan T. Anchondo
703 W. San Antonio St.	Edward August Masur House and Masur Carriage House	MJ and Kathy McCormick	Leonard and Donna Gabbay
400 S. Colorado	Brock Cabin	City of Lockhart	Same
731 S. Commerce St.	DuBoise/Baker House	Clare C. Brice	Same
412 W. San Antonio*	Coopwood House	Philip Von Kohl	Ronda Reagan
504 S. Main St.	John T. Storey Home	Margaret Riddle	Same
215 W. San Antonio St.	W.E. Field House	William Gold	Estate of Jennifer Robuck
<i>515 S. Main St.</i>	<i>A. A. Storey House</i>	<i>Arnold G. Proctor Jr. & Marcia J. Proctor</i>	<i>Same</i>

* Recorded Texas Historic Landmark

EXHIBIT A CITY OF LOCKHART HISTORIC OVERLAY ZONING MAP



LEGEND

- HISTORICAL DISTRICT (H)
- # HISTORIC LANDMARKS (HL)

#	BUILDING	ADDRESS
1	Coopwood House	412 W San Antonio St
2	John T. Storey Home	504 S Main St
3	McNeal - Swearingen House	1000 Magnolia St
4	Lockhart Vocational High School	1104 E Market St
5	Joe Masur Home	217 N Blanco St
6	Karbach - Flowers Home	219 Hackberry St
7	Mebane Home	508 State Park Rd
8	Edward August Masur House and Masur Carriage House	703 W San Antonio St
9	Brock Cabin	400 S Colorado St
10	DuBoise/Baker House	731 S Commerce St
11	W.E. Field House	215 W San Antonio St

