

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, May 3, 2023
Municipal Building – Glosserman Room
308 West San Antonio Street**

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the April 5, 2023 meeting.
4. CFA-23-13. Consider a request by Gabriel Morey for approval of a Certificate for Alteration for a decorative gate and overhead entry feature on part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 101 E. San Antonio Street.
5. CFA-23-15. Consider a request by Dana Garrett of Lockhart Post-Register for approval of a Certificate for Alteration for a projecting neon wall sign, flush-mount wall sign, new handrail, and the repainting of the building exterior to a different color than the previous color on parts of Lots 5 and 6, Block 20, Original Town of Lockhart, zoned CCB and located at 111 S. Church Street.
6. CFA-23-16. Consider a request by Ricardo Garcia for approval of a Certificate for Alteration for two window signs on parts of Lots 1 and 2, Block 17, Original Town of Lockhart, zoned CCB and located at 114 S. Commerce Street.
7. CFA-23-17. Consider a request by Michelle Hazelett for approval of a Certificate for Alteration for a window sign on part of Lot 4, Block 19, Original Town of Lockhart, zoned CCB and located at 101 S. Main Street.
8. Discuss future-proposed exterior building improvements, requested by Charlie Tames, on part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB and located at 119 W. San Antonio Street.
9. Consider designs and cost estimates for City-designated Historic Landmark placards for placement on officially designated Historic Landmark structures [*tabled from April 5, 2023 meeting*].
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 3:30 p.m. on the 24th day of April, 2023.

City of Lockhart
Historical Preservation Commission
April 5, 2023

MINUTES

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

Members Absent: Michel Royal, Kevin Thuerwaechter

Staff Present: Kevin Waller, David Fowler, Yvette Aguado

Public Present: Haley Conlin (Applicant, Agenda Item 4), Cheryl Evans (Applicant, Agenda Item 5)

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 October 5, 2022, meeting, the February 9, 2023 meeting, The February 15, 2023 meeting, and the March 1, 2023 meeting.

Vice-Chair Reagan requested that Staff strike "incidental" on page 1, first paragraph of agenda item 4, of the October 5, 2022, minutes. Also, Texas Monthly, because it is a magazine should be underscored throughout. The end of that sentence to insert, "because it exceeds the sign size allowed for that particular wall." On page 2, 8th paragraph, last sentence, "She stated" should be inserted in front of the word "the" at the beginning of that sentence.

Vice-Chair Reagan moved to approve the minutes with the corrections as stated. Commissioner Ramsey seconded, and the motion passed by a vote of 5-0.

For the February 9, 2023, meeting minutes, Vice-Chair Reagan suggested that "Chairman Lairsen" should be changed to read "Chairman Lairsen and Vice-Chair Reagan" on page 5, second paragraph.

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

Chair Lairsen asked for discussion of the February 15, 2023, meeting minutes, with none he then asked for a motion.

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

Chair Lairsen asked for discussion of the March 1, 2023, meeting minutes, with none he then asked for a motion.

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

4. CFA-23-11. Consider a request by Haley Conlin for approval of a Certificate for Alteration for a concrete pad and enclosure for a barbecue pit on Part of Lot 1, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 102 East Market Street.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes a new concrete pad and enclosure for a barbecue pit, the pad of which is already in place. The enclosure over the concrete pad will be metal framing with screened-in windows and a corrugated, galvanized steel roof, measuring 17 feet long by 8 feet 6 inches wide by 9 to 10 feet tall. Staff recommends approval with a condition that the applicant reposition the proposed enclosure location such that a minimum of 5 feet of clearance is maintained between the main building and the enclosure.

Discussion ensued regarding the concrete slab, and the manner of installation of the smokestack to the building and the smokestack height.

Ms. Haley Conlin & Teresa Charnichart, 102 Market Street, discussed the project and responded to Commissioners' questions.

Commissioner Faulstich stated that the process of the smokestack's installation would require attachment to the main building, and the Historical Commission is adamant about not drilling into bricks of historic buildings. With the smokestack being 40 feet in the air, it will not be freestanding.

Ms. Conlin replied that they understood it was not a requirement to extend the height of the smokestack beyond that proposed, but more of a neighbor preference.

Vice-Chair Reagan mentioned and read the email letter from Stacy Wright, City Health Inspector where he stated, "The smokestack needs to be above the roofline and needs re-enforcement bracing to the wall of the building, I recommended that the smokestack be at least 5 feet above the roofline in order to prevent nuisance odors from impacting the indoor spaces on the second floor as well as any fresh air intakes that can be on the roof from a/c units."

Chair Lairsen asked if the smokestack extension was required, since the email specified "recommended".

Mr. Waller replied that based on an in-person conversation with the Health Inspector just prior to the meeting, he understood Mr. Wright intended to require the extension of the smokestack.

Vice-Chair Reagan moved to approve CFA-23-11 with Staff's condition to reposition the proposed enclosure location such that a minimum of 5 feet of clearance is maintained between the main building and the enclosure, and a condition that the smokestack is raised to a height of 5 feet above the main building. Commissioner Faulstich seconded, and the motion passed by a vote of 5-0.

5. CFA-23-12. Consider a request by Cheryl Evans for approval of a Certificate for Alteration for a window sign and a sign attached to an awning on Part of Lot 6, Block 20, Original Town of Lockhart, zoned CCB and located at 215(A) West Market Street.

Mr. Waller provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes a window sign, as well as a sign to hang from the awning. Already in place,

the adhesive window sign is located on the glass of the right-side entry door. The sign to hang from the awning's edge is to be of a wood material and will face the street. Staff recommends approval with the condition that they remove the two existing patterned graphics on either side of the double-door entry which, along with the proposed signage, each would individually exceed the maximum sign area limitation of 8 square feet (7% of wall façade) for total signage.

Discussion amongst staff and Commissioners continued.

Chair Lairsen asked Commissioners if they had any questions for the applicant; with none he then asked the applicant if she had any comments or questions. Seeing none, he asked for a motion.

Vice-Chair Reagan moved to approve CFA-23-12 with Staff's condition to remove the patterned graphics on either side of the double-door entry. Commissioner Ramsey seconded, and the motion passed by a vote of 5-0.

6. Consider designs and cost estimates for City-designated Historic Landmark placards for placement on officially designated Historic Landmark structures.

Mr. Waller stated that he didn't have anything new to report.

Commissioner Faulstich stated that he does not have any additional information to present, other than what was previously brought before the Commission.

Vice-Chair Reagan brought two sample pictures to share with the Commission.

Discussion continued about the size and wording of the placards and who would be responsible for the cost of the placard.

Chair Lairsen stated that the next step is to discuss further pricing and design details at the next meeting, and set a date to present to City Council for consideration. He asked Planning Staff David Fowler what the deadline would be with regard to the budget.

Mr. Fowler stated that he has a meeting with the City Manager the following week to discuss.

The Commission requested that Staff prepare a letter to Historic Landmark property owners to determine which owners would like a placard. The letter should reinforce that placement of a placard does not implicate that these homes are open to the public, and also that the property owners would be responsible for mounting the placards themselves.

The Commission agreed to table this item to the next meeting, to continue the discussion of design and pricing, by consensus.

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 April 19th, since two applications had been submitted by the deadline.

The Commission requested to add an item about the Historic Landmark placards to the agenda for the April 19 meeting.

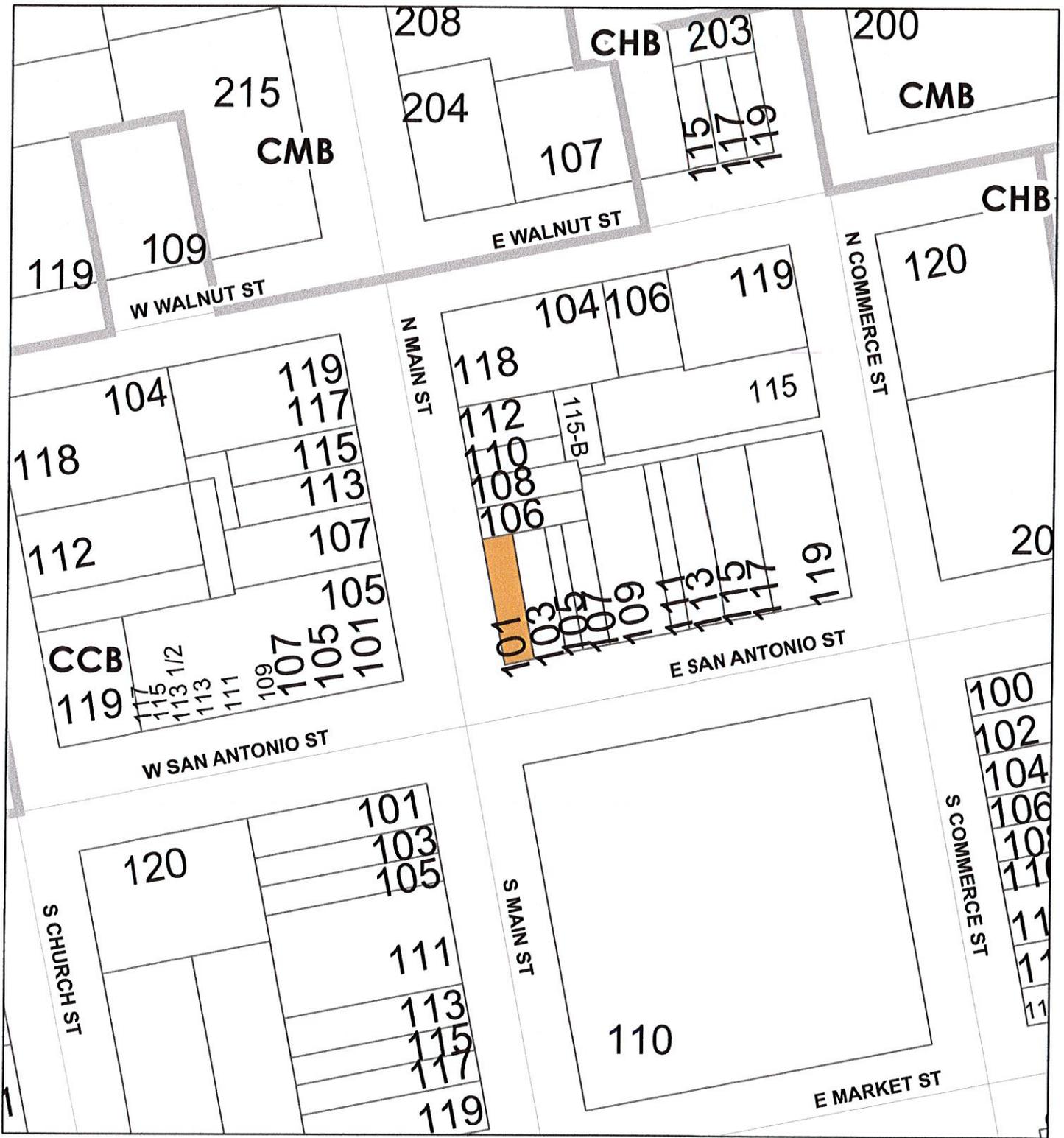
8. Adjournment.

