

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, April 1, 2020
Municipal Building – Glosserman Room
308 West San Antonio Street**

AGENDA

COMMISSION MEMBER AUDIO CONFERENCE PARTICIPATION

Pursuant to Section 551.127 of the Texas Government Code, one or more members of the Lockhart Historical Preservation Commission may participate in a meeting remotely, following certain guidelines and notice requirements. The member of the Commission presiding over the meeting will be physically present at the above public location. Audio conference equipment providing two-way audio communication with each member participating remotely will be made available, and each portion of the meeting held by audio conference that is required to be open to the public can be heard by the public at the location specified.

CITIZEN AUDIO CONFERENCE PARTICIPATION

- Call-in number: 1-408-418-9388. Attendee Access Code: 626-304-323#.
- Citizen speakers must call in prior to the start of the meeting in order to speak.
- Those wishing to speak will be called upon to address the Historical Preservation Commission.
- Attendees may call in to listen only, if desired.
- Historical Preservation Commission agendas can also be viewed at: http://lockhart-tx.org/page/dev_services_minutes%20schedules.

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the March 25, 2020 meeting.
4. CFA-20-02. Consider a request by Alexandra Worthington of The 1898, LLC d.b.a. Little Trouble, for approval of a Certificate for Alteration to allow a neon wall sign for the new Little Trouble business on Part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 101 East San Antonio 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 3:30 p.m. on the 27th day of March, 2020.

City of Lockhart
Historical Preservation Commission
March 25, 2020

MINUTES

Members Present: John Lairsen, Rick Thomson, Ronda Reagan, Kathy McCormick

Member Absent: Ron Faulstich

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: Sam Morrow (applicant's representative, Agenda Item (4))

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:30 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the March 4, 2020 meeting.

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

4. CFA-20-01. Consider a request by Michelle Brunner for approval of a Certificate for Alteration to allow three window signs and one projecting wall sign for the new Quirky Bird business on Part of Lot 6, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 112 North Main Street.

Planning Staff Kevin Waller reported that the applicant proposes three window signs and a projecting wall sign for the new business entitled The Quirky Bird. Two of the window signs are identical in content and feature the business logo, measure four square feet each, and will be located on the large front window panels on both sides of the business' entry. The signs will be window decals and the text will utilize a whimsical-type font. The third window sign measures six square feet and will be located on the right-side window panel above one of the two new business logo signs. The proposed projecting wall sign, made of metal and measuring 15 square feet, will utilize the existing bracket that formerly held the Sol Y Luna business hanging sign. Mr. Waller explained that it is not known how the proposed projecting wall sign would be attached if the canopy that was recently approved for the building was installed first, as the canopy's attachment would compromise the location of the existing bracket for the projecting sign. The sign, at that point, would need to be lowered to beneath the canopy as a hanging sign, but would not fit the category of a pre-approved sign. Mr. Waller explained that were this to take place, no additional approvals would be necessary. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Chair Lairsen asked if the sign area threshold would be exceeded if the applicant proposed to install additional signs in the future.

Mr. Waller replied that the existing and proposed signage, together, equates to about 38 square feet, while the sign area threshold is 40.6 square feet. Additional future signs are possible if the applicant were to remove existing signage on the building.

Commissioner Thomson moved to approve CFA-20-01 at 112 North Main Street as presented. Commissioner McCormick seconded, and the motion passed by a vote of 3-0 and one abstention.

5. Discuss nonconforming signage in the Historic District.

Mr. Waller explained that for the Commerce Gallery at 102 South Commerce Street, the aluminum wall sign approved by the Commission on May 15, 2019 was fastened to existing plywood boards from the previous tenant's sign. No Sign Permit was required. He stated that Staff agreed that in instances where a Sign Permit is not required in the Historic District, no Certificate for Alteration would be required as well.

Discussion ensued amongst Staff and Commissioners. The Commissioners agreed with Staff's determination.

6. Discuss the location of exposed utility wiring on building walls in the Historic District.

Mr. Waller utilized a PowerPoint presentation to show examples of buildings in the Historic District with exposed wiring. He shared the Building Official's email on the matter, dated March 16, 2020, which read: "The electrical services for the building at 207 E. Market Street have been in that same location for decades. In my opinion, the LHPC should not be involved in determining the location of electrical services. The location of the services should be determined by the electrical superintendent and/or the building official." Waller continued and shared the Electric Superintendent's email of the same date which read: "There is no where else we can run these power lines to, and they have to stay where currently located in order to feed the building. We can get with the business and schedule an outage with them and shorten the length of the lines to avoid it looking bad. Please understand these lines have been like that for many years."

