

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, August 4, 2021
Municipal Building – Glosserman Room
308 West San Antonio Street**

COMMISSION MEMBER AUDIO CONFERENCE PARTICIPATION

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

CITIZEN AUDIO CONFERENCE PARTICIPATION

- *Call-in number: 1-408-418-9388. Attendee Access Code: 626-304-323#.*
- *Citizens wishing to listen or participate must call in prior to the start of the meeting, and should identify themselves. Attendees may call in to listen only, if desired.*
- *Those wishing to speak will be called upon to address the Commission.*
- *Historical Commission agenda packets can be viewed online at www.lockhart-tx.org starting two days prior to the meeting. Navigate from the Departments tab at the top of the page to Development Services – Meeting Minutes/Schedules (on left side) – Agendas & Minutes – Historical Preservation Agendas & Minutes – Agenda Packets.*

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the July 21, 2021 meeting.
4. CFA-21-17. Consider a request by Katie Sarino for approval of a Certificate for Alteration for five new window signs for the new Grounded Soul Goods retail store on Part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 106 North Main Street.
5. Continue discussion on the potential development of City-designated Historic Landmark placards for placement on identified Historic Landmark structures.
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
7. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 11:45 a.m. on the 29th day of July, 2021.

City of Lockhart
Historical Preservation Commission
July 21, 2021

MINUTES

Members Present: Ray Ramsey, Christine Ohlendorf, Ron Faulstich, Ronda Reagan, Michel Royal

Members Absent: John Lairsen, Rick Thomson

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Hoppy Haden (Applicant, Agenda Item (4)), and Tim Auld (Applicant's representative, Agenda Item (5))

1. Call meeting to order. Vice-Chair Reagan called the meeting to order at 5:35 p.m.

2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the June 16, 2021, meeting.

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

4. CFA-21-15. Consider a request by Judge Hoppy Haden for approval of a Certificate for Alteration for the installation of lighting fixtures on the front building façade of the new Soundwaves Art Foundation on Lot 4A, Block 22, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 115 North Main Street.

Planning Staff Kevin Waller reported that the applicant proposes to install four light fixtures on the front building façade of the subject property. One light fixture will be placed on each of the four vertical brick panels surrounding the two windows and front-door entry. The fixtures will be circular, one foot in diameter, and affixed to the building via Tapcon® screws into the mortar joints. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Vice-Chair Reagan asked the applicant to come forward to discuss the project.

Judge Hoppy Haden, applicant, 5145 Silver Mine Rd., Harwood, TX, provided details of the proposed lighting fixtures and the manner in which they would be installed. He stated that the permit application has been submitted, but is on hold, pending approval of the Certificate for Alteration.

Vice-Chair Reagan asked if the fixtures could be tampered with by passing pedestrians, since it appears from Staff's PowerPoint presentation that they will be placed somewhat low on the wall.

Judge Haden responded that the fixture locations shown in Staff's presentation are just a rough guess, and that they could be placed at whatever height the Commission suggests.

Mr. Waller affirmed that the visual rendering of the light fixture locations in Staff's presentation was a very approximate estimate.

Vice-Chair Reagan asked if the lights would be downward-facing, to minimize light pollution.

Judge Haden responded that the lights would indeed be downward-facing.

Commissioner Ramsey asked if glass shades would be used, and if any electrical conduits would be visible from the street.

Judge Haden responded that the light fixtures would be metal, with no visible conduits.

Commissioner Ramsey moved to approve CFA-21-15 as presented. Commissioner Ohlendorf seconded, and the motion passed by a vote of 5-0.

5. CFA-21-16. Consider a request by Elaine Kimbrough for approval of a Certificate for Alteration for a new wall sign and awning for Texas Farm Bureau on Part of Lot 2, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 108 East Market Street.

Mr. Waller reported that the applicant proposes a new awning and illuminated wall sign. The new sign will replace the recently-removed projecting wall sign, and will be mounted flush on the front wall façade above the awning. The new awning will span the full width of the front façade and replace the existing awning. The awning materials will include an aluminum framework and standing-seam metal roofing. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Vice-Chair Reagan asked the applicant to come forward to discuss the project.

Tim Auld, 270 Bodeman Ln., Lockhart, TX, representative of the applicant, came forward to answer Commissioners' questions.

Commissioner Faulstich asked if the awning's roof was going to be blue or a galvanized finish, since the specifications identify a mill finish but the photo rendering shows a blue color.