Commissioner Ramsey moved to adjourn the meeting, and Commissioner Faulstich seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:28 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chairman



CFA-23-13

101 E SAN ANTONIO ST

DECORATIVE GATE &
OVERHEAD ENTRY FEATURE



Subject Property



Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Senior Planner / Historical Preservation Officer *KW* CASE NUMBER: CFA-23-13

REPORT DATE: April 26, 2023

MEETING DATE: May 3, 2023

APPLICANT'S REQUEST: Decorative gate and overhead entry feature

STAFF RECOMMENDATION: ***Approval***

CONDITION: Submission of a Certificate for Alteration application and Sign Permit application for three existing, unpermitted signs on the building's East San Antonio Street façade, prior to issuance of a building permit for the proposed gate and overhead entry feature (see Compliance with Standards section, below).

BACKGROUND DATA

APPLICANT: Gabriel Morey

OWNER: 101 Brock, LLC, c/o Terry Black

SITE LOCATION: 101 East San Antonio St.

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

EXISTING USE OF PROPERTY: Commercial (retail and bar)

PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Proposed is the placement of a decorative gate and overhead entry feature at the entrance to the "pocket park" area to the north of the Brock Building and on the same property. The gate will be made of iron and measure 6 feet high by 14 feet long, save for a 7-foot open section in the middle. An overhead, archway-type iron entry feature will be located above the gate, measuring 17 feet high by 14 feet long, and together with the gate, will be mounted into the ground via posts, with no attachment to the adjacent buildings. The applicant explains that the gate will help to deter vandalism and theft in the pocket park area. Please refer to the enclosed drawing for specifics on the design of the proposed improvements.

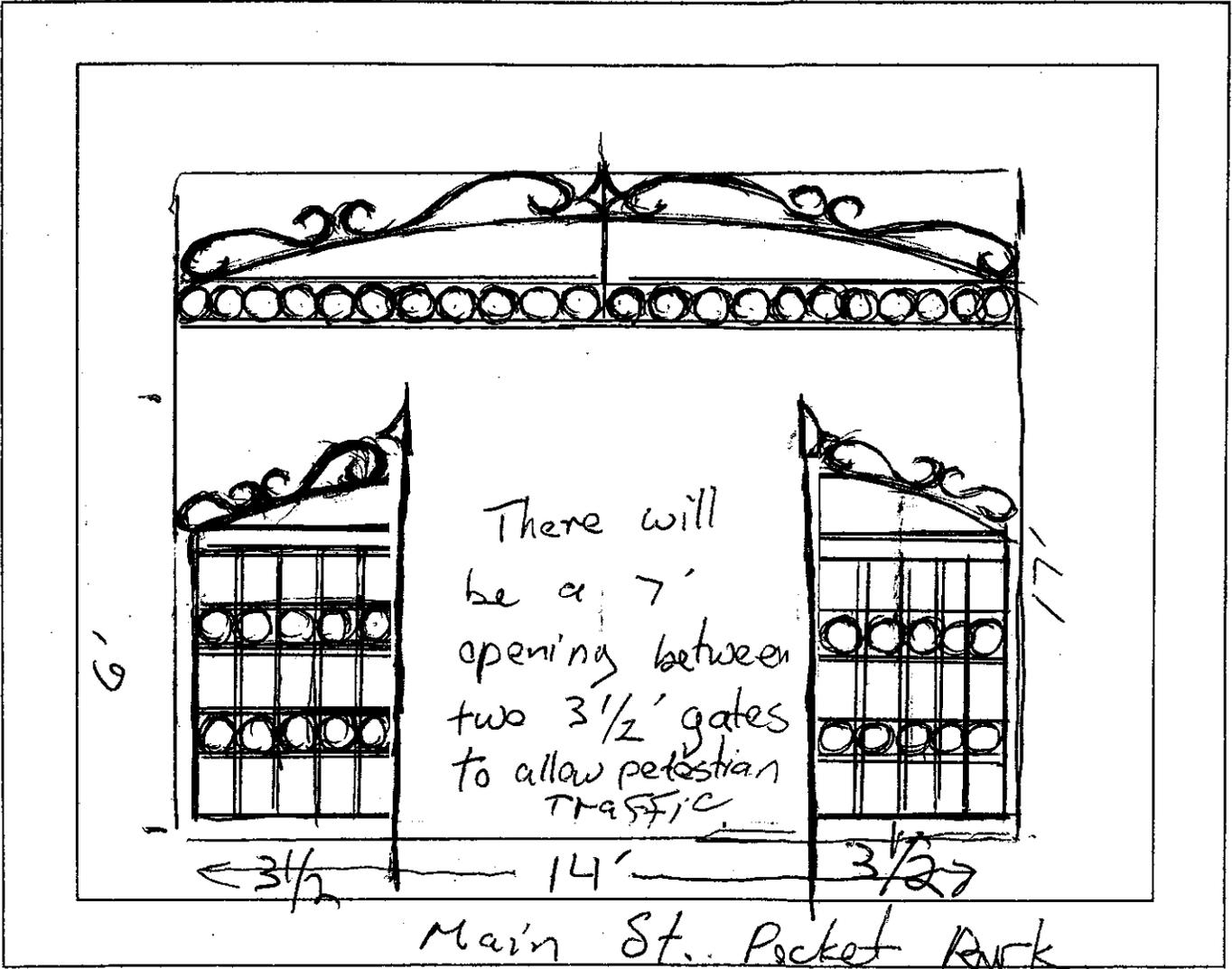
COMPATIBILITY: The proposed gate and overhead entry feature are not of materials or of a design that would detract from the character of the Historic District.

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. It should be noted that three signs are located on the East San Antonio Street wall façade of the Brock Building that have been placed without a Sign Permit or a Certificate for Alteration. One sign is a projecting wall sign advertising "The Culinary Room" business on site. The other two signs include window signs, one advertising Amy's Ice Cream, the other promoting a banana pudding bar. Staff recommends a condition of approval that a Certificate for Alteration application and Sign Permit application be submitted for these three signs, prior to issuance of a building permit for the proposed gate and overhead entry feature. In addition, the applicant will be subject to payment of a double-fee for the Sign Permit, since the three signs were placed without approval.

ALTERNATIVES: None necessary.

CITY OF LOCKHART - SITE PLAN

APPLICANT NAME: Gabriel Moren PHONE: 512-644-2550
SITE ADDRESS: 101 East San Antonio
PERMIT NUMBER: # 207 B
PROPOSED WORK: Installation of Gate



Please indicate the following:

1. North arrow, scale of the drawing (e.g., 1" = 50 feet), property lines with dimensions, and abutting streets and alleys;
2. Outline the location, size, and type of all structures with labels indicating whether existing or proposed; show roof overhangs as dotted lines;
3. Distances between all existing and/or proposed structures (measuring from roof overhang, if any) as well as from all existing and/or proposed structures to all property lines;
4. Location, type, and width of all known easements; and
5. Location, dimensions, and surface material of existing or proposed driveways and off-street parking areas; specify the number of provided and required parking spaces. Planning staff can assist with this requirement.

