PUBLIC NOTICE

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

AGENDA

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

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

City of Lockhart Historical Preservation Commission December 6, 2023

MINUTES

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

Members Absent: Michel Royal, Ron Faulstich

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

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

- 1. Call meeting to order. Vice-Chair Reagan called the meeting to order at 5:34 p.m.
- 2. Elect Chairman and elect Vice-Chair (if necessary).

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

- 3. Citizen comments not related to an agenda item. None
- 4. Consider the minutes of the November 1, 2023, meeting.

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

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

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

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

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

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

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

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

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

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

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

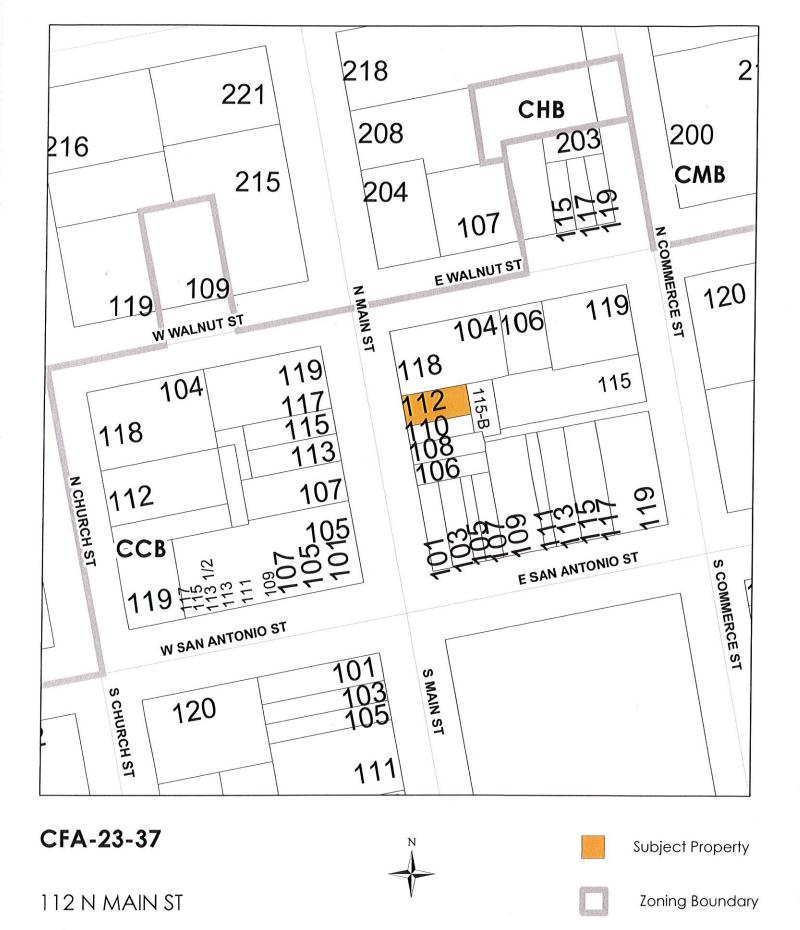
7. <u>Discuss the date and agenda of the next meeting, including Commission requests for agenda items.</u>

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

8. Adjournment.

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

	Approved:	
	• •	(date)
Yvette Aguado, Recording Secretary		, Chairman



VARIOUS INTERIOR IMPROVEMENTS

scale 1" = 100'



CERTIFICATE FOR ALTERATION APPLICATION CFA-7-3 -3-7-

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

APPLICANT / PROPERTY OWNER	
APPLICANT NAME Konde Reag	Lockhard, TX 78644
DAY-TIME TELEPHONE 512-757-1121	bockhard, TX 78644
E-MAIL Meagan 2@ Gmail, com	
OWNER NAME 76 TEXAN	ADDRESS Sume
DAY-TIME TELEPHONE (Dame)	
E-MAJL Gine)	
PERSON DOING WORK Solis Constructor	ESTIMATED COST 49,900
PROPERTY	
LEGAL DESCRIPTION O.T. Lochhart, Block	23, Lot P+6
11	ZONING CLASSIFICATION (CB)
GENERAL INFORMATION	
An approved Certificate for Alteration (CFA) is required by modification of property designated as Historic, if such accoutward appearance of a building, structure, object, site, a Sec. 11 and 12). A CFA is also required for interior work City Building Permit may also be required by City Code.	ivities will change the architecture, design, finishes, or rea, or district, as viewed from the exterior (Ord. 93-19, affecting load-bearing walls. A City Sign Permit and/or rolly fully completed applications will be accepted.
PROJECT DESCRIPTION AND ATTACHM	ENTS
PLEASE INCLUDE PHOTOS OF THE PROJECT AREA WIT THE PROPOSED WORK WITH DIMENSIONS, MATERIALS APPLICABLE), TECHNICAL SPECIFICATIONS, ETC. ATTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PROVIDE	S, METHOD OF ATTACHMENT TO THE BUILDING (IF THE DIAGRAM MAY BE HAND-DRAWN. ALL
APPLICATION FEE OF \$50.00, payable to the	City of Lockhart Receipt Number: 801263792
TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND AS AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENT, CONCERNING THIS APPLICATION.	SOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, ATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS
APPLICANT SIGNATURE & Molecules	DATE 12/6/23
PROPERTY OWNER SIGNATURE	DATE 12/6/23
HISTORICAL PRESERVATION COMMISSION APPROV	'AL DATE

CERTIFICATE FOR ALTERATION- SCOPE OF WORK QUESTIONNAIRE

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

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

<u> </u>	11000	action on	an not begin prior to authorization by the approval of the certificate for Alteration.	
Yes	No	Verified	SCOPE OF WORK QUESTIONS	
F) /	a		Section One	
<u> </u>	<u> 89</u> _	40	 Is this application for construction or alteration on or at a property which is in a Historic District or a City-designated Historic Landmark? What is its zoning designation?CCC	
		40	Is this application for any construction or alteration work that is NOT described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?	
-	V	40	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?	
	<u> </u>	40	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			
F 	<u>V</u>	60	 Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental, or unforeseen property damage? When did damage occur? 	
	V	90	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?	
\checkmark		60	3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)	
	<u> </u>	40	4. Has a permit been issued for any of the proposed work? Date: Permit No Has any work actually started? Describe:	
	/		Section Three	
	<u></u>	60	 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? 	
. 22	<u> </u>	40	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?	
		80	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?	
	¥	60	4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?	
	<u>'\</u> -	60	5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?	
Scope of Work Questions Verified By: EVAN OLSZEWSKI				
Date of Verification: 12/13/2023				
Certificate No. CFA-23-37 Date Submitted 12/7/23				

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

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE NUMBER: CFA-23-37

CASE SUMMARY

STAFF: Evan Olszewski, Planner

REPORT DATE: December 13, 2023 MEETING DATE: January 3, 2024

APPLICANT'S REQUEST: Various interior improvements

STAFF RECOMMENDATION: Approval

CONDITIONS: None

BACKGROUND DATA

APPLICANT: Ronda Reagan

OWNER: 7G Texan LLC, c/o Ronda Reagan SITE LOCATION: 112 North Main Street

LEGAL DESCRIPTION: Part of Lot 6, Block 23, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial PROPOSED USE OF PROPERTY: Same as above

ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

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

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

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

ALTERNATIVES: None necessary.

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

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

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

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

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

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

BUDGET:

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

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

CURRENT & PROPOSED USE OF 112 N. MAIN ST:

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

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

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

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

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



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

March 24, 2022

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

rreagan2@gmail.com

Dear Ms. Reagan:

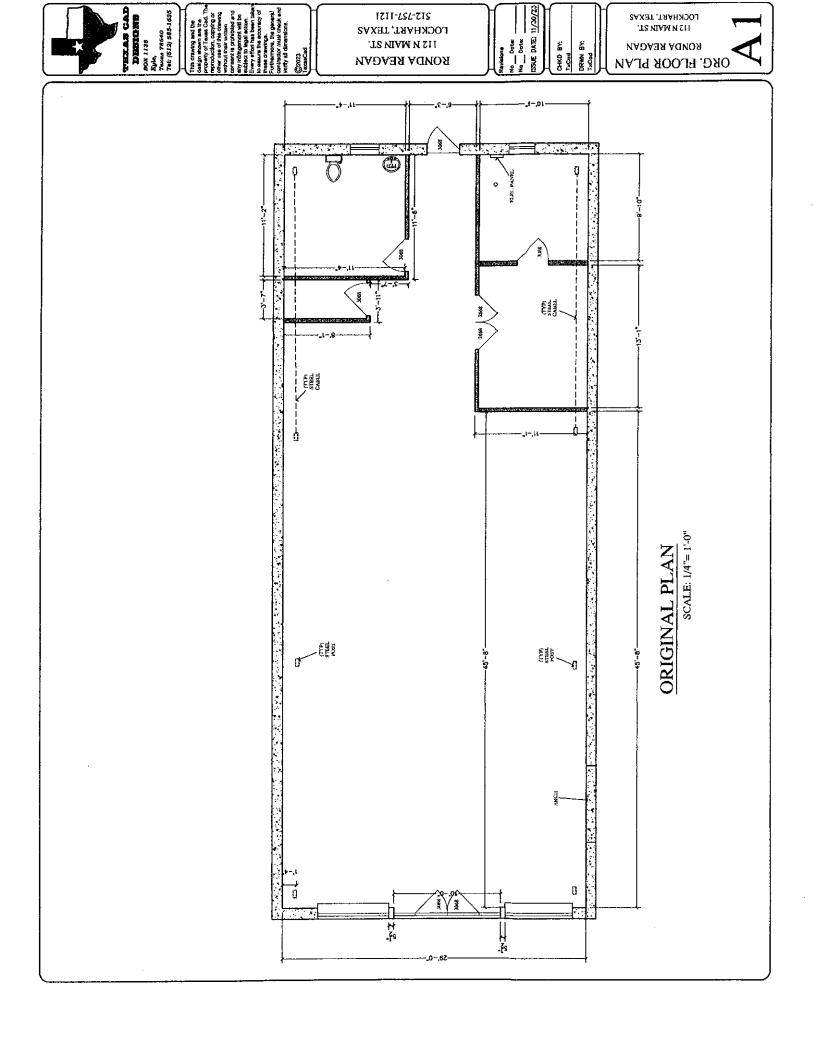
On March 23, 2022, the Lockhart Planning and Zoning Commission APPROVED your request for a Specific Use Permit (SUP-22-05) to allow a Bar and a Special Events Facility on your property zoned CCB Commercial Central Business District and located at 110-112 North Main Street.

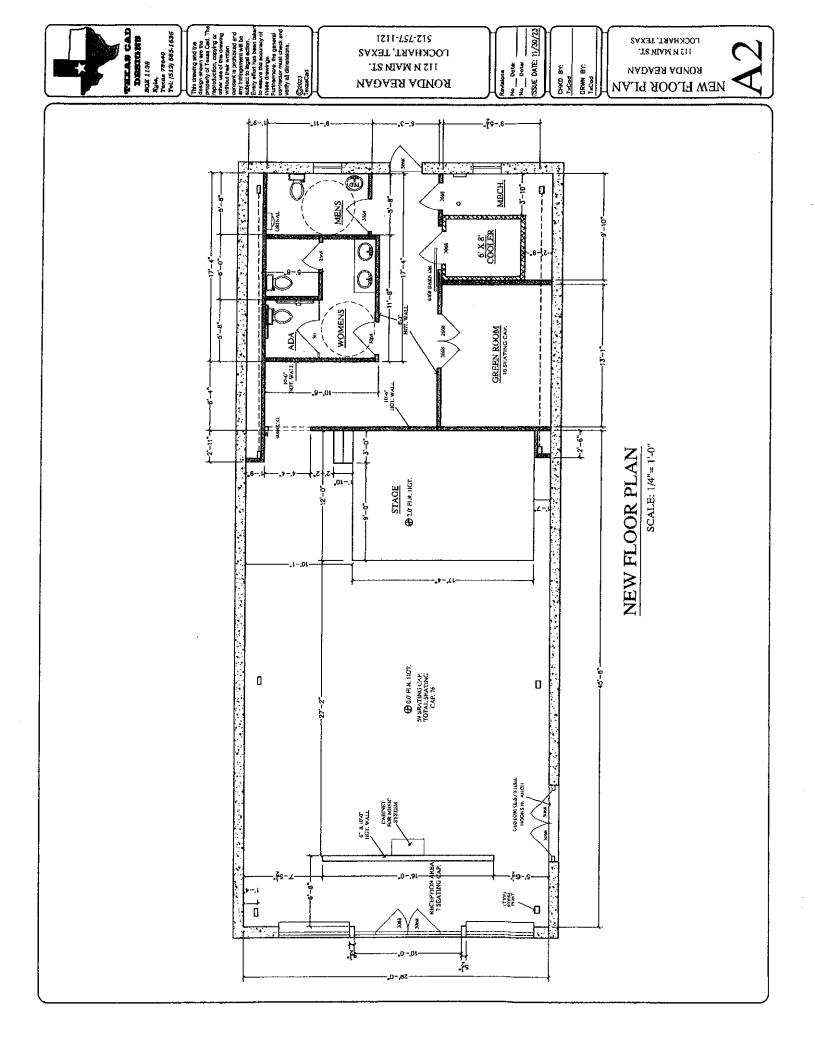
If you have any questions, I may be contacted by phone at 512-376-2454, or by e-mail at dgibson@lockhart-tx.org.

