

## **PUBLIC NOTICE**

**City of Lockhart  
Historical Preservation Commission  
5:30 p.m. Wednesday, January 3, 2024  
Municipal Building – Glosserman Room  
308 West San Antonio Street**

### **AGENDA**

1. Call meeting to order.
2. Elect Chairman and elect Vice-Chair.
3. Citizen comments not related to an agenda item.
4. Consider the minutes of the December 6, 2023 meeting.
5. CFA-23-37. Consider a request by Ronda Reagan of 7G Texan, LLC, for approval of a Certificate for Alteration for various interior improvements to a building in the Historic District, associated with a Tax Abatement request, on part of Lot 6, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 112 North Main Street.
6. TA-23-02. Consider a request by Ronda Reagan of 7G Texan, LLC, for an initial on-site investigation and recommendation to City Council for approval of a Tax Abatement to include various interior improvements to a building in the Historic District on part of Lot 6, Block 23, Original Town of Lockhart, zoned CCB, and located at 112 North Main Street.
7. CFA-24-01. Consider a request by Sarah Heard for approval of a Certificate for Alteration for an Attached Sign to a building in the Historic District on part of Lot 1, Block 17, Original Town of Lockhart, Zoned CCB, and located at 118 South Commerce Street.
8. CFA-24-02. Consider a request by Robert Steinbomer for Gaslight-Baker Theatre for approval of a Certificate for Alteration for rooftop vents and a rooftop fan on a building in the Historic District on parts of Lots 5 and 6, Block 13, Original Town of Lockhart, zoned CCB, and located at 218 South Main Street.
9. Discuss designs and cost estimates for City-designated Historic Landmark placards for placement on officially designated Historic Landmark structures.
10. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
11. Adjournment.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 11:00 a.m. on the 27<sup>th</sup> day of December, 2023.**

**City of Lockhart**  
**Historical Preservation Commission**  
**December 6, 2023**

**MINUTES**

Members Present: Ray Ramsey, Christine Ohlendorf, Ronda Reagan (5:34 pm), Kevin Thuerwaechter

Members Absent: Michel Royal, Ron Faulstich

Staff Present: Evan Olszewski, David Fowler, Yvette Aguado, Kevin Waller

Public Present: Ryan Miller (Applicant, Agenda Item 5), Allison Geneser (Applicant, Item 6)

1. Call meeting to order. Vice-Chair Reagan called the meeting to order at 5:34 p.m.

2. Elect Chairman and elect Vice-Chair (if necessary).

*This item was tabled to a future meeting by Commission consensus, when more Commission members are present.*

3. Citizen comments not related to an agenda item. None

4. Consider the minutes of the November 1, 2023, meeting.

*Commissioner Ramsey moved to approve the minutes as presented. Commissioner Thuerwaechter seconded; the motion passed by a vote of 4-0.*

5. CFA-23-35. Consider a request by Ryan Miller of Leo Miller & Sons Roofing for approval of a Certificate for Alteration for an awning replacement on part of Lot 2, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 106 and 108 South Commerce Street.

Planning Staff Evan Olszewski provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes the addition of a tube-frame standing seam metal awning across the west building façade to replace the previously destroyed awning. The new awning will incorporate rain gutters in a configuration that differs from the previous awning. Staff recommends approval, with a condition to ensure that the awning is mounted on the previous awning connection points, with no new perforations of the brick façade.

Applicant Ryan Miller, 625 Creekside Way, New Braunfels, Texas, came forward to discuss the proposal with Commission members and respond to questions.

*Commissioner Ramsey moved to approve CFA-23-35, with the conditions recommended by staff that the awning be mounted on the previous awning connection points, with no new perforations of the brick facade. Commissioner Ohlendorf seconded, and the motion passed by a vote of 4-0.*

6. CFA-23-36. Consider a request by Allison Geneser of Lone Star Workshop for approval of a Certificate for Alteration for the repainting of a rear door and rear former window opening on part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB, and located at 105 East San Antonio Street.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes to repaint the previously painted rear exit door with different colors, as well as repaint a former window opening at the rear of the building to the left of the door, both accessed from the "pocket park" area along the east side of North Main Street. Staff recommends approval of the repainting of the rear door, but after further analysis, has changed the recommendation from approval to denial of the repainting of the rear window opening. Since the window opening is now a fixed, boarded-up surface, the painting of this surface would fall into the "mural" category, which is prohibited in the Historic District.

Applicant Allison Geneser, 708 W. Prairie Lea St., Lockhart, Texas, responded to questions from the Commission.

Karen Lairsen-Jones, 610 S. Frio St., Lockhart, Texas, real estate agent for Ms. Geneser, came forward to comment on behalf of her client.

Staff suggested that a Sign Permit be required for the rear door repainting, since it showcases artwork that could be considered a sign for the applicant's art studio on site. The artwork is visible from a public street (North Main Street). However, the door artwork, along with the window opening proposed artwork, would together greatly exceed the 7% sign area maximum for the rear wall façade. Staff's recommended denial of the window opening repainting would involve the removal of the blue artwork that had been started against a freshly painted white background; the background color may remain.

*Commissioner Ramsey moved to approve the repainting/artwork of the door and to deny the repainting/artwork of the former window opening for CFA-23-36. Vice-Chair Reagan seconded, and the motion passed by a vote of 4-0.*

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

Mr. Waller reported that two applications had been received by the deadline for the December 20 meeting.

8. Adjournment.

*Commissioner Ramsey moved to adjourn the meeting, and Commissioner Thuerwaechter seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:27 p.m.*

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Yvette Aguado, Recording Secretary

\_\_\_\_\_, Chairman







# Lockhart TEXAS

## CERTIFICATE FOR ALTERATION APPLICATION

CFA-73.37

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

### APPLICANT / PROPERTY OWNER

APPLICANT NAME <u>Ronda Reager</u>	ADDRESS <u>412 W. San Antonio</u>
DAY-TIME TELEPHONE <u>512-757-1121</u>	<u>Lockhart, TX 78644</u>
E-MAIL <u>rreager-2@gmail.com</u>	
OWNER NAME <u>76 Texas</u>	ADDRESS <u>Same</u>
DAY-TIME TELEPHONE <u>(Same)</u>	
E-MAIL <u>(Same)</u>	
PERSON DOING WORK <u>Jolis Construction</u>	ESTIMATED COST <u>\$49,900</u>

### PROPERTY

LEGAL DESCRIPTION O.T. Lockhart, Block 23, Lot Pt 6

ADDRESS 112 N. Main St. ZONING CLASSIFICATION CCB

### GENERAL INFORMATION

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, area, or district, as viewed from the exterior (Ord. 93-19, Sec. 11 and 12). A CFA is also required for interior work affecting load-bearing walls. A City Sign Permit and/or City Building Permit may also be required by City Code. **Only fully completed applications will be accepted.**

### PROJECT DESCRIPTION AND ATTACHMENTS

PLEASE INCLUDE PHOTOS OF THE PROJECT AREA WITH THE APPLICATION, AS WELL AS A DIAGRAM(S) OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING (IF APPLICABLE), TECHNICAL SPECIFICATIONS, ETC. THE DIAGRAM MAY BE HAND-DRAWN. ALL ATTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PROVIDE A DESCRIPTION OF THE PROPOSED WORK HERE:

**APPLICATION FEE OF \$50.00, payable to the City of Lockhart**      Receipt Number: R01263792

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.

APPLICANT SIGNATURE <u>Ronda Reager</u>	DATE <u>12/6/23</u>
PROPERTY OWNER SIGNATURE <u>Ronda Reager</u>	DATE <u>12/6/23</u>
HISTORICAL PRESERVATION COMMISSION APPROVAL _____	DATE _____



# CERTIFICATE FOR ALTERATION- SCOPE OF WORK QUESTIONNAIRE

This form must be completed by the applicant for a Certificate for Alteration. The Lockhart Historical Preservation Officer (HPO) shall independently verify all information provided on the application and attached questionnaire. The HPO shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. Additional information may be needed to complete the application and review process. Final review and action on the application for the Certificate for Alteration by the Lockhart Historical Preservation Commission in a public meeting is required. Any required explanations to answers given shall be attached. The proposed improvements represented on this application will be the limit of construction and alteration work undertaken.

**Construction shall not begin prior to authorization by the approval of the Certificate for Alteration.**

Yes No Verified

## SCOPE OF WORK QUESTIONS

### Section One

- |        |              |           |                                                                                                                                                                                                                                                                                                             |
|--------|--------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (PA) ✓ | <del>⊗</del> | <u>40</u> | 1. Is this application for construction or alteration on or at a property which is in a Historic District or a City-designated Historic Landmark? What is its zoning designation? <u>CCB</u><br>Check one: Historic Landmark <input type="checkbox"/> Historic District <input checked="" type="checkbox"/> |
| ✓      |              | <u>40</u> | 2. Is this application for any construction or alteration work that is <b>NOT</b> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?                                                                                                      |
|        | ✓            | <u>40</u> | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?                                                                                                                                                                              |
|        | ✓            | <u>40</u> | 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

- |   |   |           |                                                                                                                                                                                                                                                                                         |
|---|---|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ✓ |   | <u>40</u> | 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? _____                                                                                                      |
|   | ✓ | <u>40</u> | 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?                                                                                                              |
| ✓ |   | <u>40</u> | 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.) |
|   | ✓ | <u>40</u> | 4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____<br>Has any work actually started? <input type="checkbox"/> Describe: _____                                                                                                                       |

### Section Three

- |   |   |           |                                                                                                                                                                                                   |
|---|---|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ✓ |   | <u>40</u> | 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>40</u> | 2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element? |
|   | ✓ | <u>40</u> | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?                                                      |
|   | ✓ | <u>40</u> | 4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?                |
|   | ✓ | <u>40</u> | 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?                                 |

Scope of Work Questions Verified By: EVAN OLSZEWSKI

Date of Verification: 12/15/2023

Certificate No. CFA-23-37 Date Submitted 12/7/23

**Please Note:** 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.

## CASE SUMMARY

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STAFF: Evan Olszewski, Planner  
REPORT DATE: December 13, 2023  
MEETING DATE: January 3, 2024  
APPLICANT'S REQUEST: Various interior improvements  
STAFF RECOMMENDATION: **Approval**  
CONDITIONS: None

CASE NUMBER: CFA-23-37

## BACKGROUND DATA

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APPLICANT: Ronda Reagan  
OWNER: 7G Texan LLC, c/o Ronda Reagan  
SITE LOCATION: 112 North Main Street  
LEGAL DESCRIPTION: Part of Lot 6, Block 23, Original Town of Lockhart  
EXISTING USE OF PROPERTY: Commercial  
PROPOSED USE OF PROPERTY: Same as above  
ZONING CLASSIFICATION: CCB (Commercial Central Business)

## ANALYSIS OF ISSUES

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**PROJECT DESCRIPTION:** The applicant proposes various interior improvements inside the existing building for the purposes of a Tax Abatement application submission, (TA-23-02), also on the agenda of the Commission's December 20, 2023 meeting. According to Section 28-21(b) of the Historic Districts and Landmarks Ordinance, any enhancements qualifying for a tax abatement, whether interior or exterior, require a review and Certificate for Alteration by the Commission. The interior improvements include reorganizing interior walls, expanding the bathrooms to be ADA-compliant, connecting the subject property to the adjacent building under the same ownership by re-opening a boarded archway and installing a door, and installing a 208 square foot stage and accompanying lighting. The changes will include the necessary plumbing and electrical upgrades to support the new facilities. Detailed information and drawings are enclosed with your agenda packet materials. A Specific Use Permit was approved by the Planning and Zoning Commission on March 23, 2022, on this property for the Bar and Special Events Center uses. The proposed improvements are the next step in implementing the approved uses.

**COMPATIBILITY:** The proposed improvements are entirely interior and do not affect the exterior of the building. Additionally, some original building materials and the existing interior ghost sign are creatively reused and preserved. No compatibility issues or changes to the character of the downtown Historic District are expected from the overall project.

**COMPLIANCE WITH STANDARDS:** Although there are no design guidelines for the proposed improvements in the Historic Districts and Landmarks Ordinance, the improvements are subject to approval of this Certificate for Alteration due to the tax abatement proposal, as well as the issuance of building permits, electrical permits, and any other necessary permits.

**ALTERNATIVES:** None necessary.

**PLAN & DESCRIPTION OF IMPROVEMENTS, ENHANCEMENT, REHABILITATION, And/or PRESERVATION WORK FOR TAX ABATEMENT AND SITE PLAN (PLANS) Showing Existing Improvements:**

The first page of the plans attached show the current layout and interior features. There is existing mechanical including central air and heat, plumbing and electrical and lighting. It is believed the existing HVAC is enough to service the building. There are four existing ceiling fans and eight existing lights from the ceiling in the main area that will stay. All controls for these will be moved to the mechanical room and away from the public. New light switches will be added to the two bathrooms, the mechanical room (formerly my private real estate office) and the Green Room (formerly my real estate conference room). The doorway between these two rooms will be closed up as part of the existing wall as shown on the second page of the plans as New Floor Plan.

A wall is being added in the front. It is 10-feet tall and six feet from the front exterior wall. A 17'4" x 12' x 2' stage will be added. The existing bathroom fixtures (sink and toilet) stay in place. Just the wall will be moved to make the bathroom 5'8" wide (ADA). A new women's bathroom will be constructed with 2 stalls (one ADA). It is important to point out that a plumbing chase wall will be built on the north wall taking in the tension cable.

The existing back and front doors remains the same as do the front and back emergency exit signs.

The arch between 112 and 110 will be opened back up and custom made glass doors will be installed between the two buildings.

Some electrical work will be moved from the floor area, moving most of it up very high, near the ceiling. The "ghost sign" will be lit from above to feature it. The concrete floors and the ceilings will remain the same. Any of the 2x12" original floor joists now being used as walls, will be salvaged and added to the completion of the back wall behind the stage.

**BUDGET:**

Construction Contractor: Solis Construction	Estimated	\$ 45,000
Electrical by Angel Ramirez Electric	Estimated	\$ 4,500
Permits & Fees:		
Asbestos Estimated		\$ 800
City Permits Estimated		\$ 500
<b>ESTIMATED VALUE at COMPLETION:</b>		<b>\$ 210,600</b>

**CONSTRUCTION TIME LINE:** Start in January 2024; completion by March 2024.

## **CURRENT & PROPOSED USE OF 112 N. MAIN ST:**

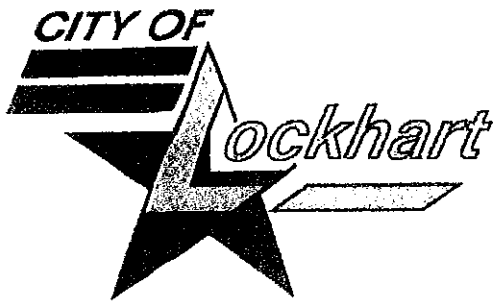
The building has been vacant since April 2022. I purchased it in 2014. I leased it as an antique shop and maintained about 300 square feet inside at the back right as my real estate office. I now home office about 97% of the time.

In March 2022, I applied for a Specific Use Permit (SUP-22-05) to all a Bar and a Special Events Facility at 110-112 N. Main Street and it was granted (copy herein).

The proposed idea is to use the facility at 112 N. Main with several scenarios:

1. A rental venue for such things as Chisholm Trail Class Reunions, small weddings, private parties, educational presentations (classes), etc. Note: the doors between 112 and 110 will be closed and locked. Alcohol will be provided by The PEARL with portable bar set up.
2. The PEARL will host live music events on Saturdays. Once per quarter, we will host a top name band and charge a cover for attendance. Both 110 and 112 will be open and guests will be able to move back and forth between the buildings. This may be a standing room only event.
3. The PEARL will host Listening Room Musicians once a quarter. These events will be row seating with folding chairs lined up. There will be a portable bar brought in by The PEARL using our TABC license.
4. The PEARL will host a dance band once a month on Saturday. No cover or a very low priced one, like \$5 per person. The seating will be along the North wall, Front wall, and standing on the South wall at a drink ledge. The doors will be open between both buildings.

NOTE: This building will only be open Saturday's and possibly a Sunday now and then. The Green Room will also serve as my real estate brokerage office by appointment only. I will have a table and 4 chairs and one file cabinet in that room.



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(512) 398-3461 • FAX (512) 398-5103  
P. O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

March 24, 2022

Ronda Reagan  
412 W. San Antonio St.  
Lockhart, TX 78644

[rreagan2@gmail.com](mailto:rreagan2@gmail.com)

Dear Ms. Reagan:

On March 23, 2022, the Lockhart Planning and Zoning Commission APPROVED your request for a Specific Use Permit (SUP-22-05) to allow a Bar and a Special Events Facility on your property zoned CCB Commercial Central Business District and located at 110-112 North Main Street.

If you have any questions, I may be contacted by phone at 512-376-2454, or by e-mail at [dgibson@lockhart-tx.org](mailto:dgibson@lockhart-tx.org).