Chair Lairsen commented that he agreed with the opinions of the Building Official and the Electric Superintendent because none of them are experienced in the electrical field to make a proper decision. He added that he was glad the electric department would be willing to shorten wires to make it more aesthetically pleasing.

Mr. Gibson added that moving the wiring would affect the interior circuits of the building.

Chair Lairsen shared that the City of Gonzales has a grant program in place that if the service is moved from the front of the building to the rear of the building the owner is given a substantial amount of money. He asked if they agreed that the Historical Commission doesn't need to be involved.

Vice-Chair Reagan responded that she agreed and suggested to bring the matter back to the Commission later if there were any grants put in place.

7. Discuss possible amendments to Chapter 28, *Historic Districts and Landmarks*.

Mr. Waller reported that the recommendation was discussed at the last meeting and before the City Council regarding the Biennial report to add a new Ordinance provision regarding attendance for Commission members. The provision would specify that if a member missed three consecutive meetings or five total meetings in a calendar year then they could be removed.

Mr. Gibson added that the City Council accepted the recommendation, and in order to implement the new provision Staff would have to do an ordinance amendment.

Chair Lairsen asked how long it would take for an amendment.

Mr. Gibson responded that it would be fairly simple to draft the ordinance amendment and add it the agenda for the City Council.

Mr. Gibson asked if the Commission wanted to keep the Biennial Report provision in the Ordinance, since one had not been done in so many years.

Vice-Chair Reagan stated that the Commission should keep it in, because it is important to continue to let the community and Council know the work the Commission completes.

Chair Lairsen stated that he felt the information would be useful if it would be used for grants or something specific, but not if it was just to have information available.

Mr. Gibson suggested discussing it again in two years when the report was once again due.

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

Mr. Waller stated that one application had been submitted for the next meeting on April 1, 2020, and he was hoping to have all required paperwork soon for the Barrio House signage at 207 E. Market St. to also be added to the agenda.

Mr. Gibson asked about the status of new Commission member Belinda Gillis.

Mr. Waller reported that he had reached out to Ms. Gillis by email the previous Friday to request an orientation, but that he hadn't heard back.

Vice-Chair Reagan asked what qualifications Ms. Gillis has to be able to serve on the Commission, such as being a realtor, historic building owner, architect or builder, etc.

Mr. Waller stated that he wasn't sure, but could look into this.