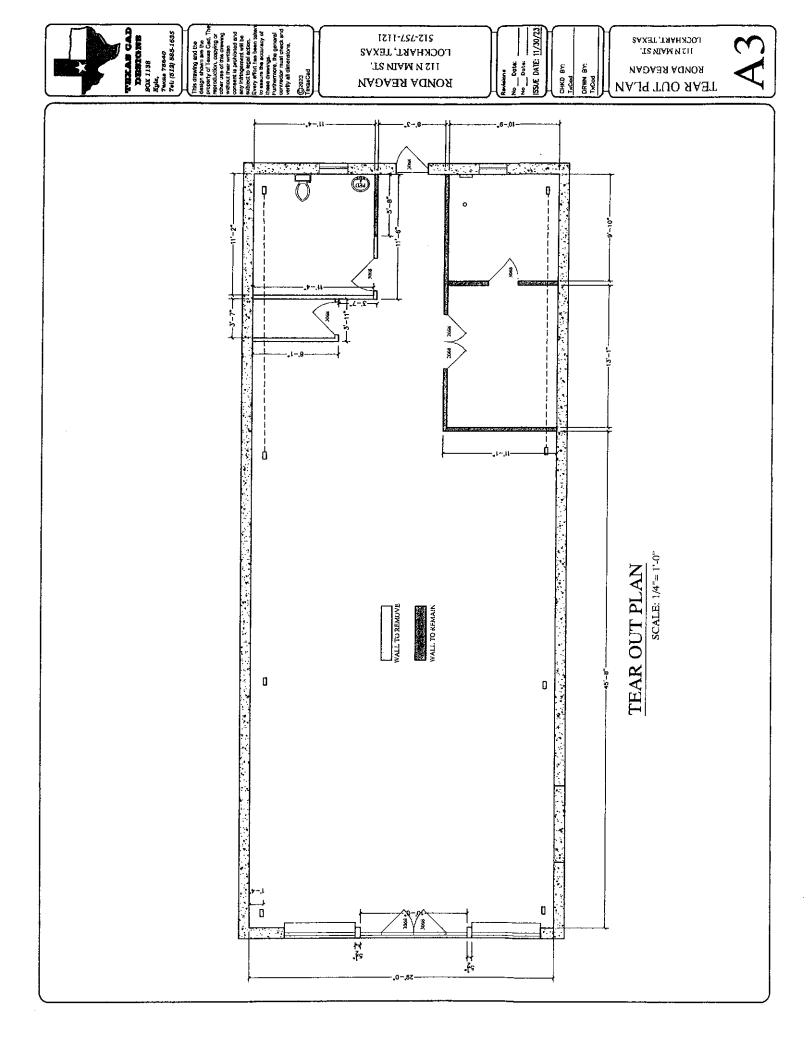
Cordially,

Dan Gibson, AICP

City Planner







LOCKHART, TEXAS TS MAM W 211

KONDA REAGAN

VALUE AND A MOLES

Poster

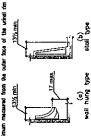
ISSUE DATE: 11/30/22

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DRWN BY: TxCod

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980-3. Dear Food Spots. A clear float or ground space complying with 305 positioned late founded or approach and be provided.

On A Pleas Database it is best constructed to hand operated or authoracits, Houd operated flush contribe shall compay with 383. Figure 605.2 Height and Deptin of Uninals

Figure 604.7 Dispenser Order Location

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Figure 904.8.1.1 Size of Wheelchaft Accessible Tolet Comportment with the comportment of the Composition of (b) adult floor mounted water closet and children's water closet (a) odult well hung water classit

Tollet and Balthing Rooms

9762.48 CAD
DESTGHS
BOX 1138
Ryle,
Twea 78640
Tel: (512) 585.1536

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Figure 604.3.1 Size of Cleanance at Water Closets

these drawings.
Furthermore, the general contractor must check and verify all dimensions.

604.3.2 Dearto. The required chources cround the water closest shall be permitted to control the water closest, established glob best, depending, authorish disposed above, cost houses, such tooks, saver, constable racker, careful find the space and chources required at their fallures, and the laming ispose, the other find the space and chources required attack for the fallures, and the laming space, the other find the state of a variet cache does the first facer stall be 17 inches (40) mm) resiruant and 18 inches (435 mm) reasonment of the tips of the seat, Seats add not be apprag to return to 0 littled position.

804.5 Seat the seat benefit or water closes and comple with 605. Gab born shall be provided on the side wall chosen to the water diose in disk the rest wall.

804.5 Sea belt. The seat benefit or water closes and complete the rest wall as provided on the side wall chosen to the safe to the side of chosen to the seat shall be seat to the seat shall be seat to the seat of the seat shall be seat to the seat of the seat shall be seat to the seat of the seat shall be seat to the seat shall be seat shall be seat shall be seat to the seat shall be seat the seat shall be seat the seat shall be

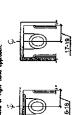
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212-757-1121

LOCKHART, TEXAS

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RONDA REAGAN

Tigure 604.5.1 Side Well Chab Bor at Woler Classits Figure 504.5.2 Roar Wall Chab Bar at Water Classis

504.52 Boar Wall. The near mal grab bor shall be 36 inches (315 mm) keep michanum and water from the constaine of the nearest confer 12 inches (305 mm) minimum on the sides and 24 knows (500 mm) minimum on the sides water.

89.48 Flash Cartrols. Flush controls shall be hand operated or culcuratic Hand operated flush controls shall carrey; with 30s. Flush controls shall be located on the open side of the notar closel except in ambulatory occessable compartments complying with 804.82.

694.7 Disposions. Took pape disposses shall compy with 3054 and shall be 7 inches (190 mm) infilliams and 9 inches (230 mm) infilliams and 9 inches (230 mm) maximum in front of the voter closet necessary to the centralise of the disposser. The other of the disposser state be 15 inches (230 mm) infilliams of 45 inches (1220 mm) measurem above the faith face and what not be located behavior good early or Disposser and into be of a type that contribe delivery or that does not disposure equivalent paper five.

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closets

(b) ombukatory accessible water closets

Figure 604.2 Water Closet Location

604.5.1 Sae, Clearonce around a voter cleast shall be 60 inches (1525 mm) minimum measured proposition from the side well and 56 inches (1420 cm) minimum measured perpendicular from the near voil.

ADA NOTES

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



1211-757-1121 LOCKHART, TEXAS IIS NIVW N ZII RONDA REAGAN

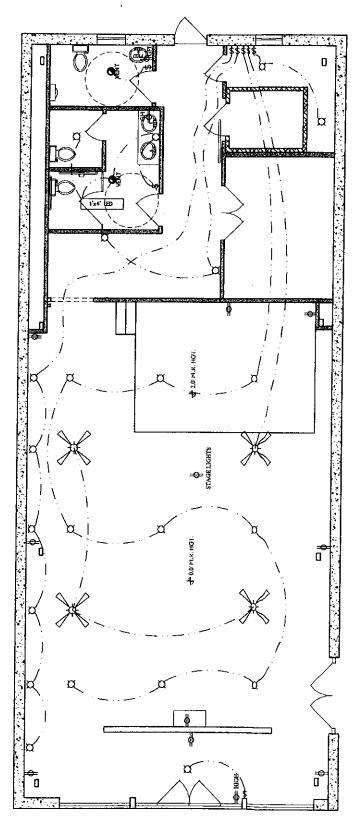
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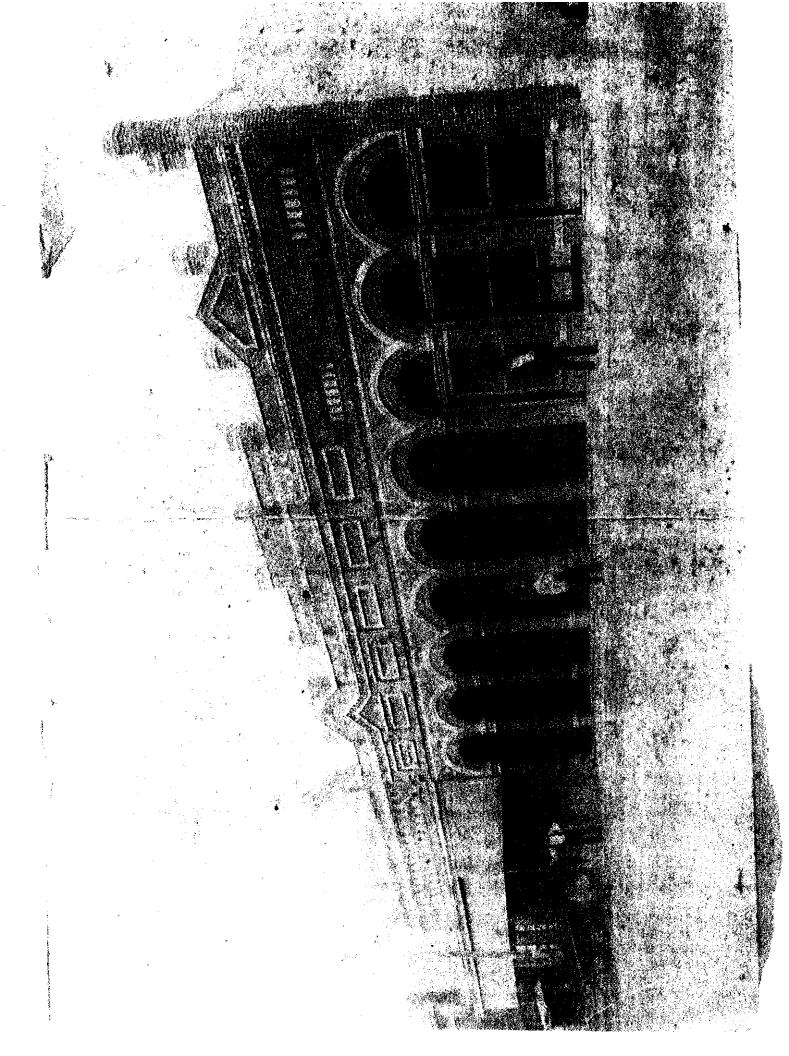




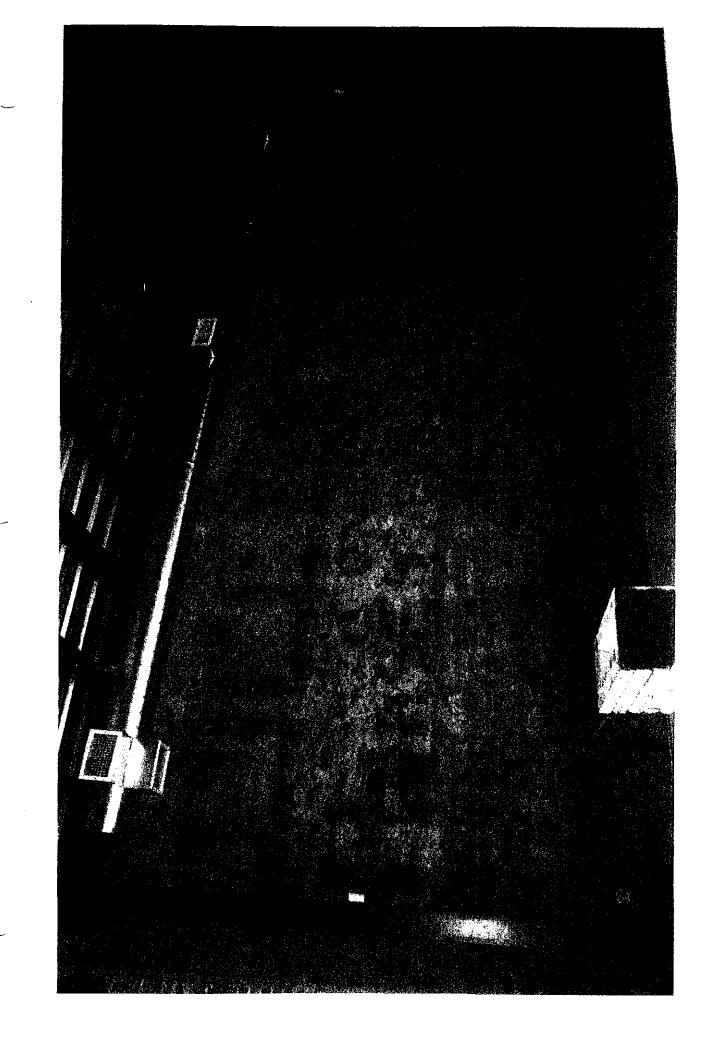
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BOX 1138
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7***: (512) 585-1685