Cordially,

Dan Gibson, AICP  
City Planner



**TEXAS CAD  
DESIGNS**  
POX 1138  
Ayle,  
Texas 76640  
Tel: (817) 865-1686

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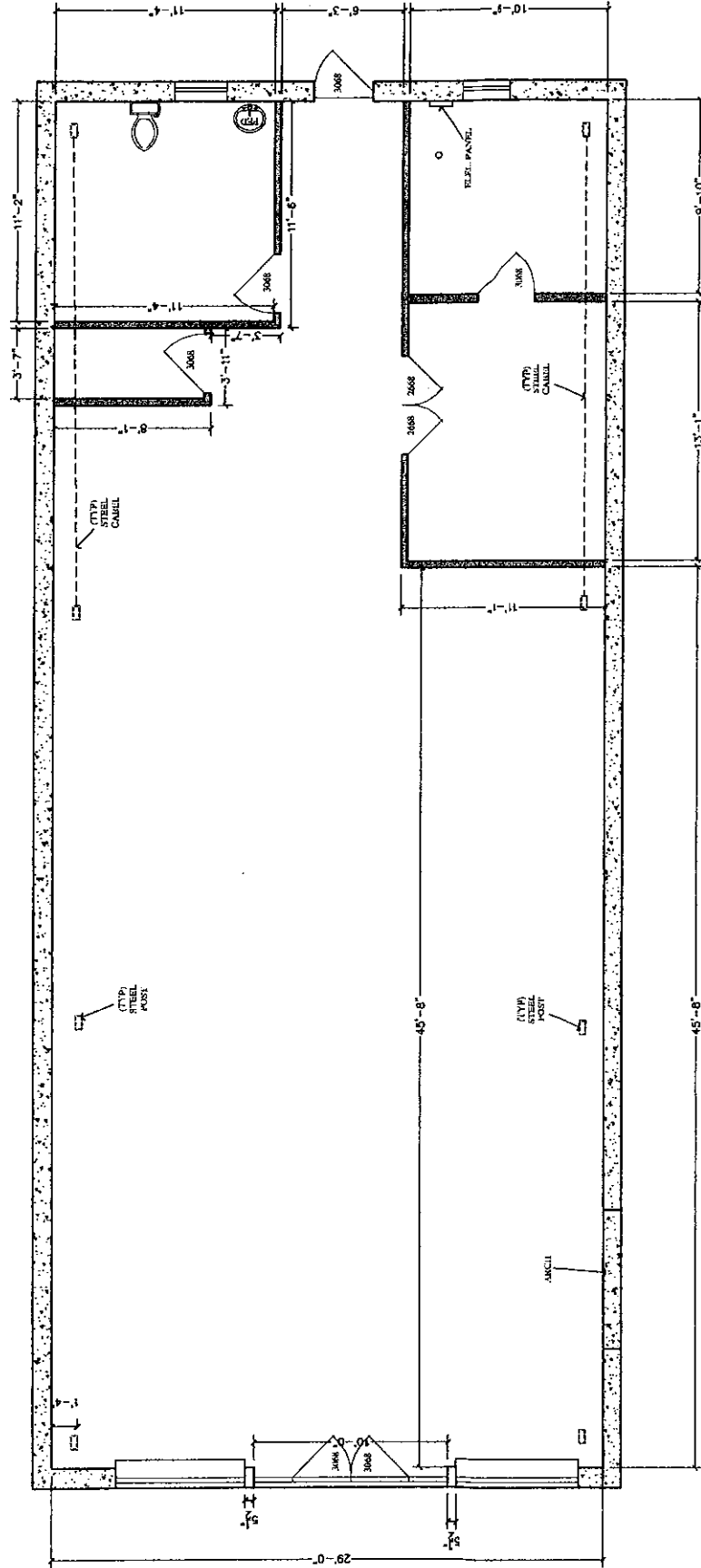
**RONDA REAGAN**  
112 N MAIN ST.  
LOCKHART, TEXAS  
512-757-1121

Revisions  
No. Date  
No. Date  
ISSUE DATE: 11/20/23

CHNO BY:  
T:Coed  
DRWA BY:  
T:Coed

**ORG. FLOOR PLAN**  
RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS

**A1**



**ORIGINAL PLAN**  
SCALE: 1/4" = 1'-0"





**TEXAS CAD  
DESIGNS**  
BOX 1138  
Kyle,  
Texas 79640  
Tel: (512) 595-1636

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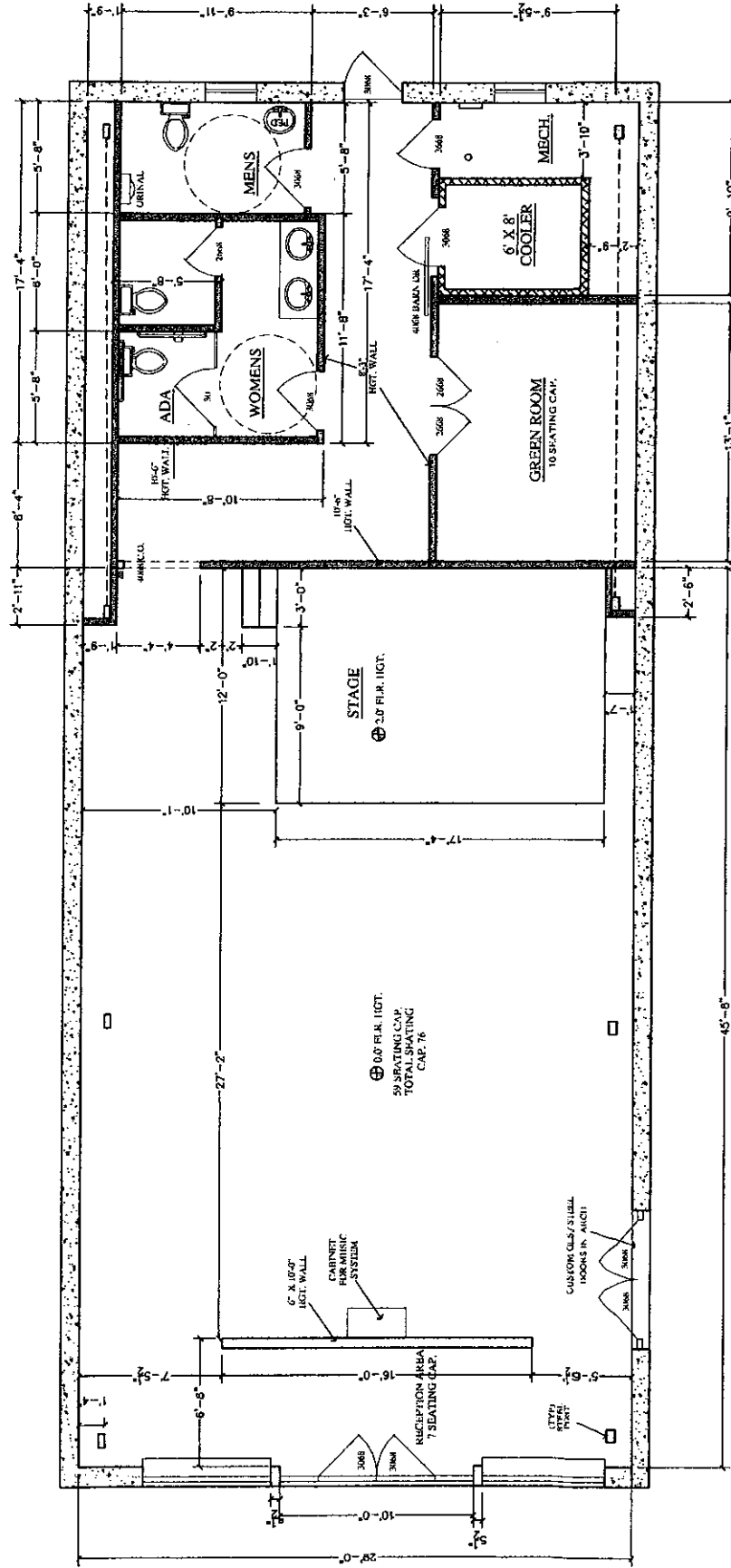
**RONDA REAGAN**  
112 N MAIN ST.  
LOCKHART, TEXAS  
512-757-1121

Revisions  
No. \_\_\_\_\_ Date: \_\_\_\_\_  
No. \_\_\_\_\_ Date: \_\_\_\_\_  
ISSUE DATE: 11/29/23

CHKD BY:  
TJ-Cad  
DRWN BY:  
TJ-Cad

**NEW FLOOR PLAN**  
RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS

**A2**



**NEW FLOOR PLAN**

SCALE: 1/4" = 1'-0"







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Texas 76640  
Tel: (512) 585-1695

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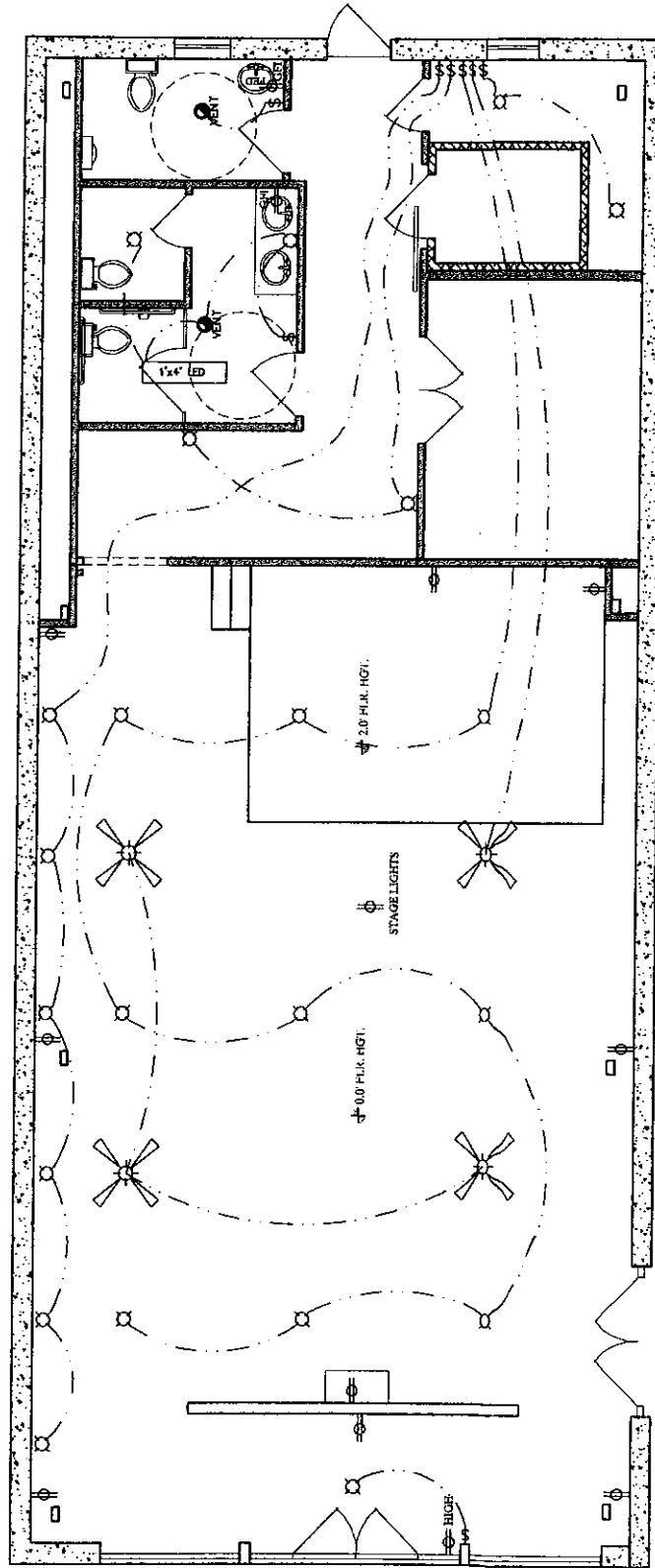
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ISSUE DATE: 11/20/23

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TJCAD  
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TJCAD

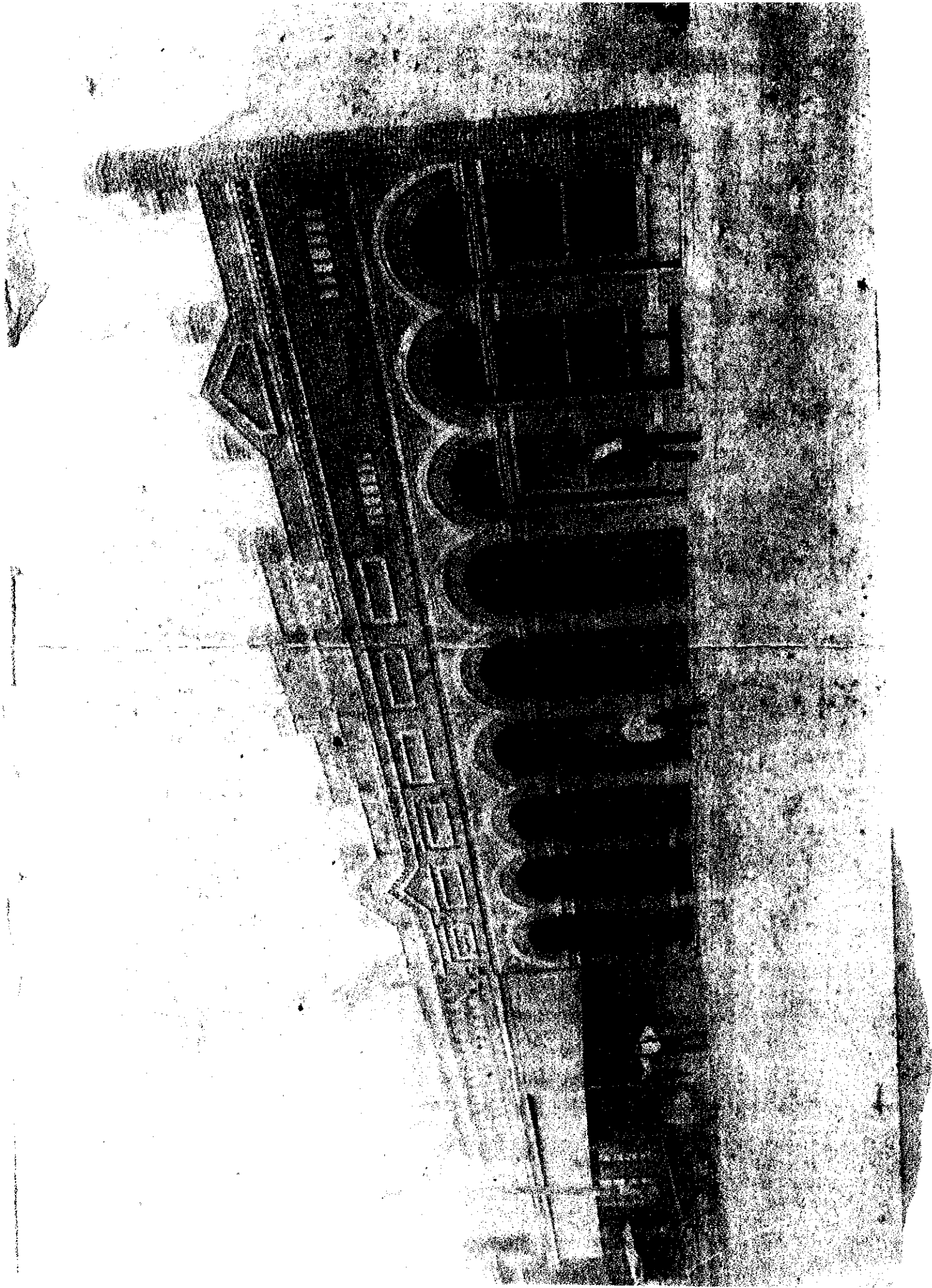
**ELECTRICAL PLAN**  
RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS