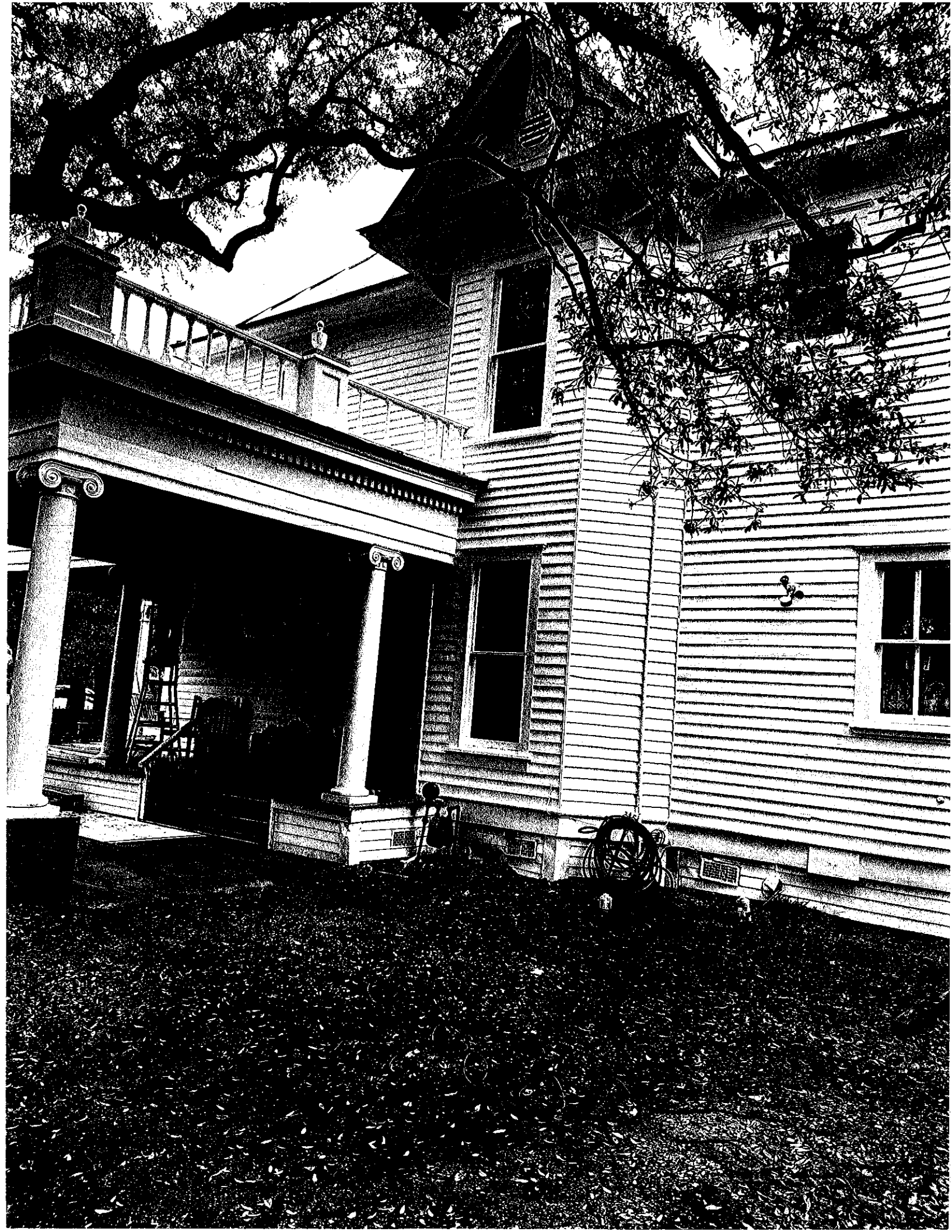
SOURCE : CALDWELL COUNTY APPRAISAL DISTRICT AND THE CITY OF LOCKHART

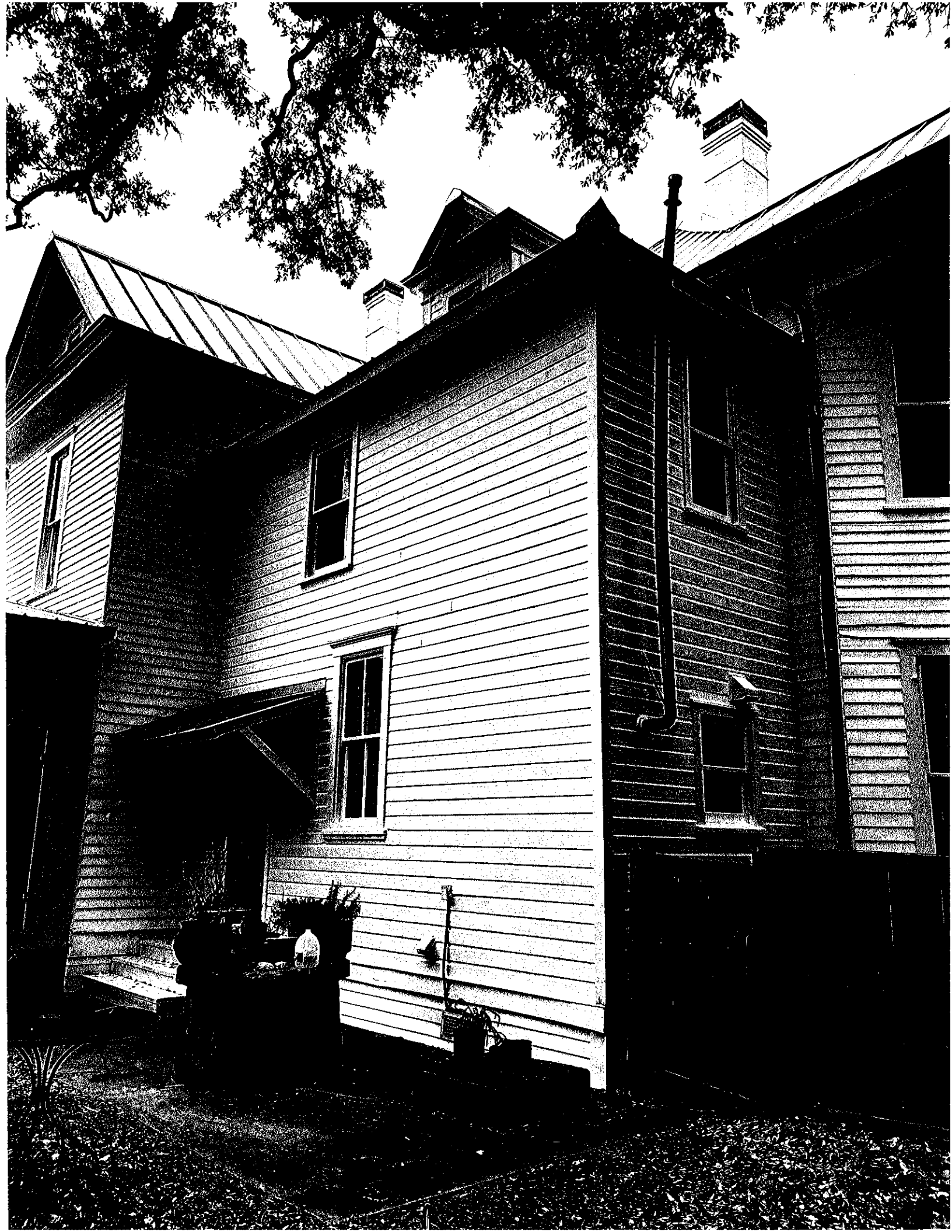
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey, and represents only the approximate relative location of property boundaries.

Updated Date: 9/13/2018









The City of Lockhart is named for Byrd Lockhart, Deputy Surveyor of the Green De Witt Colony. In 1831 Lockhart petitioned the Mexican government for a land grant as partial payment for his services as surveyor. He requested that one tract of his land be located around Lockhart Springs.

A fierce battle between the Comanches and Texan forces at the Battle of Plum Creek in August 1840 near present-day Lockhart made the area safe for the early settlers. The first families to settle around Lockhart Springs came in 1845. The availability of the land and an abundant water supply situated in a beautiful setting of giant live oaks lured many more settlers into the area. By 1848 a new county was necessary to handle the needs of the people and Caldwell County was created out of Gonzales County. Lockhart was made the county seat and the town was incorporated in 1852.