Mr. Auld responded that they intend to go with blue, in order to match the colors of the logo on the new sign. The sign will be a flush version of the blade sign ripped off by the storm last year.

Commissioner Ohlendorf moved to approve CFA-21-16 as presented. Commissioner Royal seconded, and the motion passed by a vote of 5-0.

6. Continue discussion on the potential development of City-designated Historic Landmark placards for placement on identified Historic Landmark structures.

Vice-Chair Reagan presented two sample placard materials for discussion.

Discussion ensued regarding the materials and funding options.

Vice-Chair Reagan stated that she would continue to research various placard designs and pricing.

Commissioner Faulstich stated that he would also assist in the research.

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

Mr. Waller stated that the next regularly scheduled meeting would be held August 4, and that he had received one application by the July 21 application deadline.

8. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Royal seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:00 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chair



CFA-21-17

106 N MAIN ST

WINDOW SIGNS



 Subject Property

 Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*

CASE NUMBER: CFA-21-17

REPORT DATE: July 28, 2021

MEETING DATE: August 4, 2021

APPLICANT'S REQUEST: Five window signs

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

BACKGROUND DATA

APPLICANT: Katie Sarino

OWNER: J. J. Grigar, G & S Main Street JV

SITE LOCATION: 106 North Main Street

LEGAL DESCRIPTION: Part of Lot 1, Block 23, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial

PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: CCB (Commercial Central Business District)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes five window signs for the new Grounded Soul Goods retail store, in the space formerly occupied by the Take Care Natural Health business. A tree graphic resembling a Cypress, which is the company logo, and the business name will be located on the window panel to the left of the double-door entrance. On the window panel to the right of the double doors, one sign will read "Grounded in Lockhart", and the other, "Rooted in Natural Living". An "Open" sign will be located on the window glass on the right side of the double doors, while the hours of operation will be on the left side. The hours of operation sign is under two square feet, and is considered exempt from the Sign Ordinance and Certificate for Alteration requirements. In addition, the existing hanging sign will be repainted to read "GSG", with the company logo on the right-hand side. This sign board was approved by the Commission for the previous business, and is considered exempt, as it is simply a change of sign face. The applicant also proposes a sandwich-board style portable sign advertising the business, and has been provided a copy of the portable signage and sidewalk obstructions policy. This policy states, in part, that portable signs cannot exceed 16 square feet in area, and must be removed daily at the close of business. All proposed signage will utilize a rounded, bold, easy-to-read font.

COMPATIBILITY: The proposed signs are not of a design or scale that would detract from the historic character of the Courthouse Square.

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

ALTERNATIVES: None necessary.



1ft

Rooted in
Natural Living

2ft

Grounded in
Lockhart

2ft

1ft

← 7.2

open

← 11" →

Hours
Closed Monday
Tuesday - Sunday
11 am - 6 pm

← 1.5' →

← 0.9' →

2.5ft



Grounded in
Soul Coords

2ft

2.5ft


4ft



GSG 

**nded
Goods**

Open

Plants
Home Goods
Curated Vintage

Kombucha on Tap
Herbs & Teas
CBD
Bath & Beauty

The Elder
ENTR

CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 7/21/21 DATE APPROVED: _____ CERTIFICATE NUMBER: CFA-21-17

NOTE: An approved Certificate For Alteration (CFA) is required by City Code for all signage, construction, alteration, or modification of property designated as Historic, if such activities will change the architecture, design, finishes or outward appearance of a building, structure, object, site, or area as viewed from the exterior. (Ord.93-19, Sec. 11 and 12). A City Sign Permit and/or City Building Permit may also be required by the City Code.

ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED

Applicant Katie Sarino Property Owner JJ Grigar
 Mailing Address 3606 Cornerstone St Mailing Address 106 N Main St
Round Rock, TX 78681 Lockhart, TX
 Telephone 512 653-8736 Telephone 512 924-3073
 Person Doing Work Katie Sarino Estimated Cost \$20
 Property Legal Description Retail Bldg - Original Town of Lockhart, Block 23
Part of Lot 1
 Property Street Address 106 N. Main St
 Property City Zoning Designations CCB Location Map Attached _____

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

Description of Proposed Work
Add 2 Removable signs on the left and right windows 1 sign is store logo and name 2 sign is store tag line Also "Open" sign on front door, and an Hours of Operation sign on the door (exempt).
Please - Attach Scope of Work Questionnaire <input type="checkbox"/> Attach Sketches/Illustrations <input type="checkbox"/> Are Detailed Plans Available? <input type="checkbox"/>

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

Applicant Signature: [Signature] Date: 7.20.21
 Property Owner Signature: [Signature] Date: 7-23-21
 Historical Preservation Officer Approval: _____ Date: _____
 Historical Preservation Commission: _____ Date: _____

A Certificate For Alteration is valid for a period concurrent with the Building Permit granted for the proposed work, or a period not to exceed 18 months.


CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-21-17
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			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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> ? <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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"?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	KW	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"/>	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			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? _____ Describe: _____
Section Three			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	KW	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"/>	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?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: 7.20.21

Verified By: Kevin Walker Date: 7/27/21 Action:

Date:

SIGN PERMIT APPLICATION

SP - 21 - _____

CITY OF

Lockhart TEXAS

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

CONTRACTOR/OWNER

^{APPLICANT}
CONTRACTOR-NAME Katie Sarino

LICENSE NO. _____

DAY-TIME TELEPHONE 512-653-8736

ADDRESS 3606 Cornerstone St.

E-MAIL Sarino.kt@gmail.com

Round Rock, TX 78681

OWNER NAME JJ Grigar

ADDRESS 106 N Main St

DAY-TIME TELEPHONE 512-924-3073

Lockhart, TX 78644

E-MAIL _____

PROPERTY

ADDRESS OR GENERAL LOCATION 106 N. Main st Lockhart TX

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

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

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

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN grounded soul goods

REQUESTED PERMIT

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

NEW SIGN STRUCTURAL REPAIR STRUCTURAL ALTERATION/RELOCATION

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

LOW PROFILE MEDIUM PROFILE HIGH PROFILE

INSTITUTIONAL DEVELOPMENT ENTRANCE RESIDENTIAL IDENTIFICATION

790 of 3500 = 24.5 Max. allowed Sign Area
Existing Sign (hanging) = 5.2
Proposed Signage (windows) = 18.95
Total Sign Area = 24.15

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 350 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) 18.95 SQ. FT.
ILLUMINATION NONE INTERNAL REFLECTED BARE BULB

SUBMITTAL REQUIREMENTS

DRAWING, PREFERABLY SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) The location of the proposed sign on the site or building, including dimensioned references to adjacent building features or nearest property line, as appropriate; 2) Dimensions of the sign and sign structure, including foundation or mounting details; 3) Material and electrical specifications; 4) Name of sign manufacturer, if applicable; and, 5) If the sign is to be freestanding and over six feet high, certification by a licensed engineer for structural compliance with the building code.

LIST OF SIGN FACE AREA OF ALL EXISTING SIGNS, IF ANY, ON THE SAME BUILDING FACADE (for attached signs) OR ALONG EACH STREET FRONTAGE OF THE PROPERTY (for freestanding signs).

COPY OF STATE PERMIT OR AUTHORIZATION IF APPLICATION IS FOR AN OFF-PREMISE SIGN.

COMPLETED APPLICATION FOR A CERTIFICATE OF ALTERATION IF SIGN IS IN HISTORIC DISTRICT OR ON HISTORIC LANDMARK PROPERTY.


PERMIT FEE OF \$10.00, PLUS \$0.25 PER EACH SQUARE FOOT OF SIGN AREA OVER 40 SQUARE FEET, (applied to only one side of double-faced signs), PAYABLE TO THE CITY OF LOCKHART WHEN THE PERMIT IS ISSUED.

I HEREBY AFFIRM THAT IF I AM NOT OWNER OF THE PROPERTY UPON WHICH THE SIGN IS TO BE LOCATED, I AM AUTHORIZED BY THE PERSON, ORGANIZATION, OR BUSINESS ENTITY OWNING THE PROPERTY TO REPRESENT THEM IN THIS APPLICATION. TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT.

SIGNATURE  DATE 7/20/2021
PRINTED OR TYPED NAME Katie Sarino

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

OFFICE USE ONLY

APPROVED BY  Planning _____ Building Inspection _____
PERMIT NUMBER SP - 21 - _____ CERT. FOR ALTERATION NUMBER CFA - 21 - 17
DATE _____ FEE \$10.00 RECEIPT # _____