**A5**

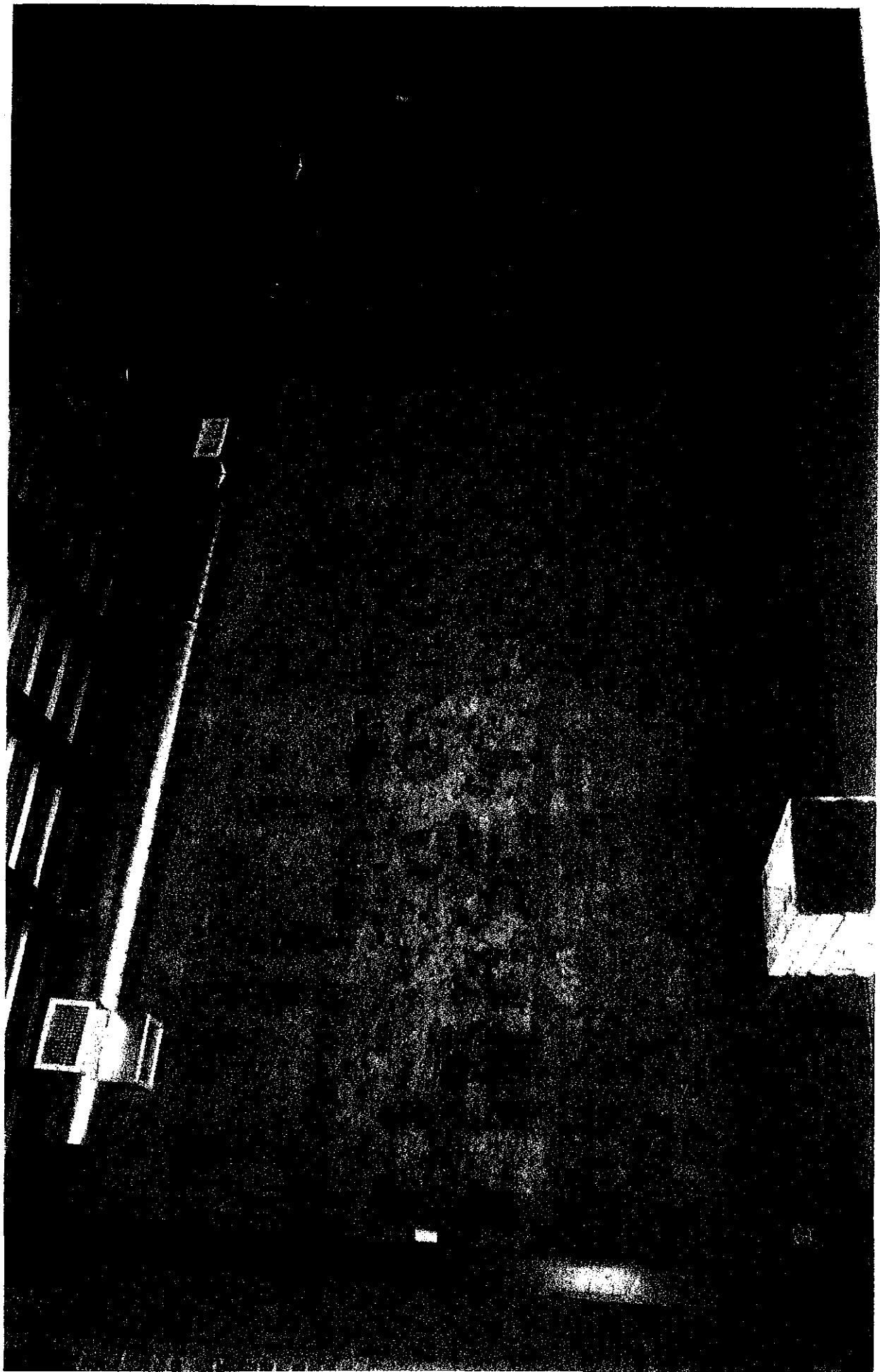
SYMBOL SCHEDULE	
	CEILING FAN W/ LIGHT
	WALL MOUNTED DIMMER SWITCH
	WALL MOUNTED OUTLET
	RECESSED WALL MOUNTED INCANDESCENT



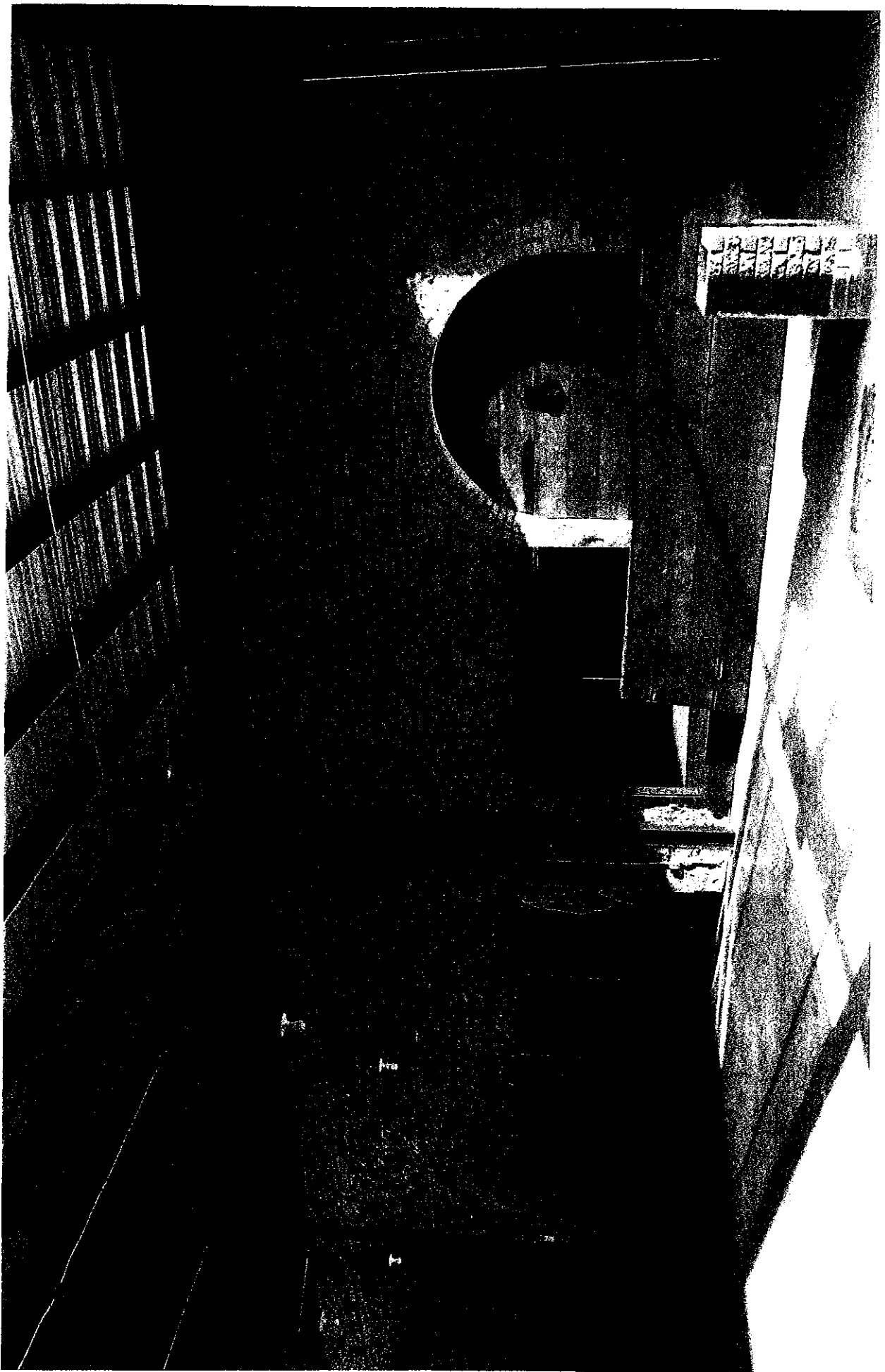
**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

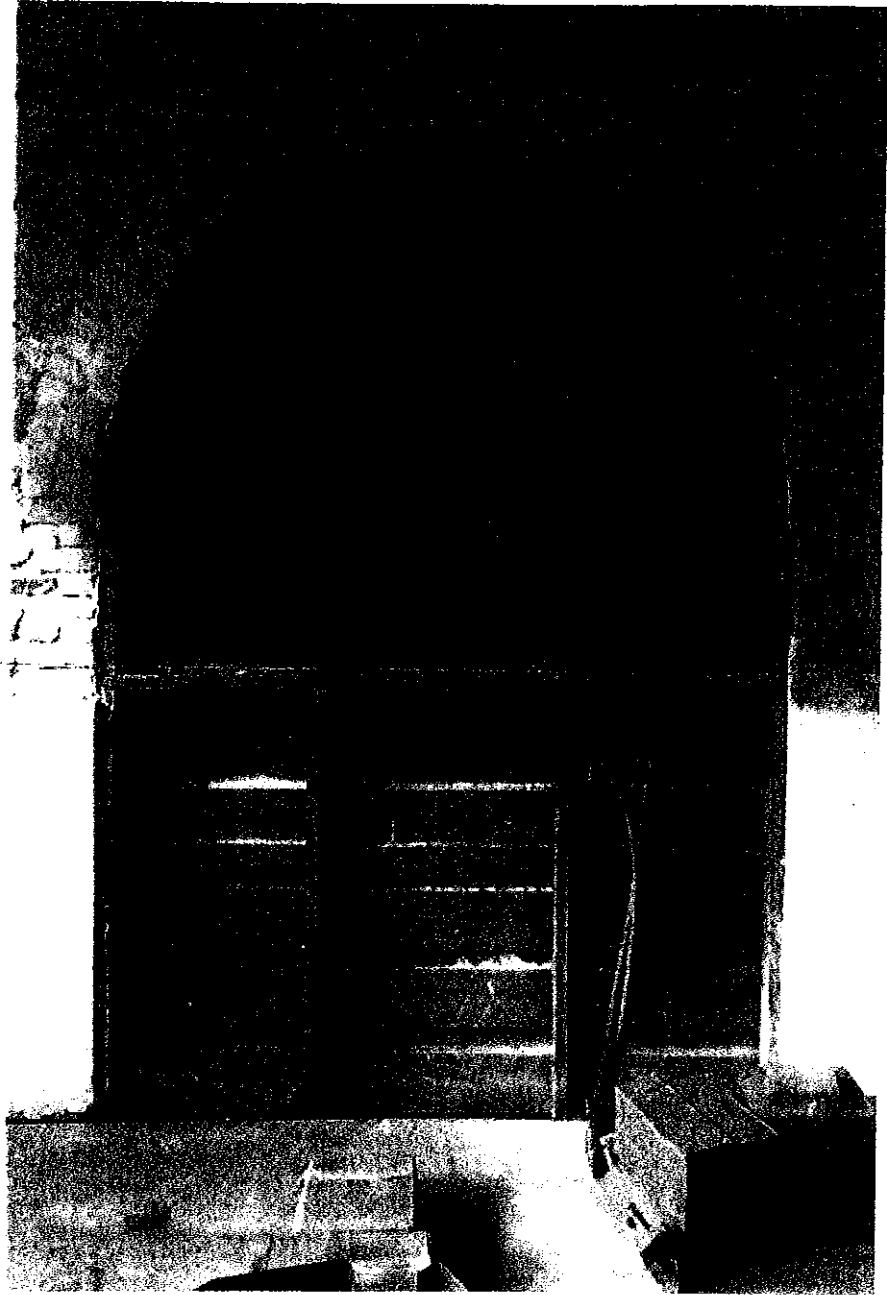


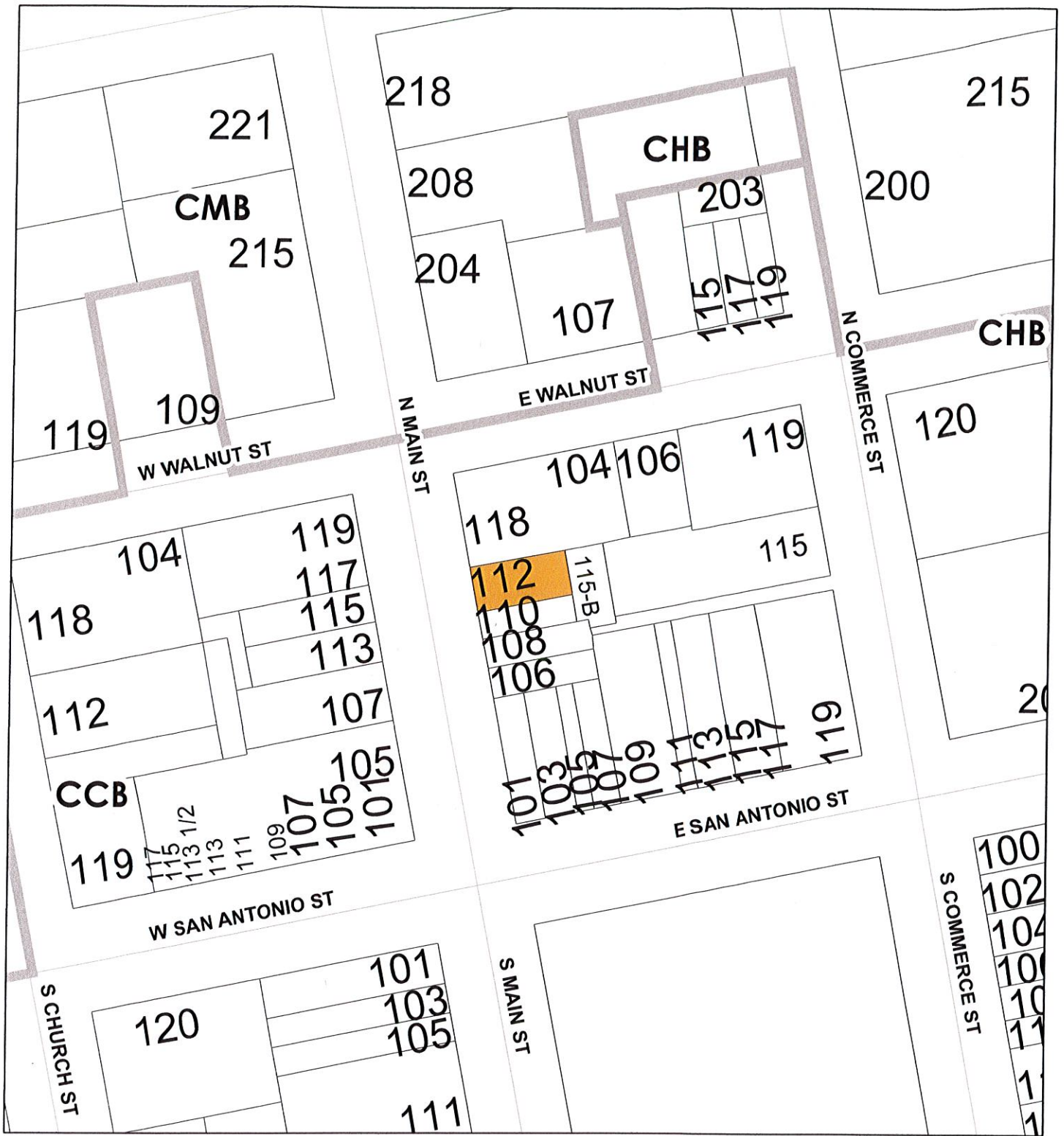












**TA-23-02**

112 N MAIN ST

VARIOUS INTERIOR IMPROVEMENTS



Subject Property



Zoning Boundary

scale 1" = 100'





# Lockhart TEXAS

## HISTORIC PROPERTY PRESERVATION TAX ABATEMENT APPLICATION

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

### APPLICANT / PROPERTY OWNER

NAME: Ronda Reager / 76 Texas MAILING ADDRESS: 412 W. San Antonio St.  
DAY-TIME TELEPHONE: 512-757-1121 ADDRESS: Lockhart, TX 78644  
E-MAIL: rreagan2@gmail.com

### PROPERTY

ADDRESS: 112 N. Main Street, Lockhart, TX 78644  
LEGAL DESCRIPTION (IF PLATTED): O.T. Lockhart, Block 23, Lot Pt 6  
SIZE: 2325 SQUARE FEET OR 0.054 ACRE(S) ZONING CLASSIFICATION: CCB  
0.053

### HISTORICAL SIGNIFICANCE

BUILDER/ARCHITECT (IF KNOWN): A.L. Brodchick Gus Birkenor  
DATE OF ORIGINAL CONSTRUCTION (IF KNOWN): 1896  
STATE OR NATIONAL HISTORIC DESIGNATION(S) (IF ANY): within National Historic Dist.  
HISTORICAL NAME(S) OF BUILDING(S) (IF KNOWN): Otto Seeliger Blacksmith Building -  
City of Lockhart

### 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 ACT ON THE PROPERTY OWNER'S BEHALF IS REQUIRED, AND MUST BE SIGNED AND DATED BY THE PROPERTY OWNER. AN E-MAILED AUTHORIZATION FROM THE PROPERTY OWNER TO THE PLANNING DEPARTMENT IS ALSO ACCEPTABLE.

\*PLEASE NOTE THAT A CERTIFICATE FOR ALTERATION MUST BE APPROVED BY THE HISTORICAL PRESERVATION COMMISSION, PRIOR TO APPROVAL OF THE REQUESTED TAX ABATEMENT.