Lockhart became a regional trading center as a southern terminus for the Chisholm Trail in the 1870's when thousands of longhorns were driven up the trail, boosting an economy recovering from the recent Civil War. After the turn of the century cotton became king in Caldwell County. Today diversification in agriculture and manufacturing is the lifeblood of the present community of nearly 10,000 people.

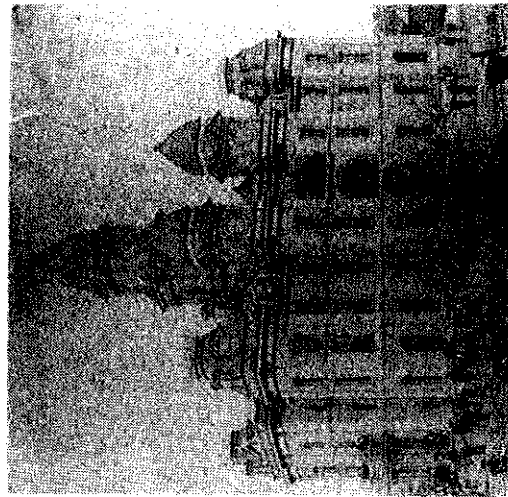
Located 25 miles south of Austin on U.S. 183, the town has good schools, a hospital, an airport, numerous churches, a community theater and fine recreational facilities which include a city park with a modern sports complex and a beautiful 264-acre state park, built between 1935 and 1939 by the Civilian Conservation Corps, which offers a golf course, camping, hiking and swimming facilities. These amenities plus easy access to other Texas cities make the "good life" available to all the citizens of Lockhart.

For more information on Lockhart call or write:

The Lockhart Chamber of Commerce
 P.O. Box 840 • Lockhart, Texas 78644
 (512) 398-2818

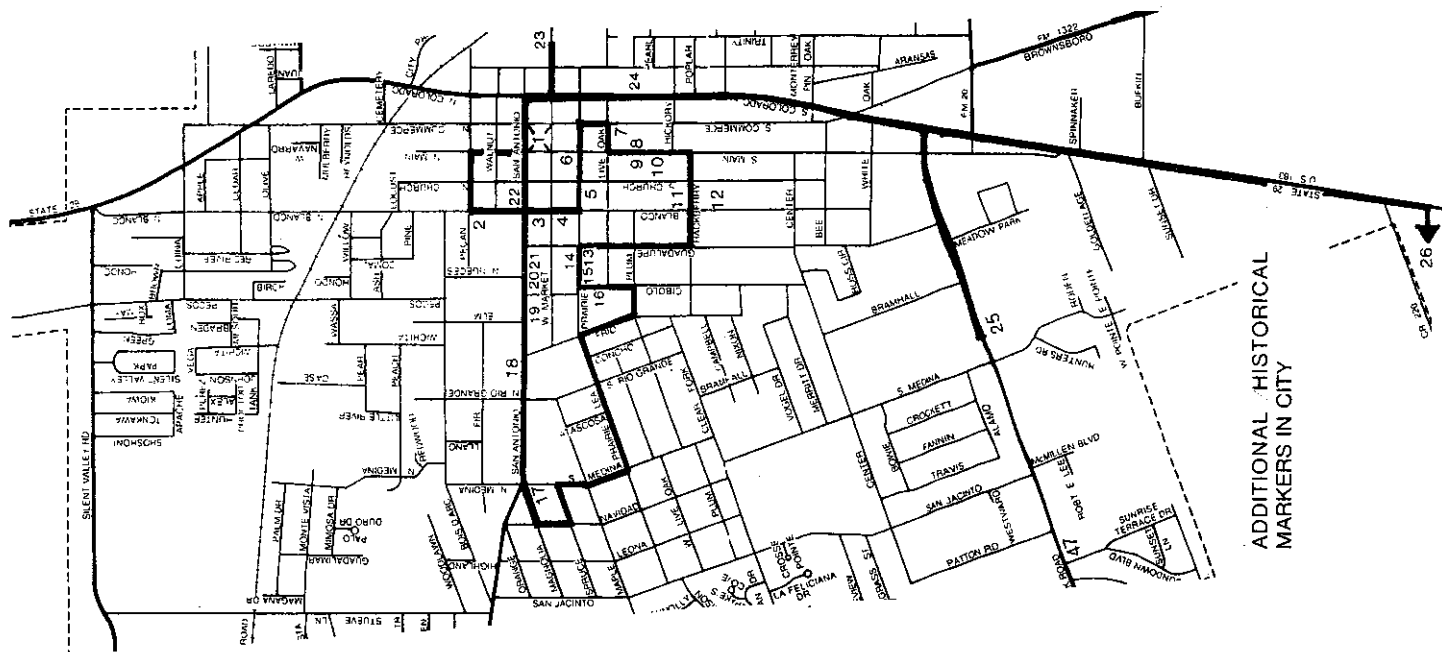
Come on in ... we've got room!

