

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, February 16, 2022
Municipal Building – Glosserman Room
308 West San Antonio Street**

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the February 2, 2022 meeting.
4. CFA-22-05. Consider a request by John Stumpf for approval of a Certificate for Alteration for a hanging sign for the Full Circle Western Wear & Vintage Goods business on Lot 6 and part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 113 West San Antonio Street.
5. CFA-22-06. Consider a request by M. Kaye Askins for approval of a Certificate for Alteration for a wall sign and window signs for the new Best Little Wine & Books business on part of Lot 4, Block 20, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 210 West San Antonio Street.
6. CFA-22-07. Consider a request by Fran Wilson for approval of a Certificate for Alteration to utilize brick for the front façade material, as well as front window and door replacements and a gutter system replacement for the Royal Gymnastics Academy business on Part of Lot 2, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 106 and 108 South Commerce 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 4:15 p.m. on the 9th day of February, 2022.

**City of Lockhart
Historical Preservation Commission
February 2, 2022**

MINUTES

Members Present: Christine Ohlendorf, Ronda Reagan, John Lairsen, Ron Faulstich

Members Absent: Michel Royal, Ray Ramsey

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Brittany Johnson (Applicant, Agenda Item 4), and Malachi Gonzales (Applicant, Agenda Item 5)

1. Call meeting to order. Chair Reagan 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 January 5, 2022 Meeting.

Vice-Chair Lairsen moved to approve the minutes as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 4-0.

4. CFA-22-03. Consider a request by Brittany Johnson for approval of a Certificate for Alteration for a window sign for the new Harvest Gold Beauty business on parts of Lots 4 and 5, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 115 North Commerce St., Suite 102. (This agenda item switched places with Agenda Item 5 at the meeting, since the applicant for Item 4 was not yet present)

Planning Staff Kevin Waller reported that the applicant proposes a window sign, and will display the business name and logo, to be located in the main window to the right of the front door. Another proposed sign, to be located on the front door glass, is considered exempt, as it is nonilluminated and under two square feet. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Vice-Chair Lairsen moved to approve CFA-22-03 as presented. Commissioner Ohlendorf seconded, and the motion passed by a vote of 4-0.

5. CFA-22-04. Consider a request by Malachi Gonzales for approval of a Certificate for Alteration for a wall sign and hanging sign for Malachi's Barbershop on part of Lot 2, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 112 East Market Street. (This agenda item switched places with Agenda Item 4 at the meeting, since the applicant for Item 4 was not yet present)

Mr. Waller reported that the applicant proposes a wall sign and hanging sign at the new business location, which will be relocating from 117 East San Antonio Street. The wall sign will be located above the awning, and illuminated with LED, neon-style lighting. The sign will be fastened to the building with bolt anchors through existing holes in the mortar joints. The electrical wiring for this sign will be routed through another existing hole. In addition, a hanging sign is proposed beneath the awning, which will be the same sign as that displayed at the current business location. Finally, a window sign is proposed, displaying the business address, hours of operation, and contact information. This sign is considered exempt, as it is nonilluminated and under two square feet. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Chair Reagan asked for questions, discussion, or a motion.

Commissioner Faulstich asked if any other signs will be placed on the windows.

Applicant Malachi Gonzales, 234 Garrett Trail, Maxwell, TX 78656, replied that the proposed signage utilizes nearly all of the allotted 7 percent wall area allowed, and that any additional signage is unlikely. He stated that in addition, the building may be repainted at some point in the future.

Chair Reagan informed Mr. Gonzales that a Certificate for Alteration would not be required for repainting.

Mr. Waller informed Mr. Gonzales that there is approximately one square foot remaining under the 7 percent threshold, and that any future proposed sign, one square foot or less, would require a new Certificate for Alteration application.

Commissioner Faulstich moved to approve CFA-22-04 as presented. Vice-Chair Lairsen seconded, and the motion passed by a vote of 4-0.

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

Mr. Waller stated that the next regularly scheduled meeting would be held February 16, with two applications currently submitted for that meeting.