SIGNATURE OF PROPERTY OWNER: Ronda Reager  
PRINTED NAME: Ronda Reager DATE: 12-6-23



# SUBMITTAL REQUIREMENTS

PLEASE ATTACH THE FOLLOWING INFORMATION TO THE APPLICATION:

1. AN AFFIDAVIT BY THE OWNER DESCRIBING THE HISTORICAL SIGNIFICANCE OF THE STRUCTURE(S) IN NEED OF TAX RELIEF, INCLUDING ANY RELEVANT OR USEFUL INFORMATION REGARDING THE HISTORY OF THE STRUCTURE(S) (HISTORICAL PHOTOGRAPHS, NEWSPAPER ARTICLES, ARCHITECTURAL DRAWINGS, ETC.)
2. A PLAN AND DETAILED WRITTEN DESCRIPTION OF THE IMPROVEMENTS, ENHANCEMENT, REHABILITATION, AND/OR PRESERVATION ("WORK") FOR WHICH TAX ABATEMENT IS REQUESTED.
3. A SITE PLAN SHOWING THE TYPE, NUMBER, AND LOCATION OF ALL EXISTING IMPROVEMENTS ON THE PROPERTY (PRIMARY AND ACCESSORY BUILDINGS, FENCES, SIGNS, ETC.)
4. A COPY OF THE LAST PAID TAX RECEIPT, AN ITEMIZED STATEMENT OF THE CURRENT ASSESSED PROPERTY VALUE, AND A COPY OF THE PROPERTY'S CURRENT APPRAISAL CARD AND PROPERTY TAX RECORD ON FILE AT THE CALDWELL COUNTY APPRAISAL DISTRICT.
5. AN ITEMIZED STATEMENT OF THE COSTS FOR THE PROPOSED WORK AND ESTIMATED PROPERTY VALUE UPON COMPLETION.
6. A SCHEDULE OF THE ESTIMATED CONSTRUCTION TIME WITH START AND COMPLETION DATES OF THE PROPOSED WORK.
7. A DETAILED STATEMENT OF THE CURRENT AND PROPOSED USE OF THE PROPERTY.
8. IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.
9. **APPLICATION FEE OF \$200.00**, PAYABLE TO THE CITY OF LOCKHART.

## OFFICE USE ONLY

CASE NUMBER: TA- 23 - 02 ACCEPTED BY: Kevin Waller  
DATE SUBMITTED: 12/7/23 RECEIPT NUMBER: R01263589  
HISTORICAL PRESERVATION COMMISSION INITIAL SITE INVESTIGATION DATE: 12/20/23  
HISTORICAL PRESERVATION COMMISSION MEETING DATE: 12/20/23  
HISTORICAL PRESERVATION COMMISSION RECOMMENDATION: \_\_\_\_\_  
CITY COUNCIL MEETING DATE: \_\_\_\_\_  
CITY COUNCIL DECISION OF ELIGIBILITY: \_\_\_\_\_  
APPLICANT SWORN STATEMENT OF COMPLETION – DATE SUBMITTED: \_\_\_\_\_  
HISTORICAL PRESERVATION COMMISSION FINAL SITE INVESTIGATION DATE: \_\_\_\_\_  
HISTORICAL PRESERVATION COMMISSION APPROVAL DATE: \_\_\_\_\_  
CITY NOTIFICATION TO APPRAISAL DISTRICT – DATE: \_\_\_\_\_



**CASE SUMMARY**

---

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW* CASE NUMBER: TA-23-02  
REPORT DATE: December 14, 2023  
HISTORICAL PRESERVATION COMMISSION DATE: December 20, 2023  
CITY COUNCIL DATE: *Pending*  
APPLICANT'S REQUEST: Various interior improvements (see Project Description below)  
STAFF RECOMMENDATION: **Approval**  
SUGGESTED CONDITIONS: None  
HISTORICAL PRESERVATION COMMISSION RECOMMENDATION: *Pending*

**BACKGROUND DATA**

---

APPLICANT: Ronda Reagan  
OWNER: 7G Texan LLC, c/o Ronda Reagan  
SITE LOCATION: 112 North Main Street  
LEGAL DESCRIPTION: Part of Lot 6, Block 23, Original Town of Lockhart  
EXISTING USE OF PROPERTY: Commercial  
PROPOSED USE OF PROPERTY: Same as above  
ZONING CLASSIFICATION: CCB (Commercial Central Business)

**ANALYSIS OF ISSUES**

---

**PROJECT DESCRIPTION:** The applicant proposes various interior improvements to an existing commercial building in the Historic District, and has requested a Tax Abatement for municipal taxes with the attached application. The improvements will also be considered by the Commission through a Certificate for Alteration (CFA-23-37) at the same meeting on December 20, as all enhancements qualifying for a tax abatement, whether interior or exterior and including ordinary maintenance, require a review and Certificate for Alteration by the Commission (Historic Districts and Landmarks Ordinance Section 28-21(b)). The proposed improvements include reorganizing interior walls, expanding the bathrooms to be ADA-compliant, connecting the subject property to the adjacent building under the same ownership by re-opening a boarded archway and installing a door, and installing a 208 square-foot stage and accompanying lighting. The changes will include the necessary plumbing and electrical upgrades to support the new facilities. A Specific Use Permit was approved by the Planning and Zoning Commission on March 23, 2022, for a Bar and Special Events Center on both the subject property and the applicant's adjacent property to the south at 110 North Main Street. The subject property, once the improvements are complete, will primarily feature special events, with a portable bar operated by The Pearl establishment to occasionally be brought to the property for certain events. Detailed information and drawings are enclosed with your agenda packet materials.

**COMPATIBILITY:** The proposed improvements are limited to the building's interior and do not impact the exterior. Additionally, some original building materials and the existing interior ghost sign will be creatively reused and preserved. No compatibility issues or changes to the character of the downtown Historic District are expected from the overall project.

**COMPLIANCE WITH STANDARDS:** A Certificate for Alteration for the proposed improvements will be considered by the Commission for this project, as discussed above, and a building permit, electrical permit, and any other necessary permits must first be secured, prior to beginning work. Staff has determined that the submitted tax abatement application meets the guidelines set forth in Section 28-22. A complete copy of the application packet, a copy of Chapter 28, Division 2 (Tax Abatement), and a summary of the tax abatement review procedure, including consideration by the City Council, are included with your agenda packet materials.

**ALTERNATIVES:** None necessary.

## **Affidavit of Historical Significance of the Structure:**

112 N. Main was constructed on a vacant lot in 1896. Financed by developer A.L. Brock, contracted Gus Birkner to build the actual structure. A copy of a very early photograph is attached prior to awnings/canopies being installed. The street is dirt and the porch is wood. Brock is shown in a suit walking in front of the three buildings shown which he had built. Birkner attached the new building to an existing exterior wall on the south side of Fields Stable. This rock wall still displays a "ghost sign" advertising Fields Stable. It is fairly well preserved as it has been protected from the elements since 1896, by now being an interior wall. This will be highlighted with lighting above. No alterations will be made to it. The writing reads:

**FIELDS STABLES**

**WAGONS SALE YARD**

**HORSES & BUGGLES BOUGHT & SOLD**

Otto Seeliger purchased the building and 110 N. Main for his farm implements, carriage showroom, gunsmith, blacksmith and wood...store (see attached photograph). The building at 112 is connected to 110 by an original arch that has been temporarily boarded closed. Seeliger's grandson Emil built Lockhart's first car-- "Seeliger's Special" behind the store in 1902, finishing it in 1904. He drove it downtown, scaring the women, some of whom fainted, and spooked the horses and mules leading carriages and wagons.

The building is in the Caldwell County/Lockhart Downtown National Historic District which was created in 1993, by City Ordinance (see Historic District map). The original nomination of buildings to the



National Register of Historic Places was completed in 1977, by Donaly Brice and Phillip Von Coyle.

The purpose of the Code of Ordinances Historic Districts & Landmark Regulations and Districts Sec 28-1. is to "Encourage and/or assist the property owners to rehabilitate, enhance, improve, maintain, protect and preserve landmarks and districts, which represent distinctive elements of Lockhart's architectural, cultural, social, economic, ethnic, and political heritage...."

This property has been vacant for almost two years. It is in need of tax relief.

**PLAN & DESCRIPTION OF IMPROVEMENTS, ENHANCEMENT, REHABILITATION, And/or PRESERVATION WORK FOR TAX ABATEMENT AND SITE PLAN (PLANS) Showing Existing Improvements:**

The first page of the plans attached show the current layout and interior features. There is existing mechanical including central air and heat, plumbing and electrical and lighting. It is believed the existing HVAC is enough to service the building. There are four existing ceiling fans and eight existing lights from the ceiling in the main area that will stay. All controls for these will be moved to the mechanical room and away from the public. New light switches will be added to the two bathrooms, the mechanical room (formerly my private real estate office) and the Green Room (formerly my real estate conference room). The doorway between these two rooms will be closed up as part of the existing wall as shown on the second page of the plans as New Floor Plan.

A wall is being added in the front. It is 10-feet tall and six feet from the front exterior wall. A 17'4" x 12' x 2' stage will be added. The existing bathroom fixtures (sink and toilet) stay in place. Just the wall will be moved to make the bathroom 5'8" wide (ADA). A new women's bathroom will be constructed with 2 stalls (one ADA). It is important to point out that a plumbing chase wall will be built on the north wall taking in the tension cable.

The existing back and front doors remains the same as do the front and back emergency exit signs.

The arch between 112 and 110 will be opened back up and custom made glass doors will be installed between the two buildings.

Some electrical work will be moved from the floor area, moving most of it up very high, near the ceiling. The "ghost sign" will be lit from above to feature it. The concrete floors and the ceilings will remain the same. Any of the 2x12" original floor joists now being used as walls, will be salvaged and added to the completion of the back wall behind the stage.

**BUDGET:**

Construction Contractor: Solis Construction	Estimated	\$ 45,000
Electrical by Angel Ramirez Electric	Estimated	\$ 4,500
Permits & Fees:		
Asbestos Estimated		\$ 800
City Permits Estimated		\$ 500
<b>ESTIMATED VALUE at COMPLETION:</b>		<b>\$ 210,600</b>

**CONSTRUCTION TIME LINE:** Start in January 2024; completion by March 2024.

## **CURRENT & PROPOSED USE OF 112 N. MAIN ST:**

The building has been vacant since April 2022. I purchased it in 2014. I leased it as an antique shop and maintained about 300 square feet inside at the back right as my real estate office. I now home office about 97% of the time.

In March 2022, I applied for a Specific Use Permit (SUP-22-05) to all a Bar and a Special Events Facility at 110-112 N. Main Street and it was granted (copy herein).

The proposed idea is to use the facility at 112 N. Main with several scenarios:

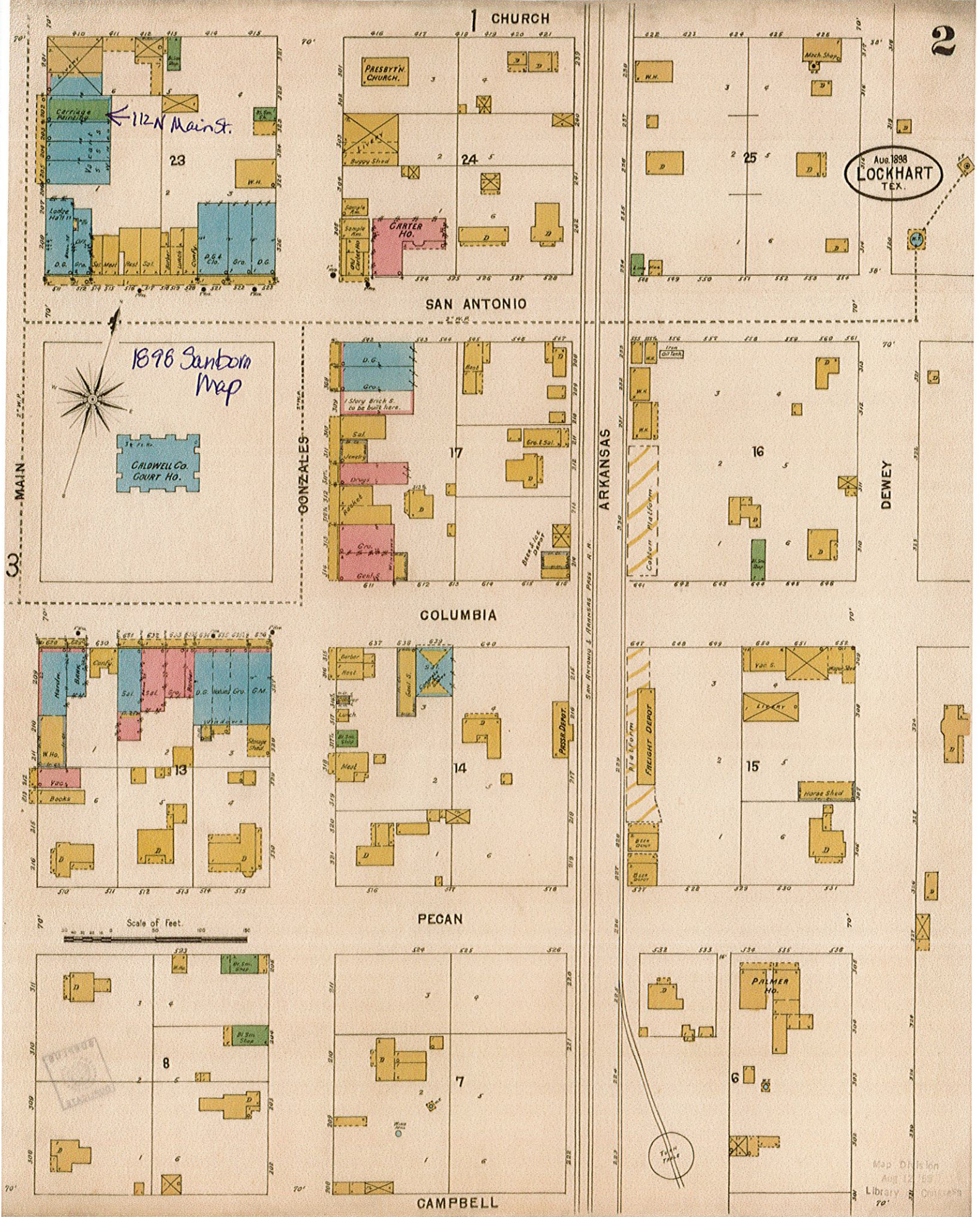
1. A rental venue for such things as Chisholm Trail Class Reunions, small weddings, private parties, educational presentations (classes), etc. Note: the doors between 112 and 110 will be closed and locked. Alcohol will be provided by The PEARL with portable bar set up.
2. The PEARL will host live music events on Saturdays. Once per quarter, we will host a top name band and charge a cover for attendance. Both 110 and 112 will be open and guests will be able to move back and forth between the buildings. This may be a standing room only event.
3. The PEARL will host Listening Room Musicians once a quarter. These events will be row seating with folding chairs lined up. There will be a portable bar brought in by The PEARL using our TABC license.
4. The PEARL will host a dance band once a month on Saturday. No cover or a very low priced one, like \$5 per person. The seating will be along the North wall, Front wall, and standing on the South wall at a drink ledge. The doors will be open between both buildings.

NOTE: This building will only be open Saturday's and possibly a Sunday now and then. The Green Room will also serve as my real estate brokerage office by appointment only. I will have a table and 4 chairs and one file cabinet in that room.





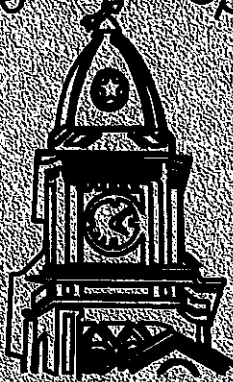




Original located at the Dolph Briscoe Center for American History, University of Texas at Austin



Time Well Spent



Lockhart, Texas

## Seeliger Buildings

110-112 N. Main

1896

This building was built by Gus Birkner for A. L. Brock. The building was purchased by O. Seeliger for his carriage showroom.

On the north interior wall of the 112 building, the ghost sign "Field Stables" can still be seen.

A. F. Field owned a livery stable at this site from 1887-1907. The company functioned as a taxi service for the people of the town. It also provided horse-drawn street cars, which ran from the courthouse square to the railroad depot.