LOCKHART



Past and Posterity

- Group Tours Pre-arranged
- Texas Hospitality
- Great Food and Motels
- Shopping, Golf, Fun



ADDITIONAL HISTORICAL MARKERS IN CITY

10. A.A. STOREY HOUSE - 515 S. MAIN

This home was built by John Cardwell as a wedding gift for his daughter, Beulah Cardwell, who married "Gus" Storey in 1895. It was the first of several built for the Storey and Cardwell families on Main Street. The two story frame home is a blend of Victorian and Greek Revival with a full-width single-level portico and a second-level back balcony porch. The original beveled glass entry is still in place.

11. KARBACH-FLOWERS HOME - 219 HACKBERRY

Built in 1911 by Louis Neeb for Julius Karbach, a prominent cotton trader and businessman in Lockhart. The Karbachs were very sociable people who gave many parties in their home. Martin Owen Flowers purchased the home in 1924. Mr. Flowers served as City Attorney and was elected County Judge in 1929. He was appointed Secretary of State in 1939, serving one term. In 1938 or 1939 there was a dinner party in the house for a number of state officials, including Governor and Mrs. W. Lee O'Daniel. Judge Flowers died in 1944 following a fall over the balustrade of the stairway to the lower floor. Mrs. Flowers lived in the home until her death in 1966.

12. E.B. COOPWOOD HOUSE - 614 S. BLANCO

Built in 1900. The Coopwood family moved into this home New Year's Day 1901. This two story Victorian home shows the balanced symmetrical Greek Revival plan with a two story columnar gallery that was typical of the late 19th century. The central gable is decorated with triangular shaped shingles and a design of the sun with its rays. Mr. Coopwood served as County Attorney for two terms and helped to get the Lockhart State Park approved and created. He also served as fire chief for 25 years.

13. TABOR HOUSE - 420 W. PRAIRIE LEA

Built in 1888 on Market Street as a four room house, the structure was moved to its present location sometime between 1900 and 1910. This home has undergone several additions. It was originally built by Mrs. Sam Henry Whitaker and was later inherited by Mrs. W. H. Tabor. Sam Tabor, former mayor of Lockhart, also resided in this house.

14. S.A. GORDEN HOUSE - 423 PRAIRIE LEA

Samuel A. Gorden built his beautiful two story Queen Anne Victorian home around 1890. Sam Gorden operated a successful jewelry business on the west side of the Courthouse Square until sometime after the Texas Centennial in 1936.

15. BOWDEN HOME - 426 W. PRAIRIE LEA

Built in 1914 for Mrs. M. B. Bowden whose family owned a hardware store located where the Caldwell County Tax Office now stands on the southwest side of the Courthouse Square. Descendants of Mrs. Bowden still live in the home.

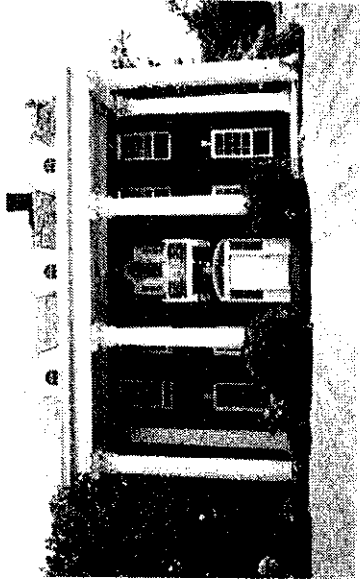
16. J.J. MYERS HOME - 317 S. CIBOLO

Colonel John Jacob Myers was one of the best known trail drivers of the early West. A Mexican War veteran, he was first Lieutenant under John C. Fremont and served in the Civil War as Colonel of DeBray's 26th Texas Cavalry. He accompanied John C. Fremont on his famous exploring expedition into the West. After traveling much of the territory between the Mississippi River and the Pacific Ocean he settled in Lockhart and began stock raising. He was well known among the trail drivers as an honest man, much respected and admired. He drove from four to sixteen thousand head of cattle to Abilene, Kansas annually while the market was there. In 1874 Myers had just delivered a large herd to Utah and was returning home when he was accosted by bandits who chloroformed him and robbed him. He died from the chloroform poisoning after reaching home in Lockhart.

17. MAGNOLIA MANOR -

1000 MAGNOLIA (top next column)

Magnolia Manor was first built in 1899 at the corner of San Antonio and N. Blanco Streets by a prominent Lockhart attorney, Thomas McNeal, who also served Lockhart as County Judge and State Representative. Judge McNeal constructed a stately Queen Anne Victorian frame house with beautiful stained glass bay windows, fretwork, a wrap-around porch and balcony, and a tower with a third floor balcony which looked out at the new courthouse. In



1929 a leading Lockhart businessman, William B. Swearingen, purchased and moved the house to the family estate on Magnolia Street, its current site. The house, which took over a week to move down San Antonio Street, was rolled on massive telephone poles and was pulled daily by a huge team of mules. The remodeling and rebuilding that followed took over a year to complete. The "new" brick Greek Revival home was the most magnificent and lavish residence Lockhart had seen and quickly became the topic of area conversations and social activities. Currently a three year remodeling and restoration of the 27 room, three story mansion by J. Coyle Buhler is nearing completion. The home will remain a residence but will be opened to the public on a limited basis as an exclusive residential bed and breakfast.