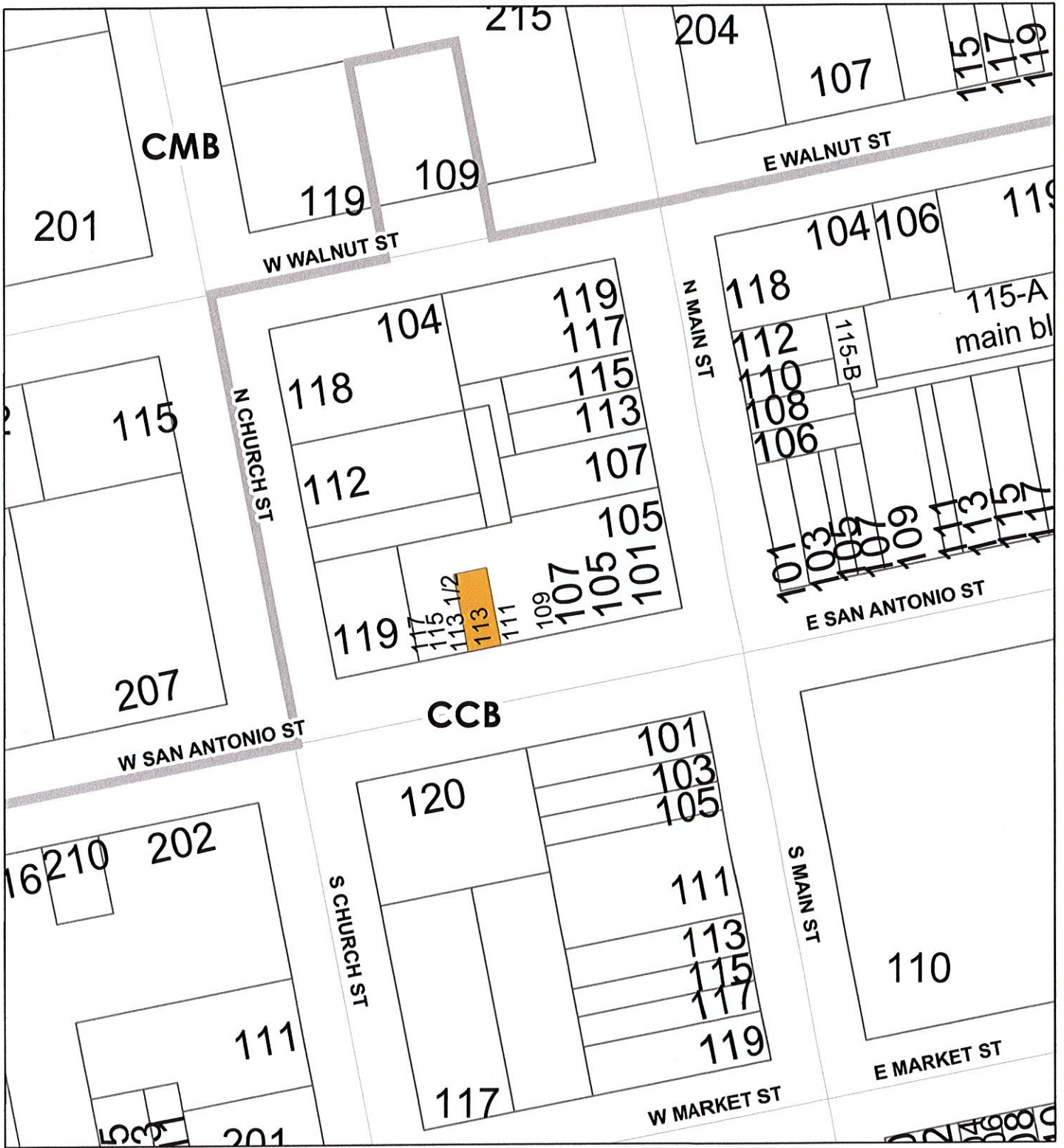
7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Vice-Chair Lairsen seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 5:43 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

Ronda Reagan, Chair



CFA-22-05



 Subject Property

 Zoning Boundary

113 W SAN ANTONIO ST

HANGING SIGNAGE

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*

CASE NUMBER: CFA-22-05

REPORT DATE: February 10, 2022

MEETING DATE: February 16, 2022

APPLICANT'S REQUEST: Hanging sign

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

BACKGROUND DATA

APPLICANT: John Stumpf

OWNER: Same

SITE LOCATION: 113 West San Antonio St.

LEGAL DESCRIPTION: Lot 6 and part of Lot 1, Block 22, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial Building

PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: CCB (Commercial Central Business District)

ANALYSIS OF ISSUES

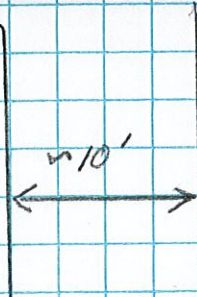
PROJECT DESCRIPTION: A sign for the new Full Circle Western Wear & Vintage Goods business establishment was recently hung beneath the awning of the subject property prior to submission and approval of Sign Permit and Certificate for Alteration applications. Due to its plain rectangular shape, the sign does not qualify as a Pre-Approved sign. The sign displays the name of the business, with "Full Circle" in a cursive, lasso-rope-style font, and "Western Wear and Vintage Goods" in all-capital letters beneath. The sign material is a textured, stained wood, contains a raised border of approximately ¾ inch, and utilizes existing chains beneath the awning for hanging.

COMPATIBILITY: The sign is not of a scale or design that would detract from the character of the Courthouse Square. This particular block contains more existing hanging signs than perhaps any other block on the Square, including those belonging to another vintage shop to the east, a music shop, Hair Masters, Gold Star Finance, and Allstate Insurance, among others.

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.





$$\text{Building Area} \approx 30' \times 10' = 300 \text{ ft}^2$$

$$\text{Sign Area} \approx 1' \times 4' = 4 \text{ ft}^2$$

$$\% \text{ of facade area} \approx \frac{4 \text{ ft}^2}{300 \text{ ft}^2} \times 100 = 1.33\%$$

CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-22-05
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 properly scheduled public hearing may be required. Any required explanations to answers given shall be in writing and attached.

Yes	No	Verified	Scope Of Work Questions
Section One			
✓		KW	1. Is this application for construction or alteration on or at a property which is in a Historic District or a designated Historic Landmark? What is its zoning designation? <u>CCB</u> HL? ___ H? <u>✓</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>*</u>
✓		KW	3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)
	✓	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? <u>✓</u> Describe: <u>Sign Built / Hung</u> <u>**</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? <u>The Sign</u>
	✓	KW	2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?
	✓	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
	✓	KW	4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?
✓		KW	5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property? <u>The Sign</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: John Stump

Date: 1/27/2020

Verified By: Kevin Waller Date: 2/10/22

Action: _____ Date: _____

* Owners use of Business Property in CCB
** The awning sign position has alternated b/w a non-clipped corner (Type E similar) sign to a clipped corner sign. The last non clipped corner sign was permitted approx 2012/2013

SIGN PERMIT APPLICATION

SP - 22 - _____

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 JOHNJS@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 JOHNJS@HAL-PC.ORG

PROPERTY

ADDRESS OR GENERAL LOCATION 113 W. SAN ANTONIO 78644

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

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

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Light Retail

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Full Circle

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) *Hanging Sign* WALL MARQUEE

LOW PROFILE MEDIUM PROFILE HIGH PROFILE

INSTITUTIONAL DEVELOPMENT ENTRANCE RESIDENTIAL IDENTIFICATION

7% of 300 ft = 21 ft max. sign area
A ft = Proposed Sign

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 300 SQ. FT.