Time Well Spent



Lockhart, Texas

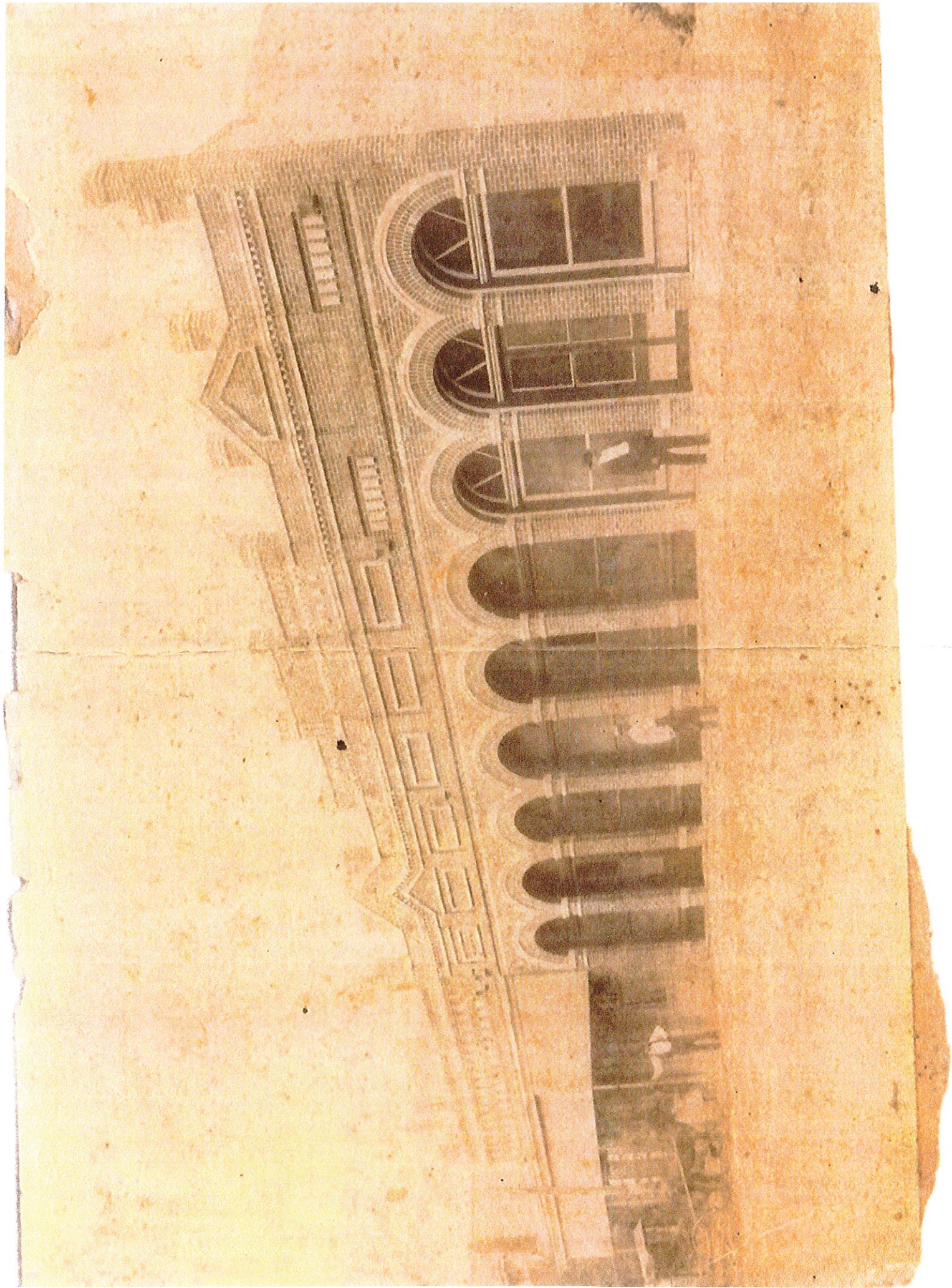
# Seeliger Buildings

106-108 N. Main

1896

These buildings were built by Gus Birkner for A. L. Brock. The building was bought by O. Seeliger for a farm implements store and blacksmith shop. In back of these buildings is where blacksmith Emil Seeliger handbuilt the "Seeliger Special", the first automobile in Lockhart.









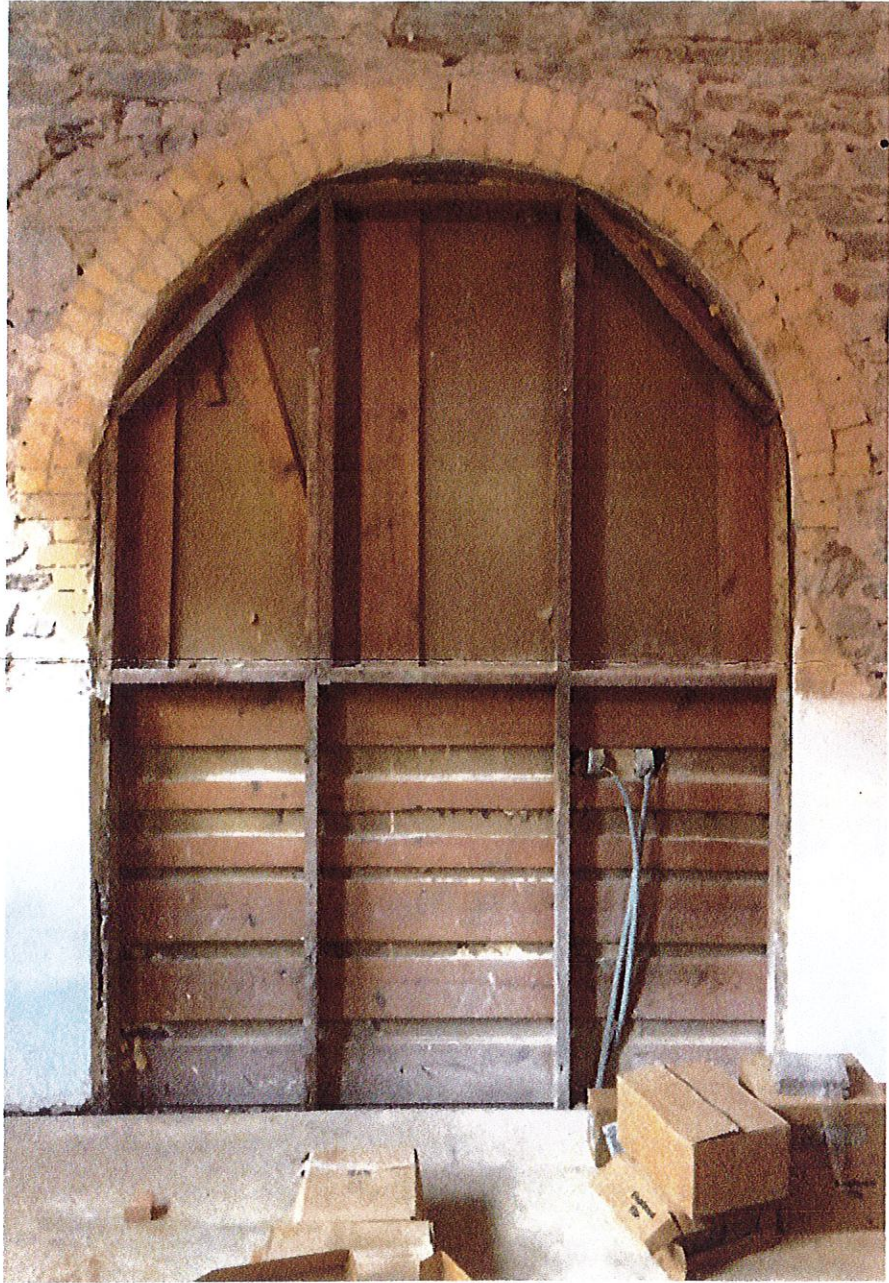
















Caldwell County Appraisal District  
 211 Bufkin Ln.  
 P.O. Box 900  
 Lockhart, TX 78644

Receipt Number  
**1186797**

Date Posted 12/06/2023  
 Payment Type P  
 Payment Code Full  
 Total Paid \$4,191.58

**PAID BY:**

REAGAN RONDA A  
 412 W SAN ANTONIO ST  
 LOCKHART, TX 78644-2658

Property ID	Geo	Legal Acres	Owner Name and Address									
16986	0300000-023-006-20	0.0000	7G TEXAN LLC 412 W SAN ANTONIO ST LOCKHART, TX 78644-2658									
Legal Description			DBA Name									
O.T. LOCKHART, BLOCK 23, LOT PT 6												
Situs			DBA Name									
112 N MAIN ST	LOCKHART, TX 78644											
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd	
Caldwell County	2023	0.46910	210,600	199	N	987.92	0.00	0.00	0.00	0.00	987.92	
City of Lockhart	2023	0.53480	210,600	199	N	1,126.29	0.00	0.00	0.00	0.00	1,126.29	
Lockhart ISD	2023	0.95690	210,600	199	N	2,015.24	0.00	0.00	0.00	0.00	2,015.24	
Plum Creek												
Underground Water	2023	0.01490	210,600	199	N	31.38	0.00	0.00	0.00	0.00	31.38	
Plum Creek												
Conservation												
District	2023	0.01450	210,600	199	N	30.54	0.00	0.00	0.00	0.00	30.54	
Farm to Market												
Road	2023	0.00010	210,600	199	N	0.21	0.00	0.00	0.00	0.00	0.21	
											4,191.58	
Balance Due As Of 12/06/2023: .00												

Tender	Details	Description	Amount
Check	1179		4191.58
			4191.58

Operator Batch  
 ROCIOC 10179 (12012023RC)

Total Paid  
 4,191.58

**2023 TAX STATEMENT**

<b>NAME &amp; ADDRESS</b> Owner ID: 237235 Pct: 100.000% 7G TEXAN LLC 412 W SAN ANTONIO ST LOCKHART, TX 78644-2658		<b>PROPERTY DESCRIPTION</b> O.T. LOCKHART, BLOCK 23, LOT PT 6  Acreage: 0.0000 Type: R	<b>PROPERTY GEOGRAPHICAL ID</b> 0300000-023-006-20 <b>PROPERTY SITUS / LOCATION</b> 112 N MAIN ST LOCKHART, TX 78644
--------------------------------------------------------------------------------------------------------------------------------	--	-------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------

<b>LAND MARKET VALUE</b> 28,220	<b>IMPROVEMENT MARKET VALUE</b> 182,380	<b>AG/TIMBER USE VALUE</b> 0	<b>AG/TIMBER MARKET</b> 0	<b>ASSESSED VALUE</b> 210,600	<b>TOTAL LATE AG PENALTY</b>
------------------------------------	--------------------------------------------	---------------------------------	------------------------------	----------------------------------	------------------------------

100% Assessment Ratio

Appraised Value: 210,600

TAXING UNIT	ASSESSED	HOMESTEAD EXEMPTION	OV65 OR DP EXEMPTION	OTHER EXEMPTIONS	FREEZE YEAR AND CEILING	TAXABLE VALUE	RATE PER \$100	TAX DUE
Plum Creek Underground	210,600	0	0	0		210,600	0.0149000	31.38
Plum Creek Conservatio	210,600	0	0	0		210,600	0.0145000	30.54
Lockhart ISD	210,600	0	0	0		210,600	0.9569000	2,015.24
Farm to Market Road	210,600	0	0	0		210,600	0.0001000	0.21
Caldwell County	210,600	0	0	0		210,600	0.4691000	987.92
City of Lockhart	210,600	0	0	0		210,600	0.5348000	1,126.29

COUNTY TAXES REDUCED BY SALES TAX 10.53

<b>Total Taxes Due by Jan 31, 2024</b>	<b>4,191.58</b>
----------------------------------------	-----------------

Penalty & Interest if paid after Jan 31, 2024		
If Paid in Month	P&I RATE	TAX DUE
FEBRUARY 2024	7%	4,484.99
MARCH 2024	9%	4,568.82
APRIL 2024	11%	4,652.65
MAY 2024	13%	4,736.48
JUNE 2024	15%	4,820.33

\*\*Attorney Fees are attached to Personal Property & Mobile Home accounts on April 1, 2024 and on all other accounts July 1, 2024. If there is an active suit on an account, Attorney Fees will attach February 1, 2024. \*\*

Property taxes in Texas are assessed as of January 1st of each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OR OLDER, DISABLED OR A DISABLED VETERAN AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Section 33.11) or Additional Late AG Penalty of 10% (Tax Code Section 23.54, Tax Code 21.10).

**\* DETACH HERE AND RETURN WITH PAYMENT \***

Make checks payable to:

CALDWELL COUNTY APPRAISAL DISTRICT  
 211 BUFKIN LN  
 PO BOX 900  
 LOCKHART, TX 78644-0900



Owner Name and Address
7G TEXAN LLC 412 W SAN ANTONIO ST LOCKHART, TX 78644-2658

Statement Number
2023 199
Prop ID Number
16986
Geographical ID
0300000-023-006-20

4772 1 AV 0.498\*\*\*\*\*AUTO\*\*5-DIGIT 78644 5DG 2 PT 28



7G TEXAN LLC  
 412 W SAN ANTONIO ST  
 LOCKHART TX 78644-2658

If Paid in Month	Tax Due
October 2023	4,191.58
November 2023	4,191.58
December 2023	4,191.58
January 2024	4,191.58
February 2024	4,484.99
March 2024	4,568.82
April 2024	4,652.65
May 2024	4,736.48
June 2024	4,820.33

In January Pay
<b>4,191.58</b>
Taxes are payable October 1, 2023 and become delinquent on February 1, 2024



CAT 0027

# Caldwell County, Texas Original Town of Lockhart Part of Lot 6 in Block 23

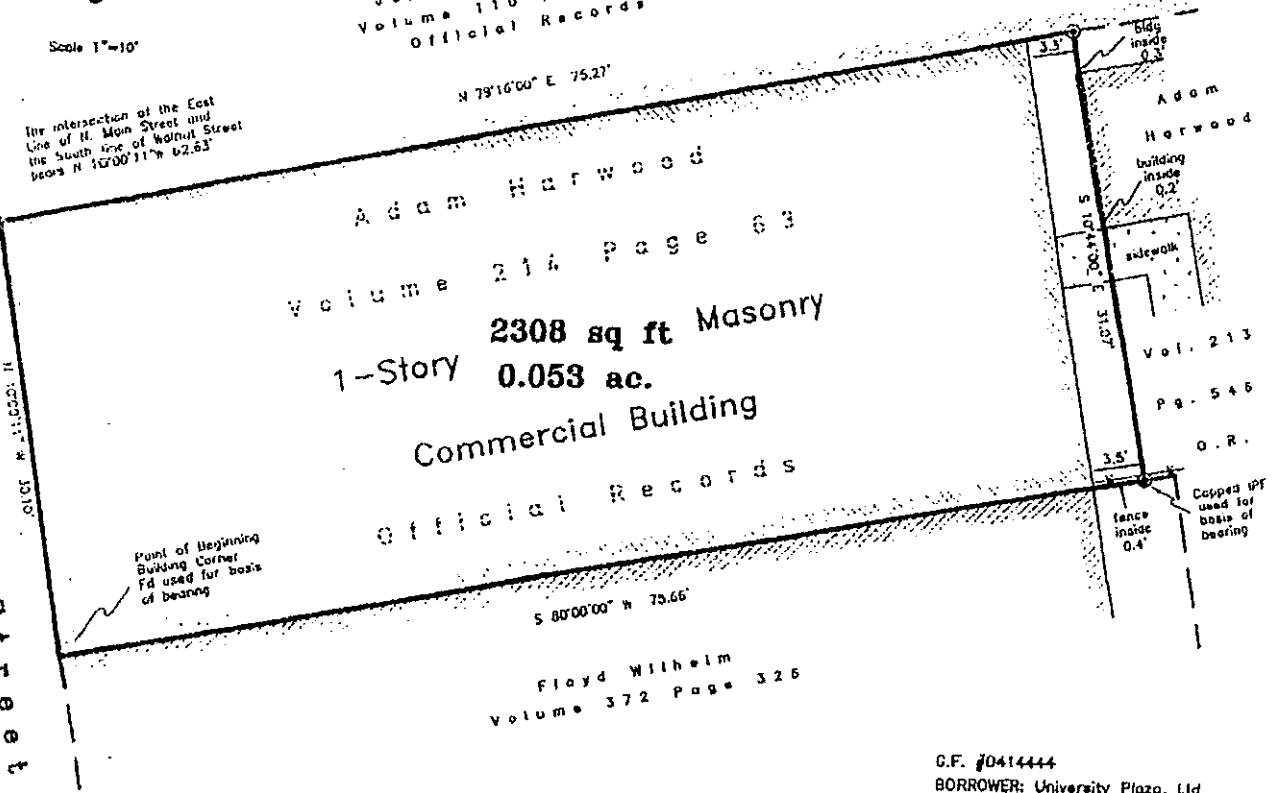


Scale 1"=10'

James R. Stephens  
Volume 110 Page 522  
Official Records

The intersection of the East  
Line of N. Main Street and  
the South line of Walnut Street  
bears N 10°00'11" W 62.53'

#112 N. Main Street  
(R.O.W. varies)



Adam Harwood  
Volume 214 Page 63  
2308 sq ft Masonry  
1-Story 0.053 ac.  
Commercial Building  
Official Records

Floyd Wilhelm  
Volume 372 Page 326

G.F. #0414444  
BORROWER: University Plaza, Ltd.  
911 ADDRESS: 112 N. Main St.  
Lockhart, TX 78644

### General Notes

- (1) Right of way to Adam W. Creeman, recorded in Vol. 149 Pg. 312, Caldwell County Deed of Trust Records and in Vol. 442 Pg. 247, Caldwell County Deed Records, could apply.
- (2) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY
- (3) Flood Zone "X" is determined to be outside the 100-year floodplain. No special flood hazards according to FEMA Panel mentioned herein.