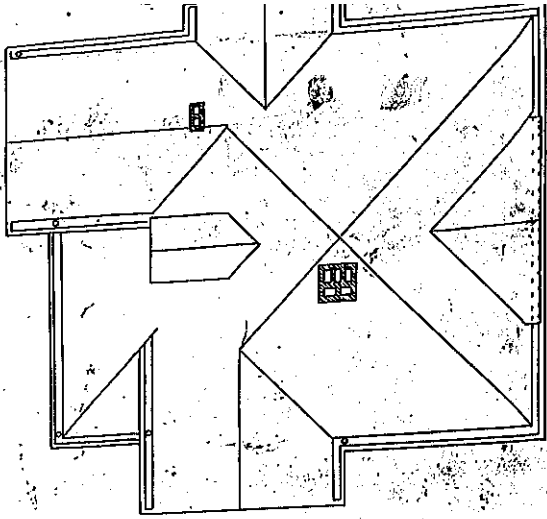
18. EDWARD A. MASUR HOUSE - 703 W. SAN ANTONIO

Built in 1907 this Greek Revival home remained in the Edward A. Masur family until 1977. (See also # 2 & # 7) Mr. Masur came to Texas with his family from Germany in 1873. At fourteen Edward joined his father and brothers, Joseph and Henry, in the furniture and hardware business. Other business interests included the Carter Hotel, farming and cotton ginning. During the cotton boom he operated one of the seventeen gins in Lockhart. It was located on property behind the home site. Part of the structure still stands on Fir Street. The white carriage house east of the home was converted into a house for his daughter, Alma, when she married.

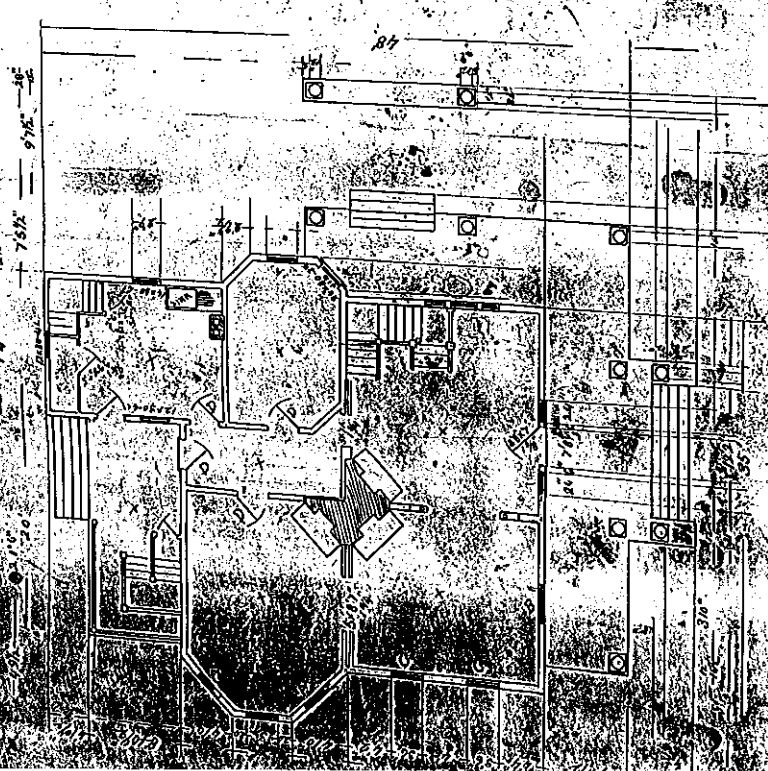
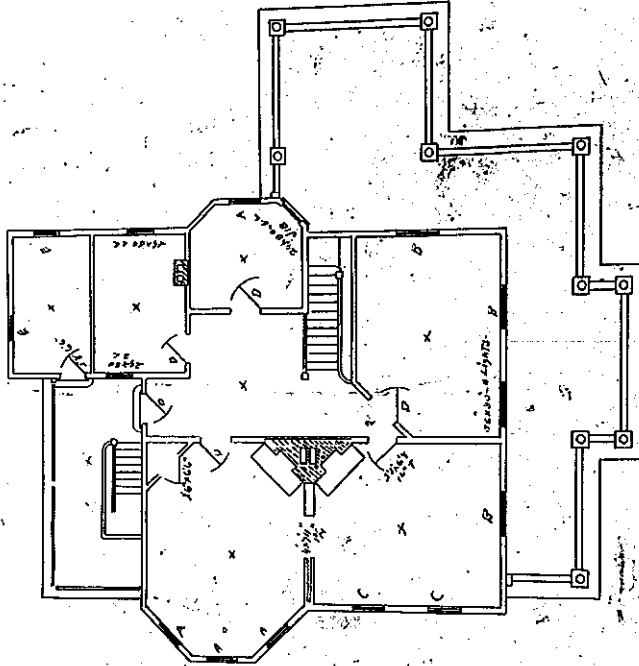
Specifications of works and materials necessary
to build and complete a two story frame residence
for A. A. Story Coy. in the town of Lockhart
State of Texas.