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

HEIGHT TO TOP OF SIGN 8 FT. TOTAL SIGN FACE AREA (One side only) 4 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 1/21/2020

PRINTED OR TYPED NAME John Stumpf

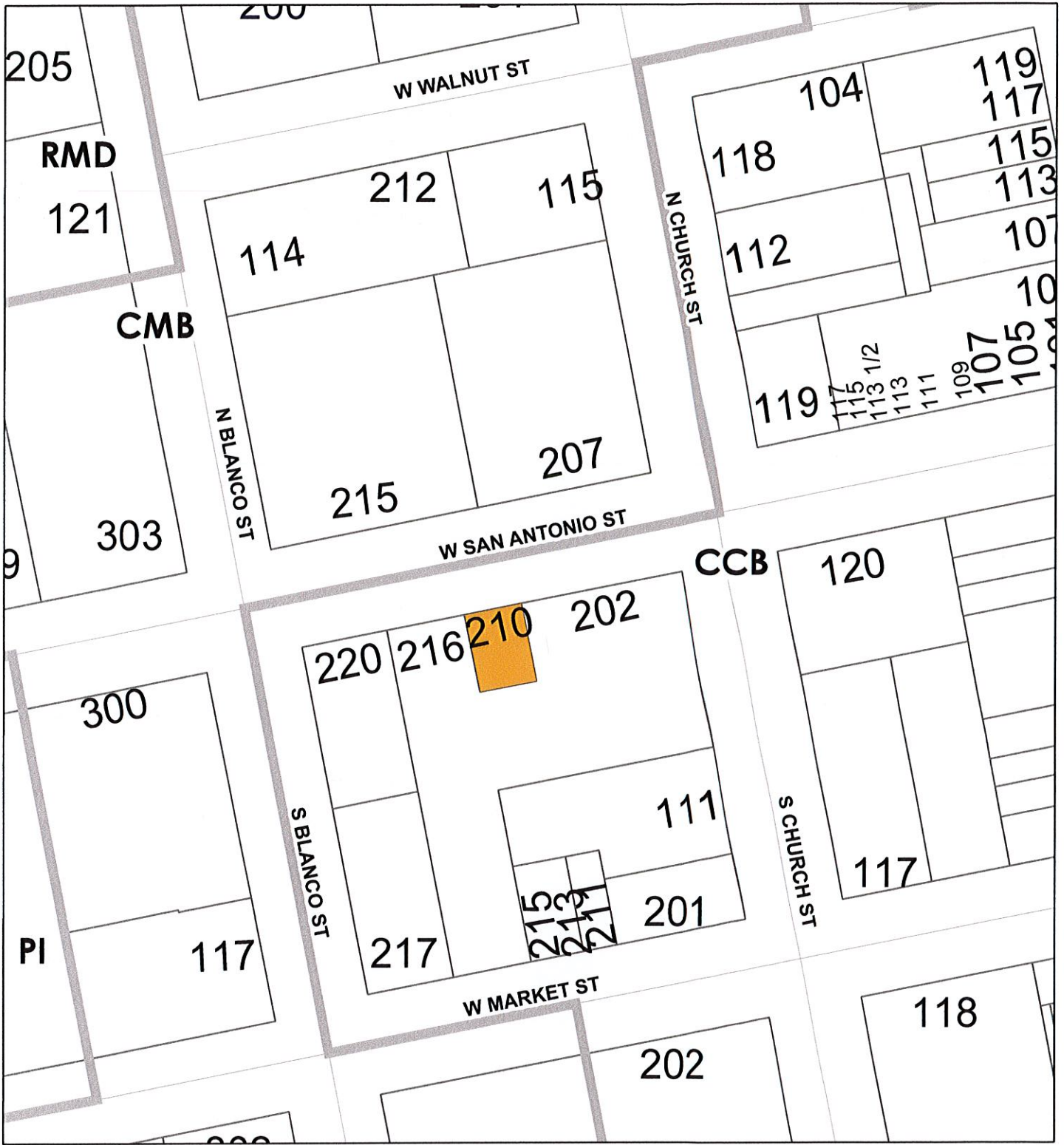
NOTE: All freestanding signs require a pre-pour foundation inspection to verify the location and reinforcement of the sign. It is the contractor's responsibility to call for the inspection.

OFFICE USE ONLY

APPROVED BY [Signature] Planning Building Inspection

PERMIT NUMBER SP - 22 - CERT. FOR ALTERATION NUMBER CFA - 22 - 05

DATE _____ FEE \$10.00 RECEIPT # _____



CFA-22-06



Subject Property



Zoning Boundary

210 W SAN ANTONIO ST

WALL AND WINDOW SIGNAGE

scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: February 10, 2022
MEETING DATE: February 16, 2022
APPLICANT'S REQUEST: Wall and window signs
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

CASE NUMBER: CFA-22-06

BACKGROUND DATA

APPLICANT: M. Kaye Askins
OWNER: Virginia Baker
SITE LOCATION: 210 West San Antonio St.
LEGAL DESCRIPTION: Part of Lot 4, Block 20, Original Town of Lockhart
EXISTING USE OF PROPERTY: Vacant commercially-zoned building
PROPOSED USE OF PROPERTY: Commercial
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