### SURVEY PLAT

Showing a 2308 square foot tract of land out of Lot 6 in Block 23 of the ORIGINAL TOWN OF LOCKHART, in the City of Lockhart, Caldwell County, Texas according to the map or plat thereof recorded in Volume Q Page 507 of the Deed Records, Caldwell County, Texas and the Improvements as found situated thereon. I do hereby certify to University Plaza, Ltd., that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on November 30, 2004, (2) I have shown or noted all recorded easements or right of ways listed in the title report, G.F. #0414444, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts nor any shortages in area nor boundary other than shown hereon. The property shown lies in Flood Zone "X" according to FEMA Panel #48095-0002-C dated January 17, 1991. This survey is for use with this one transaction only. Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

Claude Hinkle, R.P.L.S. #5459

### LEGEND

- ⊙ CAPPED 1/2" IRON PIN FOUND
  - X- FENCE MEANDERS
  - CONCRETE
- UNLESS OTHERWISE NOTED

Field Book d.e.	Drawn By: JMH BS
Job No. 041941-1	Drawing: 041941-1.dwg
Date: November 30, 2004	Word Disk: Begin 110104
Surveyed By: JMH JDB	Autocad Disk: Begin 110104



Claude Hinkle Surveyors

P. O. Box 1027  
Lockhart, Texas 78644  
(512) 398-2000

All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of Lot 6 in Block 23 of the Original Town of Lockhart as recorded in Volume Q Page 507 of the Deed Records of Caldwell County, Texas and being also all of a tract of land conveyed to Adam Harwood by deed recorded in Volume 214 Page 63 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a building corner used for basis of bearing in the East line of N. Main Street and in the SW corner of the above mentioned Harwood tract and the West line of the said Lot 6 and in the NW corner of a tract of land conveyed to Floyd Wilhelm by deed recorded in Volume 372 Page 326 of the said Deed Records for the SW corner this tract.

**THENCE** N 10 degrees 00 minutes 11 seconds W with the West line of the said Lot 6 and the West line of the said Harwood tract and the East line of N. Main Street 30.10 feet to a building corner in the NW corner of the said Harwood tract and the SW corner of a tract of land conveyed to James R. Stephens by deed recorded in Volume 110 Page 522 of the said Official Records for the NW corner this tract and from which point the intersection of the East line of N. Main Street and the South line of Walnut Street bears N 10 degrees 00 minutes 11 seconds W 62.63 feet.

**THENCE** N 79 degrees 16 minutes 00 seconds E entering the said Lot 6 and with the North line of the said Harwood tract and the South line of the above mentioned Stephens tract 75.27 feet to a capped 1/2" iron pin found in the NE corner of the said Harwood tract and the NW corner of a tract of land conveyed to Adam Harwood by deed recorded in Volume 213 Page 546 of the said Official Records for the NE corner this tract.

**THENCE** S 10 degrees 44 minutes 00 seconds E with the East line of the said Volume 214 Page 63 and the West line of the above mentioned Volume 213 Page 546 31.07 feet to a capped 1/2" iron pin found used for basis of bearing in the SE corner of the said Volume 214 Page 63 and the North line of the said Wilhelm tract for the SE corner this tract.

**THENCE** S 80 degrees 00 minutes 00 seconds W with the South line of the said Volume 214 Page 63 and the North line of the said Wilhelm tract 75.66 feet to the place of beginning containing **2308 sq ft (0.053 acres)** of land more or less.

EXHIBIT "   A   "  
PAGE   L   OF   1



---

(512) 398-3461 • FAX (512) 398-5103  
P. O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

March 24, 2022

Ronda Reagan  
412 W. San Antonio St.  
Lockhart, TX 78644

[rreagan2@gmail.com](mailto:rreagan2@gmail.com)

Dear Ms. Reagan:

On March 23, 2022, the Lockhart Planning and Zoning Commission APPROVED your request for a Specific Use Permit (SUP-22-05) to allow a Bar and a Special Events Facility on your property zoned CCB Commercial Central Business District and located at 110-112 North Main Street.

If you have any questions, I may be contacted by phone at 512-376-2454, or by e-mail at [dgibson@lockhart-tx.org](mailto:dgibson@lockhart-tx.org).

Cordially,

Dan Gibson, AICP  
City Planner









**TEXAS CAD  
DESIGNS**  
BOX 1138  
Kyle,  
Texas 78640  
Tel: (512) 585-1635

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TexasCad

RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS  
512-757-1121

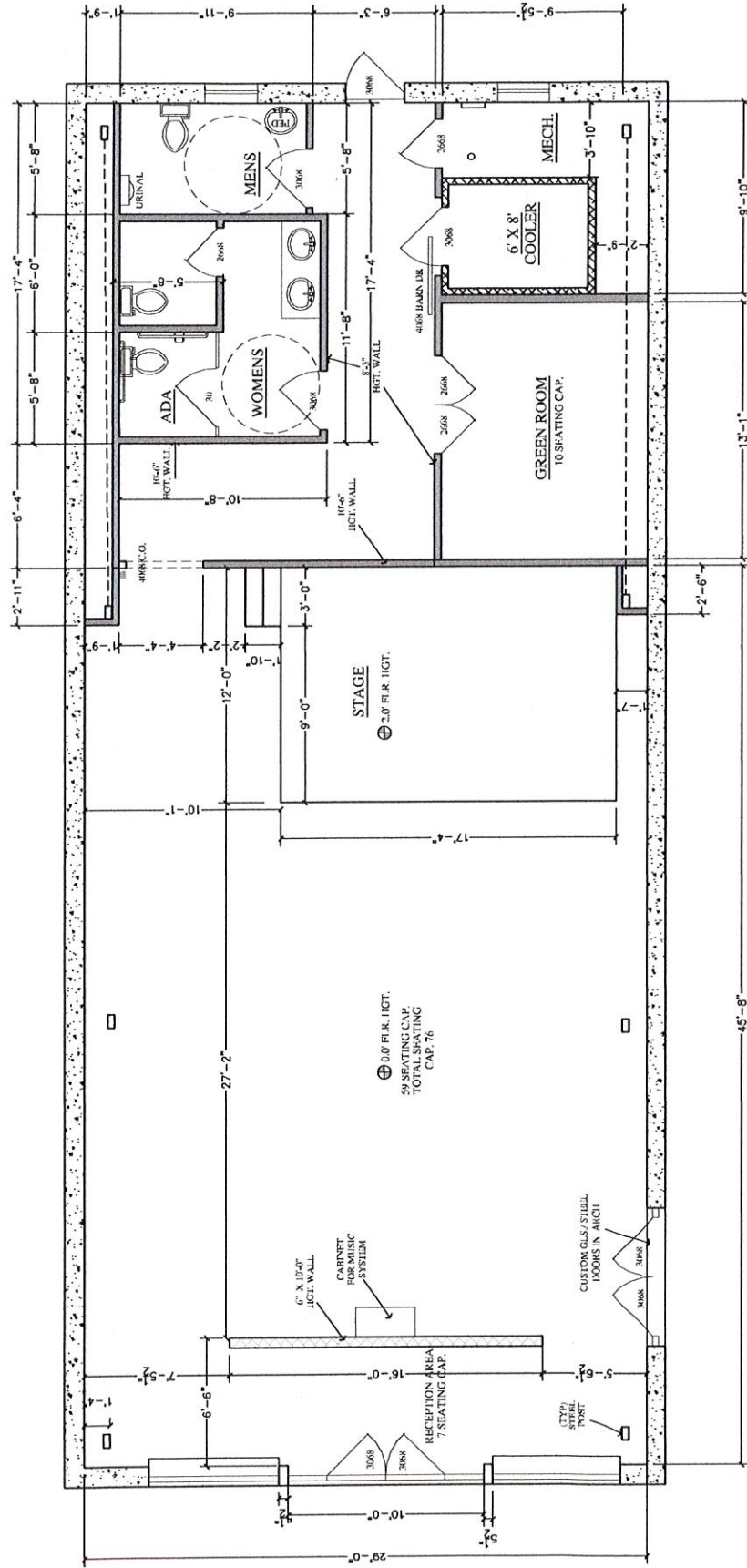
Revisions  
No. \_\_\_\_\_ Date: \_\_\_\_\_  
No. \_\_\_\_\_ Date: \_\_\_\_\_  
ISSUE DATE: 11/29/23

CHKD BY:  
TxCod

DRWN BY:  
TxCod

NEW FLOOR PLAN  
RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS

A2



**NEW FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**TEXAS CAD  
DESIGNS**  
BOX 1138  
KYLE,  
TEXAS 75640  
TEL: (512) 585-1635

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©2023  
TexasCad

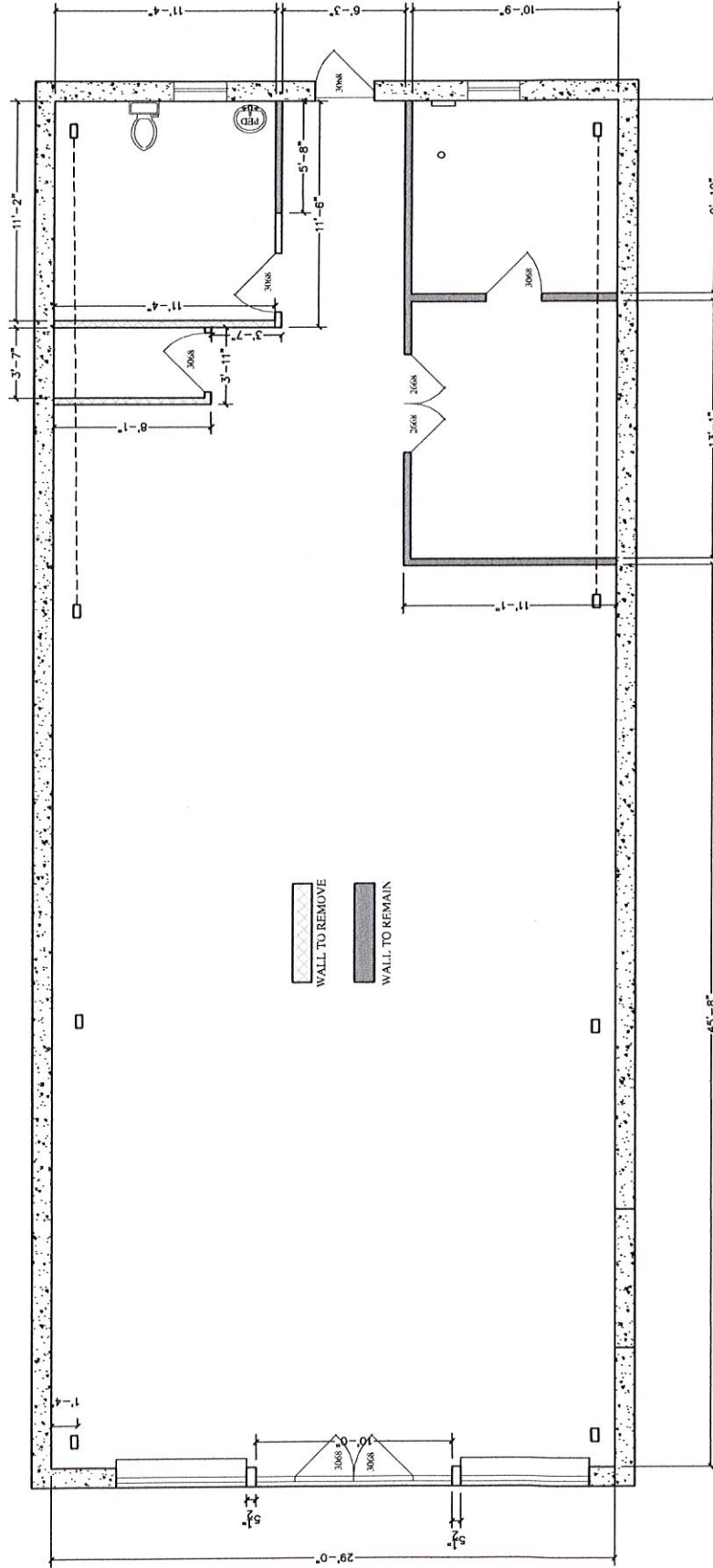
RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS  
512-757-1121

Revisions  
No. \_\_\_ Date: \_\_\_  
No. \_\_\_ Date: \_\_\_  
ISSUE DATE: 11/20/23

CHKD BY:  
TxCad  
DRWN BY:  
TxCad

TEAR OUT PLAN  
RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS

A3



**TEAR OUT PLAN**  
SCALE: 1/4" = 1'-0"







**TEXAS CAD  
DESIGNS**  
BOX 1138  
ROYAL,  
Texas 78964  
Tel: (512) 585-1635

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©2023  
TexasCad

**RONDA REAGAN**  
112 N MAIN ST.  
LOCKHART, TEXAS  
512-757-1121

Revisions  
No. \_\_\_\_\_ Date: \_\_\_\_\_  
No. \_\_\_\_\_ Date: \_\_\_\_\_  
ISSUE DATE: 11/29/23

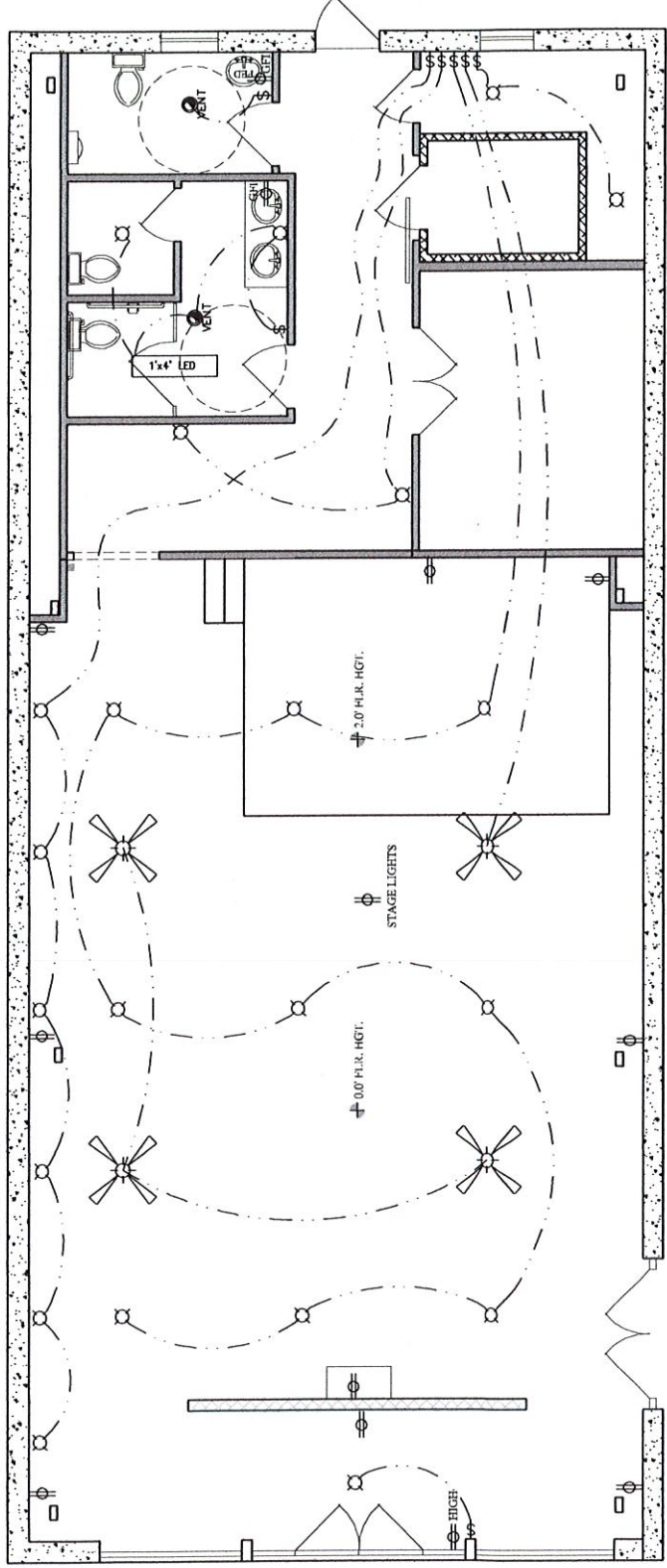
CHKD BY:  
TxCad  
DRWN BY:  
TxCad

**ELECTRICAL PLAN**  
RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS

**A5**

**SYMBOL SCHEDULE**

	CEILING FAN W/ LIGHT
	WALL MOUNTED THREE POLE SWITCH
	WALL MOUNTED DUPLEX OUTLET
	RECESSED OR WALL MOUNTED DISCONNECT



**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"









# Lockhart TEXAS

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

### APPLICANT INFORMATION

APPLICANT NAME Sarah Heard ADDRESS 118 S. Commerce St  
 DAY-TIME TELEPHONE 512.667.4577 Lockhart TX 78644  
 E-MAIL Sarah@Fncl.usnw.  
 OWNER NAME Sarah Heard ADDRESS 531 SAN MARCOS HWY  
 DAY-TIME TELEPHONE 512.667.4577 Luling TX 78648  
 E-MAIL Sarah@Fnclastw.com  
 PERSON DOING WORK Ahm Garcia ESTIMATED COST 4,000

### PROPERTY

LEGAL DESCRIPTION DT Lockhart block 17 Lot PT 1  
 ADDRESS 118 S. Commerce St Lockhart TX 78644 ZONING CLASSIFICATION CB3

### GENERAL INFORMATION

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, area, or district, as viewed from the exterior (Ord. 93-19, Sec. 11 and 12). A CFA is also required for interior work affecting load-bearing walls. A City Sign Permit and/or City Building Permit may also be required by City Code. **Only fully completed applications will be accepted.**

### PROJECT DESCRIPTION AND REQUIREMENTS

PLEASE INCLUDE PHOTOS OF THE PROJECT AREA WITH THE APPLICATION, AS WELL AS A DIAGRAM(S) OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING (IF APPLICABLE), TECHNICAL SPECIFICATIONS, ETC. THE DIAGRAM MAY BE HAND-DRAWN. ALL ATTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PROVIDE A DESCRIPTION OF THE PROPOSED WORK HERE:  
Add a sign, words only, to exterior front of building. words are individually  
mounted to show them to be mounted in mortar only.