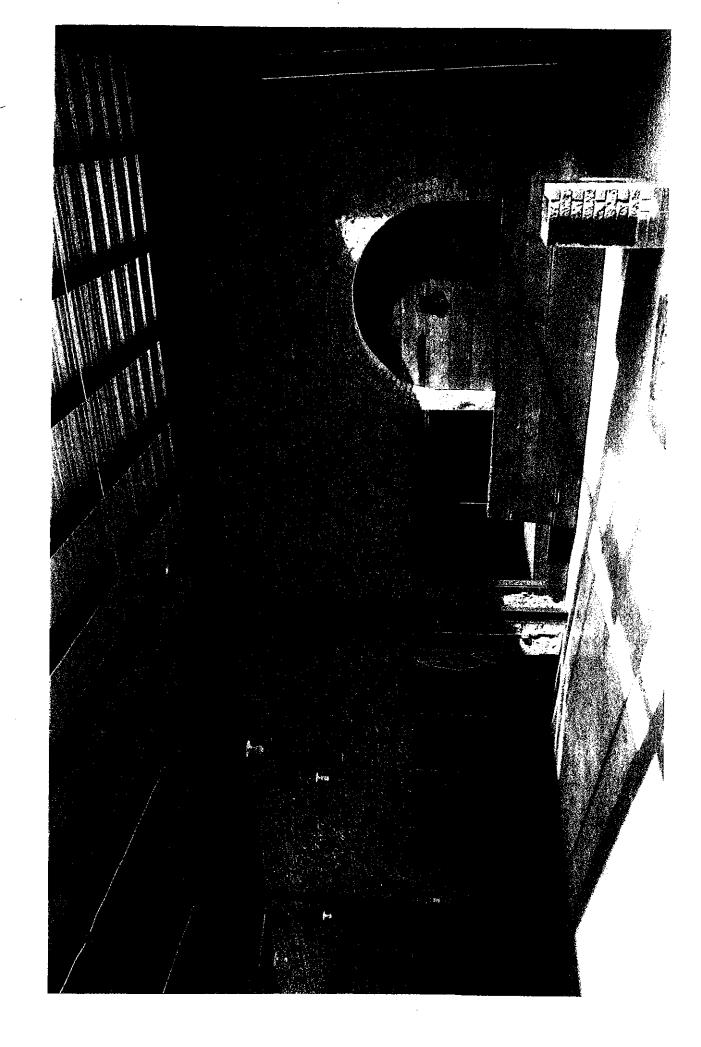


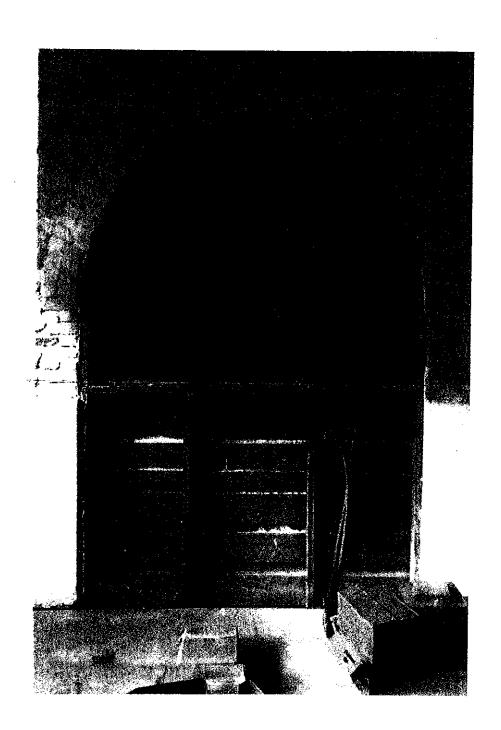
ELECTRICAL PLAN SCALE: 1/4"= 1'-0"

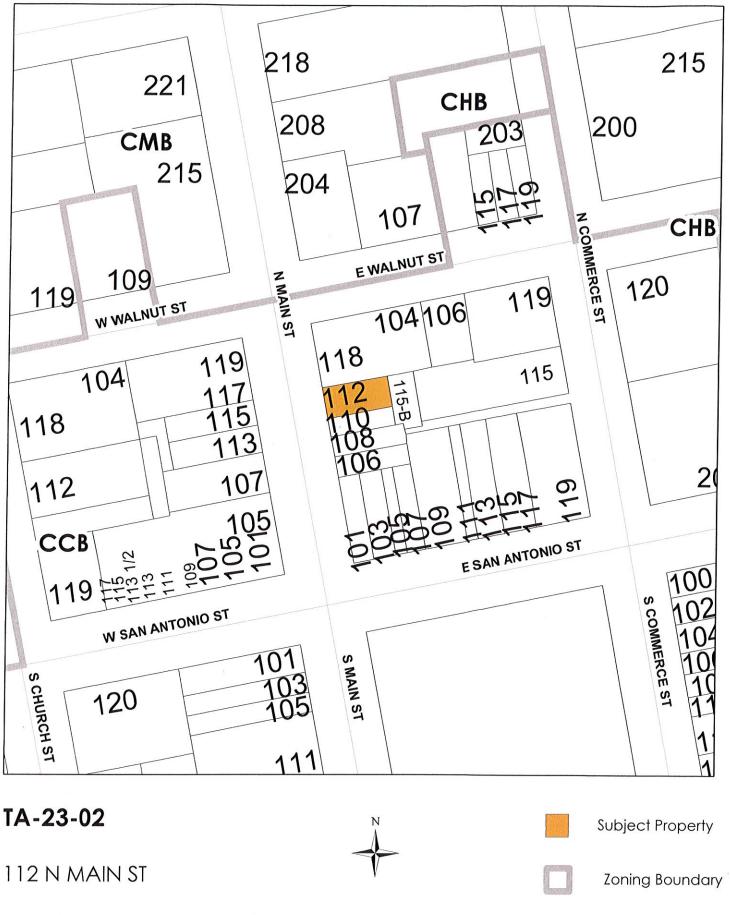












VARIOUS INTERIOR IMPROVEMENTS

scale 1" = 100'



HISTORIC PROPERTY PRESERVATION TAX ABATEMENT APPLICATION

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

APPLICANT / PROPERTY OWNER			
NAME: Roude Reagar/76-Texan MAILING 412 W. San Antonias			
DAY-TIME TELEPHONE: 512-757-1121 ADDRESS: foothart, TX 78644			
E-MAIL: Weagan Zagmail.com			
PROPERTY			
ADDRESS: 112 N. Main Street, Lockhart TX 78644			
LEGAL DESCRIPTION (IF PLATTED): O.T. Lock hart, Block 23, Lot Pt 6			
SIZE: 2325 SQUARE FEET OR ACRE(S) ZONING CLASSIFICATION CCB			
HISTORICAL SIGNIFICANCE			
BUILDER/ARCHITECT (IF KNOWN): A.L. Brodchied Gus Birkner			
DATE OF ORIGINAL CONSTRUCTION (IF KNOWN): 1096			
STATE OR NATIONAL HISTORIC DESIGNATION(S) (IF ANY): Within National Historic Dist.			
HISTORICAL NAME(S) OF BUILDING(S) (IF KNOWN): Oto Seelige Black Smith Building PROPERTY OWNER ALTHORIZATION			
PROPERTY OWNER AUTHORIZATION			
TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.			
IF THE APPLICATION IS NOT SUBMITTED BY THE PROPERTY OWNER OF RECORD, A LETTER AUTHORIZING THE APPLICANT TO ACT ON THE PROPERTY OWNER'S BEHALF IS REQUIRED, AND MUST BE SIGNED AND DATED BY THE PROPERTY OWNER. AN E-MAILED AUTHORIZATION FROM THE PROPERTY OWNER TO THE PLANNING DEPARTMENT IS ALSO ACCEPTABLE.			
*PLEASE NOTE THAT A CERTIFICATE FOR ALTERATION MUST BE APPROVED BY THE HISTORICAL PRESERVATION COMMISSION, PRIOR TO APPROVAL OF THE REQUESTED TAX ABATEMENT.			
SIGNATURE OF PROPERTY OWNER: Touch Reage			
PRINTED NAME: Rouda Reagan DATE: 12-6-23			

SUBMITTAL REQUIREMENTS

PLEASE ATTACH THE FOLLOWING INFORMATION TO THE APPLICATION:

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

OFFICE USE ONLY				
CASE NUMBER: TA-23 - 02 ACCEPTED BY: Ferin Waller				
DATE SUBMITTED: 12/7/13 RECEIPT NUMBER: RO1263589				
HISTORICAL PRESERVATION COMMISSION INITIAL SITE INVESTIGATION DATE: 12/20/23				
HISTORICAL PRESERVATION COMMISSION MEETING DATE: 12/20/23				
HISTORICAL PRESERVATION COMMISSION RECOMMENDATION:				
CITY COUNCIL MEETING DATE:				
CITY COUNCIL DECISION OF ELIGIBILITY:				
APPLICANT SWORN STATEMENT OF COMPLETION – DATE SUBMITTED:				
HISTORICAL PRESERVATION COMMISSION FINAL SITE INVESTIGATION DATE:				
HISTORICAL PRESERVATION COMMISSION APPROVAL DATE:				
CITY NOTIFICATION TO APPRAISAL DISTRICT – DATE:				

CASE NUMBER: TA-23-02

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner

REPORT DATE: December 14, 2023

HISTORICAL PRESERVATION COMMISSION DATE: December 20, 2023

CITY COUNCIL DATE: Pending

APPLICANT'S REQUEST: Various interior improvements (see Project Description below)

STAFF RECOMMENDATION: *Approval* SUGGESTED CONDITIONS: None

HISTORICAL PRESERVATION COMMISSION RECOMMENDATION: Pending

BACKGROUND DATA

APPLICANT: Ronda Reagan

OWNER: 7G Texan LLC, c/o Ronda Reagan SITE LOCATION: 112 North Main Street

LEGAL DESCRIPTION: Part of Lot 6, Block 23, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial PROPOSED USE OF PROPERTY: Same as above

ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

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

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

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

ALTERNATIVES: None necessary.

Affidavit of Historical Significance of the Structure:

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

FIELDS STABLES

WAGONS SALE YARD

HORSES & BUGGLES BOUGHT & SOLD

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

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

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

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

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

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

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

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

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

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

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

BUDGET:

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

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

CURRENT & PROPOSED USE OF 112 N. MAIN ST:

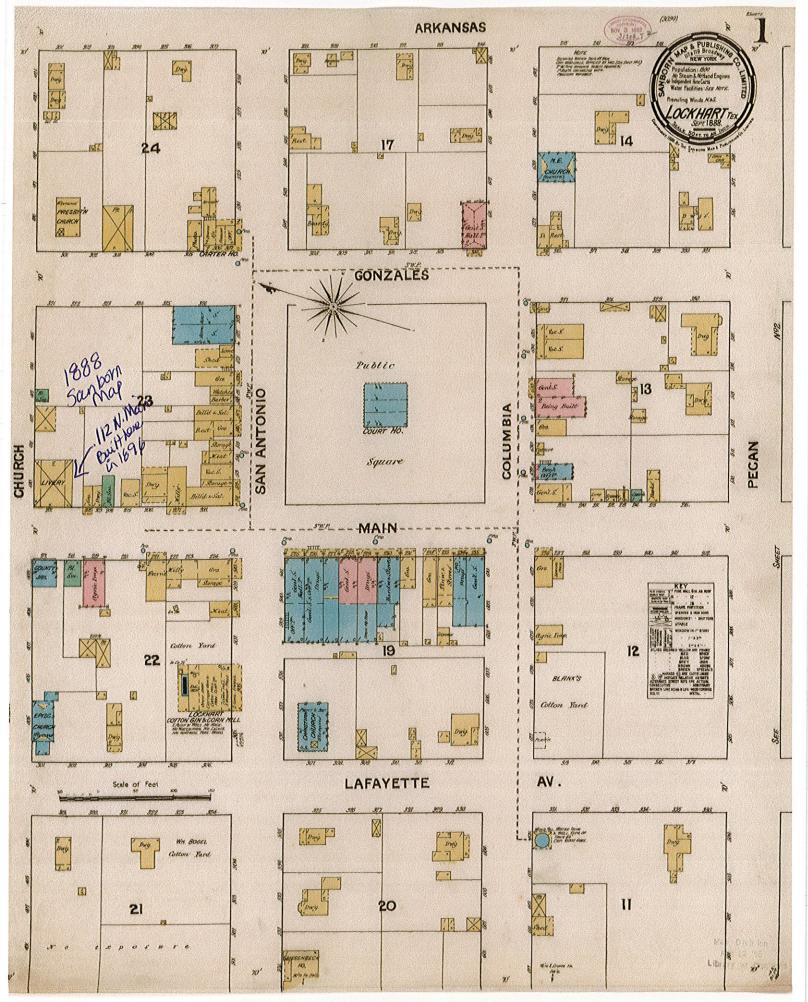
The building has been vacant since April 2022. I purchased it in 2014. I leased it as an antique shop and maintained about 300 square feet inside at the back right as my real estate office. I now home office about 97% of the time.