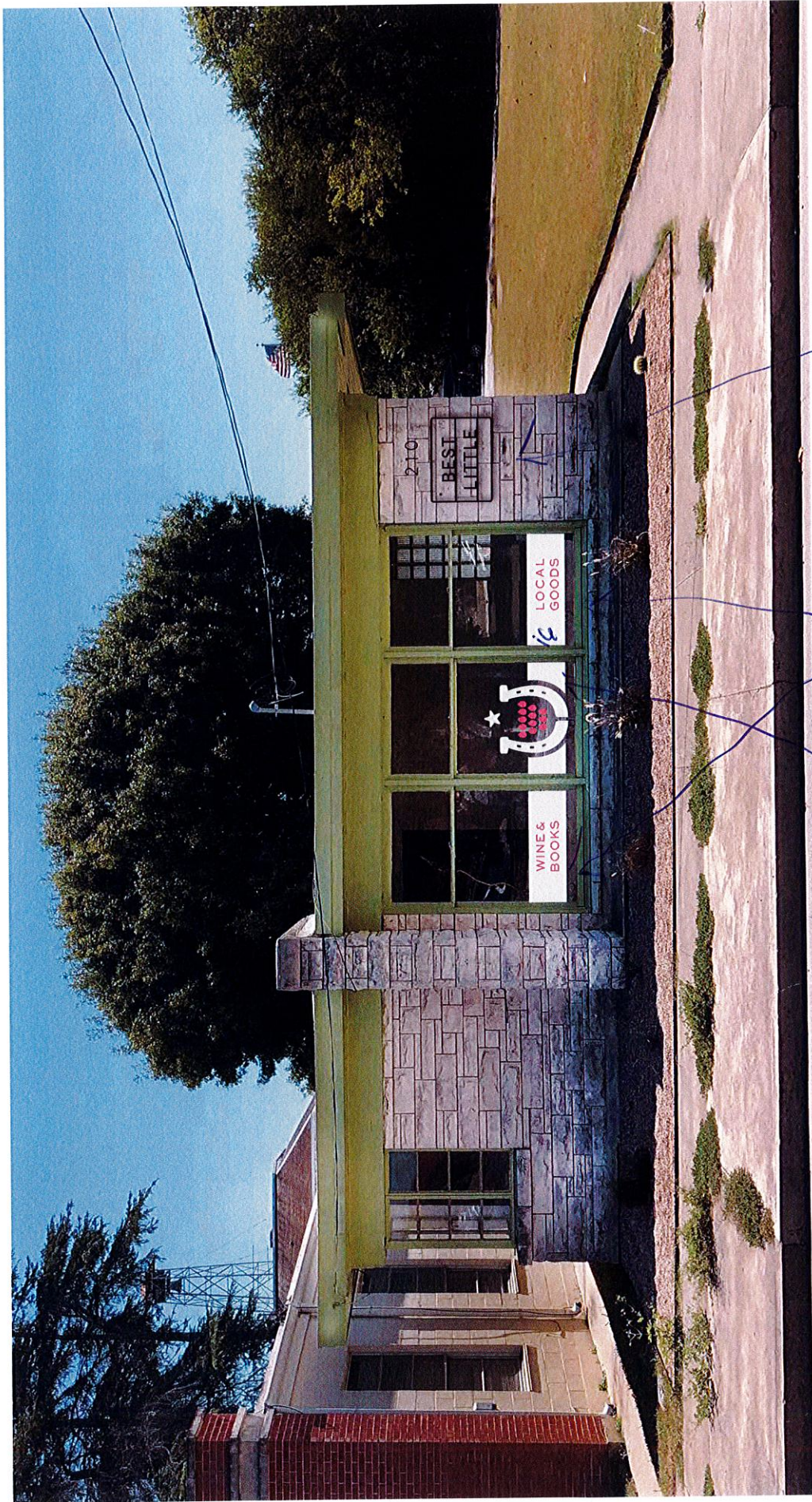
ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Proposed are four signs for the new Best Little Wine & Books business establishment. Three of the signs will be painted onto the lower portion of the three large window panels on the front of the building, and the fourth, a wall sign to the right of the window panels. The leftmost window panel sign will read "Wine & Books" in a simple, all-caps font; the center window panel will contain a horseshoe/wine glass graphic with a star above; and the rightmost panel will read "Local Goods", also in all-caps. The proposed wall sign appears to consist of a darkened, steel material, to read "Best Little" in all-caps, and surrounded by a thin steel border with backlit illumination. According to the applicant, this sign will contain four mounting points into the mortar only, with the sign offset from the wall by approximately 1 ½ inches. The holes through the mortar for the sign and electrical conduit will be small, with the power source located inside the building.

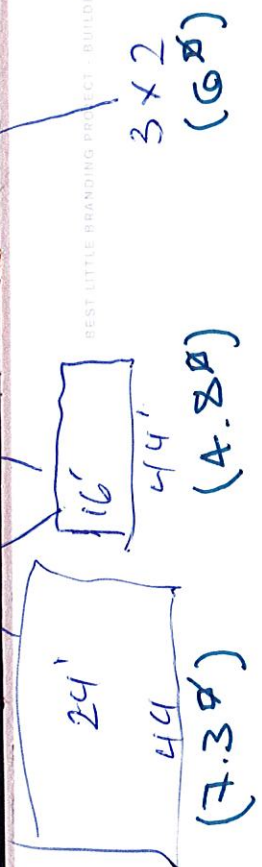
COMPATIBILITY: The signs are not of a scale or design that would detract from the character of the Courthouse Square. It should be noted that the property abuts the west boundary of the Historic District, and there are no other window signs nearby until one reaches the next block to the east.

COMPLIANCE WITH STANDARDS: The signs comply with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration.

ALTERNATIVES: None necessary.



BEST LITTLE BRANDING PROJECT - BUILDING SIGNAGE - ARTS & RECREATION



CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-22-06
Page 2 of ___ Reviewed: KW

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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>CGB</u> HL? <u>H</u> ? <u>X</u>
X		KW	2. Is this application for any construction or alteration work that is <u>NOT</u> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
X		KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
	X	KW	4. Will the construction or alteration covered by this application remove or, physically change any structural elements of the property? (i.e. Interior or exterior: load bearing walls, columns, posts, foundations, footings, etc.)
Section Two			
	X	KW	1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental or unforeseen property damage? When did damage occur? _____
	X	KW	2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?
X		KW	3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)
	X	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? _____ Describe: _____
Section Three			
	X	KW	1. Will the construction or alteration covered by this application make a physical change to any design elements, features or finishes visible from the exterior of the property?
	X	KW	2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?
	X	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
	X	KW	4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?
X		KW	5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?

The undersigned owner or authorized agent attests that the statements made above and on any attached explanations are true and agrees that this Scope Of Work Questionnaire and any attachments shall become a part of the application and the Certificate For Alteration cited and will be the limit of construction and/or alteration work undertaken. Further, construction will not start prior to authorization by the approval of the Certificate For Alteration.