82"

85"



CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 3/29/23 DATE APPROVED: _____ CERTIFICATE NUMBER: CFA-23-13

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 Gabriel Money Property Owner 101 East Brooks LLC
 Mailing Address 512 Bois D'arc #41 Mailing Address PO BOX 990
Lockhart, TX. 78644
 Telephone 512-644-2550 Telephone 512-376-8848
 Person Doing Work Gabriel Money Estimated Cost 3000-4000
 Property Legal Description Part of Lot 1, Block 23, Original Town of Lockhart
 Property Street Address 101 East San Antonio St. Lockhart TX. 78644
 Property City Zoning Designations Commercial Central Busis. -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
<p>• Instalation of Decorative gate which is placed in the pocket for proposed instalation. Gates will be iron. 7-foot open space between gates. Nothing will be attached to building.</p> <p>• Also proposed is an iron, overhead entry feature above the gates, mounted into the ground via posts.</p>
<p>Please - Attach Scope of Work Questionnaire <input type="checkbox"/> Attach Sketches/Illustrations <input type="checkbox"/> Are Detailed Plans Available? <input type="checkbox"/></p>

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: Gabriel Money Date: 3/29/23
 Property Owner Signature: Tony Black-Agent Date: 3/29/23
 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-23-13
Page 2 of ___ Reviewed: KW

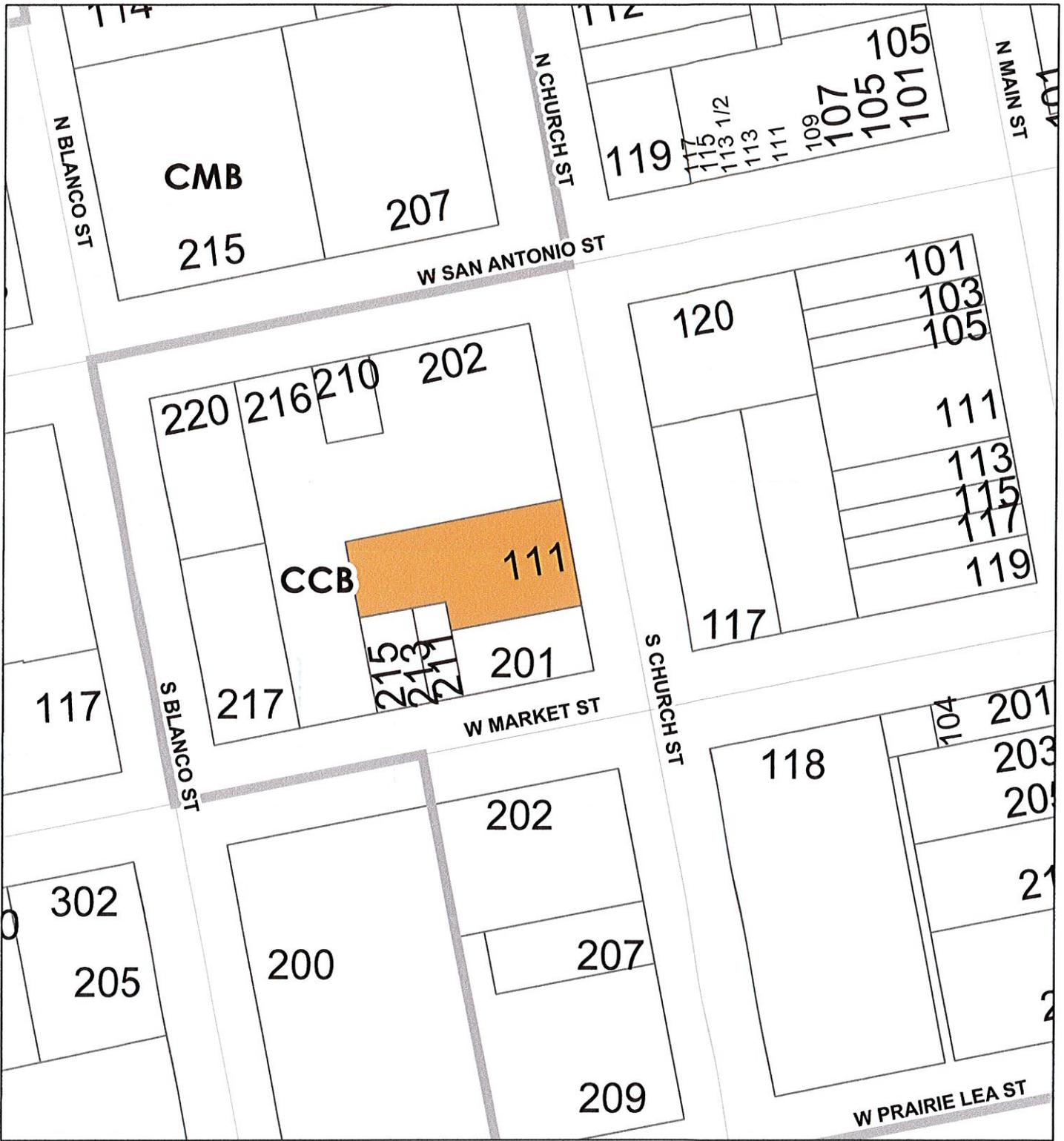
The following questions must be answered and the form completed by the applicant for a Certificate For Alteration. This questionnaire shall be attached to any application for Certificate For Alteration. The Lockhart Historical Preservation Officer shall independently verify all information provided on 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 property 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> </u> H? <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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
<input checked="" type="checkbox"/>	<input 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: 3/29/23

Verified By: Kevin Waller Date: 4/25/23 Action: _____ Date: _____



CFA-23-15

111 S CHURCH ST



 Subject Property

 Zoning Boundary

PROJECTIGN WALL SIGN (NEON),
 FLUSH MOUNT WALL SIGN, NEW HANDRAIL,
 REPAINT BUILDING

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner *KW* CASE NUMBER: CFA-23-15
REPORT DATE: April 26, 2023
MEETING DATE: May 3, 2023
APPLICANT'S REQUEST: Projecting neon wall sign, flush-mount wall sign, handrail, repainting of building
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

BACKGROUND DATA

APPLICANT: Dana Garrett, Lockhart Post-Register
OWNER: Garrett Publishing Co., Inc., c/o Dana Garrett
SITE LOCATION: 111 S. Church St.
LEGAL DESCRIPTION: Parts of Lots 5 and 6, Block 20, Original Town of Lockhart
EXISTING USE OF PROPERTY: Commercial
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

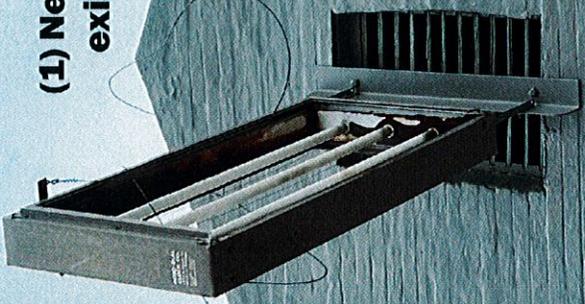
PROJECT DESCRIPTION: Proposed is a projecting neon wall sign, a flush-mount wall sign, a handrail, and the repainting of the building exterior. The neon sign will be installed in the location of the existing projecting sign box frame just below the roofline's peak, to utilize a new box frame mounted to the existing sign bracket, with the electrical connection to be routed through the existing vent behind the sign. The upper portion of the sign will read "LPG", with "Lockhart Post-Gallery" below, with a border around the sign text, to advertise the newspaper company's on-site art gallery. The proposed flush-mount sign will be of engraved wood, with the same text and design as the neon sign, to be mounted to the left of the north door via lag bolts anchored through the mortar. The metal handrail has already been installed, is located to the right of the north door, and resembles a similar handrail located at the South Main Street façade of the multi-archway building located at 119 South Main Street. Finally, the building exterior was recently repainted to a gray color, which differs from the previous white color, therefore requiring review by the Commission (Historic Districts and Landmarks Ordinance Section 28-10(e)(3)).

COMPATIBILITY: The proposed improvements will not detract from the character of the Courthouse Square Historic District. Although the proposed neon sign will be located on property to the south of the First Christian Church property at 202 West San Antonio Street, an existing neon sign is located at the corner of the Vogel's Furniture building across the street from the subject property, with several other neon signs located downtown.

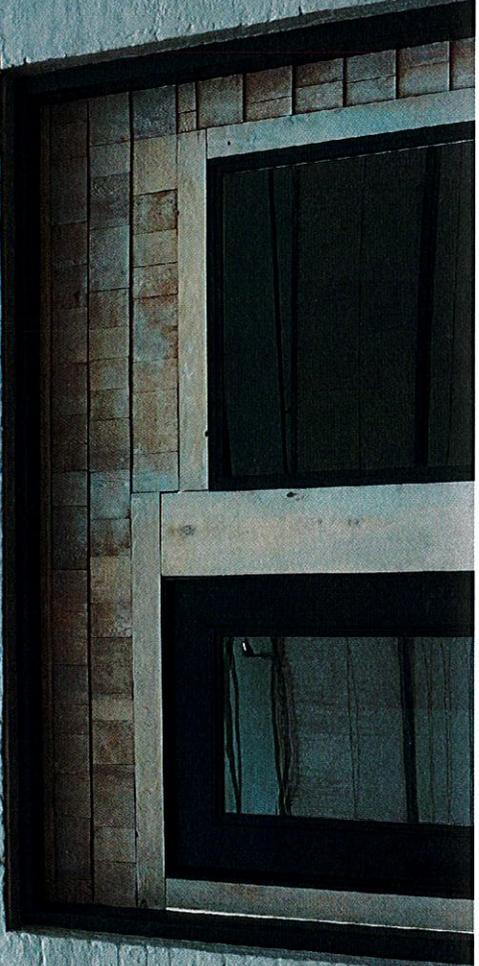
COMPLIANCE WITH STANDARDS: There are no design guidelines in the Historic Districts and Landmarks Ordinance for the proposed improvements, save for pre-approved signs, which are not applicable in this case. The proposal is subject to approval of this Certificate for Alteration and the issuance of building and sign permits.

ALTERNATIVES: None necessary.