The said building to be erected in strict accordance
with the plans hereto and made a part of
Specifications. It is made obligatory on the part
of contractor to furnish a metal box in which
the plans and Specifications are to be kept
that they may be held in good state
of preservation, and same to be kept
in full view at all times so they can
be found at any and all times, and
upon completion of the building the
contractor's Specifications must be returned
to the owner. A sum of 3% will
be deducted from the balance due.

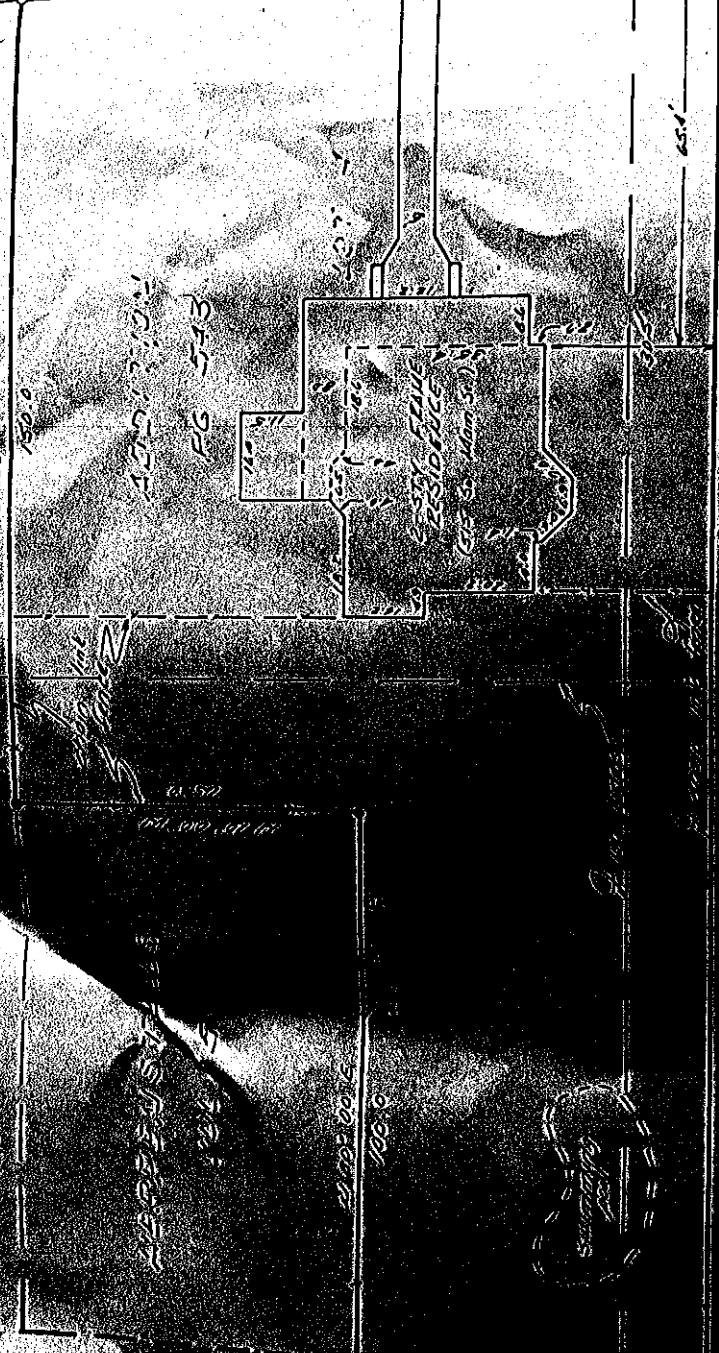
ROOF PLAN SCALE 1/8"
 0' GAUVAISED IRON WATER PIPE
 PLUES IN STACK CHIMNEY TO BE SKID INSIDE
 FLUES IN FLUE FROM KITCHEN TO BE SKID



2nd FLOOR PLAN SCALE 1/8"
 0' 2 LIGHT WINDOWS
 X 2 LIGHTS
 D 2 LIGHTS WITH NO 2 LIGHT TRANSOMS
 X LIGHTS



50. MAIN ST.
 519' 00" E 129' 00"
 carb line F
 F.D. Sidewalk



PLAT
 Showing lot 10 of Block 10 and 6 of Appenstolls
 Addition in section 10, T. 10 N., R. 10 W.,
 Goldwell County, Texas.
 One acre more or less as shown. There are no
 easements, encroachments, or other
 matters shown on this plat. The 100 year
 warranty is given by me and is correct.