Applicant Signature: cmkallens

Date: 1-24-22

Verified By: Kevin Walker Date: 2/10/22 Action:

Date:

SIGN PERMIT APPLICATION

SP - 22 - _____

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 James Bickerstaff LICENSE NO. _____
DAY-TIME TELEPHONE 804-868-5606 ADDRESS _____
E-MAIL BICKERSTAFFSIGNS@GMAIL.COM _____
OWNER NAME Virginia Baker ADDRESS 15667 FM 860
DAY-TIME TELEPHONE 512-376-3565 Dalke, TX 78616
E-MAIL _____

PROPERTY

ADDRESS OR GENERAL LOCATION 210 W. San Antonio St.
ZONING CLASSIFICATION CCB HISTORIC LANDMARK OR DISTRICT (Y/N) _____
NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 1
PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Vacant Commercially
Zoned building
NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Best Little Wine & Books

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 Window _____ MARQUEE
_____ LOW PROFILE _____ MEDIUM PROFILE _____ HIGH PROFILE
_____ INSTITUTIONAL _____ DEVELOPMENT ENTRANCE _____ RESIDENTIAL IDENTIFICATION

Travis Toppel TRAVIS TOPPEL@GMAIL.COM

7% of 396 = 27.72
Proposed total sign area = 22.90

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED ~ 396 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) 22.9 SQ. FT.
ILLUMINATION _____ NONE _____ INTERNAL _____ REFLECTED _____ BARE BULB

→ X BACKLIT (wall sign)

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 Virginia Baker DATE 1-24-22

PRINTED OR TYPED NAME Virginia Baker

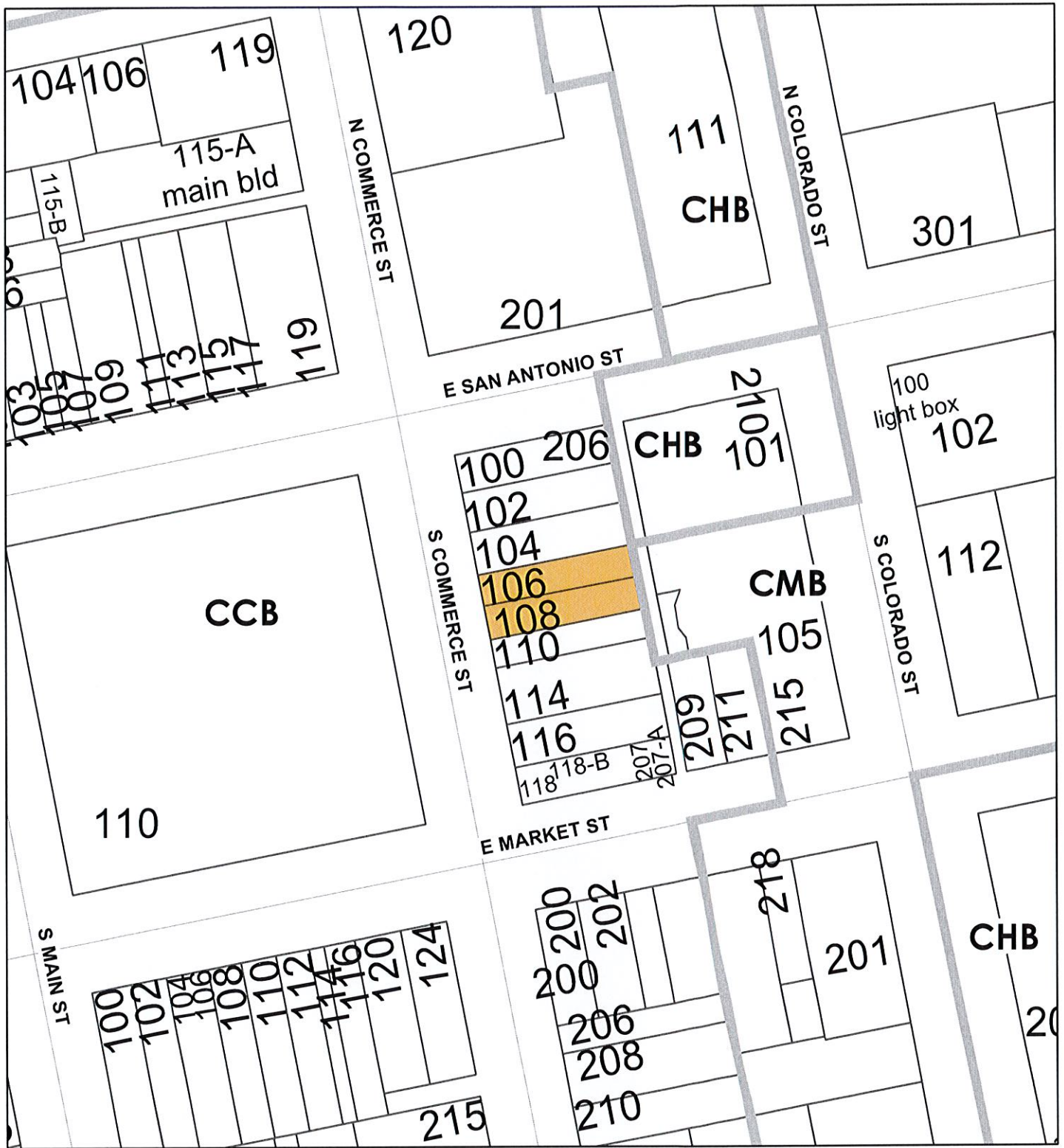
NOTE: All freestanding signs require a pre-pour foundation inspection to verify the location and reinforcement of the sign. It is the contractor's responsibility to call for the inspection.