(1) Neon Sign mounted on existing sign bracket



(2) Engraved Wooden Signage



L P G
Lockhart
Post-Office

LOCKHART POST OFFICE

LOCKHART
POST OFFICE



Kevin Waller

From: Dana Garrett <danagarrett@post-register.com>
Sent: Wednesday, April 12, 2023 2:55 PM
To: Kevin Waller
Subject: Fwd: LPG.JPG

Kevin,

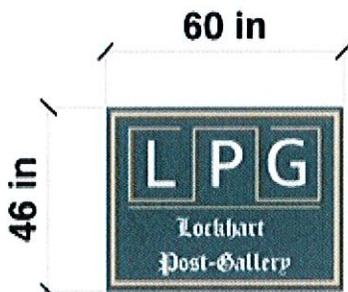
This is what I just received from Kirk at Big Dog Neon,

I hope this is works for you.

Dana

----- Forwarded Message -----

Subject: LPG.JPG
Date: Wed, 12 Apr 2023 18:56:37 +0000
From: Kirk Tunngley <bigdogneon@hotmail.com>
To: Lockhart Post-Register <Danagarrett@post-register.com>



BUILDING SIGN
DOUBLE FACE
8" DEEP ALUMINUM CABINET
VINYL FACE WITH NEON LETTERING
FLAG MOUNT TO BUILDING WHERE EXISTING SIGN IS LOCATED
EXISTING SIGN TO BE REPLACED



This project is the property of Sign Crafters and is intended for personal use only. It is not to be reproduced, used, or published in any form without permission from Sign Crafters. Installation and maintenance of all outdoor signs, letters, and emblems must be performed by a professional sign installer. Sign Crafters will not be held responsible or liable for any damage or destruction to the building or the sign itself.

CLIENT

APPROVAL

TYPE OF SIGNAGE

INSTALL

REF Austin C/Job#

DAR

LOCATION 111 S. CHURCH ST, LOCKHART

DATE 4-12-23

WITH CHANGES AS NOTED

ARTIST Austin

SCALE NTS

Garrett Publishing | 67889
Dana Garrett | (512) 995-0556
111 S. Church St.
Lockhart, TX 78644



5303 Wurzbach Rd | San Antonio, TX 78238
Phone: 210-520-6699 | Fax: 210-684-6699
image360sawest.com

The contents of this document are intended solely for the use of the named addressee(s) and may contain confidential and/or privileged information. Any unauthorized use, reproduction, disclosure, or distribution of all or part of the contents is strictly prohibited by the sender and may be unlawful.

* Engraved
Wooden
Sign *



SPECIFICATIONS

24"Hx36"W | Qty: 1
Material: Sandblasted HDU Sign
filename.pdf

PREPARED & DESIGNED BY

Scott Milgrom | 210.520.6699
C. Preciado | 4-12-2023 | Proof #1

COLORS USED



It is the client's responsibility to ensure that the proof is correct in all areas. Please be sure to double-check spelling, grammar, layout, color, sizes, quantities and design before APPROVING the proof. Design time is charged at \$60/hr. in 15 minute increments. Your project will go to production once a final approval is received in writing by e-mail. All signs designed, produced and/or installed by Image360 San Antonio West remain the exclusive property of the business until outstanding charges are paid in full. Image360 San Antonio West reserves the right to reclaim signage and removal costs if these terms are not met within 21 days of completion.

Kevin Waller

To: Dana Garrett
Subject: RE: Certificate for Alteration Application- Additional Information Needed

From: Dana Garrett <danagarrett@post-register.com>
Sent: Wednesday, March 22, 2023 4:09 PM
To: Kevin Waller <kwaller@lockhart-tx.org>
Subject: Re: Certificate for Alteration Application- Additional Information Needed



Example of the 3' x 2' carved out wooden sign.

The wood carved sign will be 3' x 2' to the left of the door as seen in the attached picture.

The electrical for the neon will be using the same electrical as the present fluorescent lighted sign uses. (This is routed through the adjacent vent)

I will forward any additional information that I receive from Kirk when I get it, but he had said he was going to work from the design that we sent on the application.

Thanks

Dana Garrett

On 3/22/2023 11:46 AM, Kevin Waller wrote:



CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: <u>4/2/23</u>	DATE APPROVED:	CERTIFICATE NUMBER: <u>CFA-23-15</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.93-19, 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 <u>Lockhart Post-Register</u>	Property Owner <u>Dana Garrett</u>
Mailing Address <u>111 S Church St</u> <u>Lockhart TX 78644</u>	Mailing Address <u>111 S Church St</u> <u>Lockhart TX 78644</u>
Telephone <u>512-398-4886</u>	Telephone <u>512-398-4886</u>
Person Doing Work <u>Big Dog Neon & Fast Signs</u>	Estimated Cost <u>unknown at this time</u>
Property Legal Description <u>O.T. Lockhart, Block 20 LOT PT 5,6</u>	
Property Street Address <u>111 S Church St Lockhart TX 78644</u>	
Property City Zoning Designations <u>Commercial Central Business</u>	Location Map Attached <input type="checkbox"/>

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
(1) Neon Sign mounted on existing sign bracket produced by Big Dog Neon
(2) Engraved Wood Signage mounted <u>to the left of the north door</u> produced by Fast Signs of San Marcos
(3) Addition of handrail as suggested by commission during January 4, 2023 meeting
<u>(4) Repainting of the building exterior (recently completed).</u>
<u>• Engraved wood sign - 3' x 2' - anchored through the mortar.</u>
<u>• Neon sign - 5' x 3.8' ↳ anchored by bolts</u>
Please - Attach Scope of Work Questionnaire <input type="checkbox"/> Attach Sketches/Illustrations <input checked="" 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: <u>Dana Garrett</u>	Date: <u>3/21/23</u>
Property Owner Signature: <u>Dana Garrett</u>	Date: <u>3/21/23</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-23-15
Page 2 of ___ Reviewed: KW

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

Yes	No	Verified	Scope Of Work Questions
Section One			
✓		KW	1. Is this application for construction or alteration on or at a property which is in a Historic District or a designated Historic Landmark? What is its zoning designation? <u>CCB</u> HL? <u> </u> H? <u> </u> ✓
✓		KW	2. Is this application for any construction or alteration work that is <u>NOT</u> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
✓		KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
	✓	KW	4. Will the construction or alteration covered by this application remove or, physically change any structural elements of the property? (i.e. Interior or exterior: load bearing walls, columns, posts, foundations, footings, etc.)
Section Two			
	✓	KW	1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental or unforeseen property damage? When did damage occur? _____
	✓	KW	2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?
✓		KW	3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)
XXXX	✓	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? _____ Describe: _____ <u>-Handrail and repainting have already occurred-</u>
Section Three			
	✓	KW	1. Will the construction or alteration covered by this application make a physical change to any design elements, features or finishes visible from the exterior of the property?
XXXX	✓	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: Dana Garrett Date: 3/21/23

Verified By: Kevin Weller Date: 4/26/23 Action: _____ Date: _____

SIGN PERMIT APPLICATION

SP - 23 - _____

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/Fast Signs

LICENSE NO. _____

DAY-TIME TELEPHONE 737-245-0291
512-376-6860

ADDRESS 112 N. Church St.,
Lockhart (Big Dog Neon)
209 N. Edward Gary St.,
San Marcos 78666 (Fast Signs)

E-MAIL bigdogneon@hotmail.com

OWNER NAME Dana Garrett

ADDRESS 111 S. Church St.

DAY-TIME TELEPHONE 5123984886

Lockhart 78644

E-MAIL danagarrett@post-register.com

PROPERTY

ADDRESS OR GENERAL LOCATION 111 S Church St

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 Newspaper

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Lockhart Post-Register

REQUESTED PERMIT

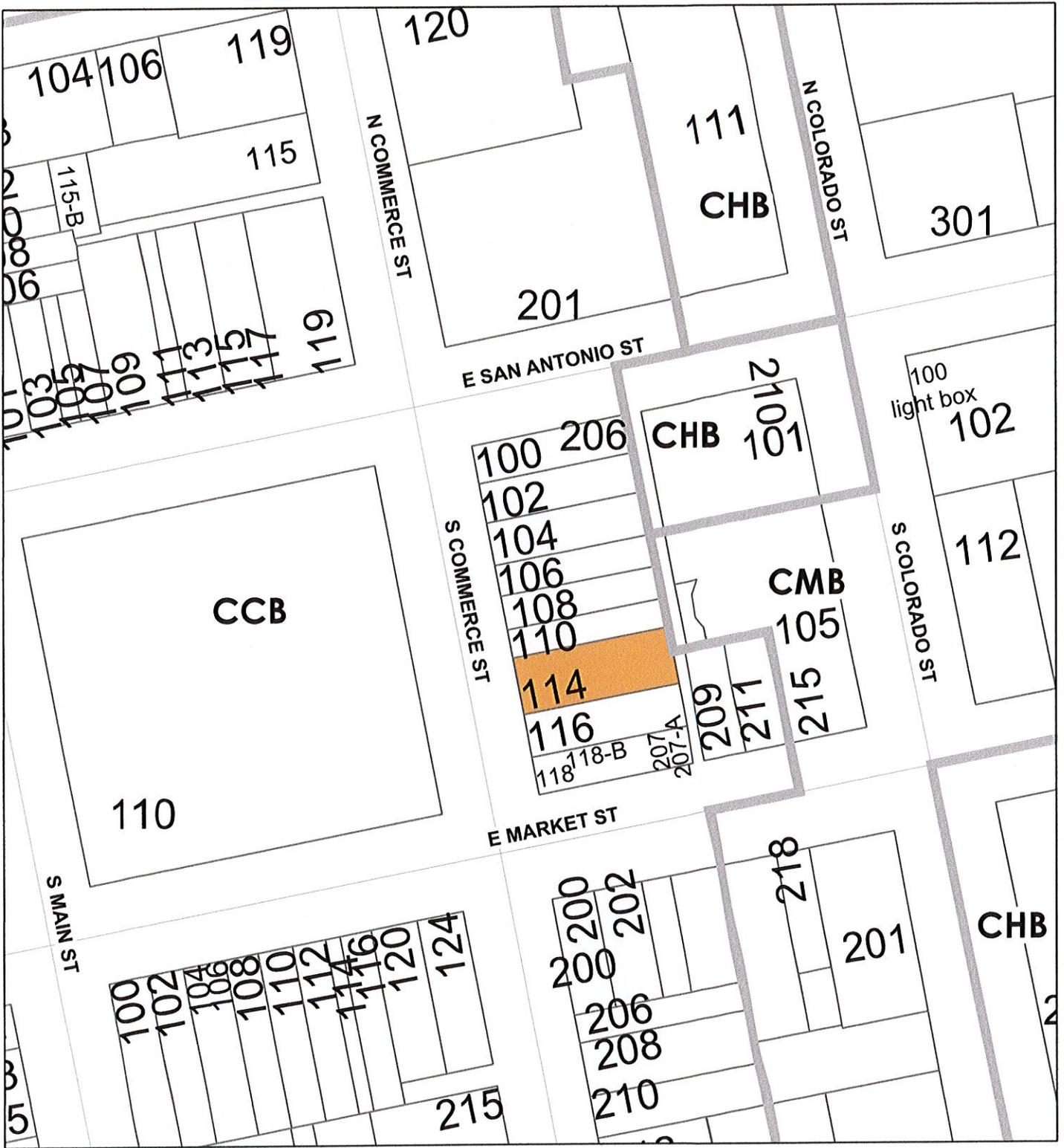
PROPOSED CONSTRUCTION (Check all that apply) ON-PREMISE OFF-PREMISE