SCALE 1\"/>

<bennettstoreyhall@gmail.com>; Bennett Hall <Bennett.Hall@gtconnect.com>; Elizabeth Hall <elizabeth.hall@bia.gov>; Wayne Kozlow <w.kozlow@sbcglobal.net>; Melanie Landig <mellandig@yahoo.com>; Donaly Brice <donalybrice@yahoo.com>; Todd Blomerth <blomertht@gmail.com>

Subject: Re: Visiting Lockhart, TX Dec 2019

Jim,

I have arranged for two local historians to meet you and family at the cemetery and/or museum during your visit to Lockhart.

One is Donaly Brice, who has researched and authored several books about the early history of the Caldwell County region.

Also, Todd Blomerth, who has researched and written several articles and personal stories about WWII and the Caldwell County vets who served in that conflict. One of those stories is a bio of Jack Lipscomb. He can provide you with a link to his writings.

Everyone may be able to share ancestral details to further enhance an important family's history.

Hope you have a safe trip.

Regards,
Coyle Buhler

On Dec 11, 2019, at 4:44 PM, "jimmallie@bigblue.net.au" <jimmallie@bigblue.net.au> wrote:

Thanks Coyle & Marcia,

As you are probably aware we are visiting Lockhart to conduct a small memorial service for my mother-in-law Beulah Jean (always known as Jean) Hall (nee Lipscomb b 1928 in Lockhart) next Wednesday.

Jean spent her early years in the house of her Grandparents (Augustus A Storey and Beulah [nee Cardwell]). The family have all been buried in the local cemetery at no cost, as the land was donated by John Thomas Storey and, as I have recently learnt, was the land for the First Presbyterian (possibly around the time of the Mexican War, where John T lost two sons to Yellow Fever).

Jean's father Colonel John Lipscomb was in the military and I think he was absent on duty frequently and as a consequence Jean and her brothers John jnr & Jack lived with their mother Corrine Lipscomb (nee Storey) in Augustus's house.

Last year at Jean's 90th Birthday Celebrations we "Googled" the house with Jean and she was very pleased to see her Grandparent/Parents house was so well looked after and she also told me her Grandparents John Madison Cardwell and Martha "Mattie" (nee Withers, sister of Chisolm Trail pioneer Mark) lived next to them and that the house they lived in was indeed a wedding present to grandparents Augustus & Beulah Storey by Beulah's parents. I also remember Jean laughing that having Grandparents Cardwell living in Caldwell County has always been confusing and it was a consistent family challenge not to confuse the two!

I was not aware that there was a second Storey house, but as you describe it as the JT Storey House I think it can only have belonged to Colonel John Thomas Storey, who arrived in the Gonzales County in 1842. He was a former Georgian State Representative who moved most of the Storey family south. John passed away in 1852 but his wife Lucy (nee McLester) Storey lived in Lockhart until her death in 1874. I had a look at the House on the net yesterday and it is a beautiful building. I believe the house would have been occupied in the later half of the 19th century by another of Jean's Grandparents Leonidas Jefferson (Jeff) Storey and Lucinda Jane (nee Ellison, sister of another Chilson Trail pioneer James) Jeff Storey was Augustus' father and a former Deputy Governor of Texas from 1880-83.

Jean's Great Grandfathers, John Cardwell and Jeff Storey, who apparently lived across the street from each other, served together in the 26th Texas Cavalry (Debray's Regiment) during the Civil War.

I have photos of some of these characters and happy to share them with you on our visit.

Marcia, I am not aware of Dorothy Buckner, but I know Jean had contact from some Lockhart people until quiet recently and we received gifts from Lockhart relatives when Allison & I married in 1986. Possibly other family members may know more?

Being currently in Australia it is difficult to co-ordinate details of the visit next week until the family all gathers in Austin next Tuesday, so I request some flexibility. However regardless of the other family members availability (or interest) my wife Allison & I would love to accept your offer and view the three houses. That means that any combination from Allison & myself up to a combination of 12 brothers, cousins and children would love to view these historic family homes. I'll let you know numbers as early as I can so as not to inconvenience either of you.







HISTORIC LANDMARK APPLICATION

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

APPLICANT / PROPERTY OWNER

NAME: Arnold and Marcia Proctor ADDRESS: 515 South Main
DAY-TIME TELEPHONE: 214-288-9138 Lockhart, TX
E-MAIL: mproctor001@gmail.com 78644

PROPERTY

ADDRESS OR GENERAL LOCATION: 515 So Main St
LEGAL DESCRIPTION (IF PLATTED): Lot 4 and part of lots 3, 7, 8 Heppenstalls Add.
HISTORICAL NAME (IF KNOWN): A.A. Storey home
EXISTING USE OF BUILDING(S): private residence

HISTORIC SIGNIFICANCE

BUILDER/ARCHITECT (IF KNOWN): John Caldwell as wedding gift for daughter
DATE OF ORIGINAL CONSTRUCTION (IF KNOWN): 1904 Marrying Gus' AA Storey
STATE OR NATIONAL HISTORIC DESIGNATION(S) (IF ANY): A.A. Storey home

PROPERTY OWNER AUTHORIZATION

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

IF THE APPLICATION IS NOT SUBMITTED BY THE PROPERTY OWNER OF RECORD, A LETTER AUTHORIZING THE APPLICANT TO REQUEST HISTORIC LANDMARK DESIGNATION ON THE PROPERTY OWNER'S BEHALF IS REQUIRED, AND MUST BE SIGNED AND DATED BY THE PROPERTY OWNER.