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

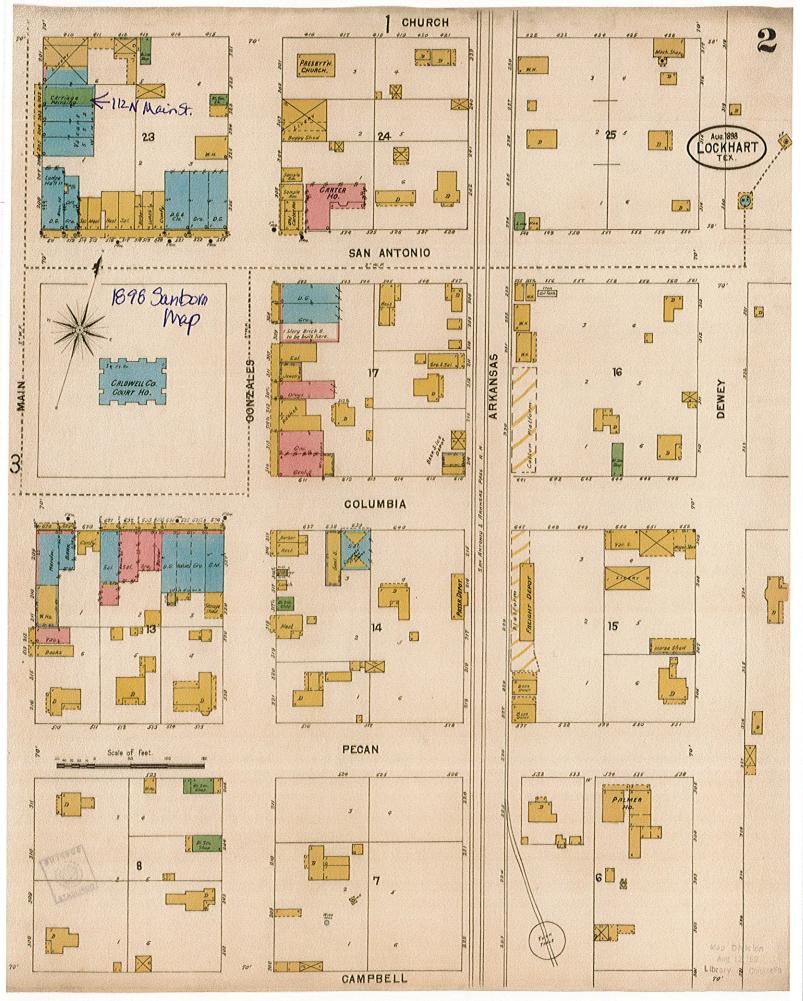
The proposed idea is to use the facility at 112 N. Main with several scenarios:

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

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



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



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



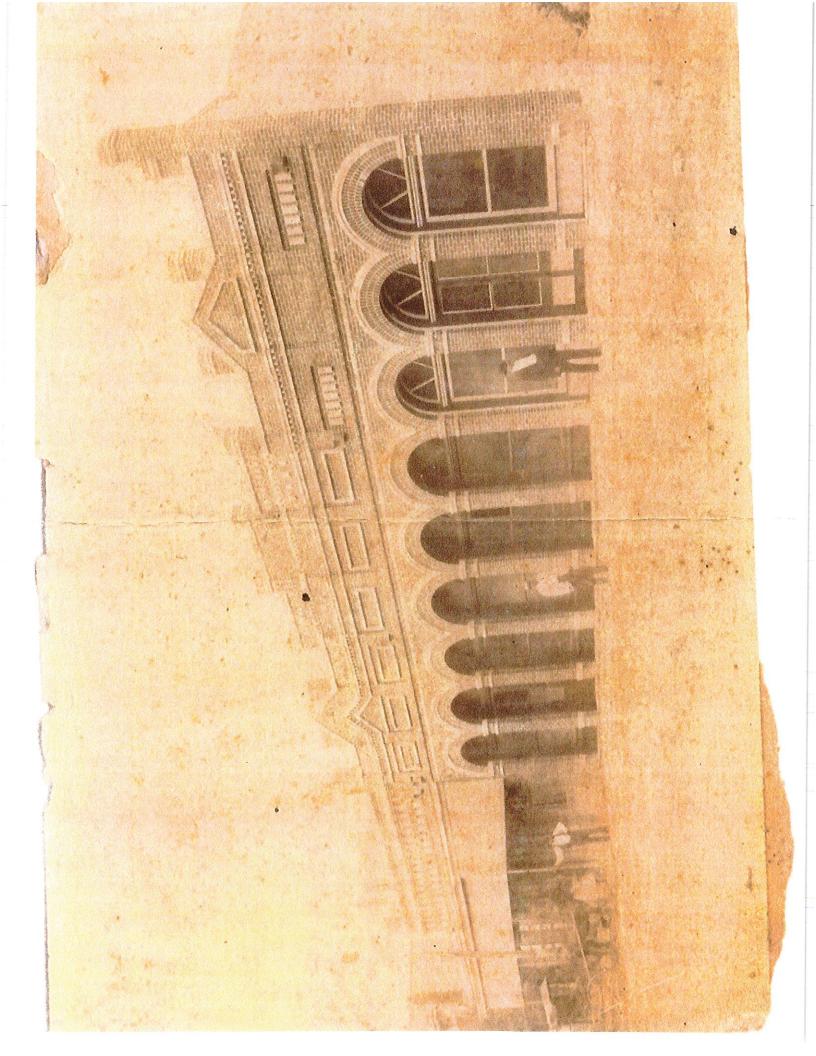
Seeliger Buildings 110-112 N. Main 1896

This building was built by Gus Birkner for A. L. Brock. The building was purchased by O. Seeliger for his carnage showroom. On the north interior wall of the 112 building, the ghost sign "Field Stables" can still be seen A. F. Field owned a livery stable at this site from 1887-1907. The company functioned as a taxi service for the people of the town. It also provided horse-drawn street cars, which ran from the courthouse square to the railroad depot

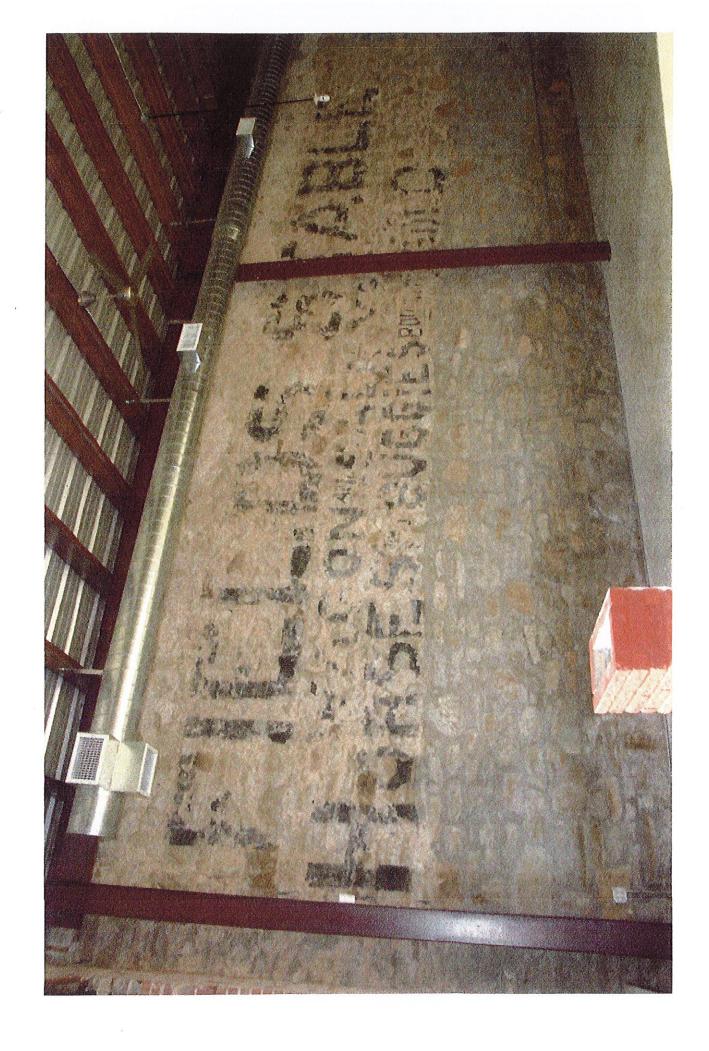


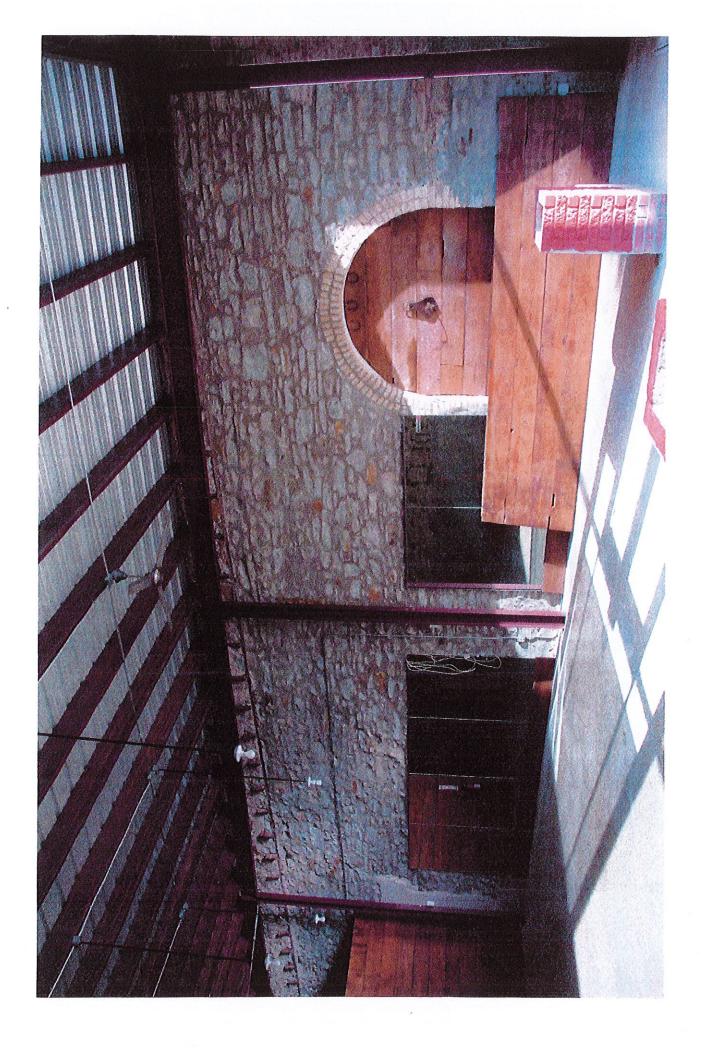
Seeliger Buildings 106-108 N. Main 1896

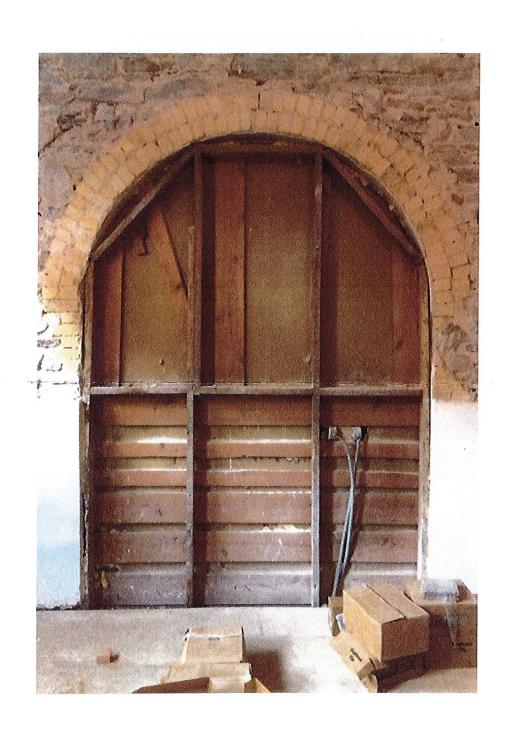
These buildings were built by Gus Birkner for A. L. Brock. The building was bought by O. Seeliger for a farm implements store and blacksmith shop. In back of these buildings is where blacksmith Emil Seeliger handbuilt the "Seeliger Special", the first automobile in Lockhart.

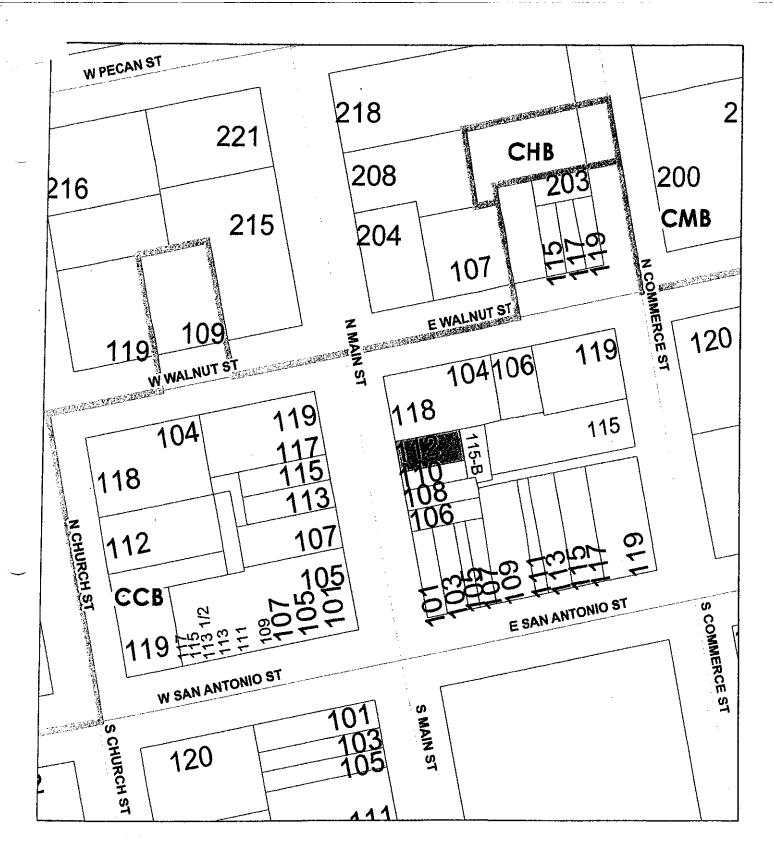












Caldwell County Appraisal District 211 Bufkin Ln. P.O. Box 900 Lockhart, TX 78644

Receipt Number

1186797

Date Posted Payment Type Payment Code Total Pald

Description

12/06/2023 P Full \$4,191.58

PAID BY:

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

Tender

Check

Details

1179

Property ID Legal Acres **Owner Name and Address** Geo 0.0000 16986 0300000-023-006-20 **7G TEXAN LLC** 412 W SAN ANTONIO ST **Legal Description** LOCKHART, TX 78644-2658 O.T. LOCKHART, BLOCK 23, LOT PT 6 **DBA Name** 112 N MAIN ST LOCKHART, TX 78644 P&I Taxable Value Stmt# Void Original Tax Discnts Att Fees Overage Amount Pd Entity Year Rate Caldwell County City of Lockhart Lockhart ISD N N 987.92 0.00 0.00 0.46910 210,600 0.00 0.00 987.92 2023 199 0.00 0.00 0.53480 210,600 199 1,126.29 0.00 0.00 1,126.29 2023 N 2,015.24 0.00 0.00 0.00 2,015.24 2023 0.95690 210,600 199 0.00 Plum Creek Underground Water 2023 0.01490 210,600 199 Ν 31.38 0.00 0.00 0.00 0.00 31,38 Plum Čreek Conservation District 2023 0.01450 210,600 199 Ν 30.54 0.00 0.00 0.00 0.00 30.54 Farm to Market 2023 0.00010 210,600 199 Ν 0.21 0.00 0.00 0.00 0.00 0.21 Road 4,191.58 Balance Due As Of 12/06/2023: .00