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



CFA-23-16

114 S COMMERCE ST

WINDOW SIGNS



Subject Property



Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner **KW** CASE NUMBER: CFA-23-16
REPORT DATE: April 26, 2023
MEETING DATE: May 3, 2023
APPLICANT'S REQUEST: Two window signs
STAFF RECOMMENDATION: **Approval**
CONDITION: Property owner must sign the application form, or provide a letter of authorization, prior to issuance of the Sign Permit.

BACKGROUND DATA

APPLICANT: Ricardo Garcia
OWNERS: William and Cora Harrison
SITE LOCATION: 114 South Commerce Street
LEGAL DESCRIPTION: Parts of Lots 1 and 2, Block 17, Original Town of Lockhart
EXISTING USE OF PROPERTY: Commercial (Bakery)
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Proposed are two window signs for the new Los Angeles Mi Arcangel Bakery. This bakery is in the location of the previous bakery, La Ideal Panaderia & Pasteleria, but is not associated with that bakery and is operated under a different business owner. The two signs are already in place, and consist of painted lettering and graphics on two of the show windows to the right of the double-door entry. One sign simply features the business name, located in the leftmost show window to the right of the entry doors. The other sign, located in the next window panel to the right, reads "Tacos" and "Coffee!", with a taco graphic between these two words, as well as the business name repeated beneath, surrounded by what appears to be a cloud of flour and a flour pot to the right.

COMPATIBILITY: The two signs are not of a scale or design that would detract from the character of the Courthouse Square. Other businesses along this block also utilize window signs, including Good Things Grocery, Independence Title, Commerce Gallery, and World Finance.

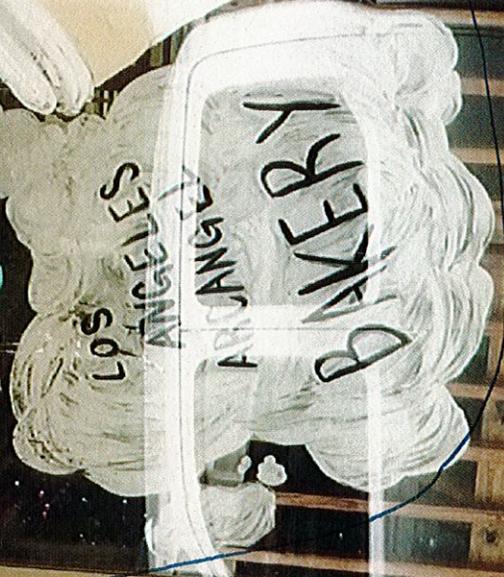
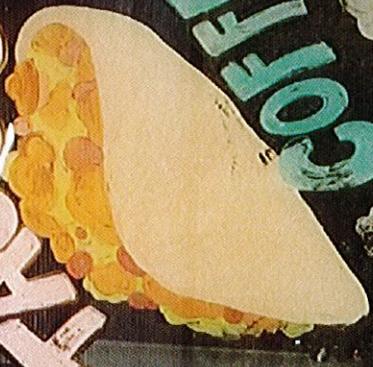
COMPLIANCE WITH STANDARDS: The signs comply with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration. It should be noted that the applicant will be subject to payment of a double-fee for the Sign Permit, since the signs were placed without approval.

ALTERNATIVES: None necessary.

LOS ANGELES
MI ARCA ANGEL

BAKERY

MACOS COFFEE



CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-23-16
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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
	<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 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 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 checked="" 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 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: <u>Signs are existing.</u>
Section Three			
	<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 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 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 checked="" 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 checked="" 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: Gunn Racano Date: 4/24/23

Verified By: Karin Walker Date: 4/26/23 Action: _____ Date: _____

SIGN PERMIT APPLICATION

SP - 23 - _____

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

Business Owner

CONTRACTOR NAME Ricardo Garcia

LICENSE NO. _____

DAY-TIME TELEPHONE (512) 437-1862

Business

ADDRESS 114 S. Commerce St.

E-MAIL garcia.dr777@gmail.com

Lockhart 78644

Business

OWNER NAME Ricardo Garcia

ADDRESS _____

DAY-TIME TELEPHONE (512) 437-1862

E-MAIL garcia.dr777@gmail.com

*Property Owner: William & Cory Harrison
1885 FM 672, Lockhart 78644*

PROPERTY

ADDRESS OR GENERAL LOCATION 114 S. Commerce Dr Lockhart, TX

ZONING CLASSIFICATION CCB

HISTORIC LANDMARK OR DISTRICT (Y/N) Yes

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

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Commercial (bakery)

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Los Angeles in: Arrange 1
Bakery

REQUESTED PERMIT

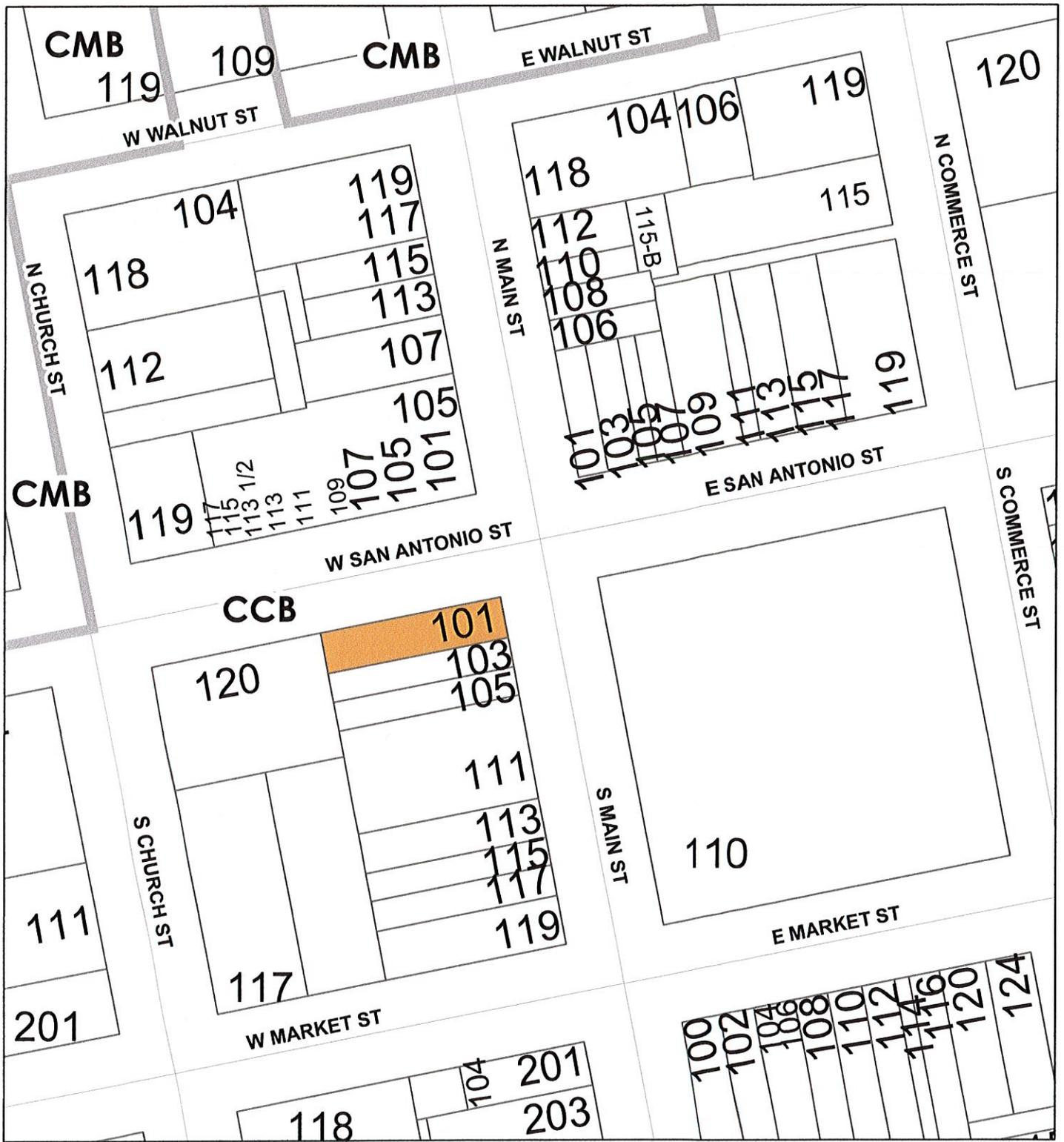
PROPOSED CONSTRUCTION (Check all that apply) ON-PREMISE OFF-PREMISE

