

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, March 6, 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 January 3, 2024 meeting.
5. CFA-24-03. Consider a request by Gabriel Morey for approval of a Certificate for Alteration for a neon wall sign for the Best Little Wine & Books business establishment on part of Lot 4, Block 20, Original Town of Lockhart, on property zoned CCB (Commercial Central Business) and located at 210 West San Antonio Street.
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
7. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 1:00 p.m. on the 28th day of February, 2024.

City of Lockhart
Historical Preservation Commission
January 3, 2024

MINUTES

Members Present: Ray Ramsey, Christine Ohlendorf, Ron Faulstich, Kevin Thuerwaechter, Jerry Haug

Members Absent: none

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

Public Present: Ronda Reagan (Applicant, Agenda Item 5 & Agenda Item 6), Sarah Heard (Applicant, Item 7), Robert Steinbomer (Applicant, Agenda Item 8)

1. Call meeting to order. Historical Preservation Officer Kevin Waller called the meeting to order at 5:30 p.m.
2. Elect Chairman and elect Vice-Chair.

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

3. Citizen comments not related to an agenda item. None
4. Consider the minutes of the December 6, 2023, meeting.

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

5. CFA-23-37. Consider a request by Ronda Reagan of 7G Texan, LLC for approval of a Certificate for Alteration for various interior improvements to a building in the Historic District, associated with a Tax Abatement request, on part of Lot 6, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 112 North Main Street.

The Commission and Staff left the Glosserman Room at approximately 5:35 p.m. to conduct a site visit to the property for an initial, baseline investigation, pre-improvements, for the Tax Abatement agenda item for the same property, and returned to the Glosserman Room at approximately 6:05 p.m.

Planning Staff Evan Olszewski provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes various interior improvements inside the existing building for the purposes of a Tax Abatement application submission. The interior improvements include reorganizing interior walls, expanding the bathrooms to be ADA-compliant, connecting the subject property to the adjacent building by re-opening a boarded archway and installing a door, and installing a 208 square-foot stage with accompanying lighting. Staff recommends approval.

Commissioner Ohlendorf moved to approve CFA-23-37 as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 5-0.

6. TA-23-02. Consider a request by Ronda Reagan of 7G Texan, LLC for an initial on-site investigation and recommendation to City Council for approval of a Tax Abatement to include various interior improvements to a building in the Historic District on part of Lot 6, Block 23, Original Town of Lockhart, zoned CCB, and located at 112 North Main Street.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes interior improvements to 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 with accompanying lighting. The changes will include the necessary plumbing and electrical upgrades to support the new facilities. Staff has determined that the submitted tax abatement application meets the guidelines set forth in Section 28-22 and recommends approval.

Commissioner Ramsey moved to recommend approval of TA-23-02 to City Council. Commissioner Faulstich seconded, and the motion passed by a vote of 5-0.

7. CFA-24-01. Consider a request by Sarah Heard for approval of a Certificate for Alteration for an Attached Sign to a building in the Historic District on part of Lot 1, Block 17, Original Town of Lockhart, zoned CCB, and located at 118 South Commerce Street.

Mr. Olszewski provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes one attached wall sign, a total of forty-five square feet, near the top of the building. The sign is composed of flat black aluminum letters, mounted individually to be anchored in the façade's mortar. Staff recommends approval.

Commissioner Faulstich stated he would like to emphasize as the Commission always does, to make sure they go through the mortar and not the brick for the installation of the sign.

Commissioner Faulstich moved to approve CFA-24-01 as presented. Commissioner Thuerwaechter seconded, and the motion passed by a vote of 5-0.

8. CFA-24-02. Consider a request by Robert Steinbomer for Gaslight-Baker Theatre for approval of a Certificate for Alteration for rooftop vents and a rooftop fan on a building in the Historic District on parts of Lots 5 and 6, Block 13, Original Town of Lockhart, zoned CCB, and located at 218 South Main Street.

Mr. Waller provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes 8 new dome roof/attic vents, 24-25 inches in diameter, 8 inches tall and located within three feet along the north edge of the building's roof. The 23 soffit vents, measuring 16 inches by 8 inches, will be located along the south roof edge. The exhaust fan near the center of the roof will measure 16 inches tall by 22 inches in diameter. An 11-inch tall by 29-inch diameter fresh air ventilator with protective cover (measuring 38 inches wide by 38 inches deep by 16 inches tall) is also proposed near the roof's center. Staff recommends approval.

Applicant Robert Steinbomer came forward to offer additional explanation of the project and responded to questions from the Commission.

Commissioner Thuerwaechter moved to approve CFA-24-02 as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 5-0.

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

The Commission discussed the different design options and costs for the Historic Landmark placards, and decided to continue discussion of this agenda item at a future meeting by consensus.

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

Mr. Waller reported that no applications had been received by the deadline for the January 17 meeting, and that the next regularly scheduled meeting would be held on February 7.

11. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:35 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

_____, Chairman



CFA-24-03

210 W SAN ANTONIO ST

WALL SIGN



Subject Property



Zoning Boundary

scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Evan Olszewski, Planner

CASE NUMBER: CFA-24-03

REPORT DATE: February 28, 2024

MEETING DATE: March 6, 2024

APPLICANT'S REQUEST: Wall sign

STAFF RECOMMENDATION: **Approval**

CONDITIONS: Include the property owner's signature on the application

BACKGROUND DATA

APPLICANT: Gabriel Morey

OWNER: Virginia Baker

SITE LOCATION: 210 West San Antonio St.

LEGAL DESCRIPTION: Part of Lot 4, Block 20, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial

PROPOSED USE OF PROPERTY: Commercial

ZONING CLASSIFICATION: CCB (Commercial Central Business District)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Proposed is one new sign on the Best Little Wine & Books business establishment. The proposed sign is a 3.3-foot square neon construction depicting a hand pointing toward the establishment's patio entrance with the words "Poké Bowls & Such" in all-caps. The patio entrance indicated is toward the rear of the building off the outdoor seating area which is partially fenced. The sign's total area is 10.9 square feet, which is less than the maximum seven percent of the building's 370 square foot western façade. According to the applicant, this sign will be mounted into the mortar only. The holes through the mortar for the sign will be small.

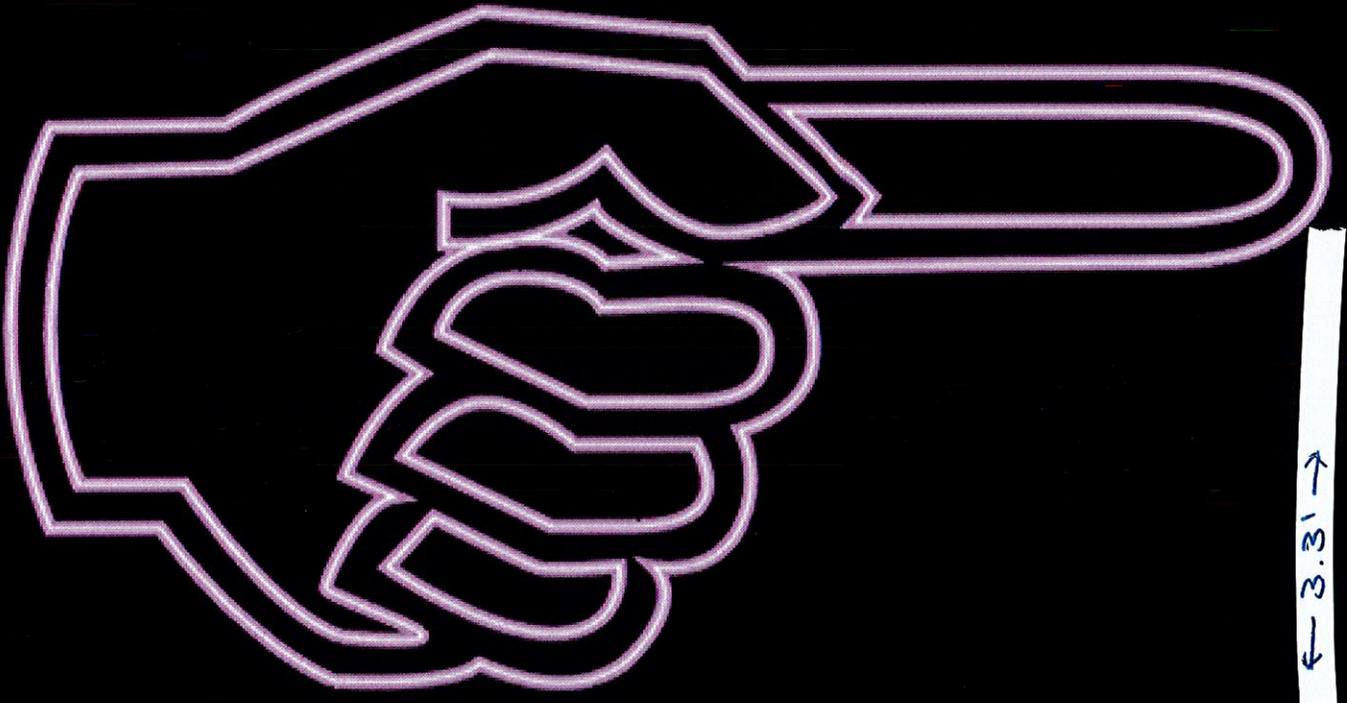
COMPATIBILITY: The sign is not of a scale or design that would detract from the character of the Courthouse Square. It faces west, away from the Courthouse Square and is near the rear of the building. It should be noted that the property abuts the west boundary of the Historic District.