OFFICE USE ONLY

APPROVED BY _____ Planning _____ Building Inspection

PERMIT NUMBER SP - 22 - _____ CERT. FOR ALTERATION NUMBER CFA - 22 - 06

DATE _____ FEE \$10.00 RECEIPT # _____



CFA-22-07

106 AND 108 S COMMERCE ST

ALLOW BRICK FRONT FACADE MATERIAL,
AND REPLACE THE FRONT DOOR, WINDOW AND GUTTERS



Subject Property



Zoning Boundary

scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*

CASE NUMBER: CFA-22-07

REPORT DATE: February 10, 2022

MEETING DATE: February 16, 2022

APPLICANT'S REQUEST: Utilize brick for front façade material, and replacement of front windows, front doors, and gutter system

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

BACKGROUND DATA

APPLICANT and OWNER: Fran Wilson, c/o Leona Dodd Estate and William Dodd Fowler LLC

SITE LOCATION: 106 and 108 South Commerce Street

LEGAL DESCRIPTION: Part of Lot 2, Block 17, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial

PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: CCB (Commercial Central Business District)

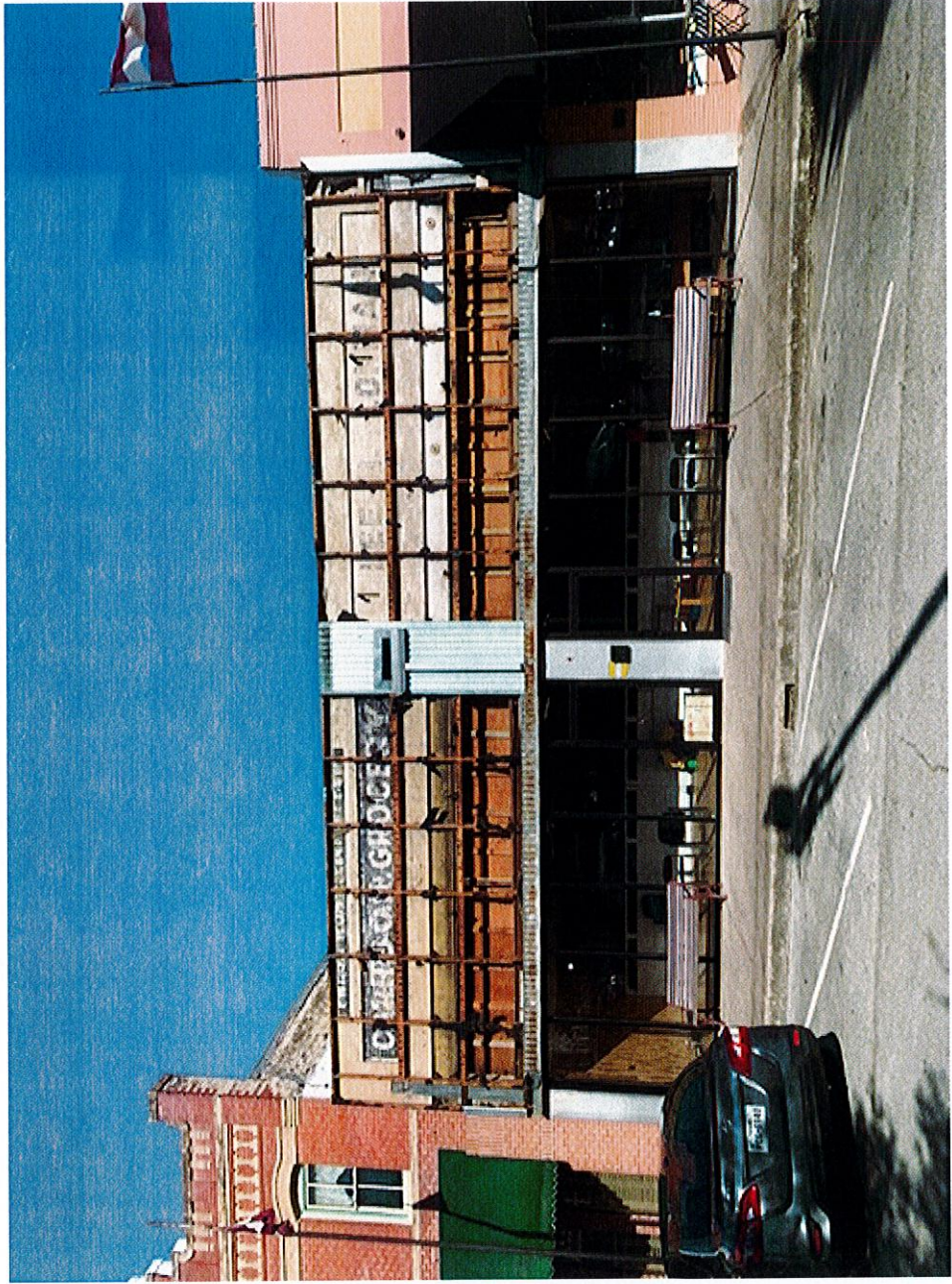
ANALYSIS OF ISSUES

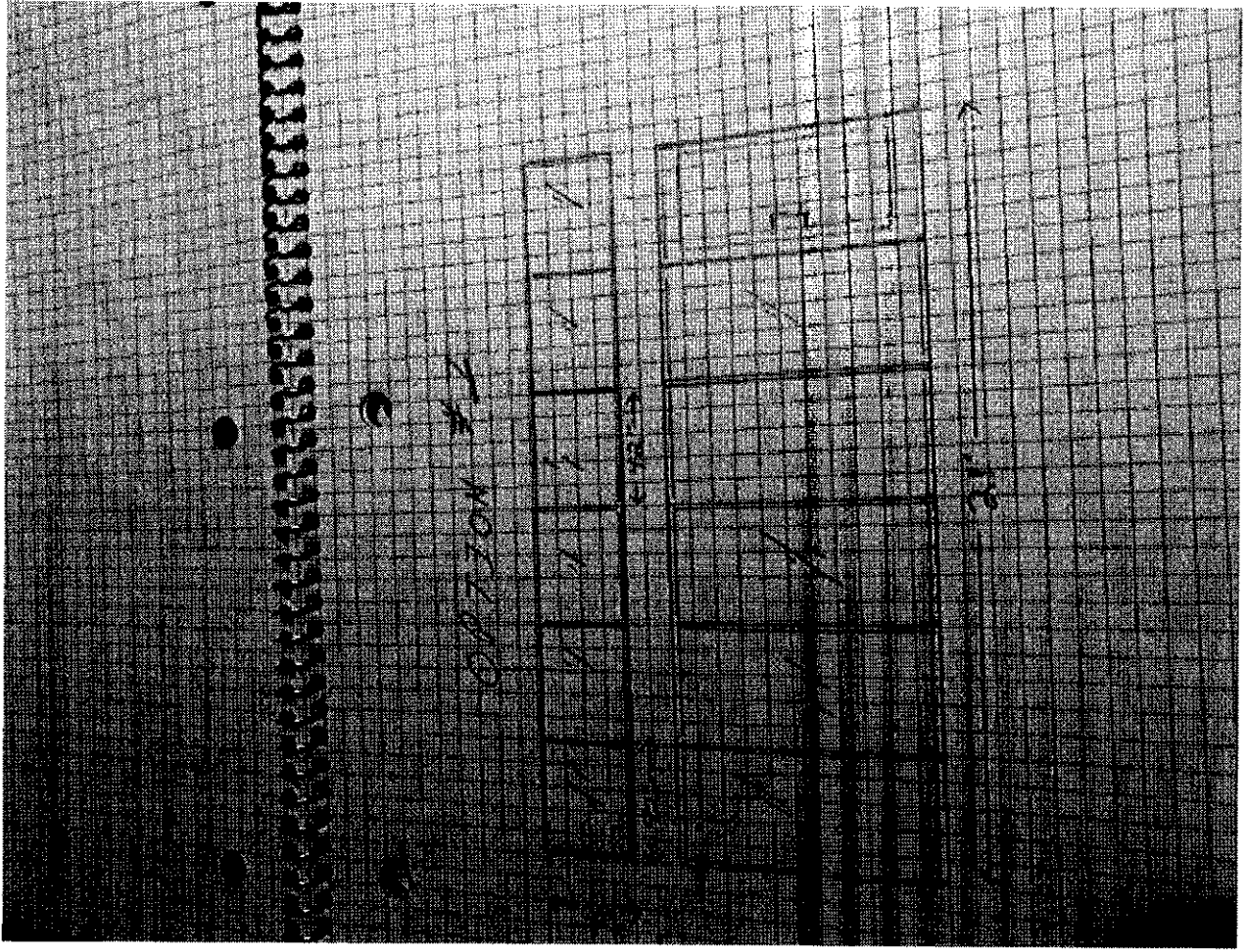
PROJECT DESCRIPTION: In December 2021, the Commission approved the replacement of an awning on the subject property to include either a metal or canvas material, as well as replacement windows, front siding to include either stucco or metal, a replacement gutter system, and front doors for the Royal Gymnastics Academy. This approval included the condition