SIGNATURE OF PROPERTY OWNER: Marcia Proctor Arnold G. Proctor, Jr.
PRINTED NAME: Marcia J Proctor ARNOLD G. PROCTOR, JR. DATE: 2-4-21

SUBMITTAL REQUIREMENTS

PLEASE ATTACH THE FOLLOWING INFORMATION TO THE APPLICATION:

1. A WRITTEN STATEMENT DESCRIBING THE HISTORIC SIGNIFICANCE OF THE PROPERTY, INCLUDING NAMES AND DATES FOR SIGNIFICANT PEOPLE ASSOCIATED WITH THE PROPERTY (BUILDERS, ARCHITECTS, PREVIOUS OWNERS, ETC.). PLEASE PROVIDE REFERENCES AND SOURCES FOR ANY RESEARCH PROVIDED.
2. A WRITTEN ARCHITECTURAL DESCRIPTION OF THE BUILDING(S) TO BE DESIGNATED, INCLUDING ARCHITECTURAL STYLE(S), FEATURE(S), ETC. PLEASE INCLUDE ANY INFORMATION REGARDING MAJOR ALTERATIONS OR ADDITIONS TO THE PROPERTY THAT HAVE HAPPENED OVER TIME. PLEASE PROVIDE REFERENCES AND SOURCES FOR ANY RESEARCH PROVIDED.
3. LOCATION MAP OF THE PROPERTY.
4. CURRENT COLOR PHOTOGRAPHS OF ALL FOUR SIDES OF THE PROPERTY.
5. ANY RELEVANT DOCUMENTATION YOU HAVE REGARDING THE HISTORY OF THE PROPERTY (HISTORIC PHOTOGRAPHS, NEWSPAPER ARTICLES, ARCHITECTURAL DRAWINGS, SECONDARY SOURCES, ETC.).

OFFICE USE ONLY

CASE NUMBER: HL- 21 - 01 DATE SUBMITTED: 2/4/21

ACCEPTED BY: Kevin Walker

HISTORIC PRESERVATION COMMISSION MEETING DATE: 3/17/21

CITY COUNCIL MEETING DATE: 4/6/21

HISTORIC PRESERVATION COMMISSION RECOMMENDATION: _____

CITY COUNCIL DECISION: _____ VOTE: _____

Arnold and Marcia Proctor

515 South Main Street

A.A. Storey Home

This home is one of three historical homes on South Main at 504, 505, and 515.

The A.A. Storey Home was built in 1904 as a wedding gift to Augustus and Beulah Storey from her parents, John and Mattie (Withers) Cardwell. The Cardwell's (Beulah Storey's parents) started their home next door to the A.A. Storey home at 505 in 1913 and completed it in 1917. The John T Storey (brother of A.A. Storey) home at 504 South Main, was also thought to be the original home of his father, Leonidas J. Storey, Lieutenant Governor of Texas, and later expanded to its current form in 1912. John T and Augustus Storey were also the grandsons of John Storey, who was the first County Judge of Caldwell County.

The property is a white two story pier and beam home in the Georgian style, with 6 columns supporting a second floor balcony. There are also 4 columns supporting the portico (car port). The columns have Empire style capitals with necking. The balcony baluster has 10 boxes, each topped with a finial. The balcony baluster is comprised of rail and carved spindles. There are two doors on the second floor that provide access to the balcony. It includes 4 unique leaded glass windows on the first floor in the entry way, living room, and main entry door. There is a leaded stained glass window in the dining room. There are 5 fireplaces, 3 on main floor and 2 on second floor. There is a chimney in the kitchen, but it is currently not used.

At some point, the back staircase was enclosed. In 2018, a two car garage and a family room was added.

Attached are the following documents:

Lockhart Chamber of Commerce booklet, Past and Posterity

Page 1 of Handwritten house plans for A.A. Storey, a complete set of these remain in the home

A copy of the original architectural drawing of floor plan, also remaining in the home

A survey plat of the home in 1983

An oral history of the three homes, as written by Jim Mallie, of Australia. He is married to Allison Lipscomb, great granddaughter of A.A. and Beulah Storey.

A picture of A.A. Storey in the entry hall of the home sitting at an antique desk.

A picture of Beulah Storey on her wedding day.

A picture of the property, January 2021, with a majority of the latest restoration project completed.

Additional pictures of the property