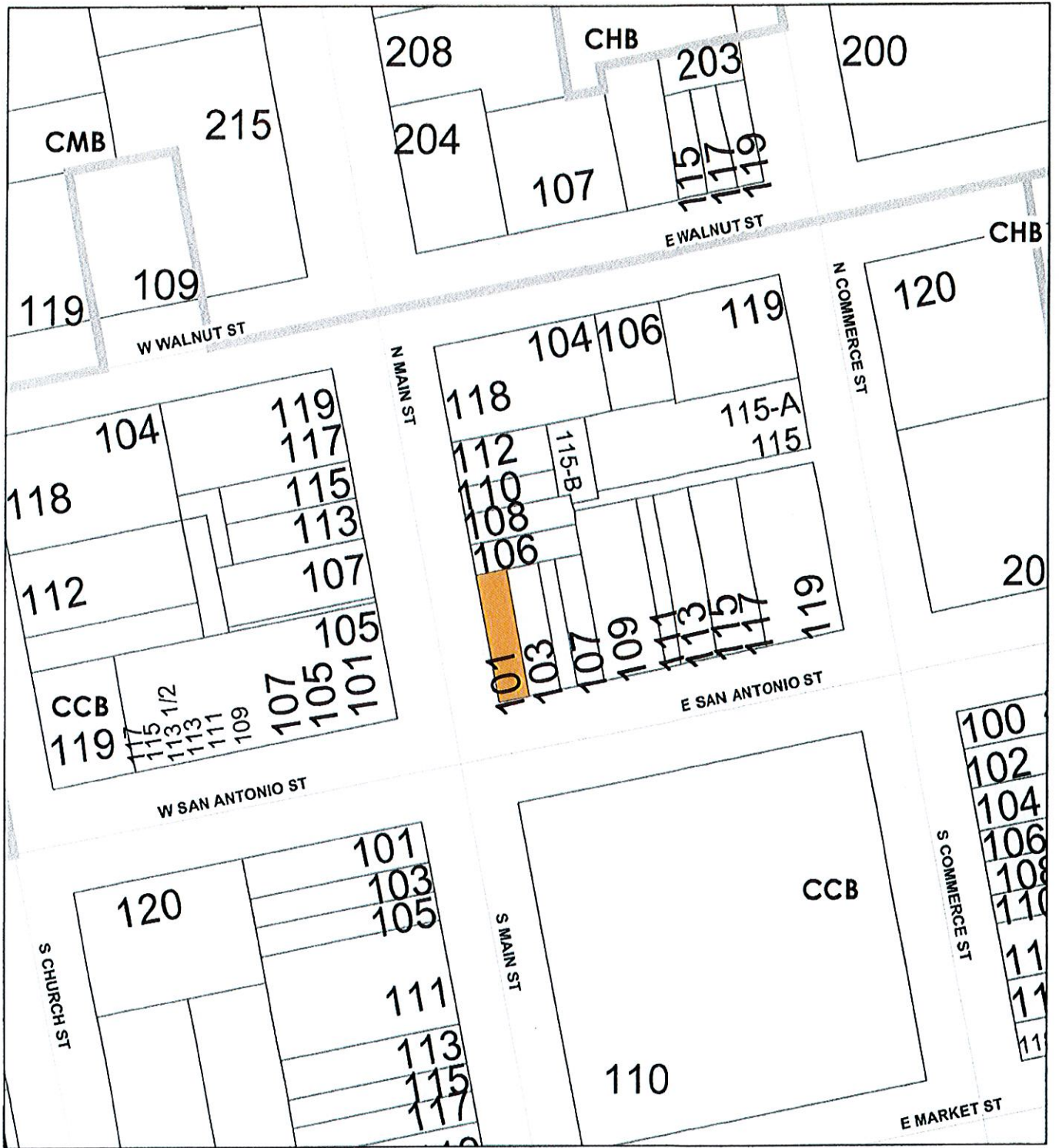
9. Adjournment.

Commissioner Thomson moved to adjourn the meeting, and Vice-Chair Reagan seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:15 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chair



CFA-20-02



Subject Property



Zoning Boundary

101 E SAN ANTONIO ST

NEON WALL SIGN

scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: March 26, 2020
MEETING DATE: April 1, 2020
APPLICANT'S REQUEST: Neon wall sign
STAFF RECOMMENDATION: *Approval*
CONDITIONS: None

CASE NUMBER: CFA-20-02

BACKGROUND DATA

APPLICANT: Alexandra Worthington, The 1898, LLC dba Little Trouble
OWNER: Conley Covert, 101 E. San Antonio Street, LLC
SITE LOCATION: 101 East San Antonio Street
LEGAL DESCRIPTION: Part of Lot 1, Block 23, Original Town of Lockhart
EXISTING USE OF PROPERTY: Commercial building
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