that a new Certificate for Alteration be required if another type of siding material is proposed for the front façade. The applicant has decided to install a metal awning, but in removing the existing metal front wall siding, has uncovered brick. She would now like to utilize the brick as the front façade, which therefore requires approval from the Commission. The brick is unpainted and will remain as such, but will be cleaned and likely sealed. Also proposed are windows similar to those used at the Commerce Gallery down the street, which are different from those proposed at the last meeting. The proposed front doors and gutter system also differ from those presented at the meeting. A photo of the storefront in its current state, and diagrams of the proposed windows (two different options) are attached, with more photos to be presented at the meeting.

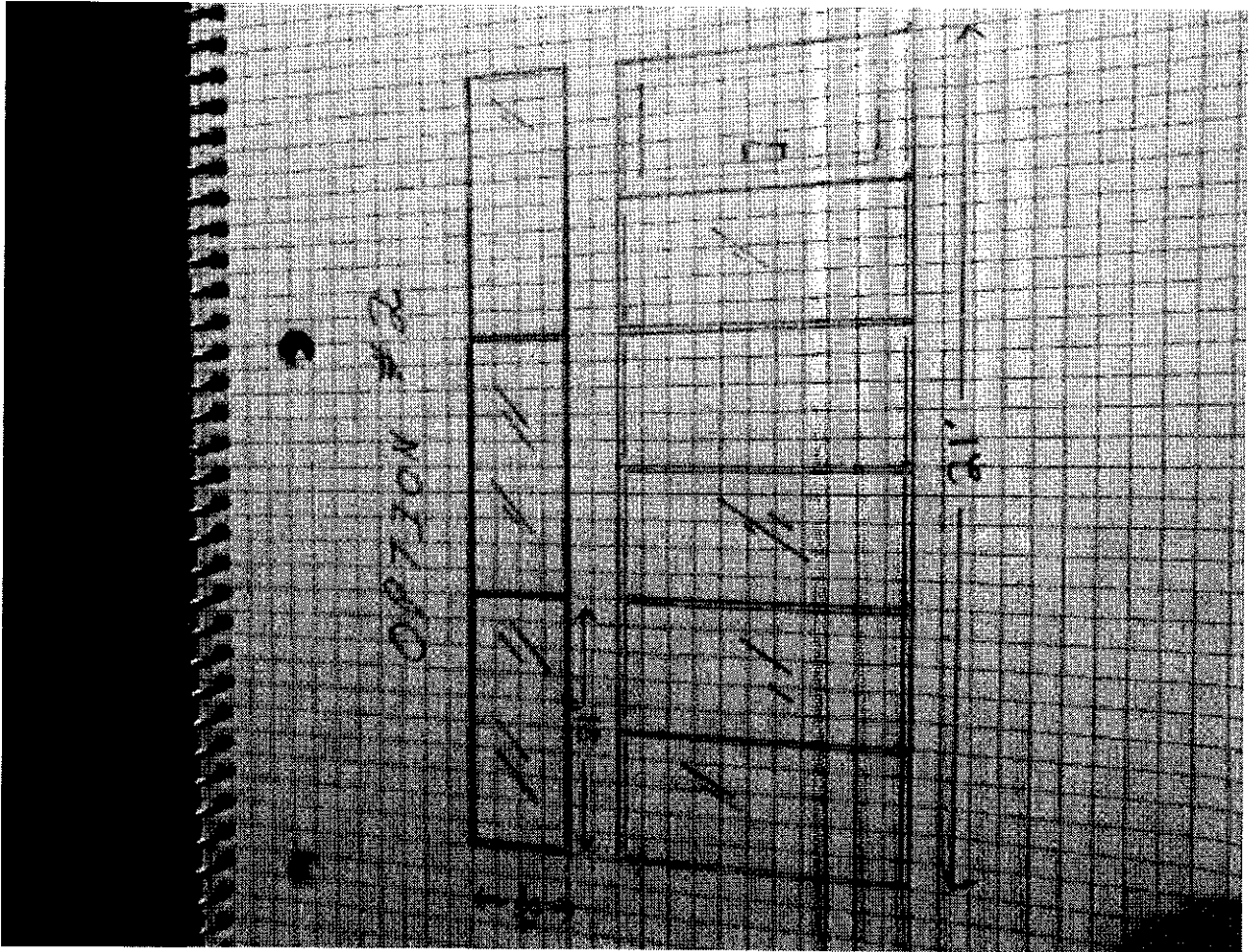
COMPATIBILITY: The proposed improvements will provide a more refined look to the building, perhaps less industrial in appearance than what has existed for some time. The improvements will not adversely impact the historic character of the Courthouse Square, and will build upon the momentum of similar improvements recently made to other properties on this block. Those properties include the Commerce Gallery at 102 South Commerce Street, the La Panaderia and Pasteleria bakery at 114 South Commerce Street, and the former Glosserman's Clothiers building at 116 South Commerce.