Operator Batch ROCIOC 10179 (12012023RC) Total Paid 4,191.58

Amount

4191.58 4191.58 211 BUFKIN LN PO BOX 900 LOCKHART, TX 78644:0900

LOCKHART, TX 78644-2658

28,220

LAND MARKET VALUE

CALDW

CALDWELL COUNTY APPRAISAL DISTRICT

2023 TAX STATEMENT

STATEMENT NUMBER
199

PROPERTY ID NUMBER 16986

4,191.58

(512) 398-5550 **2023 TA**

 NAME & ADDRESS
 PROPERTY DESCRIPTION

 Owner ID: 237235
 Pct: 100.000%

 7G TEXAN LLC
 O.T. LOCKHART, BLOCK 23, LOT PT 6

 412 W SAN ANTONIO ST

IMPROVEMENT MARKET VALUE

182,380

PROPERTY GEOGRAPHICAL ID 0300000-023-006-20

PROPERTY SITUS / LOCATION

112 N MAIN ST LOCKHART, TX 78644

Acreage: 0.0000

Type: R

AG/TIMBER USE VALUE AG/TIMBER MARKET ASSESSED VALUE TOTAL LATE AG PENALTY

0 0 210 600

TAVINO MILE		HOMESTEAD	OVER OR DR	OTIES I	Appraised			
TAXING UNIT	ASSESSED	EXEMPTION	EXEMPTION	OTHER EXEMPTIONS	FREEZE YEAR AND CEILING	TAXABLE VALUE	RATE PER \$100	TAX DUE
Plum Creek Underground	210,600	0	0	0		210,600	0.0149000	31,38
Plum Creek Conservatio	210,600	0	0	0		210,600	0.0145000	30,54
Lockhart ISD	210,600	0	0	0		210,600	0.9569000	2,015.24
Farm to Market Road	210,600	0	0	0		210,600	0.0001000	0.21
Caldwell County	210,600	0	0	0		210,600	0.4691000	987.92
City of Lockhart	210,600	0	0	0		210,600	0.5348000	1,126.29
						ļ		

COUNTY TAXES REDUCED BY SALES TAX 10.53

Total Taxes Due by Jan 31, 2024

Penalty & Interest if paid after Jan 31, 2024 If Paid in Month P&I RATE FEBRUARY 2024 7% 4,484.99 MARCH 2024 9% 4,568,82 APRIL 2024 11% 4,652.65 MAY 2024 13% 4,736,48 JUNE 2024 15% 4,820.33

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

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

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

* DETACH HERE AND RETURN WITH PAYMENT *

Make checks payable to:

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



*4191.58

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

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

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412 W	SAN	۱A۱	۷T¢	NIC) S1														
LOCKE	IAR	T T	X 7	864	4-26	58													

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

In January Pay									
4,191.58									

Taxes are payable October 1, 2023 and become delinquent on February 1, 2024





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

110 Pag. R . c . r . . N 79'16'00" E 75.27 In intersection of the East the Street and the Mann Street and the Study line of Manual Street the South line of Manual Street 1000 11 hr 12.63 Harwood A d a m p a 9 e 216 y o i u m e 2308 sq ft Masonry Z 1-Story 0.053 ac. Commercial Building 1 Records official 2 80,00,00 H 32'00, T/A ticky Milhelm Volum • 372 Φ Ø G.F. #0414444

General Notes

D Roght of way to Admin W. Choman, recorded in Vol. 126 Pg. 312, Caldwell County Deed of Trust Records and in Vol. 444 Pg. 247, Caldwelt County Deed Records, could apply.

2) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ORLY

 $100\,\mathrm{Hood}$ Funz. [X] is determined to be outside the Mo-year floodplain. No special flood hazards accreding to EERAA Panel menaposed becomes

SURVEY PLAT

Showing a 2308 square foot tract of land out of Lot 6 in Block 23 of the ORIGINAL TOWN OF LOCKHARY, in the City of Lockhart, Caldwell County, Texas according to the map or plat thereof recorded in Volume Q Page 507 of the Deed Records, Caldwell County, Texas and the Improvements as found situated thereon. I do hereby certify to University Plaza, Ltd., that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on November 30, 2004, (2) I have shown or noted all recorded easements or right of ways listed in the fille report, G.F. s0414444, and shown all observable evidence of easements on the ground. There are no encreachments, protrusions, conflicts nor any shortages in area nor boundary other than shown library. The property shown lies in Flood Zone "X" according to FEMA Panel #480995-0002-C dated January 17, 1991. This survey is for use with this one transaction only. Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

Jorry Hinkle R.P.L.S. #5459

LEGEND

(B) CAPPED 1/2" IRON PIN FOUND

BORROWER: University Plaza, Lld. 911 ADDRESS: 112 N. Main St.

Lockhart, TX 78644

-X- FENCE LEANDERS

UNLESS OTHERWISE NOTED

Fleid Books d.e.	Drawn By: JUH BS				
Job No. 041941-1	Orawing: 041941-1.dwg				
Date: Hovernber 30, 2004	Word Disic Begin 110104				
Surveyed By: JUH JDB	Autocod Dielo Begin 110104				



Claude Hinkle Surveyors

P. O. 80x 1027 Lockhart, Texas 78644 (512) 398-2000 All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of Lot 6 in Block 23 of the Original Town of Lockhart as recorded in Volume Q Page 507 of the Deed Records of Caldwell County, Texas and being also all of a tract of land conveyed to Adam Harwood by deed recorded in Volume 214 Page 63 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

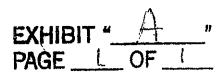
BEGINNING at a building corner used for basis of bearing in the East line of N. Main Street and in the SW corner of the above mentioned Harwood tract and the West line of the said Lot 6 and in the NW corner of a tract of land conveyed to Floyd Wilhelm by deed recorded in Volume 372 Page 326 of the said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

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

THENCE N 79 degrees 16 minutes 00 seconds E entering the said Lot 6 and with the North line of the said Harwood tract and the South line of the above mentioned Stephens tract 75.27 feet to a capped ½" iron pin found in the NE corner of the said Harwood tract and the NW corner of a tract of land conveyed to Adam Harwood by deed recorded in Volume 213 Page 546 of the said Official Records for the NE corner this tract.

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

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





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

March 24, 2022

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

rreagan2@gmail.com

Dear Ms. Reagan:

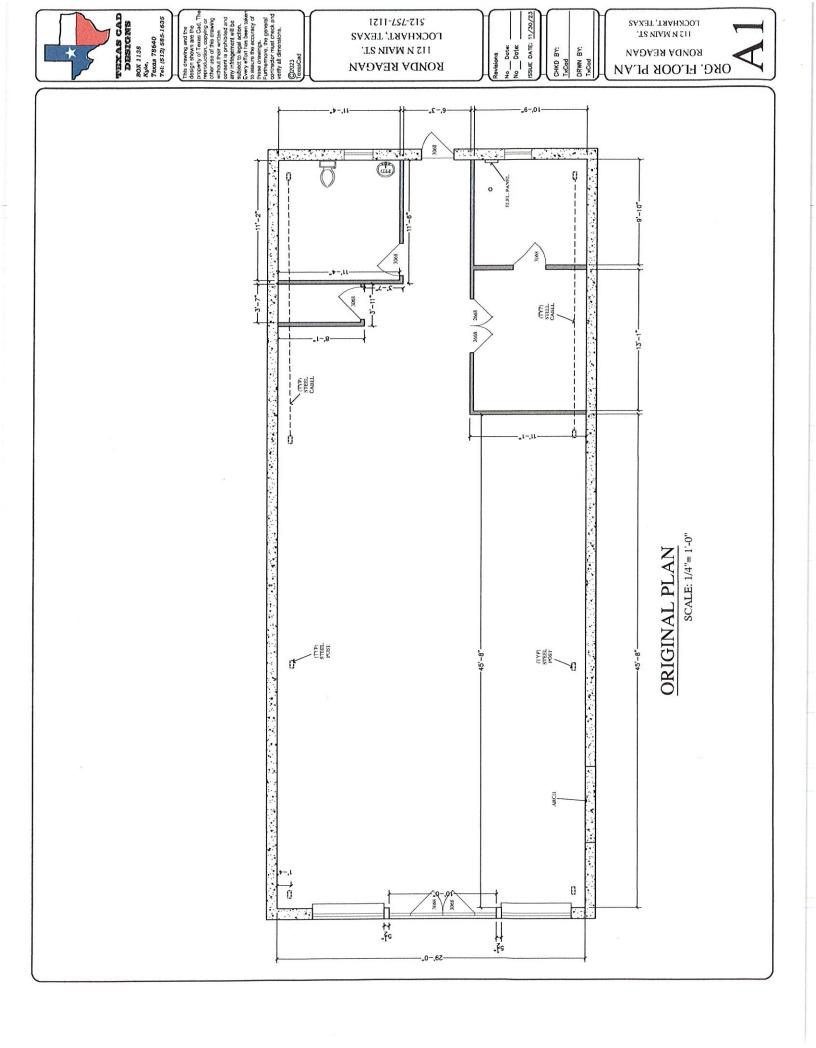
On March 23, 2022, the Lockhart Planning and Zoning Commission APPROVED your request for a Specific Use Permit (SUP-22-05) to allow a Bar and a Special Events Facility on your property zoned CCB Commercial Central Business District and located at 110-112 North Main Street.

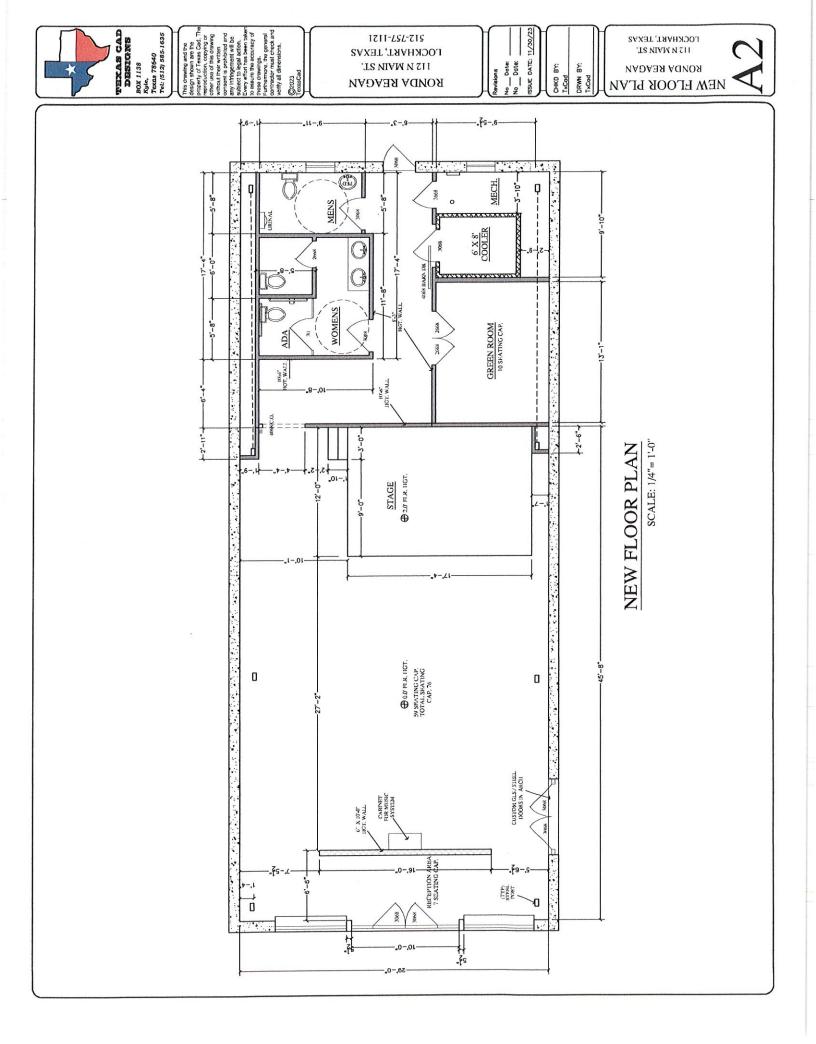
If you have any questions, I may be contacted by phone at 512-376-2454, or by e-mail at dgibson@lockhart-tx.org.