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



CFA-23-17

101 S MAIN ST

WINDOW SIGN



 Subject Property

 Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner *KW* CASE NUMBER: CFA-23-17
REPORT DATE: April 26, 2023
MEETING DATE: May 3, 2023
APPLICANT'S REQUEST: Window sign
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

BACKGROUND DATA

APPLICANT: Michelle Hazelett
OWNER: Main Street Investments, LLC, c/o Rob Brown
SITE LOCATION: 101 S. Main St.
LEGAL DESCRIPTION: Part of Lot 4, Block 19, 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 a window sign for the new Michelle's Boutique & Med Spa business establishment. The sign is already in place, and consists of a window decal located on the left side of the double-door entry. The name "Michelle's" appears in cursive lettering against a ribbon-style banner graphic, beneath which are several social media logos, all surrounded by a heart-shaped pattern of what appears to be flower petals. Beneath the heart shape, a line of text reads "Boutique & Med Spa", followed by the retail store's phone number in the next line down, which is in turn followed by a phone number for the spa portion of the business. The bottom line of text provides the property address.

COMPATIBILITY: This sign is not of a scale or design that would detract from the character of the Courthouse Square. Although there aren't many window signs along this particular block, save for the Rucker-Ohlendorf Insurance Agency at 115 South Main Street, many businesses on the Square utilize window signs for advertising.

COMPLIANCE WITH STANDARDS: The sign complies with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration. It should be noted that the applicant will be subject to payment of a double-fee for the Sign Permit, since the sign was placed without approval.

ALTERNATIVES: None necessary.

22.21 in (1.85')

28.98 in (2.4')



Boutique & Med Spa

Store: 512-359-4111

Spa: 512-995-6636

101 S. Main Lockhart, TX

4.44 Square Feet



Michelle's

*Boutique & Med Spa
Store.
Spa.
101 S. Main Lockhart, TX*

OPEN

CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-23-17
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> </u> H? <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" 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? <u> </u>
<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: <u> </u> Permit No. <u> </u> Has any work actually started? <u> </u> Describe: <u> </u> <u>- Sign is already in place.</u>
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 checked="" 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 checked="" 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: Murielle Hazellett Summons Date: 4/17/23

Verified By: Kerin Walker Date: 4/20/23 Action: Date:

SIGN PERMIT APPLICATION

SP - 23 - _____

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 Larry Rivera LICENSE NO. _____

DAY-TIME TELEPHONE 512 398-7000 ADDRESS 1109 S. MAIN ST.

E-MAIL Larry@512signs.com LOCKHART, TX 78644

PROPERTY
OWNER NAME Rob Brown / MAIN ST INVEST. ADDRESS 8398 FM 1322

DAY-TIME TELEPHONE 310-880-9698 Lockhart TX 78644

E-MAIL robbie.brown@me.com _____

PROPERTY

ADDRESS OR GENERAL LOCATION 101 S. MAIN LOCKHART TX 78644

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

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

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

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Michelle's Inc.

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

TO: Lockhart Historical Preservation Commission

FROM: Kevin Waller, Historical Preservation Officer / Senior Planner *KW*

SUBJECT: Agenda Item 8

DATE: April 27, 2023

Agenda Item 8: Discuss future-proposed exterior building improvements, requested by Charlie Tames, on part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB and located at 119 W. San Antonio Street.

Property owner Charlie Tames has requested to be placed on the agenda of the Commission's May 3 meeting to discuss future improvements to the Masur Building that were initially approved by the Commission on September 7, 2016 through CFA-16-10. A copy of the minutes from that meeting are attached, as well as conceptual illustrations and floor plans. The improvements would include exterior and structural interior changes, also including rooftop improvements, which were approved through CFA-16-10, in addition to replacing the windows and adding awnings to the building, which were not part of the original approval. This agenda item is meant to encourage discussion and provide guidance to the applicant toward a future Certificate for Alteration application submission for the comprehensive project plan.

Kevin Waller

From: Charlie Tames <c@tamespartners.com>
Sent: Wednesday, April 19, 2023 9:29 AM
To: Kevin Waller
Subject: Re: 119 W. San Antonio Street
Attachments: masur hardware 1977.pdf; 160906_prelim permit set_REV2_historical review_approved.pdf; 160907_Lockhart Historical Preservation Committee LHPC minutes_119 approved.pdf

Kevin,

At this point we are looking to move forward with the approved plan from 2016. Please find attached the minutes form that meeting in which the addition to the roof was approved.

We would also like to bring back the awnings and replace the windows.

Thank you and see you on May 3rd.

Charlie
512 426 7733

From: Kevin Waller <kwaller@lockhart-tx.org>
Sent: Wednesday, April 19, 2023 9:12 AM
To: Charlie Tames <c@tamespartners.com>
Subject: RE: 119 W. San Antonio Street

Charlie:

Thank you, and please send along a narrative today, to include in the packet for the meeting. Thanks!

Kevin

From: Charlie Tames <c@tamespartners.com>
Sent: Wednesday, April 19, 2023 9:10 AM
To: Kevin Waller <kwaller@lockhart-tx.org>
Subject: 119 W. San Antonio Street

Kevin,

Nice talking to you yesterday.

Based on our conversation, I want to confirm that I will stop by your May 3rd historic preservation meeting to share some ideas regarding 119 W. San Antonio. This will be an informal meeting. We will make a formal application at a later time.

Thank you,
Charlie Tames
512 426 7733

708 Rio Grande Street
Austin, Texas 78701
512.479.1100
www.FurmanKeil.com



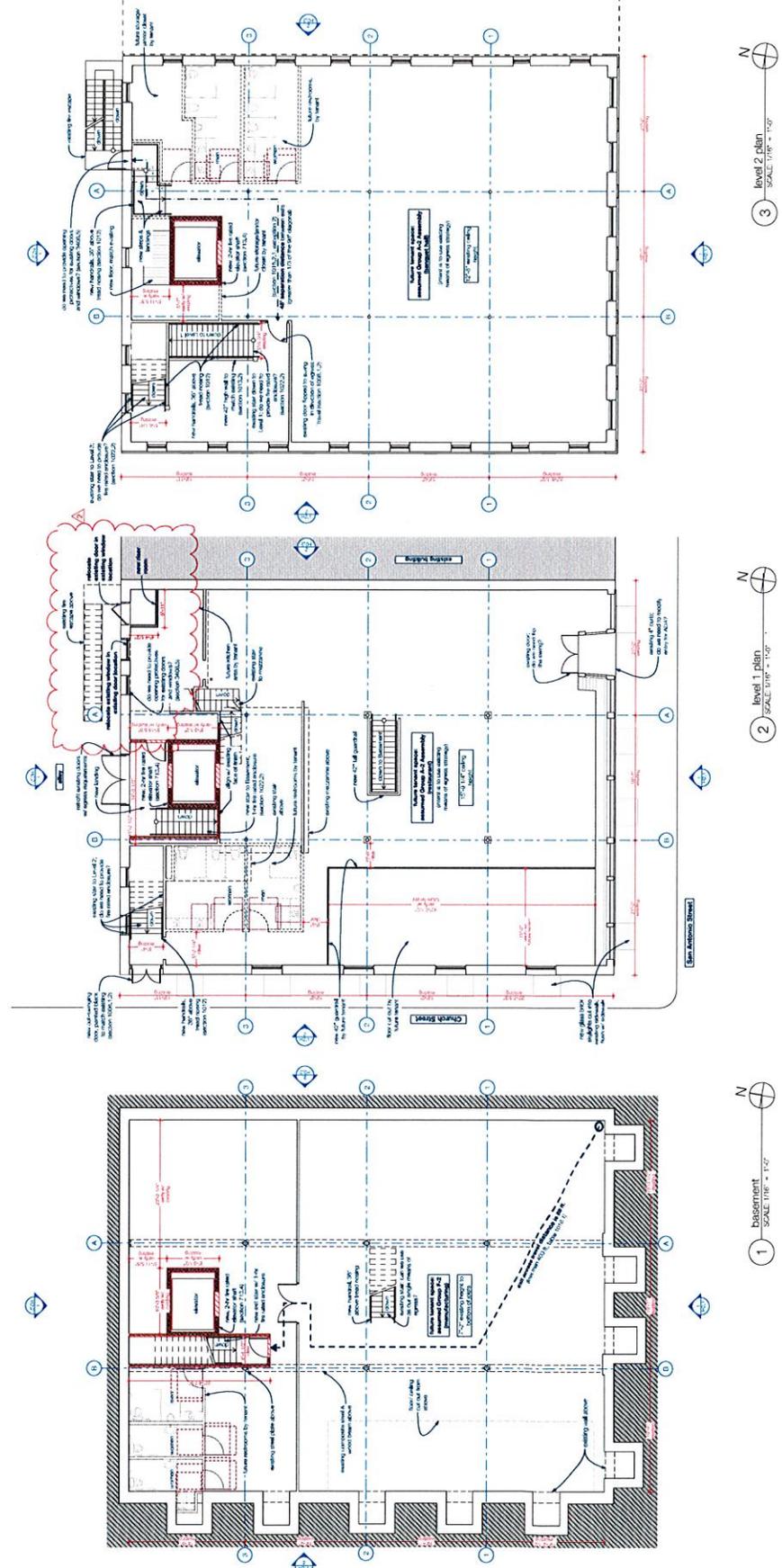
119 Lockhart
119 W San Antonio Street
Lockhart, Texas 78644

These Plans are prepared in accordance with the provisions of the International Building Code, 2015 Edition, and the International Residential Code, 2015 Edition, as amended.

