

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, June 1, 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 May 18, 2022 meeting.
4. CFA-22-12. Consider a request by Gabriel Morey for approval of a Certificate for Alteration for window signs for the Old Pal Texas Tavern business establishment on part of Lot 1, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 100 East Market Street.
5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
6. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 11:30 a.m. on the 26th day of May, 2022.

City of Lockhart
Historical Preservation Commission
May 18, 2022

MINUTES

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

Member Absent: Michel Royal

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Kenneth Germer (Applicant, Agenda Item 4, via telephone) and Laura Mays (applicant's representative)

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 April 20, 2022, Meeting.

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

4. CFA-22-11. Consider a request by Kenneth Germer for approval of a Certificate for Alteration for window replacements on a mixed-use building on part of Lot 2, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 110 East Market Street.

Planning Staff Kevin Waller reported that the applicant proposes the replacement of three windows on the second story of the building's front façade. The proposed windows will be wood-framed, with aluminum clad on the exterior, dark gray tinting, and four panes in place of the current two-paned windows. In addition, all windows on the rear building façade will be replaced with the exact same style as what currently exists, which, along with the proposed repainting of the building, is considered ordinary maintenance and does not require Commission review. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Chair Reagan explained that the proposed four-paned windows are more of a colonial style, and not consistent with the two-pane windows commonly seen in Lockhart's Historic District. She added that in the past, another project elsewhere on the Square proposed four-paned windows, was denied by the Commission, the decision of which was overturned and approved by the City Council.

Applicant Kenneth Germer, 110 Market St., explained via telephone that the windows are quite large at 38 ½" x 78 ½", which are over six feet tall, and added that he was never told that the windows could not be replaced with a four-paned style. Mr. Germer stated that his intention is for the window design to fit into the context of the Square's historic character.

Discussion regarding the windows continued with the Commission.

Applicant representative Laura Mays, 808 Rock Creek Dr., explained that their intention is not to give the building a modern appearance, but to keep it historic. Ms. Mays stated that four-paned windows are also found on the County Courthouse building across the street.

Vice-Chair Lairsen moved to approve CFA-22-11 as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 3-0, and two abstentions (Vice-chair Reagan and Commissioner Ohlendorf).

5. 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 June 1st, since an application had been submitted by the deadline.

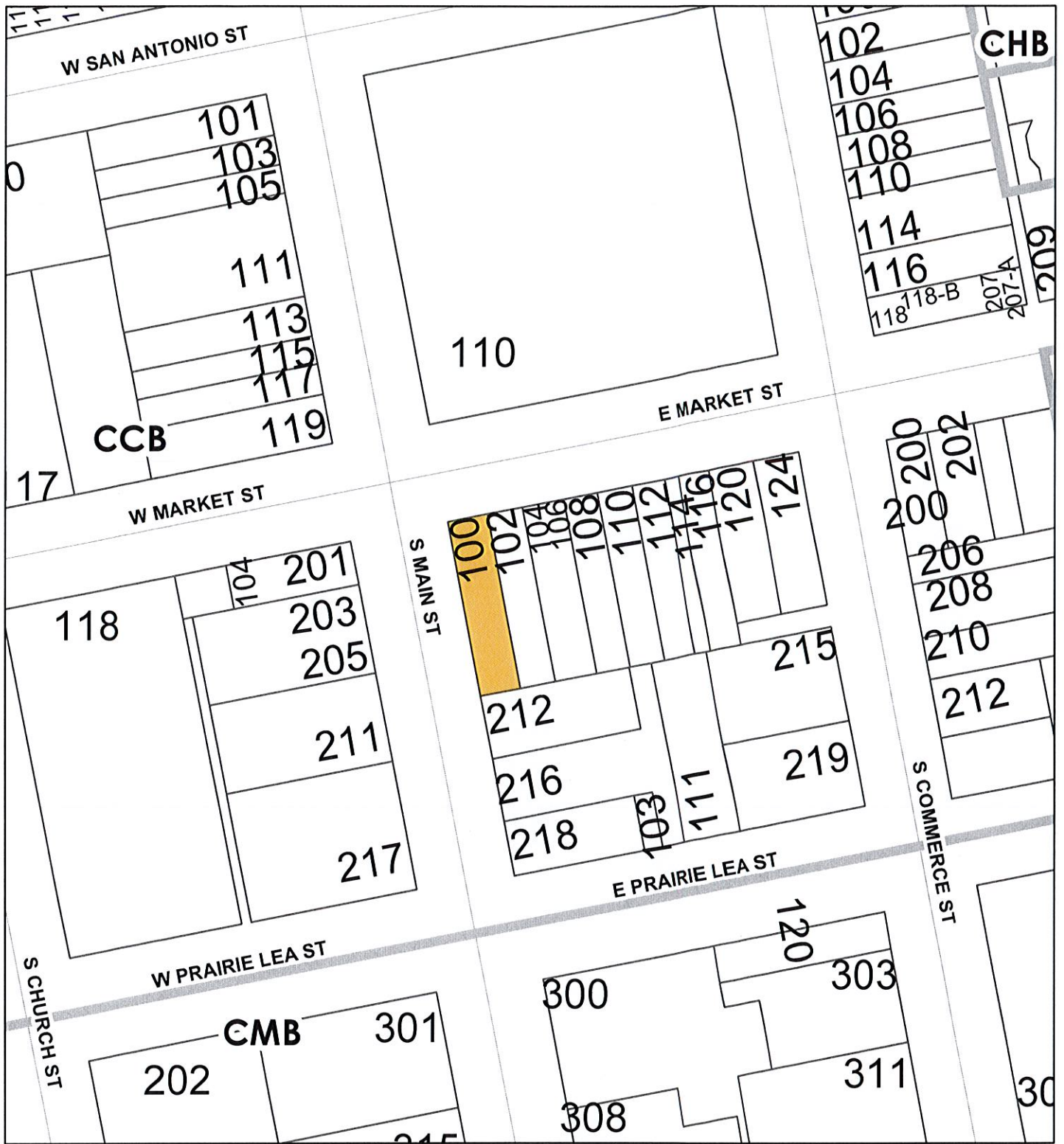
6. Adjournment.