### APPLICATION FEE OF \$50.00

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.

APPLICANT SIGNATURE [Signature] DATE 12/9/2023  
 PROPERTY OWNER SIGNATURE [Signature] DATE 12/9/2023  
 HISTORICAL PRESERVATION COMMISSION APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

# CERTIFICATE FOR ALTERATION- SCOPE OF WORK QUESTIONNAIRE

This form must be completed by the applicant for a Certificate for Alteration. The Lockhart Historical Preservation Officer (HPO) shall independently verify all information provided on the application and attached questionnaire. The HPO shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. Additional information may be needed to complete the application and review process. Final review and action on the application for the Certificate for Alteration by the Lockhart Historical Preservation Commission in a public meeting is required. Any required explanations to answers given shall be attached. The proposed improvements represented on this application will be the limit of construction and alteration work undertaken.

**Construction shall not begin prior to authorization by the approval of the Certificate for Alteration.**

Yes No Verified

## SCOPE OF WORK QUESTIONS

### Section One

- |                                     |                                     |           |                                                                                                                                                                                                                                                                                                             |
|-------------------------------------|-------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>40</u> | 1. Is this application for construction or alteration on or at a property which is in a Historic District or a City-designated Historic Landmark? What is its zoning designation? <u>CCB</u><br>Check one: Historic Landmark <input type="checkbox"/> Historic District <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>40</u> | 2. Is this application for any construction or alteration work that is <b>NOT</b> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>40</u> | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?                                                                                                                                                                              |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>40</u> | 4. Will the construction or alteration covered by this application remove or physically change any structural elements of the property (i.e. interior or exterior load-bearing walls, columns, posts, foundations, footings, etc.)?                                                                         |

### Section Two

- |                                     |                                     |           |                                                                                                                                                                                                                                                                                         |
|-------------------------------------|-------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>40</u> | 1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental, or unforeseen property damage? When did damage occur? _____                                                                                                      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>40</u> | 2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>40</u> | 3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.) |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>40</u> | 4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____<br>Has any work actually started? <input type="checkbox"/> Describe: _____                                                                                                                       |

### Section Three

- |                                     |                                     |           |                                                                                                                                                                                                   |
|-------------------------------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>40</u> | 1. Will the construction or alteration covered by this application make a physical change to any design elements, features, or finishes visible from the exterior of the property?                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>40</u> | 2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element? |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>40</u> | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?                                                      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>40</u> | 4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>40</u> | 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?                                 |

Scope of Work Questions Verified By: EVAN CIESZEWSKI

Date of Verification: 12/21/2023

Certificate No. CFA-24-01 Date Submitted 12/13/23

**Please Note:** 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.



## CASE SUMMARY

---

STAFF: Evan Olszewski, Planner  
REPORT DATE: December 21, 2023  
MEETING DATE: January 3, 2024  
APPLICANT'S REQUEST: Attached Sign  
STAFF RECOMMENDATION: **Approval**  
CONDITIONS: None

CASE NUMBER: CFA-24-01

## BACKGROUND DATA

---

APPLICANT: Sarah Heard  
OWNER: Same  
SITE LOCATION: 118 South Commerce Street  
LEGAL DESCRIPTION: Part of Lot 1, Block 17, Original Town of Lockhart  
EXISTING USE OF PROPERTY: Commercial  
PROPOSED USE OF PROPERTY: Same  
ZONING CLASSIFICATION: CCB (Commercial Central Business)

## ANALYSIS OF ISSUES

---

**PROJECT DESCRIPTION:** Proposed is one attached wall sign a total of forty-five square feet and reading "Commerce Cafe & Hall" near the top of the named establishment. The proposed sign is composed of flat black aluminum letters, mounted individually so they can be anchored in the façade's mortar.

**COMPATIBILITY:** These signs are not of a scale or design that would detract from the character of the Courthouse Square. Other signs of similar design are located on the Courthouse Square, including the recently-approved sign for the Get Lucky Gallery.

**COMPLIANCE WITH STANDARDS:** The sign complies with the Sign Ordinance, representing 5% of the building frontage area, just under the maximum 7% coverage allowed. The required Sign Permit is subject to approval of this Certificate for Alteration.

**ALTERNATIVES:** None necessary.

## FRONT VIEW

INDIVIDUALLY MOUNTED

W = 15'

# COMMERCE & HALL

H = 3'

1" BLACK TRIMCAP

5" BLACK RETURNS

1/8 thick aluminum board routed out letters to customers font. Letters to be primed and painted with flat black. Studs will be mounted to back of letters and mounted into mortar of the building

Channel Letter • Typical Section



Client's Approval:

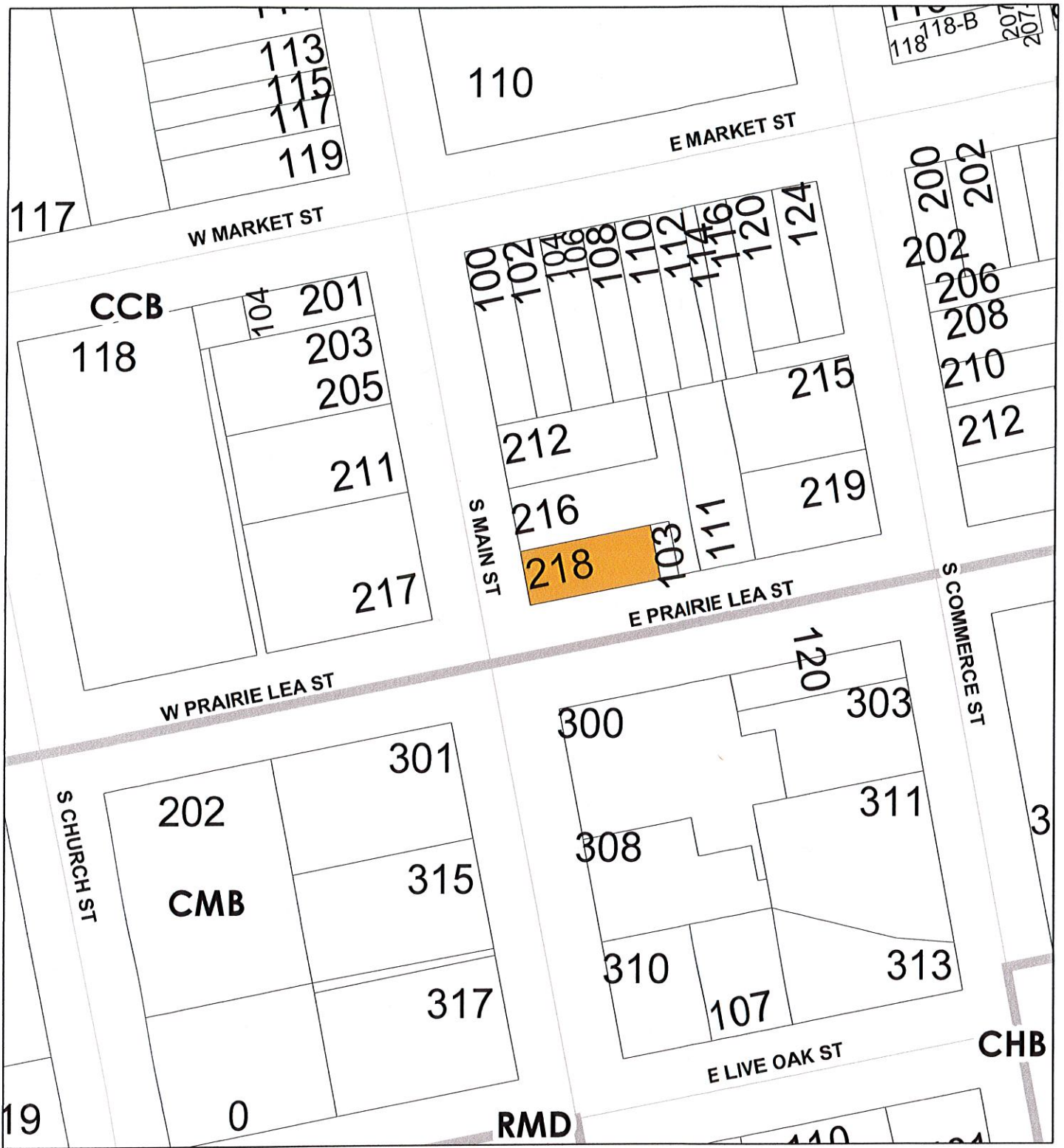
Date:

30 FT

Artist: JE

Date: 12/01/23





**CFA-24-02**

218 S MAIN ST

VISIBLE ROOF TOP VENTS AND FANS



 Subject Property

 Zoning Boundary

scale 1" = 100'





# Lockhart TEXAS

## CERTIFICATE FOR ALTERATION APPLICATION

CFA-24-02

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

### APPLICANT / PROPERTY OWNER

APPLICANT NAME ROBERT STEINBOMER ADDRESS 321 SAN JACINTO ST.

DAY-TIME TELEPHONE 512-917-2936 LOCKHART

E-MAIL ra.steinbomer@gmail.com

OWNER NAME GASLIGHT BAKER THEATRE ADDRESS 216 S MAIN ST.

DAY-TIME TELEPHONE 512.563-6975 (JASON) LOCKHART TX 78644

E-MAIL ~~JASON~~ Jasy.jonz@gmail.com → jason.bakertheatre@gmail.com

PERSON DOING WORK POKLY BOY CONST. ESTIMATED COST \_\_\_\_\_

### PROPERTY

LEGAL DESCRIPTION O.T. LOCKHART, BLOCK 13, LOT PT 5.6

ADDRESS 218 S. MAIN ST. ZONING CLASSIFICATION EDCCB

### GENERAL INFORMATION

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, area, or district, as viewed from the exterior (Ord. 93-19, Sec. 11 and 12). A CFA is also required for interior work affecting load-bearing walls. A City Sign Permit and/or City Building Permit may also be required by City Code. **Only fully completed applications will be accepted.**

### PROJECT DESCRIPTION AND ATTACHMENTS

PLEASE INCLUDE PHOTOS OF THE PROJECT AREA WITH THE APPLICATION, AS WELL AS A DIAGRAM(S) OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING (IF APPLICABLE), TECHNICAL SPECIFICATIONS, ETC. THE DIAGRAM MAY BE HAND-DRAWN. ALL ATTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PROVIDE A DESCRIPTION OF THE PROPOSED WORK HERE:

RENOVATIONS TO EXISTING SHELL BUILDING REQUIRES ROOFTOP VENTS AND FAN VISIBLE FROM PRAIRIE LEA, FAR SIDE

APPLICATION FEE OF \$50.00, payable to the City of Lockhart Receipt Number: R01266650

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.

APPLICANT SIGNATURE Robert A. Steinhomer DATE 12.19.2023

PROPERTY OWNER SIGNATURE A. Jones DATE 12/18/2023

HISTORICAL PRESERVATION COMMISSION APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_



# CERTIFICATE FOR ALTERATION- SCOPE OF WORK QUESTIONNAIRE

This form must be completed by the applicant for a Certificate for Alteration. The Lockhart Historical Preservation Officer (HPO) shall independently verify all information provided on the application and attached questionnaire. The HPO shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. Additional information may be needed to complete the application and review process. Final review and action on the application for the Certificate for Alteration by the Lockhart Historical Preservation Commission in a public meeting is required. Any required explanations to answers given shall be attached. The proposed improvements represented on this application will be the limit of construction and alteration work undertaken.

**Construction shall not begin prior to authorization by the approval of the Certificate for Alteration.**

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 City-designated Historic Landmark? What is its zoning designation? HDP CC B  
Check one: Historic Landmark  Historic District

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"?

KW

3. Will the construction or alteration covered by this application include any work visible from the exterior of the property? SMALL PORTION

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? NO 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?

Scope of Work Questions Verified By: Kevin Walker

Date of Verification: 12/20/23

Certificate No. CFA 24-02 Date Submitted 12/19/23

**Please Note:** 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.



# STAFF REPORT

# CERTIFICATE FOR ALTERATION

## CASE SUMMARY

---

STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner

KW

CASE NUMBER: CFA-24-02

REPORT DATE: December 20, 2023

MEETING DATE: January 3, 2024

APPLICANT'S REQUEST: Rooftop vents and rooftop fan

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

## BACKGROUND DATA

---

APPLICANT: Robert Steinbomer

OWNER: Gaslight-Baker Theatre

SITE LOCATION: 218 S. Main St.

LEGAL DESCRIPTION: Parts of Lots 5 and 6, Block 13, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial

PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: CCB (Commercial Central Business)

## ANALYSIS OF ISSUES

---

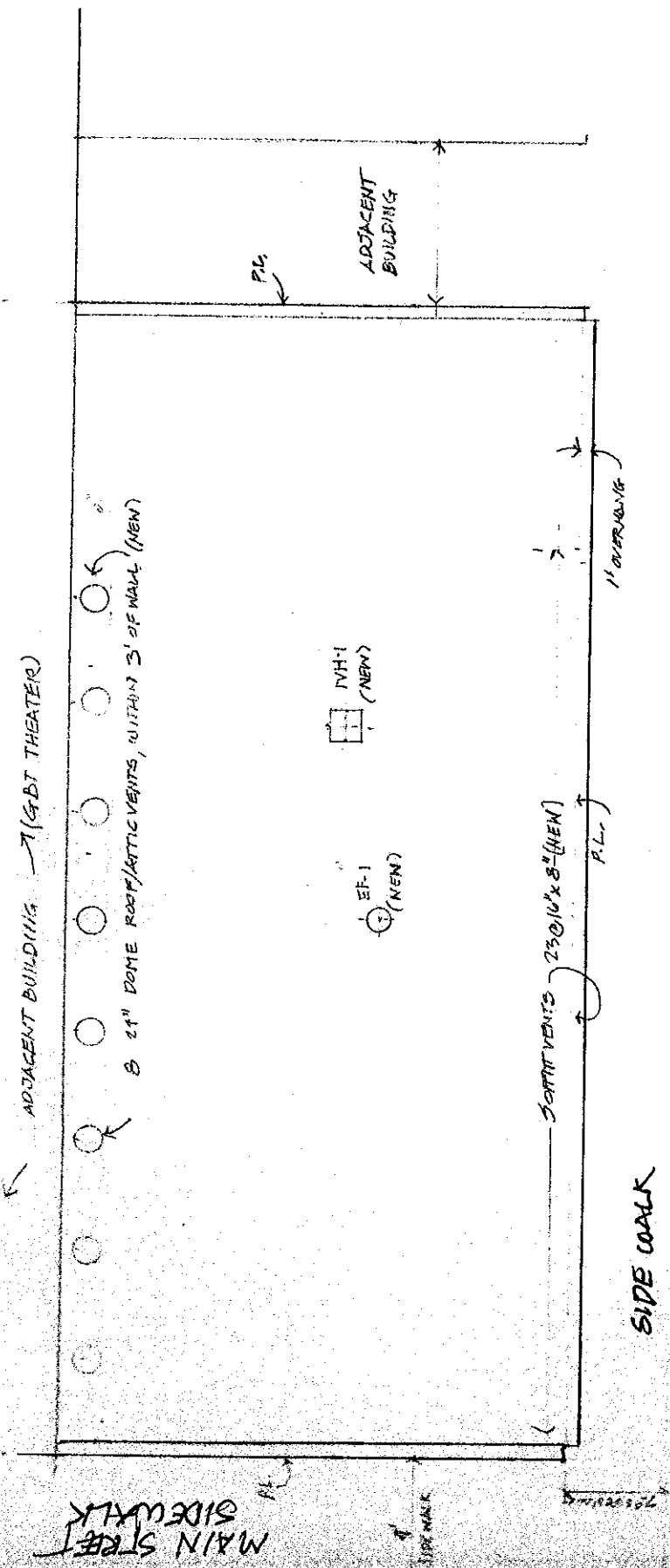
**PROJECT DESCRIPTION:** Proposed are 8 new dome roof/attic vents along the north edge of the building's roof, 23 soffit vents along the south roof edge, an exhaust fan near the center of the roof, and a fresh air ventilator with protective cover also near the roof's center. The improvements are a necessary component of the bathroom interior remodel project, which itself is considered ordinary maintenance and was briefly discussed at the Commission's October 18, 2023 meeting along with the approved exterior door replacement and structural brace addition (Case File CFA-23-33). The proposed attic vents will be 24-25 inches in diameter, 8 inches tall, and located within three feet of the building's north wall. The soffit vents will measure 16 inches by 8 inches. The exhaust fan will measure 16 inches tall by 22 inches in diameter, the air ventilator will measure 11 inches tall by 29 inches in diameter, and the ventilator covering, approximately 38 inches wide by 38 inches deep by 16 inches tall. The proposed improvements will be visible from both Prairie Lea Street and South Main Street. Please refer to the enclosed drawings submitted with the application materials.