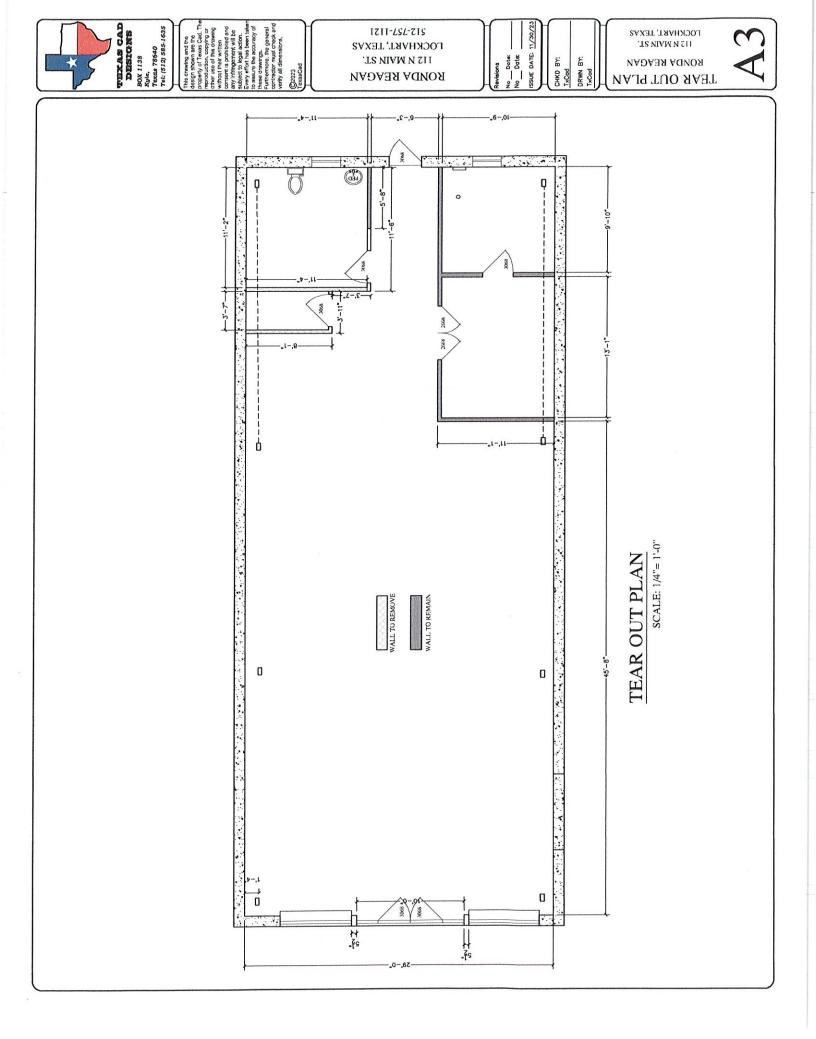
Cordially,

Dan Gibson, AICP

City Planner







RONDA REAGAN **ADA NOTES**

госкнякт, техая 112 N MAIN ST.

DRWN BY:

CHKD BY:

TxCod

ISSUE DATE: 11/30/23 No Date:

69.47 Dispensers. Tolick paper dependents shall comply with 3054 and shall be 7 inches (180 minimum on 6 protect (200 minimum on 6 protect (200 min) maximum in maximum on confidence of the dispenser. The outlet of the dispenser shall be 15 inches (300 mm) minimum ond 48 inches (1200 mm) maximum done the finish from and and inde to located behind confinious paper flow.



ADA NOTES

Figure SOA.8.1.1 Size of Meetchoid Accessible Tolet Comportment COA.8.1.2 Size of Meetchoid Accessible Tolet Comportment of Soa.8.2.2 Monther, said comply with 404 secure that if the opposch is to the litch side of the comportment of one obstances of the comportment of one obstances of soften Comportment Coar, described to the Accessible Accessible Tolet Member Member. Does said to knoted one if the front portion or in the side wall or profition for the side wall or profition for the comportment from the value does, them to the side wall or profition, the comportment from the value Codes. Where content in the side wall or profition, the comportment from the value Codes. Where the the first portion, the comportment does not be said to start comportment does after not be wall to said-codes. A door pull conspirate with comportment does after not be made to the member of the minimum required comportment does after not be minimum required comportment does after not be minimum required comportment one.

(b) adult floor mounted water closet and children's water closet

(a) adult wall hung water claset

60 min

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

Figure 604.3.1 Size of Clearance at Water Closets

60.3 Galed and Bething Recents
60.32 Character, Character and comply with 60.32
60.32 Training Space. Furning space complying with 354 shall be provided within the room.
60.32.31 Turning Space. Furning space complying with 354 shall be provided within the room.
partially 10 barding.

605.2 Height and Depth. Urnots shall be the stall-type or the wall-hung type with the rim 17 inners (430 mm) mostrurum obove the linish thou or ground, Urland shall be 13.1/2 inches facility for my deep minimum measured from the outer foce of the unifiel rim to the book of the facility.

605 Urinals

13½ mln

603.2.3 Door Swing, Doors shall not swing into the clear floor space or clearance required for any faxture. Doors shall be permitted to swing into the required turning space.

ALZ, Dering, Inequising descent council by water closest shall be permitted to everlop the water closest essections of the burn, dependent, another proper independent council broads, shakes, occasions rander, shades and demonces required at other filterane, and their spaces the other filterane or obstructions shall be incorted within the required water closer describes.

these drawings.
Furthermore, the general contractor must check and verify all dimensions.

assure the accuracy of

without their written consent is prohibited and any infringement will be subject to legal action. Every effort has been taken

Texas cad Designs

BOX 1138

Texas 78640 Tel: (512) 585-1635

This drawing and the design shown are the properly of Texas Cad.

804.4 Seats. The sent height of a value closed above the finish floor shall be 17 inches (430 mm) minishmum ord (31 inches (453 mm) maximum measured to the top of the sent. Social shall not be spraight.

804.5 Good Bears, etch bears of very derected shall comply with 609.5 Good bears shall perprovided on the side well closest to the value of ones of the other closest shall comply with 609.5 Good bears shall be provided on the side well closest to the value closest on the rate value.

804.5 Ede Well. The side well good bor shall be 42 inches (1065 mm) borg minimum, becopied 1.5 inches (350 mm) maximum from the norr wall ond extending 54 acches (1370 mm) minimum from the norr wall.

54 min



604 Water Closels and Tablet Comportments
6042. Loodson, The version croses shall be positioned with a well or portition to the rear and to
easily. The centerities of the weter closed shall be 16 inches (405 mm) minimum to 18
enters (455 mm) monotrum from the sides well or position, except that the version closes shall be 17 and minimum and 18 inches (458 mm) monotrum from the side well or position in the ormbutiony accessible balls comportment specified in 604.8.2. Water closels
shall be arranged for a left-hand or right-hand opproach.

60.3.3 Marcas, Marcas located obove londaries or counterfoss shall be installed with the bottom edge of the reflecting surface 40 cined. (1015 mm) manatum obove the rintes floor or opcount, Marcas and located chose bouldries or counterfoss shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum obove the finish floor or ground. 60.3.4 cout bloos and Sheres. Cost hooks shall be located within one of the reach marges appointed in 308. Shakers shall be located 40 inches (1015 mm) minimum and 48 inches (1020 mm) maximum obove the finish floor.

transfer side

Figure 604.5.1 Side Wall Grab Bar at Water Closets Figure 604.5.2 Recr Wall Grab Bar at Water Closets

212-757-1121

ГОСКНАРТ, ТЕХАЅ

II2 N MAIN ST.

RONDA REAGAN

504.5.2 Row Wol. The near wall grots box shall be 3.5 inches (\$15 mm) long misimum and eathern from the centerfine on the vother closel 12 inches (\$25 mm) minimum on one side and 24 inches (\$10 mm) minimum on the other side.

SOAS Fast Controls. Fast controls and be hard operated or outcombic. Hard operated fust control shall comply with 300. Has confines shall be located on the open side of the water closel except in ambudory accessible compartments complying with SOAS.



(b) ambulatory accessible water closets 17-19 Figure 604.2 Water Closet Location (a) wheelchair accessible water closets

604.3.1 Sze. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpedicular from the side wall and 56 inches (1420 mm) minimum necesured perpendicular from the near wall.



904.8.1.1 Sta. Wheelchol' cooceable comportments shall be 60 lockse (1925 mm) wide minimum moeater operationar to be set well, only 66 printed, 1920 mm) deep minimum for wall husy wire closes and 99 inches (1920 mm) deep minimum for for mounted wells measure persolucion to the row well. Wheelchol coeseable comportments for children's use well the 60 minimum for well minimum for mounted wells children's use well be 60 minimum for minimum for well hung and floor mounted value closes in resurred perpendicular to the row well.

89.48 Totel Comportments. Wheelands accessible tolet comportments shall meet the requirements of 50.48.1 and 60.48.3. Comportments condusing more than one planning fature compay with 60.3. Antaddary accessible comportments shall comply with 60.4.8.2 and 69.4.3.. 604.8.1. Wheelchoir Accessible Compartments. Wheelchoir accessible comportments shall comply with 604.8.1.

Figure 604.7 Dispenser Outlet Location

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. 605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

(b) stall type

(a) wall hung type

Figure 605.2 Height and Depth of Uninals

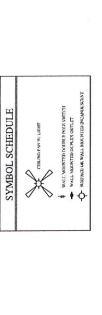


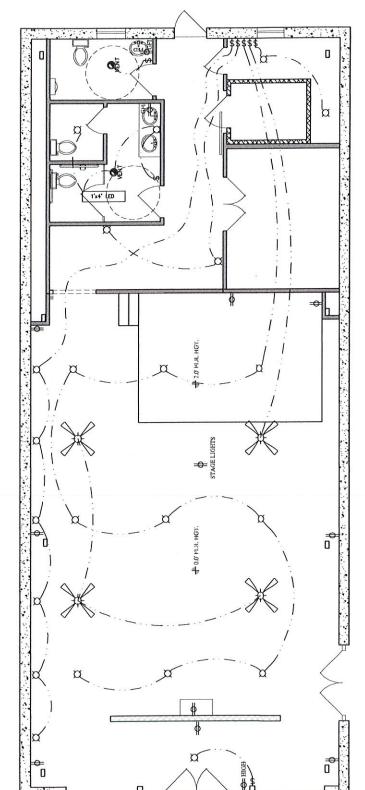
112 N MAIN ST. RONDA REAGAN ELECTRICAL PLAN

212-757-1121 ГОСКНАВТ, ТЕХАЅ 112 N MAIN ST. RONDA REAGAN ISSUE DATE: 11/30/23

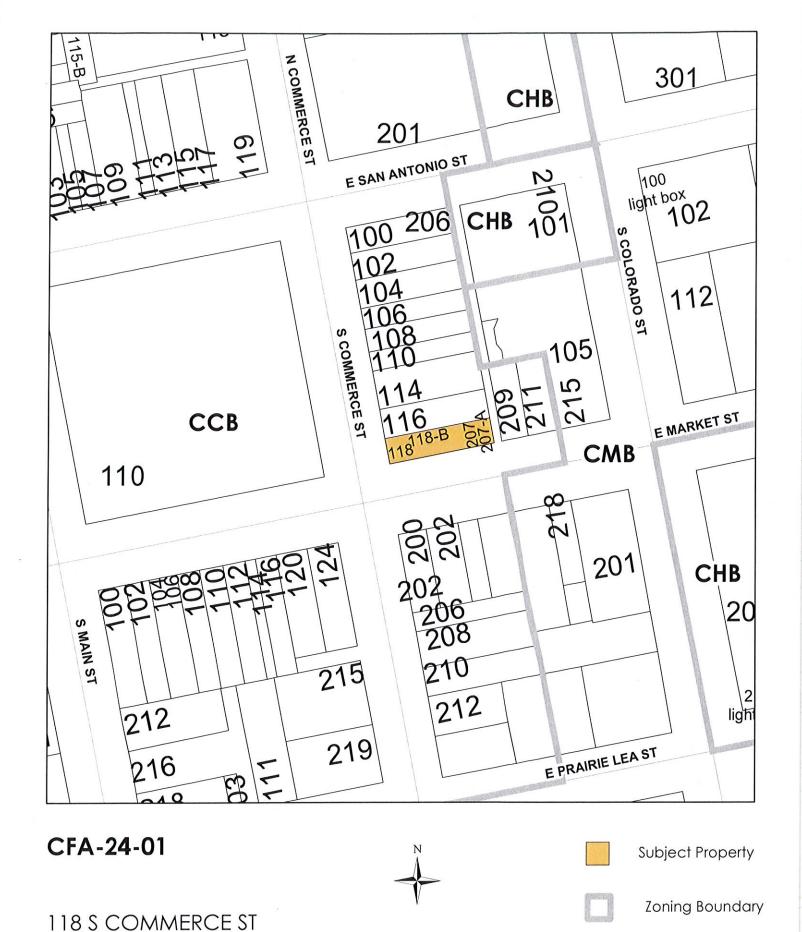
No Date:







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



WALL SIGNAGE

scale 1" = 100'



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

APPLICANT NAME SHEAR HEARY	ADDRESS 1185. COMMERCE ST
DAY-TIME TELEPHONE ST2-LULE 4519	Lockhart To 186011
E-MAIL Sarah QFnd AUSTIN.	
OWNER NAME SARAH HEARD	ADDRESS 53-1 SAN MARCOS HUNG
DAY-TIME TELEPHONE STOLULE 4577	Luing 172 78648
E-MAIL Sarah @Frolastip, com	
PERSON DOING WORK Alam Galcia	ESTIMATED COST 4,000
rkorusen e	
LEGAL DESCRIPTION DT Lockhart blo	xK17 LOT PTI
ADDRESS 1185. Commerce ST Laklar	TR 78644 ZONING CLASSIFICATION CCB
GEMERCALINICORMANDOM	
modification of property designated as Historic, if suc outward appearance of a building, structure, object, si Sec. 11 and 12). A CFA is also required for interior w	ed by City Code for all signage, construction, alteration, or h activities will change the architecture, design, finishes, or te, area, or district, as viewed from the exterior (Ord. 93-19, work affecting load-bearing walls. A City Sign Permit and/or e. Only fully completed applications will be accepted.
BECONTECED FOR BUILDING MANAGEMENT AND ANALYSIS.	
THE PROPOSED WORK WITH DIMENSIONS, MATER APPLICABLE), TECHNICAL SPECIFICATIONS, ET ATTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PROPOSED PROP	OVIDE A DESCRIPTION OF THE PROPOSED WORK HERE: V front of bolding words are included
APPHIEANAICHTE IS (OLES LITHE LONG BENER)	omegivostosmum skašinavuma kas kas ja
AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRES	ND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, SENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS
APPLICANT SIGNATURE	DATE 12/9/2023 DATE 12/9/2023
PROPERTY OWNER SIGNATURE	
HISTORICAL PRESERVATION COMMISSION APP	PROVAL DATE