Vice-Chair Reagan moved to adjourn the meeting, and Commissioner Ohlendorf seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 5:54 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

Ronda Reagan, Chair



CFA-22-12

100 E MARKET ST

WINDOW SIGNAGE



Subject Property



Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Senior Planner *KW*
REPORT DATE: May 26, 2022
MEETING DATE: June 1, 2022
APPLICANT'S REQUEST: Window signs
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

CASE NUMBER: CFA-22-12

BACKGROUND DATA

APPLICANT: Gabriel Morey
OWNER: Square Bend Group, LLC, c/o David Mendoza
SITE LOCATION: 100 East Market Street
LEGAL DESCRIPTION: Part of Lot 1, Block 13, Original Town of Lockhart
EXISTING USE OF PROPERTY: Restaurant and Bar (Commercial)
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

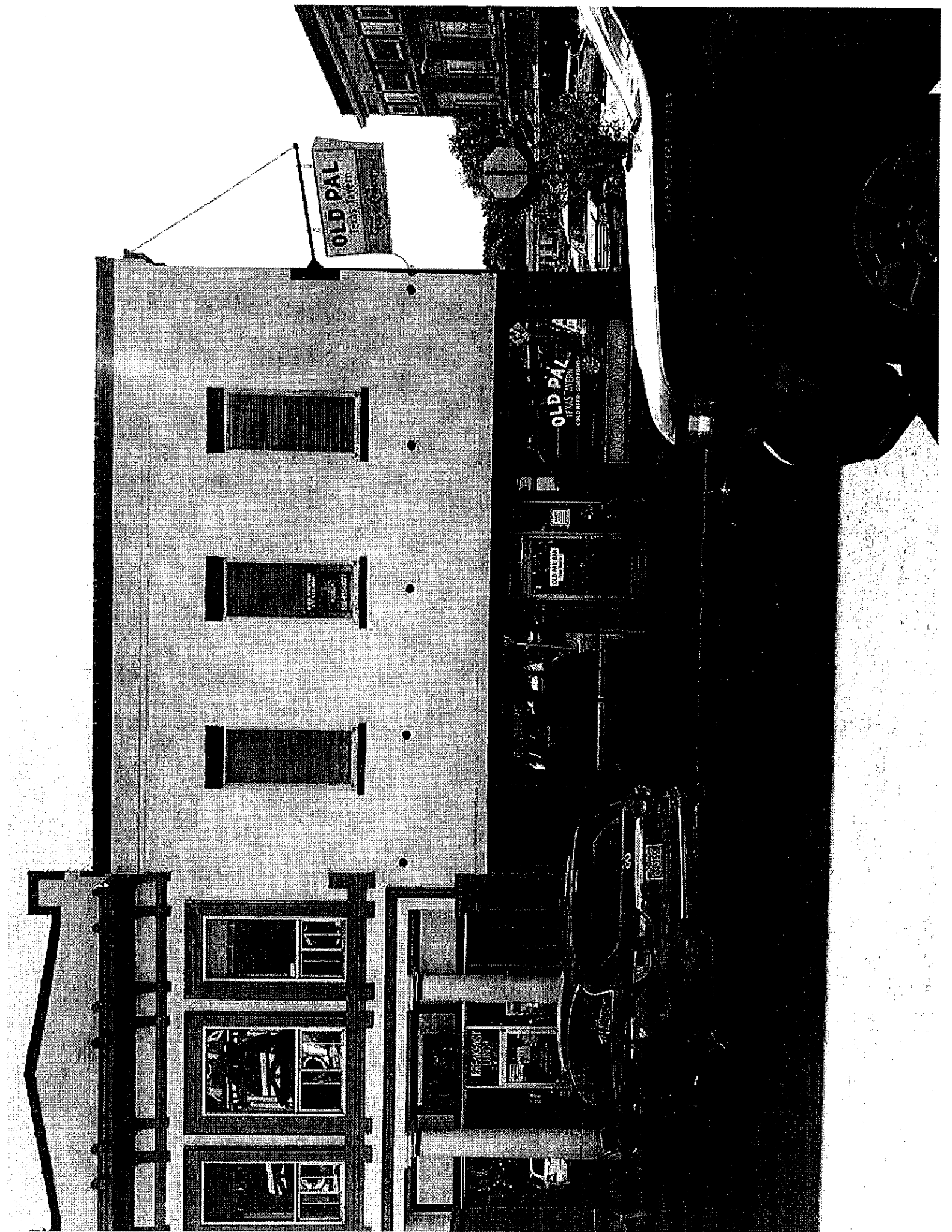
ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Proposed are a total of 6 window sign decals for the Old Pal Texas Tavern business establishment, to be located on the building's East Market Street and South Main Street wall facades. The three signs proposed for the Market Street façade include a sign on the front door glass displaying the name of the business, a window sign in the large window panel to the right of the front door displaying the company name in an arched style, with "COLD BEER – GOOD FOOD" beneath, and another sign at the bottom of this panel reading "LIVE MUSIC – JUKEBOX" amidst a white background. Proposed for the Main Street wall façade are three signs against white backgrounds, one at the base of each of the three window panels on the north end of the