REVISIONS	
1	Initial Issue
2	Revised
3	Revised
4	Revised
5	Revised
6	Revised
7	Revised
8	Revised
9	Revised
10	Revised

Lockhart
9/5/16
plans
H1.2

NOT
DO NOT SCALE
FOR CONSTRUCTION
WORKING SET
© 2016 FURMAN + KEIL ARCHITECTS, P.L.L.C.



706 Rio Grande Street
 Houston, Texas 77001
 512.479.1100
 www.FlorioArchitects.net



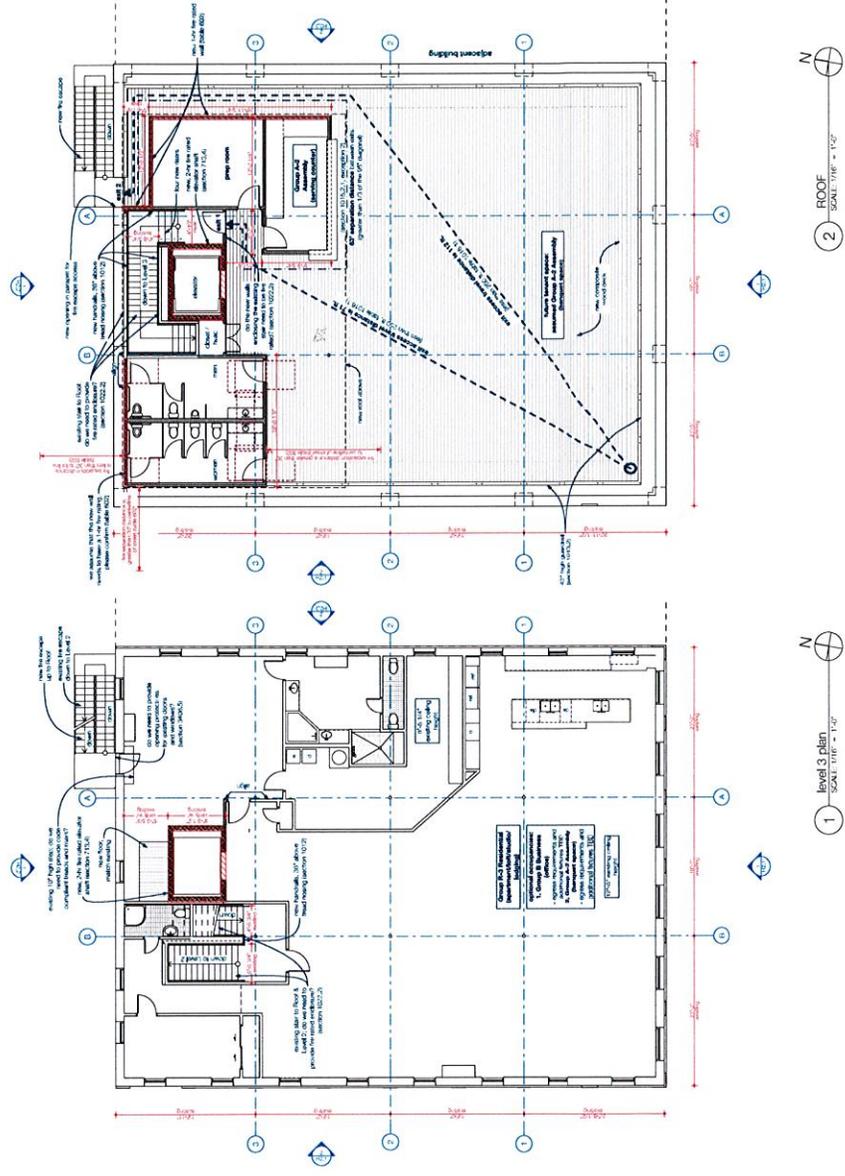
119 Lockhart
 119 W San Antonio Street
 Lockhart, Texas 78644



REVISIONS	
DATE	DESCRIPTION

Lockhart
B23216
plans
H1.3

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706 Rio Grande Street
 Houston, Texas 77001
 512.479.1100
 www.FlorioArchitects.net



119 Lockhart
 119 W San Antonio Street
 Lockhart, Texas 78644



REVISIONS	
DATE	DESCRIPTION

Lockhart
B23216
plans
H1.3

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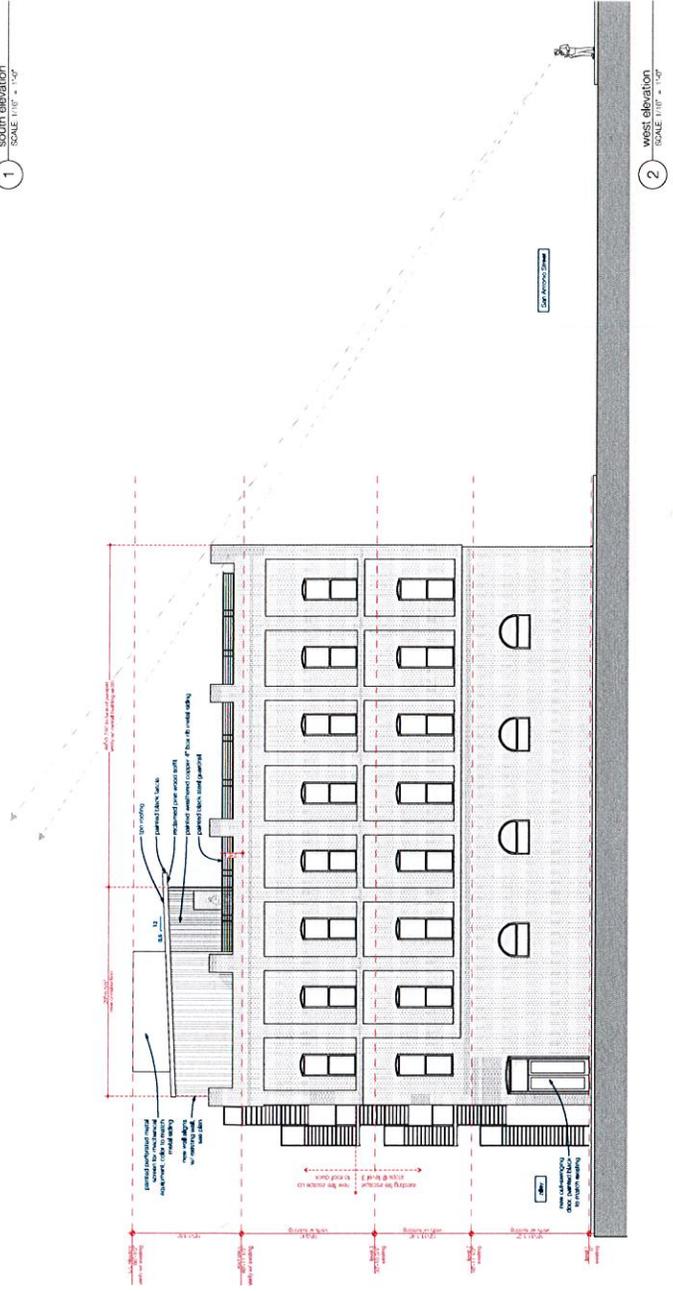
Revisions	
1	Issue
2	Revised
3	Revised
4	Revised
5	Revised
6	Revised
7	Revised
8	Revised
9	Revised
10	Revised

Lockhart
8/23/16
elevations
H2.1

© Furman + Keil Architects P.L.L.C. 2016



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



2 west elevation
SCALE: 1/8" = 1'-0"

MATERIALS PALETTE



BLACK PAINT - to match existing exterior
LOCATION:
1. all new exterior doors
2. roof deck roof rail
3. roof deck roof fascia



COMPOSITE DECK grey
LOCATION:
1. roof deck



STAINED WOOD - reclaimed pine or Douglas fir with tubular stain
LOCATION:
1. roof deck - roof rafters



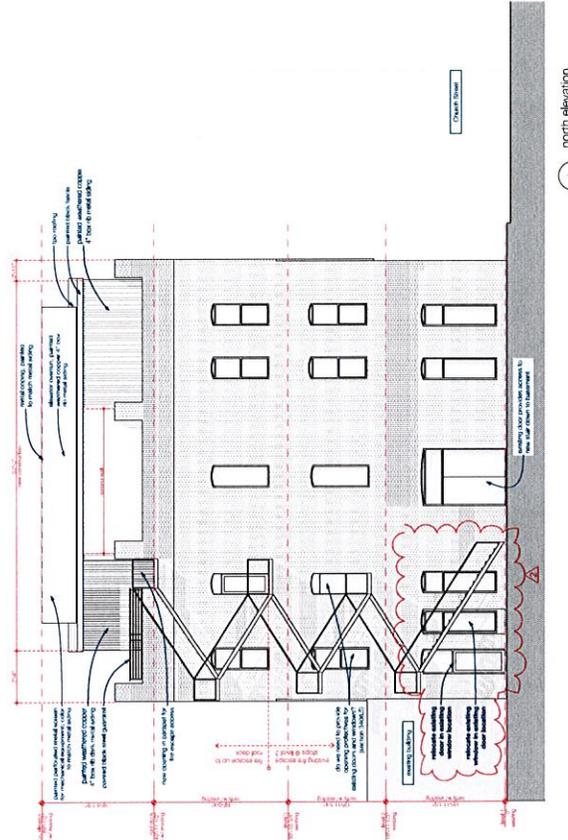
4\"/>



PERFORATED METAL - perforated metal
LOCATION:
1. roof deck - historic equipment screen