COMPLIANCE WITH STANDARDS: The sign complies with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration. Neon signs are exempted from the maximum sign brightness regulations established by the new lighting ordinance, Ordinance 2024-05, passed February 20, 2024.

ALTERNATIVES: None necessary.







POKÉ BOWLS & SUCH





CERTIFICATE FOR ALTERATION APPLICATION

CFA-29-03

Lockhart TEXAS

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

APPLICANT / PROPERTY OWNER

APPLICANT NAME Gabriel Morey ADDRESS 210 West San Antonio
 DAY-TIME TELEPHONE 512-644-2550 Lockhart, TX. 78644
 E-MAIL gabe.morey@gmail.com
 OWNER NAME Virginia Baker ADDRESS 15667 F.M. 86
 DAY-TIME TELEPHONE 512-376-3565 Dale, TX 78616
 E-MAIL _____
 PERSON DOING WORK Gabriel Morey ESTIMATED COST 500⁰⁰

PROPERTY

LEGAL DESCRIPTION Part of Lot 4, Block 20, Original Town of Lockhart
 ADDRESS 210 West San Antonio 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:

Neon wall sign, on west building facade.
3 1/3' x 3 1/3' = 40.9 square feet

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

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

APPLICANT SIGNATURE [Signature] DATE 2-21-24
 PROPERTY OWNER SIGNATURE _____ DATE _____
 HISTORICAL PRESERVATION COMMISSION APPROVAL _____ DATE _____

CERTIFICATE FOR ALTERATION- SCOPE OF WORK QUESTIONNAIRE

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

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

Yes No Verified

SCOPE OF WORK QUESTIONS

Section One

- | | | | |
|-----|-----|----|---|
| ✓ | ___ | 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? _____
Check one: Historic Landmark ___ Historic District <input checked="" type="checkbox"/> |
| ✓ | ___ | 40 | 2. Is this application for any construction or alteration work that is NOT described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"? |
| ✓ | ___ | 40 | 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 | 1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental, or unforeseen property damage? When did damage occur? _____ |
| ___ | ✓ | 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? |
| ✓ | ___ | 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.) |
| ___ | x | 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 | 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? |
| ___ | x | 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? |
| ___ | ✓ | 40 | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted? |
| ___ | ✓ | 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? |
| ✓ | ___ | 40 | 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 ALSZEWSKI

Date of Verification: 2/28/2024

Certificate No. CFA-24-03 Date Submitted 2/21/24

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.

SIGN PERMIT APPLICATION

SP - 24 - _____

CITY OF

Lockhart

TEXAS

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

CONTRACTOR/OWNER

CONTRACTOR NAME Gabriel Morey LICENSE NO. _____
DAY-TIME TELEPHONE 512-644-2550 ADDRESS 512 #4 Bois D'Arc St.
E-MAIL gabe.morey@gmail.com Lockhart, TX. 78644
OWNER NAME Virginia Baker ADDRESS 15607 F.M. 86
DAY-TIME TELEPHONE 512-376-3565 Dale, TX 78616
E-MAIL _____

PROPERTY

ADDRESS OR GENERAL LOCATION 210 West San Antonio St. Lockhart TX. 78644
ZONING CLASSIFICATION COB HISTORIC LANDMARK OR DISTRICT (Y/N) Y
NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 1
PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Retail
NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Best Little Wine & Book

REQUESTED PERMIT

PROPOSED CONSTRUCTION (Check all that apply) ON-PREMISE OFF-PREMISE
 NEW SIGN STRUCTURAL REPAIR STRUCTURAL ALTERATION/RELOCATION
TYPE OF SIGN PROPOSED (Check all that apply) WALL MARQUEE
 LOW PROFILE MEDIUM PROFILE HIGH PROFILE
 INSTITUTIONAL DEVELOPMENT ENTRANCE RESIDENTIAL IDENTIFICATION

79% of 370 sq = 259 sq
Proposed Sign = 10.9 sq

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 370 SQ. FT.

IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE FT.

HEIGHT TO TOP OF SIGN FT. TOTAL SIGN FACE AREA (One side only) 10.9 SQ. FT.

ILLUMINATION NONE INTERNAL Neon REFLECTED BARE BULB

SUBMITTAL REQUIREMENTS

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

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

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

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

PERMIT FEE OF \$100, PLUS \$1.00 PER EACH SQUARE FOOT, (applied to only one side of double-faced signs), PAYABLE TO THE CITY OF LOCKHART WHEN THE PERMIT IS ISSUED.

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

SIGNATURE Gabriel Mowey DATE 2-21-24

PRINTED OR TYPED NAME Gabriel Mowey

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

OFFICE USE ONLY

APPROVED BY _____ Planning _____ Building Inspection

PERMIT NUMBER SP - 24 - _____ CERT. FOR ALTERATION NUMBER CFA - 24-03

DATE _____ FEE \$110.90 RECEIPT # _____