CERTIFICATE FOR ALTERATION- SCOPE OF WORK QUESTIONNAIRE

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

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

<u>Co</u>	Construction shall not begin prior to authorization by the approval of the certificate for Alteration.							
Yes	No	Verified	SCOPE OF WORK QUESTIONS					
	,		Section One					
		40	1. Is this application for construction or alteration on or at a property which is in a Historic District or a City-designated Historic Landmark? What is its zoning designation? <u>C(s)</u> Check one: Historic Landmark Historic District					
<u></u>		10	Is this application for any construction or alteration work that is NOT described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?					
_		20	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?					
		40	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					
		40	 Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental, or unforeseen property damage? When did damage occur? 					
	\checkmark	40	2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?					
<u> </u>	_	40	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.)					
	_	40	4. Has a permit been issued for any of the proposed work? Date: Permit No Has any work actually started? Describe:					
		/	Section Three					
	_	40	 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? 					
	_	40	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?					
		60	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?					
_	\leq	40	4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?					
<u></u>	5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?							
Scope of Work Questions Verified By: <u>\(\frac{\text{VAN CISZ\(\text{USI} \text{II} \)}{\text{CISZ\(\text{USI} \text{II} \)}} \)</u>								
Date	of V	erificatio	n:					
	Certificate No. CFA-24-0\ Date Submitted \ \(\frac{12/13/23}{}							

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

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE NUMBER: CFA-24-01

CASE SUMMARY

STAFF: Evan Olszewski, Planner

REPORT DATE: December 21, 2023
MEETING DATE: January 3, 2024
APPLICANT'S REQUEST: Attached Sign
STAFF RECOMMENDATION: *Approval*

CONDITIONS: None

BACKGROUND DATA

APPLICANT: Sarah Heard

OWNER: Same

SITE LOCATION: 118 South Commerce Street

LEGAL DESCRIPTION: Part of Lot 1, Block 17, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

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

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

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

ALTERNATIVES: None necessary.

Commerce Cafe & Hall - Channel Letter Sign Drawing (with Measurements)

FRONT VIEW

W= 15

INDIVIDUALLY MOUNTED

MMER

では

" BLACK TRIMCAP

S" BLACK RETURNS



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

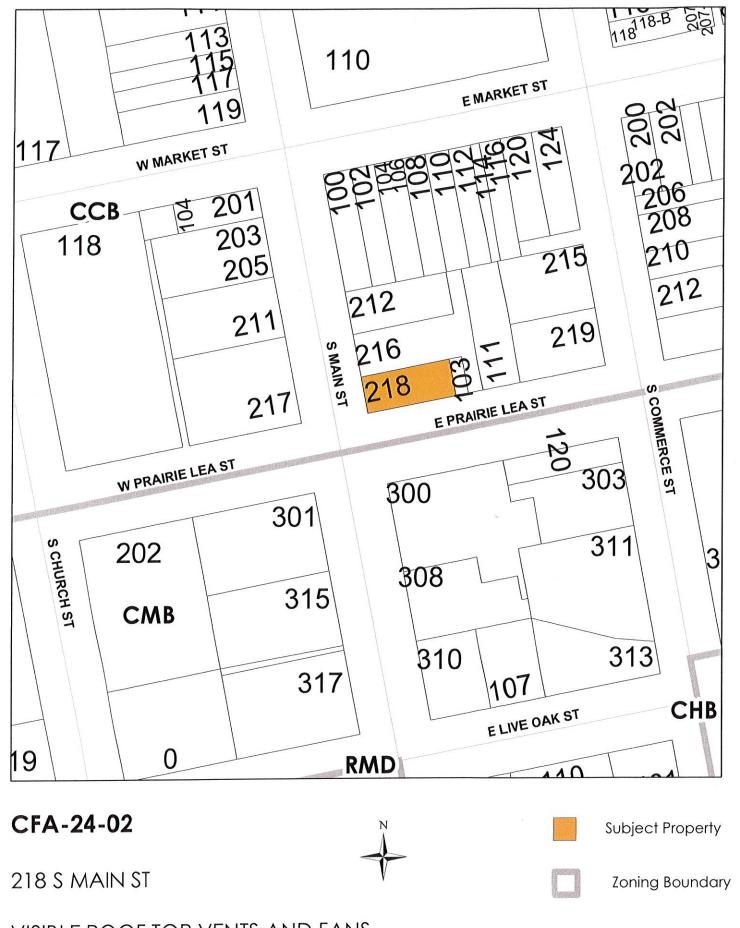
Client's Approval:

Darte:

Artist: 38

30FT

Date: 12/01/23



VISIBLE ROOF TOP VENTS AND FANS

scale 1" = 100'

Lockhart

CERTIFICATE FOR ALTERATION APPLICATION CFA-24-02

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

PERSON DOING WORK POLIS BOY CONST. ESTIMATED COST PROPERTY LEGAL DESCRIPTION O.T. LOCKHART BLOCK 13, LOT PT 5.60 ADDRESS 218 S. M&IN ST. ZONING CLASSIFICATION CCB GENERAL INFORMATION An approved Certificate for Alteration (CFA) is required by City Code for all signage, construction, alteration, or modification of property designated as Historic, if such activities will change the architecture, design, finishes, or outward appearance of a building, structure, object, site, area, or district, as viewed from the exterior (Ord. 93-19, Sec. 11 and 12). A CFA is also required for interior work affecting load-bearing walls. A City Sign Permit and/or City Building Permit may also be required by City Code. Only fully completed applications will be accepted. PROJECT DESCRIPTION AND ATTACHMENTS PLEASE INCLUDE PHOTOS OF THE PROJECT AREA WITH THE APPLICATION, AS WELL AS A DIAGRAM(S) OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING (IF APPLICABLE), TECHNICAL SPECIFICATIONS, ETC. THE DIAGRAM MAY BE HAND-DRAWN. ALL ATTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PROVIDE A DESCRIPTION OF THE PROPOSED WORK HERE: RENOVATIONS TO EXISTING SHELL BUILDING REQUIRES ROOTOP VONT AND FAN VISIBLE FROM PRAIRIE LEA, PAR 3 IVE APPLICATION FEE OF \$50.00, payable to the City of Lockhart. Receipt Number: \$6.12.6 Concerning this application. DATE 12:19:12023 PARELICANT SIGNATURE DATE 12:19:12023	DAY-TIME TELEPHONE \$12-917-1936 E-MAIL **PASTEINDOMENT** 970 ALL COMPANY** OWNER NAME **GASUAHT** BAKER THEJERE** DAY-TIME TELEPHONE \$12.563-6976 (JASA) LOCKHART TX 786-4 E-MAIL **JASON JASY, ONZ P. 9 MAIN ST.* ESTIMATED COST **PROPERTY** LEGAL DESCRIPTION **O.T.** LOCKHART **BLOCK 13, LOT PT 5.6 ADDRESS **2.18	APPLICANT / PROPERTY OWNER	
DAY-TIME TELEPHONE \$12-917-2936 E-MAIL **VA STEIN FORMAT REPORTED BAKER THEFATRE* ADDRESS 216 \$ MAIN STEIN TO THE PROPOSED WORK INTERIOR OF ATTACHMENT TO THE BUILDING IF APPLICATION & THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING IF APPLICABLE). TECHNICAL SPECIFICATIONS, SPECIFICATIONS, SPECIFICABLE, TECHNICAL SPECIFICATIONS, SPECIFICATIONS, THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING IF APPLICABLE). TECHNICAL SPECIFICATIONS, SPECIFICATIONS, SPECIFICABLE, TECHNICAL SPECIFICATIONS, SPECIFICATIONS, THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING IF APPLICABLE). TECHNICAL SPECIFICATIONS, ETC. THE DIAGRAM MAY BE HAND-DRAWN ALTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PROVIDE A DESCRIPTION OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING IF APPLICABLE). TECHNICAL SPECIFICATIONS, ETC. THE DIAGRAM MAY BE HAND-DRAWN ALTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PROVIDE A DESCRIPTION OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING IF APPLICABLE). TECHNICAL SPECIFICATIONS, ETC. THE DIAGRAM MAY BE HAND-DRAWN ALTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PROVIDE A DESCRIPTION OF THE PROPOSED WORK HERE. RENOVATIONS TO EXISTING SPELL BUILDING REQUIRES ROTOP VENTS AND CORRECT. AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION. APPLICANT SIGNATURE DAYS AND THE PROPERSENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.	DAY-TIME TELEPHONE 512-917-2936 E-MAIL Y-A STEINDOMEN P 9 MAIL COM OWNER NAME GASUGHT BAKER THEFITE DAY-TIME TELEPHONE 512-563-6976 (JASAN) LOCKHART TX 786-91 E-MAIL JASON JASY, JONZ PGMAIL COM J 9 SON BAKENTHEATEN GRAVIUM PERSON DOING WORK PALLY BOY CONST. ESTIMATED COST PROPERTY LEGAL DESCRIPTION O.T. LOCKHART BLOCK 13, LOT PT 5.60 ADDRESS 218 S. M&IN ST. ZONING CLASSIFICATION FOR COMMENT OF MAIL SIGNARY CONSTRUCTION, alteration, or modification of property designated as Historic, if such activities will change the architecture, design, finishes, or outward appearance of a building, structure, object, site, area, or district, as viewed from the exterior (Ord, 93-19, Sec. 11 and 12). ACFA is also required for interior work affecting load-bearing walls. A City Sign Permit and/or City Building Permit may also be required by City Code. Only fully completed applications will be accepted. PROJECT DESCRIPTION AND ATTACHMENTS PLEASE INCLUDE PHOTOS OF THE PROJECT AREA WITH THE APPLICATION, AS WELL AS A DIAGRAM(S) OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING IIF APPLICABLE, TECHNICAL SPECIFICATION, ETC. THE DIAGRAM MAY BE HAND-DRAWN. ALL ATTACHMENTS MUST BE IN 8.5° X 11" FORMAT. PROVIDE A DESCRIPTION OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING IIF APPLICATION. SPECIFICATION. SPECIFICATION. FIRE CENTURY REQUIRES ROOTOP VENTS AND FAW. VISIBLE FROM PRAIRE LEA, FAR 3 IVE APPLICATION FEE OF \$50.00. payable to the City of Lockhark Receipt Number AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION. APPLICANT SIGNATURE PARA IN A STANL DATE. DATE 12/19/2023 PROPERTY OWNER SIGNATURE	APPLICANT NAME ROBERT STEINBOMBR ADDRESS 321 SAN JACINTO DE	
OWNER NAME GASLIGHT BAKE THEATRE DAY-TIME TELEPHONE 512.5(3.4976 (JASA)) LOCKHART TX 7864 E-MAIL JASON JUSY JONZ EG MAIL COM J JOSON BAKENTHEATER GMAIL COM PERSON DOING WORK FOLIN BOY CANST. ESTIMATED COST PROPERTY LEGAL DESCRIPTION O.T. LOCKHART BLOCK 13, LOT PT 5.60 ADDRESS 218 S. MAIN ST. ZONING CLASSIFICATION DECLE GENERAL INFORMATION An approved Certificate for Alteration (CFA) is required by City Code for all signage, construction, alteration, or modification of property designated as Historic, if such activities will change the architecture, design, finishes, or outward appearance of a building, structure, object, site, area, or district, as viewed from the exterior (Ord. 93.19, Sec. 11 and 12). A CFA is also required for interior work affecting load-bearing walls. A City Sign Permit and/or City Building Permit may also be required by City Code. Only fully completed applications will be accepted. PROJECT DESCRIPTION AND ATTACHMENTS PLEASE INCLUDE PHOTOS OF THE PROJECT AREA WITH THE APPLICATION, AS WELL AS A DIAGRAMYS) OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING (IF APPLICABLE). TECHNICAL SPECIFICATIONS, ETC. THE DIAGRAM MAY BE HAND-DAWAN. ALL ATTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PROVIDE A DESCRIPTION OF THE PROPOSED WORK HERE: RENDIFICATION TO EXISTING SHELL BUILDING REQUIRES ROOTOP VENTS AND FAN VISUALE FROM PRAIRIE LEA, PAR 3 IVE APPLICATION FEE OF S50.00, payable to the City of Lockhart Receipt Number: RS2 6 CO. SO TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION. APPLICATION FEE OF S50.00. BAYABLE LANGE AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION. APPLICANT SIGNATURE	OWNER NAME GASLIGHT BAKER THEATRE ADDRESS 216 S MAIN ST- DAY-TIME TELEPHONE 512.563.6976 (JASAN) LOCKHART TX 78644 E-MAIL ASSAN JOSY SOME PAMAIL COM J 920M. baker heater of mail com PERSON DOING WORK POLIU BOY CONST. ESTIMATED COST PROPERTY LEGAL DESCRIPTION O.T. LOCKHART BLOCK 13, LOT PT 5.6 ADDRESS 218 S. M&IN ST. ZONING CLASSIFICATION CB CBNERAL INFORMATION An approved Certificate for Alteration (CFA) is required by City Code for all signage, construction, alteration, or outward appearance of a building, structure, object, site, area, or district, as yeaved from the exterior (Ord. 93-19, Sec. 11 and 12). A CFA is also required for interior work affecting load-bearing walls. A City Sign Permit and/or City Building Permit may also be required by City Code. Only fully completed applications will be accepted. PROJECT DESCRIPTION AND ATTACHMENTS PROJECT DESCRIPTION AND ATTACHMENTS PROJECT DESCRIPTION SOF THE PROJECT AREA WITH THE APPLICATION, AS WELL AS A DIAGRAM'S) OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING (IF APPLICABLE), TECHNICAL SPECIFICATIONS, ETC. THE DIAGRAM MAY BE HAND-DRAWN. ALTIACHMENTS MUST BE IN 8.5° X 11° FORMAT. PROVIDE A DESCRIPTION OF THE PROPOSED WORK HERE: APPLICATION FEE OF SSO.00, payable to the City of Lockhart Receipt Number: Resistance of the Concerning This Application. APPLICATION FEE OF SSO.00, payable to the City of Lockhart Receipt Number: Resistance of the Concerning This Application. APPLICATION FEE OF SSO.00 payable to the City of Lockhart Receipt Number: Resistance of the Concerning This Application. APPLICANT SIGNATURE PARA SIGNATURE DATE 12/18/2023		
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APPLICATION FEE OF \$50.00, payable to the City of Lockhart Receipt Number: Receipt Number: Reveal of the Application. APPLICATION FEE OF \$50.00, payable to the City of Lockhart Receipt Number: Reveal of the Application. APPLICATION FIRE OF \$50.00, payable to the City of Lockhart Representation of property designature positions. A captured for another representative should be present at all public meetings.	APPLICATION FEE OF \$50.00, payable to the City of Lockhart Receipt Number: \$0.02 Applicant of the property of the proposed of	GENERAL INFORMATION	
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CERTIFICATE FOR ALTERATION- SCOPE OF WORK QUESTIONNAIRE