façade. The sign on the leftmost panel reads "Krispy FRIED CHICKEN", the center panel, "BOTTLE BEER – FULL BAR", and the rightmost panel, "World Famous SMASH BURGER". Another window decal displaying the hours of operation is located on the sidelight window to the right of the front door on Market Street, but is not visible in the staff or applicant photos. This sign can be considered exempt from the Certificate for Alteration and Sign Ordinance provisions, since it is nonilluminated and not greater than two square feet in size (Sign Ordinance Section 46-7(19)).

COMPATIBILITY: The proposed signs are not of a scale or design that would detract from the character of the Courthouse Square. Other businesses along this block also utilize window sign decals, such as the Market Street Cafe, Chaparral Coffee, and Raymond's Barber Shop, among others.

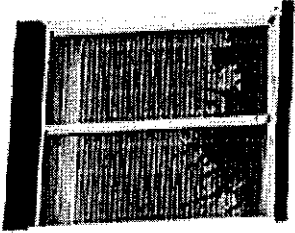
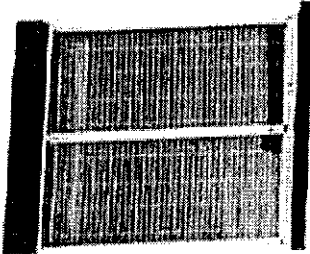
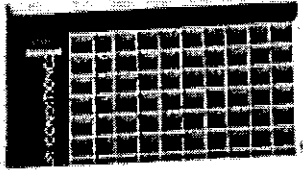
COMPLIANCE WITH STANDARDS: The signs comply with the Sign Ordinance. The required Sign Permits, one for each wall façade, are subject to approval of this Certificate for Alteration.

ALTERNATIVES: None necessary.





OLD PAL Texas Tavern



OLD PAL
Texas Tavern
Texas Cider

BOTTLE BEER - FULL BAR
SMALL FRIED CHICKEN
SMASH BURGER

OLD PAL Signage

Letters are ~~8" x 4"~~ $8" \times 4"$ & $5"$ for
all four panels (each $8" \times 4"$ to $5"$)

Writing/words are going to $50"$
all four panels (each $8" \times 50"$)

2.8 square feet each panel

Front Window OLD PAL

logo will be $20" \times 40"$

5.5 square feet

3 rectangular
signs on
Main St.
facade
and one
on Market
St. facade.

CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 5/19/22 DATE APPROVED: CERTIFICATE NUMBER: CFA-22-12

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 OLD PAL TEXAS TAVERN Property Owner DAVID MENDOZA
Mailing Address 100 E. MARKET Mailing Address 2401 e 6th st. Suite 3037 - 112
Lockhart, TX 78644 Austin, TX 78702
Telephone (512) 554-9286 Telephone (512) 656-5289
Person Doing Work JAMES BUCKERSTAFF Estimated Cost \$1500
Property Legal Description Part of Lot 1 block 13, Original Town of Lockhart
Property Street Address 100 E MARKET STREET, LOCKHART, TX 78644
Property City Zoning Designations COMMERCIAL - CCB Location Map Attached

PHOTOS ARE REQUIRED SHOWING ALL THE AREAS TO BE AFFECTED BY THE WORK DESCRIBED:
Include photos of: Area of Work Full Elevation Showing Area Affected and/or Site

Table with 1 column: Description of Proposed Work. Handwritten entries include: ADDING WORDS TO EXISTING (MARKET & MAIN), ADDING LOGO ON FRONT, RIGHT WINDOW (MARKET ST), *SEE ATTACHED PHOTOS OF BLACK WORKING AND WHITE LOGO WORK.

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

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

Applicant Signature: [Signature] Date: 5/17/22
Property Owner Signature: [Signature] Date: 5-17-22
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-22-12
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>H-2</u> HL? <u>H?</u>
✓		KW	2. Is this application for any construction or alteration work that is <u>NOT</u> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
✓		KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
	✓	KW	4. Will the construction or alteration covered by this application remove or, physically change any structural elements of the property? (i.e. Interior or exterior: load bearing walls, columns, posts, foundations, footings, etc.)
Section Two			
	✓	KW	1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental or unforeseen property damage? When did damage occur? _____
	✓	KW	2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?
✓		KW	3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)
	✓	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ 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: 5/17/22

Verified By: Kevin Walker Date: 5/20/22 Action: _____ Date: _____

SIGN PERMIT APPLICATION

SP - 22

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 Gabriel Morey

LICENSE NO. 207 Class B

DAY-TIME TELEPHONE 512-644-2550

ADDRESS 330 Pecan St.

E-MAIL gabemorey@gmail.com

Lockhart, TX 78644

Business

OWNER NAME Jim Lee

ADDRESS 2820 San Antonio

DAY-TIME TELEPHONE 512-554-9286

Lockhart TX 78644

E-MAIL willowel05@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 100 East Market St.

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

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

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Rest/Bar

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) *Window Signs* WALL MARQUEE

LOW PROFILE MEDIUM PROFILE HIGH PROFILE

INSTITUTIONAL DEVELOPMENT ENTRANCE RESIDENTIAL IDENTIFICATION

7% of 870 sq = 60.9 sq max. sign area allowed
Existing Signs = 15.8 sq
Proposed Signs = 9.2 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) 9.2 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 Gabriel Morey DATE May 17 2022

PRINTED OR TYPED NAME Gabriel Morey

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 - 12

DATE FEE \$10.00 RECEIPT #

SIGN PERMIT APPLICATION

SP - 22 - _____

CITY OF Lockhart TEXAS

~Main St. Wall Facade~

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

CONTRACTOR/OWNER

CONTRACTOR NAME Gabriel Morey

LICENSE NO. 207 Class B

DAY-TIME TELEPHONE 512-644-2550

ADDRESS 330 Pecan St.

E-MAIL gabemorey@gmail.com

Lockhart, TX 78644

Business

OWNER NAME Jim Lee

ADDRESS 2820 San Antonio

DAY-TIME TELEPHONE 512-554-9286

Lockhart TX 78644

E-MAIL willowel@50@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 100 East Market St.

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

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

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Rest/Bar

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) **Window Signs** WALL MARQUEE

LOW PROFILE MEDIUM PROFILE HIGH PROFILE

INSTITUTIONAL *Development* DEVELOPMENT ENTRANCE RESIDENTIAL IDENTIFICATION

79% of 3,480 sq. ft. = 243.6 sq. ft. Max. allowed
Existing Signs = 109 sq. ft.
Proposed Signs = 8.4 sq. ft.

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 FT.
HEIGHT TO TOP OF SIGN FT. TOTAL SIGN FACE AREA (One side only) 8.4 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 Gabriel Morey DATE May 17 2022
PRINTED OR TYPED NAME Gabriel Morey

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 - 12

DATE FEE \$10.00 RECEIPT #