BRICK - masonry



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

119 Lockhart

9/8/16

elevations

H2.2

Lockhart

9/8/16

elevations

H2.2

FK Architects, PLLC 2015

DATE: 9/8/16
DRAWN BY: J. KEIL
CHECKED BY: J. KEIL
REVISIONS:

1. Update to match existing conditions

2. Update to match existing conditions

3. Update to match existing conditions

4. Update to match existing conditions

5. Update to match existing conditions

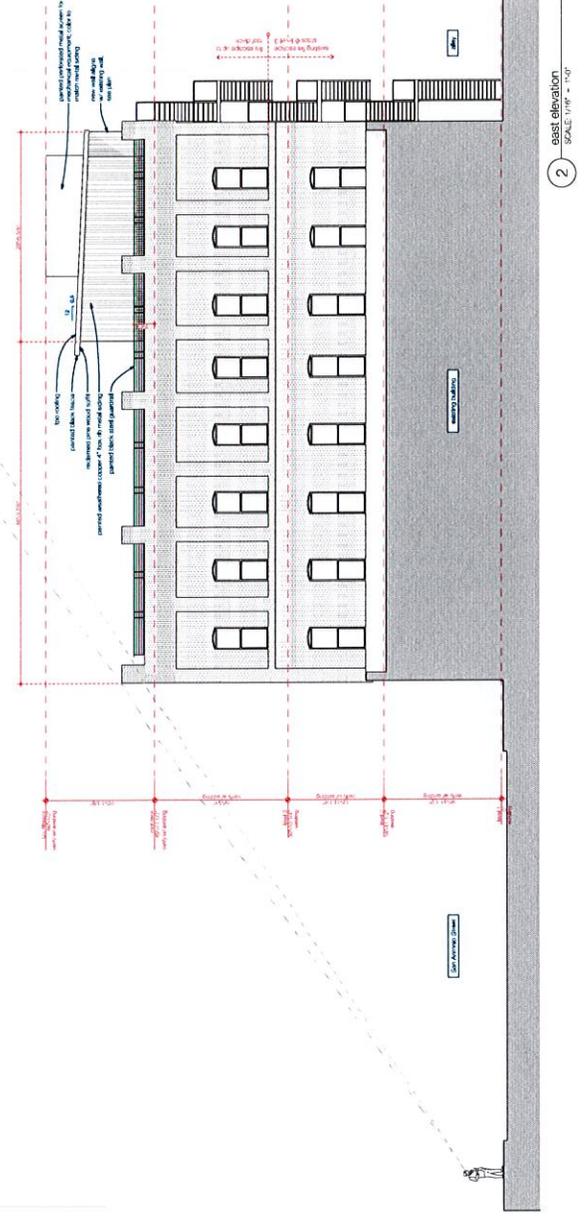
6. Update to match existing conditions

7. Update to match existing conditions

8. Update to match existing conditions

9. Update to match existing conditions

10. Update to match existing conditions



2 east elevation
SCALE: 1/8" = 1'-0"

MATERIALS PALETTE



BLACK PAINT to match existing (where appropriate)

- LOCATIONS:
1. all new exterior doors
 2. roof deck steel rail
 3. roof deck roof fascia



COMPOSITE DECK (color as shown)

- LOCATION:
1. roof deck



STAINED WOOD (inspired from a Douglas fir with lightest stain)

- LOCATION:
1. roof deck - roof edge



4\"/>

- LOCATION:
1. roof deck
 2. roof deck - "new" board barrier wall



PERFORATED METAL (painted to match bar #0)

- LOCATION:
1. roof deck - "new" replacement screen



BRICK (existing)



**City of Lockhart
Historical Preservation Commission
September 7, 2016**

MINUTES

Members Present: Kathy McCormick, Terence Gahan, John Lairsen, Juan Alvarez, Jr., Ronda Reagan

Members Absent: Victor Corpus

Staff Present: Shane Mondin, Yvette Aguado, Laura DeVore, Dan Gibson

Public Present: Jennifer Lindberg, James Pitts, Phillip Kyle, Martin Buffler

1. Call to Order. Vice-Chair McCormick called the meeting to order at 5:35 p.m.
2. Elect a new Chair, and Vice-Chair as needed, for the remainder of 2016.

Ms. DeVore informed the Commission that due to the resignation of the previous Chair, the position is vacant and needs to be filled.

Commissioner Gahan moved to nominate John Lairsen as Chair. Commissioner Reagan seconded, and the motion passed by a vote of 5 to 0.

3. Consider the minutes of the August 17, 2016 meeting.

Commissioner Reagan moved to approve the minutes as presented. Commissioner McCormick seconded, and the motion passed by a vote of 4-0-1, with Commissioner Alvarez abstaining due to his absence at the last meeting.

4. CFA-16-09. Consider a request by Yellow House Properties for approval of a Certificate for Alteration to remove the awning on the front elevation of a building located on Lot 1, Block 23, of the Original Town of Lockhart, consisting of 0.048 acre zoned CCB Commercial Central Business District and located at 103 East San Antonio Street.

Ms. Devore explained that the applicant is remodeling the interior of the building, and also wishes to remove the awning because its deteriorated condition detracts from the appearance of the historic architecture of the building. She added that staff recognized that the current condition of the awning is a safety concern and agrees that it should be removed.

Ms. Jennifer Lindberg and Mr. James Pitts said they were present to respond to any questions the commission may have regarding removal of the awning.

Vice-Chair McCormick asked if the awning is structurally connected to the awning on the building adjacent to the east.

Ms. Lindberg replied that the awning on her building was held by its own individual brackets, apart from the brackets holding the neighboring building's awning.

Commissioner Reagan moved to approve CFA-16-09 as presented. Commissioner Alvarez seconded, and the motion passed by a vote of 5-0.

5. CFA-16-10. Consider a request by 119 W. San Antonio Street, LLC, for approval of a Certificate for Alteration to remodel the interior and expand an existing structure on a portion of the roof of a building located on Lot 1, Block 22, of the Original Town of Lockhart, consisting of 0.117-acre zoned CCB Commercial Central Business District and located at 119 West San Antonio Street.

Ms. DeVore explained that the applicant wishes to renovate and upgrade the existing building to current building codes as it relates to the intended commercial uses. She stated it would include a rooftop building addition to accommodate a new elevator to the roof, a prep room, restrooms, and a serving counter for an outdoor banquet space and dining area. She added that an application had also been submitted to the Planning and Zoning Commission for a Specific Use permit for mixed use building and special events center. Ms. DeVore recommended approval.

Chair Lairsen asked for an explanation to any and all proposed changes to be seen from the exterior of the building.

Mr. Phillip Kyle, with Phillip Kyle Architects, representative for the applicant Conley Covert, provided commissioners with a copy of plans showing the proposed changes, and explained what would be done on each level of the building, including a last minute alteration adding a fire riser room in the rear corner.

Member Reagan asked if the interior remodeling or alterations would have to be considered by the Commission since the changes would not be visible from the exterior.

Ms. DeVore explained that interior alterations that are not structural do not require a Certificate for Alteration. However, because the proposed change to the floor on the ground floor is structural, it must be considered by the Commission along with exterior alterations.

Commissioner Reagan asked if the light wells in the public sidewalk were going to be restored.

Mr. Martin Buffler, owner of South Austin Brewery and the proposed restaurant and brew pub, replied that they hoped to restore the sidewalk skylights to provide natural light to the proposed brewery in the basement.

Discussion continued regarding the proposed renovations.

Mr. Mondin commented that the installation of the fire escape going to the rooftop would require a four-foot section of the parapet wall to be removed to provide access.

Commissioner Reagan moved to approve CFA-16-10 as presented. Commissioner McCormick seconded, and the motion passed by a vote of 5-0.

6. Discuss and consider a recommendation to City Council regarding the designation of historic landmarks.

Mrs. Devore updated the Commission to the status of the designation process. She stated that there are a couple of locations still needing approval forms, so the Commission's recommendation should be postponed until all materials are complete. She explained that staff had contacted the city attorney to determine what, if any, amendments are needed to update the tax abatement provisions of the ordinance.

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

Ms. DeVore stated that no applications had been submitted for the next regular meeting agenda. She reiterated that the historic landmark items would be brought back to the Commission when staff receives the expected historic landmark applications, along with the requested information from the city attorney.

8. Adjournment.

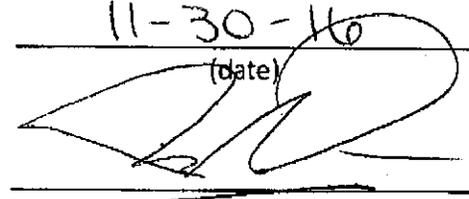
Commissioner Alvarez moved to adjourn the meeting and Commissioner Reagan seconded the motion. The motion passed by a vote of 5-0, and the meeting adjourned at 6:49 p.m.

Approved: _____

11-30-16

(date)


Yvette Aguado, Recording Secretary


Kathy McCormick, Vice Chair