**COMPATIBILITY:** The proposed improvements are not of a size that will adversely impact the Courthouse Square viewshed. Numerous roof-mounted vents and fans can be seen around the Square.

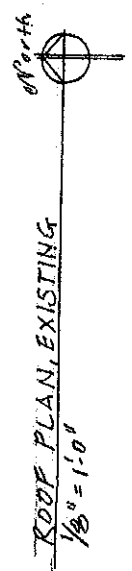
**COMPLIANCE WITH STANDARDS:** Although there are no design guidelines for the proposed improvements in the Historic Districts and Landmarks Ordinance, the improvements are subject to approval of this Certificate for Alteration and the issuance of building permits.

**ALTERNATIVES:** None necessary.

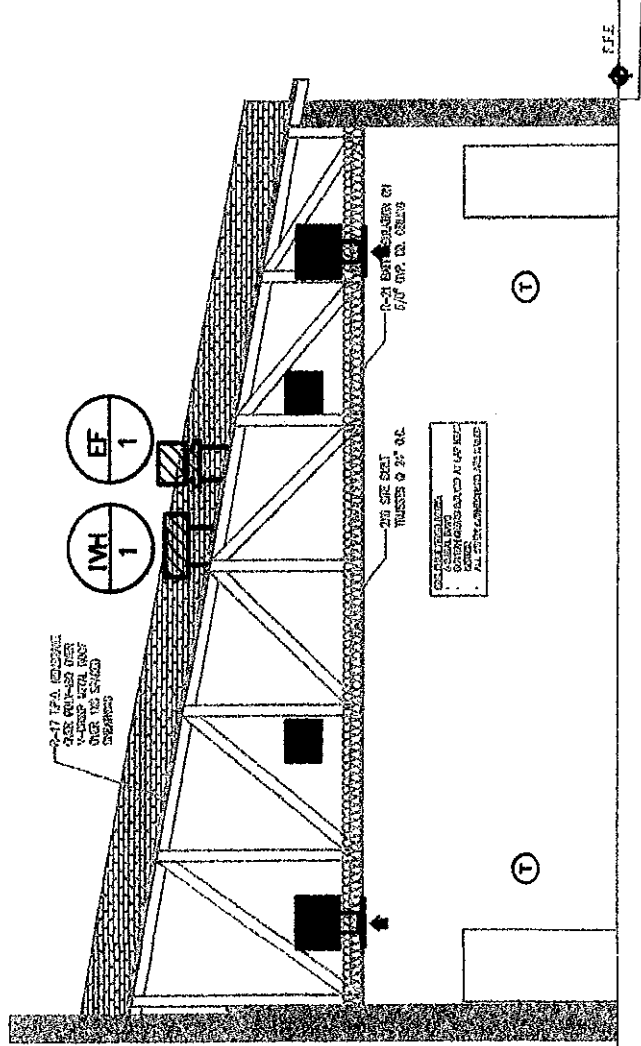




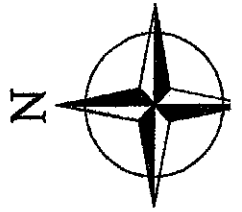
PRAIRIE LEA STREET



EF. 1 & 1VH. 1 LOCATED PER MECHANICAL PLAN AND SIZE INDICATED IS PRODUCT DIMENSION TO SCALE



MECHANICAL ENGINEER'S DIAGRAM



**MECHANICAL SECTION "AA"**

SCALE: 1/8" = 1'-0"



From: Robert Steinbomer robert@steinbomer.com  
Subject: South elevation  
Date: Dec 18, 2023 at 1:05:00 PM  
To: Robert Steinbomer robert@steinbomer.com

---

*EXISTING SOUTH ELEVATION WITH VENTS SKETCHED IN*









From: Robert Steinbomer robert@steinbomer.com

Subject: Main st side

Date: Dec 18, 2023 at 1:06:37 PM

To: Robert Steinbomer robert@steinbomer.com







Kyle 10PM

78640



Shop All

Services

DIY

Me

Cart

Store SKU # 1002392696

ATTN: VENTS, HIGH PART OF ROOF

Master Flow

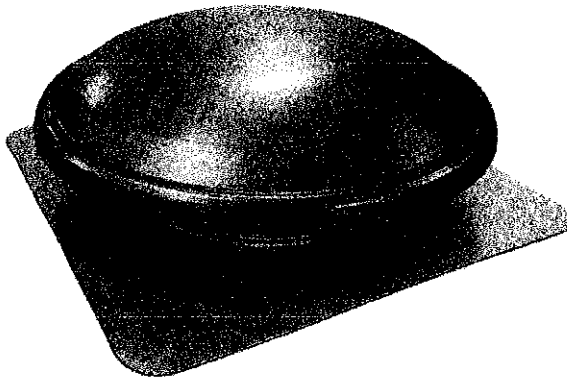
144 sq. in. NFA Galvanized Steel Static Dome Roof Vent in Mill (OR WHITE)

★★★★★ (23) Questions & Answers (7)

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Delivery

Wednesday, Dec 20  
100 available  
FREE

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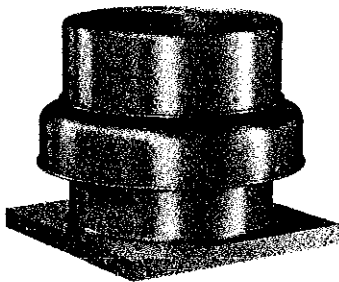
EF-1

16" HIGH + SLOPED CURB  
22" WIDE

Greenheck / Roof Mounted Fans / Centrifugal Downblast Exhaust Fans / G / Product # G-095-DGE117XQD

## Centrifugal Downblast Exhaust Fan, Product # G-095-DGE117XQD, 184-1059 CFM

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Be the first to ask a question



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60Hz



CFM RANGE

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CFM

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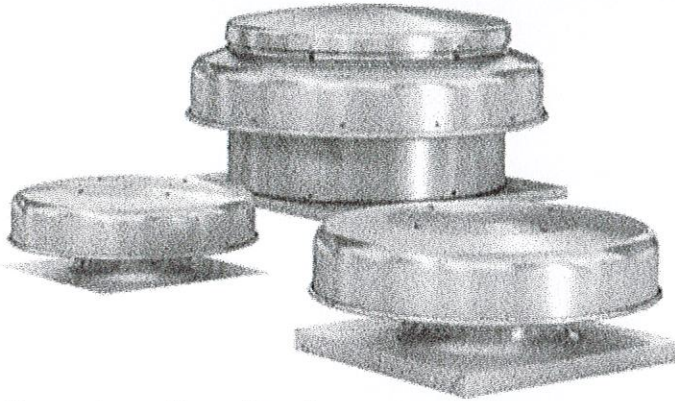
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**REQUEST A QUOTE**

# Spun Aluminum Model GRSI/GRSR/GRSF



## Construction Features

When you buy a Greenheck gravity ventilator, you receive a ventilator with the industry's best performance and durability for intake (model GRSI) or relief (model GRSR) for natural gravity or positive pressure systems. Exceptional low silhouette design and construction features make this unit a rugged, efficient, and economical air inlet or outlet.

- Broadest performance in the industry, up to 18,400 cfm (31,300 m<sup>3</sup>/hr)
- Most advanced weather protection of any ventilator in its class
- Greenheck subjects these products to extensive life testing, ensuring the ventilator will provide years of reliable performance

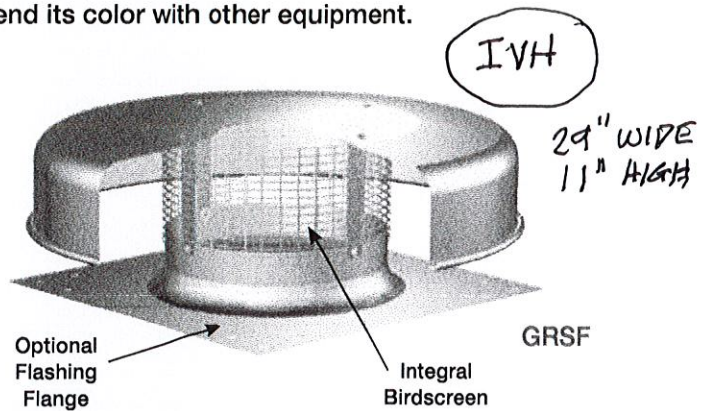
- All aluminum exterior for corrosion-resistant construction
- Integral birdscreen to prevent the entry of birds and/or small objects
- Built-in curb cap with pre-punched holes for easy attachment to roof curbs
- Optional built-in flashing flange (model GRSF) with pre-punched holes for quick and easy installations without a roof curb.

Use the GRS with the following accessories:

Gravity or motorized dampers to ensure weather tightness.

Prefab curbs to reduce installation time.

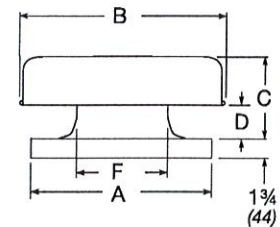
Protective coatings to extend the life of the unit or blend its color with other equipment.



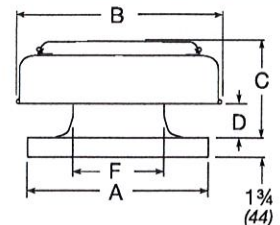
Dimensions										
Model Size	A	B	C	D	E	F	Damper Size	Curb Thickness	Shroud Thickness	Unit Weight
8	19 (483)	20½ (521)	7¼ (184)	1½ (38)	20¼ (514)	8¼ (210)	8 x 8 (203 x 203)	0.051 (1.3)	0.051 (1.3)	7 (3)
10	19 (483)	20½ (521)	7¾ (197)	2 (51)	20¼ (514)	10¼ (260)	10 x 10 (254 x 254)	0.051 (1.3)	0.051 (1.3)	8 (4)
12	22 (559)	29 (737)	10 (254)	3½ (89)	23¼ (591)	12¼ (311)	12 x 12 (305 x 305)	0.064 (1.6)	0.064 (1.6)	10 (5)
15	22 (559)	29 (737)	10 (254)	3½ (89)	23¼ (591)	14¼ (362)	16 x 16 (406 x 406)	0.064 (1.6)	0.064 (1.6)	13 (6)
16	26 (660)	29 (737)	11 (279)	4¼ (108)	27¼ (692)	16¼ (413)	16 x 16 (406 x 406)	0.064 (1.6)	0.064 (1.6)	16 (7)
18	30 (762)	35½ (902)	9¼ (248)	1¼ (44)	31¼ (794)	20¼ (514)	18 x 18 (457 x 457)	0.064 (1.6)	0.064 (1.6)	19 (9)
20	30 (762)	35½ (902)	11¼ (286)	3¼ (95)	31¼ (794)	20¼ (514)	18 x 18 (457 x 457)	0.064 (1.6)	0.064 (1.6)	24 (11)
24	34 (864)	38¼ (972)	11 (279)	4 (102)	35¼ (895)	24¼ (622)	24 x 24 (610 x 610)	0.064 (1.6)	0.064 (1.6)	29 (13)
30	40 (1016)	48 (1219)	18¼ (476)	5¾ (138)	-	30½ (775)	30 x 30 (762 x 762)	0.064 (1.6)	0.064 (1.6)	35 (16)
36	46 (1168)	56¼ (1441)	21¼ (540)	10 (254)	-	36½ (927)	36 x 36 (914 x 914)	0.064 (1.6)	0.080 (2.0)	45 (20)
42	52 (1321)	63¼ (1607)	24¼ (616)	11¼ (286)	-	42½ (1089)	42 x 42 (1067 x 1067)	0.064 (1.6)	0.080 (2.0)	60 (27)
48	58 (1473)	72 (1829)	26¼ (667)	11¼ (286)	-	48½ (1232)	48 x 48 (1219 x 1219)	0.064 (1.6)	0.080 (2.0)	80 (36)

All dimensions are in inches (millimeters) and the weight in pounds (kilograms). NOTE: Sizes GRS-8 through 24 have a one-piece cover and shroud. Access is gained through the removal of screws. Sizes GRS-30 through 48 have a removable cover, separate from the shroud, to facilitate maintenance and servicing of dampers.

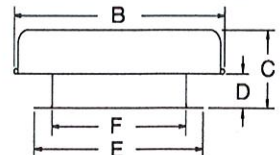
### GRSI/GRSR Sizes 8 - 24



### GRSI/GRSR - Sizes 30 - 48



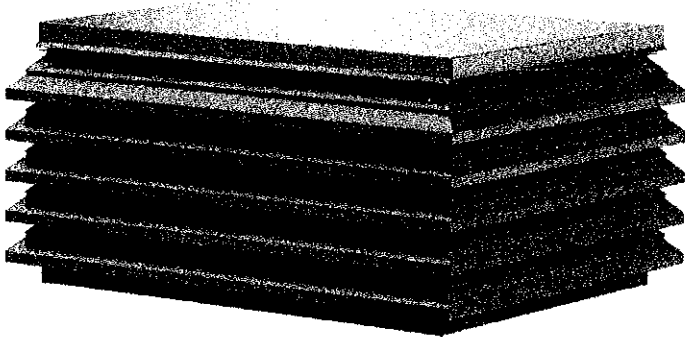
### GRSF - Sizes 8 - 24 with Optional Flashing Flange





### ASSEMBLY INSTRUCTIONS

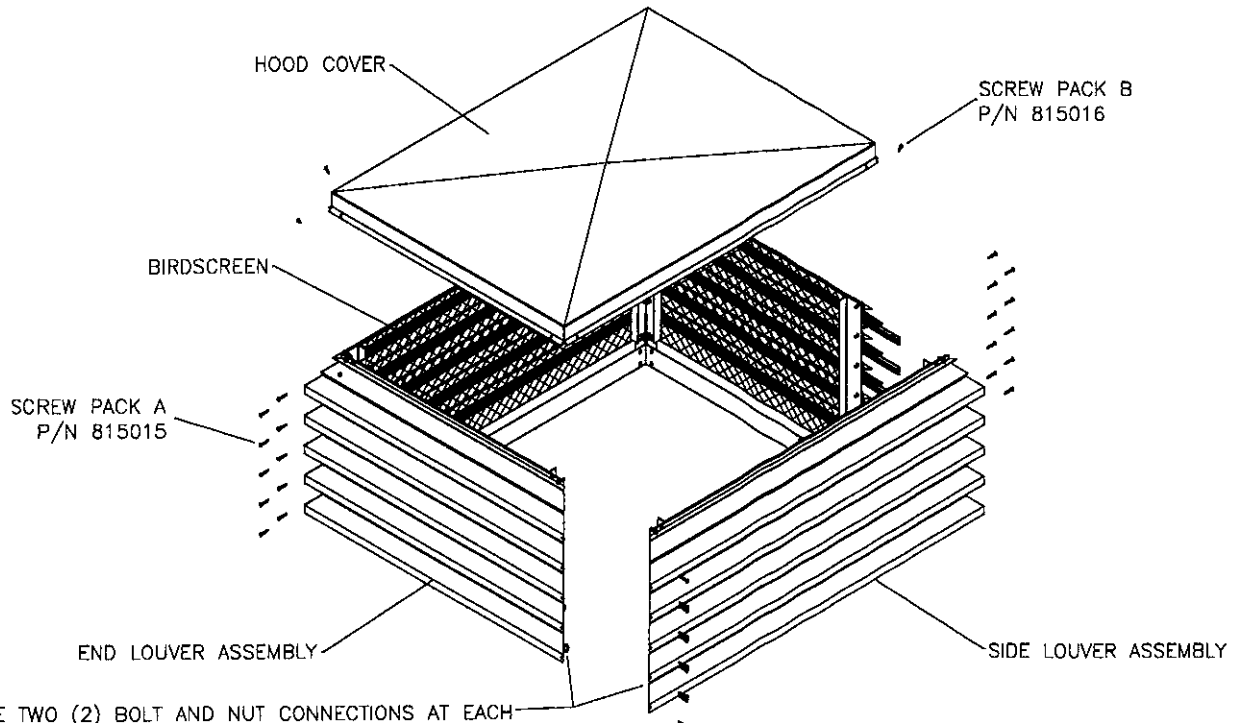
Please read and save these instructions for future reference. Read carefully before attempting to assemble, install, operate or maintain the product described. Protect yourself and others by observing all safety information. Failure to comply with instructions could result in personal injury and/or property damage!



PROTECTIVE COVER  
FOR IVH  
(FRESH AIR TO A.C. SYSTEM)  
COULD BE 38"X38"X 16" HIGH

Hood	Longest Throat Dimension	Page
One Piece	<=38 inches	1
Two Piece	>38 inches and <=72 inches	2
Three Piece	>72 inches	2

#### One Piece Hood: Longest throat dimension <=38 inches



THERE ARE TWO (2) BOLT AND NUT CONNECTIONS AT EACH CORNER OF THE BASE CURB CAP (SIDES TO ENDS)