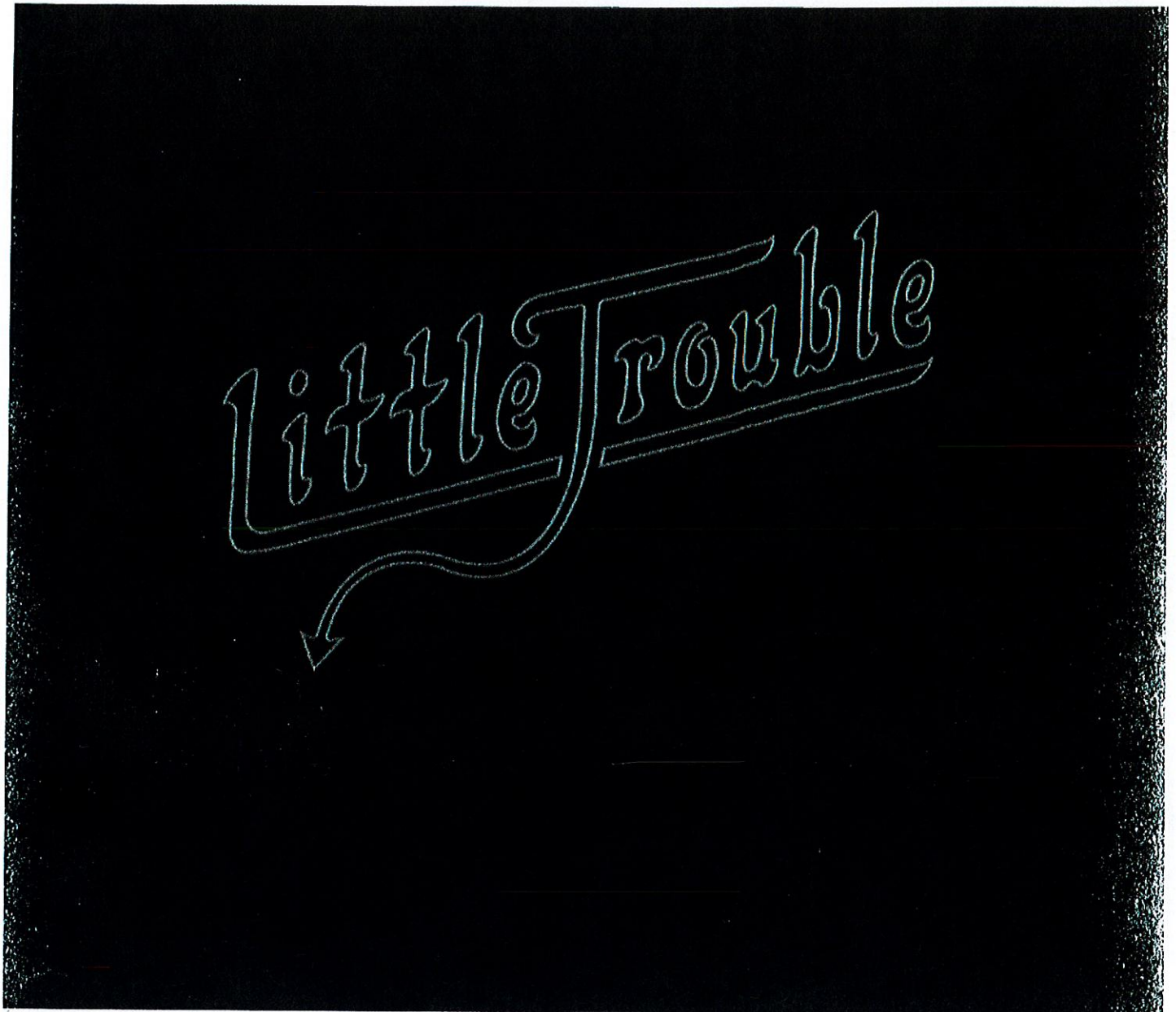
ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes a neon sign for the new Little Trouble restaurant, to be mounted to the wall above the stairwell leading down to the business. The sign will measure seven feet long by three feet tall and is orange in color. It will be made of a neon glass tubing material and will be anchored into the wall's mortar joints with glass tube supports. The sign will display the business name with stylized, underlined lettering that angles upward from left to right. The "T" for "Trouble" will be wavy and elongated, in the form of a devil's tail.

COMPATIBILITY: The proposed sign is not of a scale or design that would detract from the character of the Courthouse Square. The sign will be located in an area with other existing neon signage, to include "Open" signs at the new Quirky Bird antique store at 112 North Main Street and Lockhart Arts and Craft at 113 North Main Street, as well as the Loop & Lil's business logo and window framing at 107 North Main Street. Other neon signs nearby include two "Open" signs at Armando's Jewelers at 101 West San Antonio Street, a scissors graphic at Hairmasters at 107 West San Antonio Street, and the new "Printing Solutions" neon sign at 113 East San Antonio Street.

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

ALTERNATIVES: None necessary.