COMPLIANCE WITH STANDARDS: Although there are "pre-approved" design guidelines for windows and doors in the Historic Districts and Landmarks Ordinance, none of those guidelines apply to this project. The proposal is subject to approval of this Certificate for Alteration and the issuance of building permits.

ALTERNATIVES: None necessary.







Kevin Waller

From: Fran Wilson <fefwilson@gmail.com>
Sent: Wednesday, February 9, 2022 12:57 PM
To: Kevin Waller
Subject: Re: 106, 108 S Commerce

Open for suggestions -- we are only planning on cleaning up the brick and leaving it as original -- of course we have to have a mason inspect it and we may need to seal it. Not sure what to do with the writing that is on the brick (old names of previous businesses). The area of the columns (middle and sides) may need something done as we may need to add more brick to replace the damaged/ missing ones.

We may want to paint the large steel beam to make it uniform - We are very flexible at this point so open for ideas.

I am not sure I will make the meeting, but will send one or two of my siblings. I will be on a flight home from Florida for a business trip.

FW

On Wed, Feb 9, 2022 at 12:42 PM Kevin Waller <kwaller@lockhart-tx.org> wrote:

Ok, thank you. Also, do you plan to paint over unpainted brick that was unearthed? I will just need to mention it in my report.

Kevin

From: Fran Wilson <fefwilson@gmail.com>
Sent: Wednesday, February 9, 2022 12:40 PM
To: Kevin Waller <kwaller@lockhart-tx.org>
Subject: Re: 106, 108 S Commerce

We are staying with the metal since that is what the Committee preferred

FW

On Wed, Feb 9, 2022 at 12:20 PM Kevin Waller <kwaller@lockhart-tx.org> wrote:

Fran Wilson
Lockhart, Tx
(214) 578-2312

San Marcos Glass

780 Cedar Pky.
Seguin , Tex. 78155
Phone: (830) 402-0870
Email: sanmarcosglass2@gmail.com

Payment Terms	Due upon receipt
Invoice #	000175
Date	01/20/2022
Business / Tax #	830 214 4365

Description	Total
Supply commercial storefront	\$10,500.00
Supply and install new dark bronze anodized commercial storefront metal to accept 1 in thick low-energy safety tempered insulated glass. 2 - openings 4 ft x 21 ft All metal to be 2in by four and a half inch.	

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ADIST

CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-22-07
Page 2 of ___ Reviewed: KW

The following questions must be answered and the form completed by the applicant for a Certificate For Alteration. This questionnaire shall be attached to any application for Certificate For Alteration. The Lockhart Historical Preservation Officer shall independently verify all information provided on the application and the attached questionnaires. The Lockhart Historical Preservation Officer shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. The Lockhart Historical Preservation Officer may approve the Certificate For Alteration prior to a commission hearing, based upon adequacy of the information provided and verification of the scope of work. Additional information may be needed to complete the application and review process. Final review and action on the application for Certificate For Alteration by the Lockhart Historical Preservation Commission at a properly scheduled public hearing may be required. Any required explanations to answers given shall be in writing and attached.

Yes	No	Verified	Scope Of Work Questions
Section One			
✓		KW	1. Is this application for construction or alteration on or at a property which is in a Historic District or a designated Historic Landmark? What is its zoning designation? <u>CCB</u> HL? <u> </u> H? <u> </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? _____ Describe: _____
Section Three			
✓		KW	1. Will the construction or alteration covered by this application make a physical change to any design elements, features or finishes visible from the exterior of the property?
✓		KW	2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?
 	✓	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
✓		KW	4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?
✓		KW	5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?

The undersigned owner or authorized agent attests that the statements made above and on any attached explanations are true and agrees that this Scope of Work Questionnaire and any attachments shall become a part of the application and the Certificate For Alteration cited and will be the limit of construction and/or alteration work undertaken. Further, construction will not start prior to authorization by the approval of the Certificate For Alteration.

Applicant Signature: _____ Date: FW 02/08/22

Verified By: Kerin Walker Date: 2/9/22 Action: _____ Date: _____