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

Con	Str	uction sn	all not begin prior to authorization by the approval of the Certificate for Alteration.						
Yes I	No	Verified	SCOPE OF WORK QUESTIONS						
/		KW	Section One						
	obsessive to the	Kin	 Is this application for construction or alteration on or at a property which is in a Historic District or a City-designated Historic Landmark? What is its zoning designation? Check one: Historic Landmark Historic District 						
<u> </u>	-	V. /	Is this application for any construction or alteration work that is NOT described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?						
✓ _	_/	kw	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?						
	<u>/</u>	EW	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.)?						
	,	1. 1	Section Two						
>	L.	kw/	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?						
<u> </u>	·	KM	 Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition) 						
<u>V</u>		kw	4. Has a permit been issued for any of the proposed work? Date: Permit No Has any work actually started? No Describe: Permit No						
1	,	VIOL	Section Three						
<u> </u>		Foo /	1. Will the construction or alteration covered by this application make a physical change to any design elements, features, or finishes visible from the exterior of the property?						
	 /	<u> </u>	2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that elements						
		Icw/	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?						
		ICW	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?						
		Par	5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?						
Scope of Work Questions Verified By: Kerin Walter									
Date of Verification: 12/20/23									
Сө	Certificate No. CFA 24 02 Date Submitted 12/19/23								

Please Note: A Certificate for Alteration is valid for a period concurrent with the Building Permit granted for

the proposed work, or a period not to exceed 18 months.

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE NUMBER: CFA-24-02

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner

REPORT DATE: December 20, 2023 MEETING DATE: January 3, 2024

APPLICANT'S REQUEST: Rooftop vents and rooftop fan

STAFF RECOMMENDATION: Approval

CONDITIONS: None

BACKGROUND DATA

APPLICANT: Robert Steinbomer OWNER: Gaslight-Baker Theatre SITE LOCATION: 218 S. Main St.

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

EXISTING USE OF PROPERTY: Commercial PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

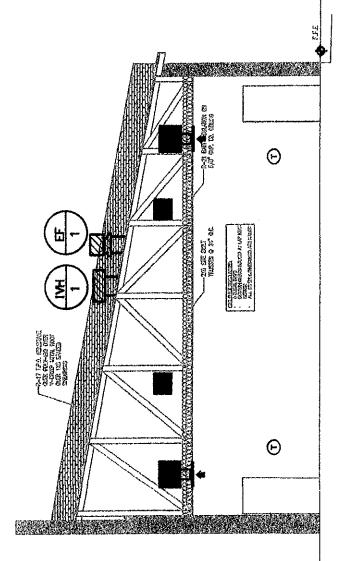
PROJECT DESCRIPTION: Proposed are 8 new dome roof/attic vents along the north edge of the building's roof, 23 soffit vents along the south roof edge, an exhaust fan near the center of the roof, and a fresh air ventilator with protective cover also near the roof's center. The improvements are a necessary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

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

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

ALTERNATIVES: None necessary.

ADJACENT BUILDING PRAIRIE LEA STRET EF 1 & 1VH-1 LOCATED PER MECHANICA PLAN AND SIZE I NDICATED IS PRODUCT DIMENSION TO SCALE 8 21" DOME ROOF/ATTICVENTS, WITHN 3' OF WALL (NEW) MEN STATE ADJACENT BUILDING -7 (GBT THEATER) SORTH VENTS 725010"x 8"[HEW] C EF-1 KOOP PLAN, EXISTING SIDE WALK ANN STRE



MCHANICAL ENGINEER'S DIAGRAM





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

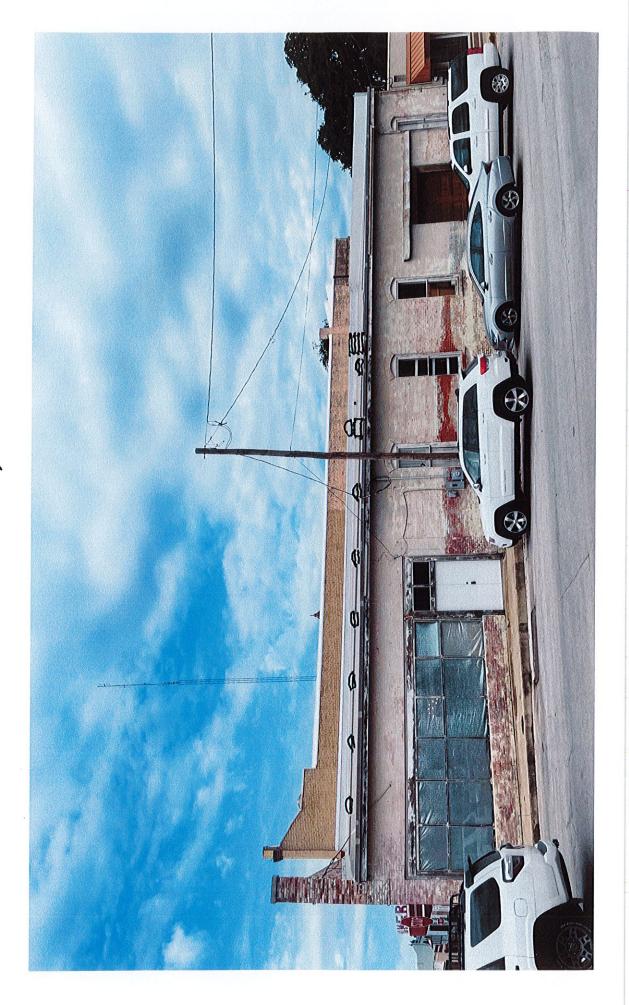
From: Robert Steinbomer robert@steinbomer.com

Subject: South elevation

Date: Dec 18, 2023 at 1:05:00 PM

To: Robert Steinbomer robert@steinbomer.com





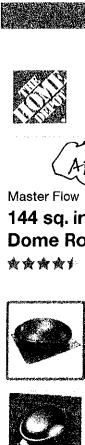
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HAUN (SWEARINGEN) BUILDING INTERIOR RENOVATION 218 S. Main St. Lockhart Texas COLW



From: Robert Steinbomer robert@steinbomer.com Subject: Main st side Date: Dec 18, 2023 at 1:06:37 PM To: Robert Steinbomer robert@steinbomer.com













Store Sku # 1002592696

AMC VENTS, HIGH PART OF

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

★★★ (23) ✓ Questions & Answers (7)



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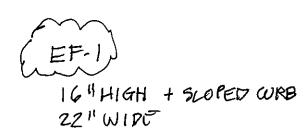


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Centrifugal Downblast Exhaust Fan, Product # G-095-DGE117XQD, 184-1059 CFM

Be the first to write a review | Be the first to ask a question

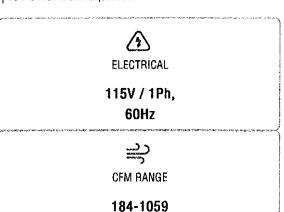


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Centrifugal Downblast Exhaust Fan, Product # G-095-DGE117XQD, 184-1059 CFM

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Be the first to ask a question



CFM

\$599.02



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Spun Aluminum Model GRSI/GRSR/GRSF





Construction Features

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

- Broadest performance in the industry, up to 18,400 cfm (31,300 m³/hr)
- Most advanced weather protection of any ventilator in its class
- Greenheck subjects these products to extensive life testing, ensuring the ventilator will provide years of reliable performance

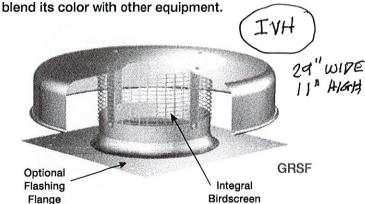
- All aluminum exterior for corrosion-resistant construction
- Integral birdscreen to prevent the entry of birds and/or small objects
- Built-in curb cap with pre-punched holes for easy attachment to roof curbs
- Optional built-in flashing flange (model GRSF) with pre-punched holes for quick and easy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

Use the GRS with the following accessories:

Gravity or motorized dampers to ensure weather tightness.

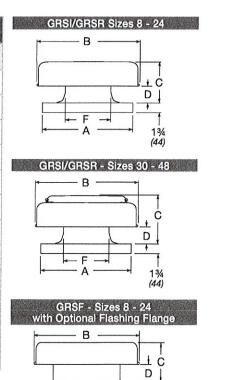
Prefab curbs to reduce installation time.

Protective coatings to extend the life of the unit or



Dimensions										
Model Size	A	В	С	D	E	F	Damper Size	Curb Thickness	Shroud Thickness	Unit Welgh
8	19 (483)	20½ (521)	7¼ (184)	1½ (38)	20¼ (514)	8¼ (210)	8 × 8 (203 × 203)	0.051 (1.3)	0.051 (1.3)	7 (3)
10	19 (483)	20½ (521)	7¾ (197)	2 (51)	20¼ (514)	10¼ (260)	10 x 10 (254 x 254)	0.051 (1.3)	0.051 (1.3)	8 (4)
12	22 (559)	29 (737)	10 (254)	3½ (89)	23¼ (591)	121/4 (311)	12 x 12 (305 x 305)	0.064 (1.6)	0.064 (1.6)	10 (5)
15	22 (559)	29 (737)	10 (254)	3½ (89)	23¼ (591)	141/4 (362)	16 x 16 (406 x 406)	0.064 (1.6)	0.064 (1.6)	13 (6)
16	26 (660)	29 (737)	11 (279)	4¼ (108)	27¼ (692)	161/4 (413)	16 x 16 (406 x 406)	0.064 (1.6)	0.064 (1.6)	16 (7)
18	30 (762)	35½ (902)	9¾ (248)	1¾ (44)	31¼ (794)	201/4 (514)	18 x 18 (457 x 457)	0.064 (1.6)	0.064 (1.6)	19 <i>(</i> 9)
20	30 (762)	35½ (902)	111/4 (286)	3¾ (95)	31¼ (794)	20¼ (514)	18 x 18 (457 x 457)	0.064 (1.6)	0.064 (1.6)	24 (11)
24	34 (864)	38¼ (972)	11 (279)	4 (102)	35¼ (895)	24½ (622)	24 x 24 (610 x 610)	0.064 (1.6)	0.064 (1.6)	29 (13)
30	40 (1016)	48 (1219)	18¾ (476)	57/16 (138)	-	30½ (775)	30 x 30 (762 x 762)	0.064 (1.6)	0.064 (1.6)	35 (16)
36	46 (1168)	56¾ (1441)	21¼ (540)	10 (254)	-	36½ (927)	36 x 36 (914 x 914)	0.064 (1.6)	0.080 (2.0)	45 (20)
42	52 (1321)	63¼ (1607)	24¼ (616)	111/4 (286)	-	42½ (1089)	42 x 42 (1067 x 1067)	0.064 (1.6)	0.080	60 (27)
48	58 (1473)	72 (1829)	26¼ (667)	11¼ (286)	-	48½ (1232)	48 x 48 (1219 x 1219)	0.064 (1.6)	0.080	80 (36)

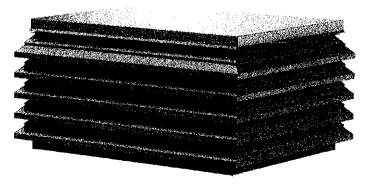
All dimensions are in inches *(millimeters)* and the weight in pounds (kilograms). NOTE: Sizes GRS-8 through 24 have a one-piece cover and shroud. Access is gained through the removal of screws. Sizes GRS-30 through 48 have a removable cover, separate from the shroud, to facilitate maintenance and servicing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





ASSEMBLY INSTRUCTIONS

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



PROTECTIVE COVER
FOR IVH
(FRESH AIR TO A.C. SYSTEM)
(OULD BE 38"X38"X (6"HIGH

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

One Piece Hood: Longest throat dimension <=38 inches