3' x 7' - Orange in color -

CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: <u>3/16/20</u>	DATE APPROVED: _____	CERTIFICATE NUMBER: <u>CFA-20-02</u>
NOTE: An approved Certificate For Alteration (CFA) is required by City Code for all signage, construction, alteration, or modification of property designated as Historic, if such activities will change the architecture, design, finishes or outward appearance of a building, structure, object, site, or area as viewed from the exterior. (Ord.93-18, Sec. 11 and 12). A City Sign Permit and/or City Building Permit may also be required by the City Code.		
ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED		

Applicant <u>The 1898 LLC dba Little Trouble</u>	Property Owner <u>101 E San Antonio St LLC</u>
Mailing Address <u>PO Box 133</u> <u>Lockhart, TX 78644</u>	Mailing Address <u>PO Box 4515</u> <u>Austin, TX 78765</u>
Telephone <u>512-227-0071</u>	Telephone <u>512-963-9833</u>
Person Doing Work <u>Big Dog Neon</u>	Estimated Cost <u>\$2,500⁰⁰</u>
Property Legal Description <u>Part of Lot 1, Block 23, Original Town of Lockhart</u>	
Property Street Address <u>101 E. San Antonio St.</u>	
Property City Zoning Designations <u>CCB</u>	Location Map Attached _____

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

Description of Proposed Work
<u>WE WANT TO HAVE A NEON SIGN ON THE SIDE OF THE BUILDING. IT WILL BE ON THE WEST SIDE (MAIN STREET) AND WILL ATTACH FLAT TO THE EXTERIOR WALL.</u>
<u>Material: Neon glass tubing</u>
<u>Anchored to wall with glass tube supports.</u>
<u>Anchoring will be into the mortar joints.</u>
<u> </u>
<u> </u>
<u> </u>
<u> </u>
Please - Attach Scope of Work Questionnaire <input type="checkbox"/> Attach Sketches/Illustrations <input type="checkbox"/> Are Detailed Plans Available? <input type="checkbox"/>

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

Applicant Signature: <u>Alexandra Worthington</u>	Date: <u>March 16, 2020</u>
Property Owner Signature: <u>Conley R. Court</u>	Date: <u>3/17/2020</u>
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.

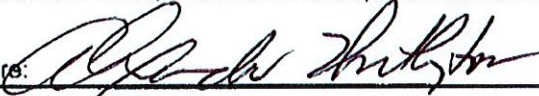
CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-20-02
Page 2 of ___ Reviewed: KW

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

Yes	No	Verified	Scope Of Work Questions
Section One			
✓		KW	1. Is this application for construction or alteration on or at a property which is in a Historic District or a designated Historic Landmark? What is its zoning designation? <u>CCB</u> HL? <u>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? _____
	✓		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: 3-16-20

Verified By: Kevin Walker Date: 3/25/20 Action: _____ Date: _____

SIGN PERMIT APPLICATION

SP - 20 - _____

CITY OF

Lockhart
TEXAS

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

CONTRACTOR/OWNER

CONTRACTOR NAME Big Dog Neon

LICENSE NO. _____

DAY-TIME TELEPHONE 512-376-6860

ADDRESS 112 N Church St

E-MAIL _____

Lockhart, TX 78644

OWNER NAME 101 E San Antonio St LLC

ADDRESS 901 W 9th St, Ste 110

DAY-TIME TELEPHONE 512-963-9833

Austin, TX 78703

E-MAIL conley@skylesbayne.com

Business Owner: ALEXANDRA WORTHINGTON 512-227-0071 alex@the-culinaryroom.com

PROPERTY

ADDRESS OR GENERAL LOCATION 101 E San Antonio St, Lockhart, TX 78644

ZONING CLASSIFICATION CCB1 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 _____

Mixed Use Bldg (basement applicant is a restaurant)

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Little Trouble

REQUESTED PERMIT

PROPOSED CONSTRUCTION (Check all that apply) ON-PREMISE OFF-PREMISE

NEW SIGN STRUCTURAL REPAIR STRUCTURAL ALTERATION/RELOCATION

TYPE OF SIGN PROPOSED (Check all that apply) WALL MARQUEE

LOW PROFILE MEDIUM PROFILE HIGH PROFILE

INSTITUTIONAL DEVELOPMENT ENTRANCE RESIDENTIAL IDENTIFICATION

740 of 3,358 sq ft = 235 sq ft Total allowed sign area
Existing Signage = 4 sq ft
Proposed Sign = 21 sq ft

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED ^{WEST} 3358 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) 21 SQ. FT.
ILLUMINATION NONE ^{NEON} 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 Alexandra Worthington DATE March 16, 2020
PRINTED OR TYPED NAME Alexandra Worthington 512-227-0071

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 - 20 - CERT. FOR ALTERATION NUMBER CFA - 20 - 02
DATE FEE \$10.00 RECEIPT #