

## **PUBLIC NOTICE**

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

### **AGENDA**

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the April 17, 2024 meeting.
4. CFA-24-06. Consider a request by Gabriel Morey for approval of a Certificate for Alteration for window replacements on the Best Little Wine & Books building 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.
5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
6. Adjournment.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 8:30 a.m. on the 26<sup>th</sup> day of June, 2024.**

**City of Lockhart**  
**Historical Preservation Commission**  
**April 17, 2024**

**MINUTES**

Members Present: Christine Ohlendorf, Jerry Haug, Marcia Proctor, Frank Gomillion, Ray Ramsey, Ron Faulstich

Member Absent: Kevin Thuerwaechter

Staff Present: Evan Olszewski, Yvette Aguado, Kevin Waller

Public Present: James Pitts (applicant, Agenda Item 4)

1. Call meeting to order. Chair Ohlendorf called the meeting to order at 5:30 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the April 3, 2024, meeting.

Commissioners Gomillion and Faulstich arrived at 5:31 pm.

*Commissioner Ramsey moved to approve the minutes as presented. Commissioner Faulstich seconded; the motion passed by a vote of 6-0.*

4. CFA-24-05. Consider a request by James Pitts for approval of a Certificate for Alteration for the replacement of downspouts and scuppers with a different design on the front and rear facades of the Jennifer Lindberg Studio building on part of Lot 1, Block 23, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 103 East San Antonio Street.

Planning Staff Evan Olszewski provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes to replace the white PVC downspouts and scuppers on the opposite ends of the front building façade and the rear side of the building with black metal. The new color is proposed to complement the white paint on the building, and the paint scheme of several other buildings on the courthouse square. The proposed downspouts will be round instead of square. Staff recommends approval.

*Commissioner Proctor moved to approve CFA-24-05 as presented. Commissioner Ramsey seconded; the motion passed by a vote of 6-0.*

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

Planning Staff Kevin Waller reported that no applications have been submitted by the deadline for the May 1 meeting.

Commissioner Proctor suggested staff research drainage projects regarding the Downtown Revitalization Project. She also asked staff for an update on future improvements to the Fire Department building downtown and if required to come before the Commission for review.

Commissioner Gomillion asked staff to get an update from the contractors doing the gutter drainage improvements for the downtown project.

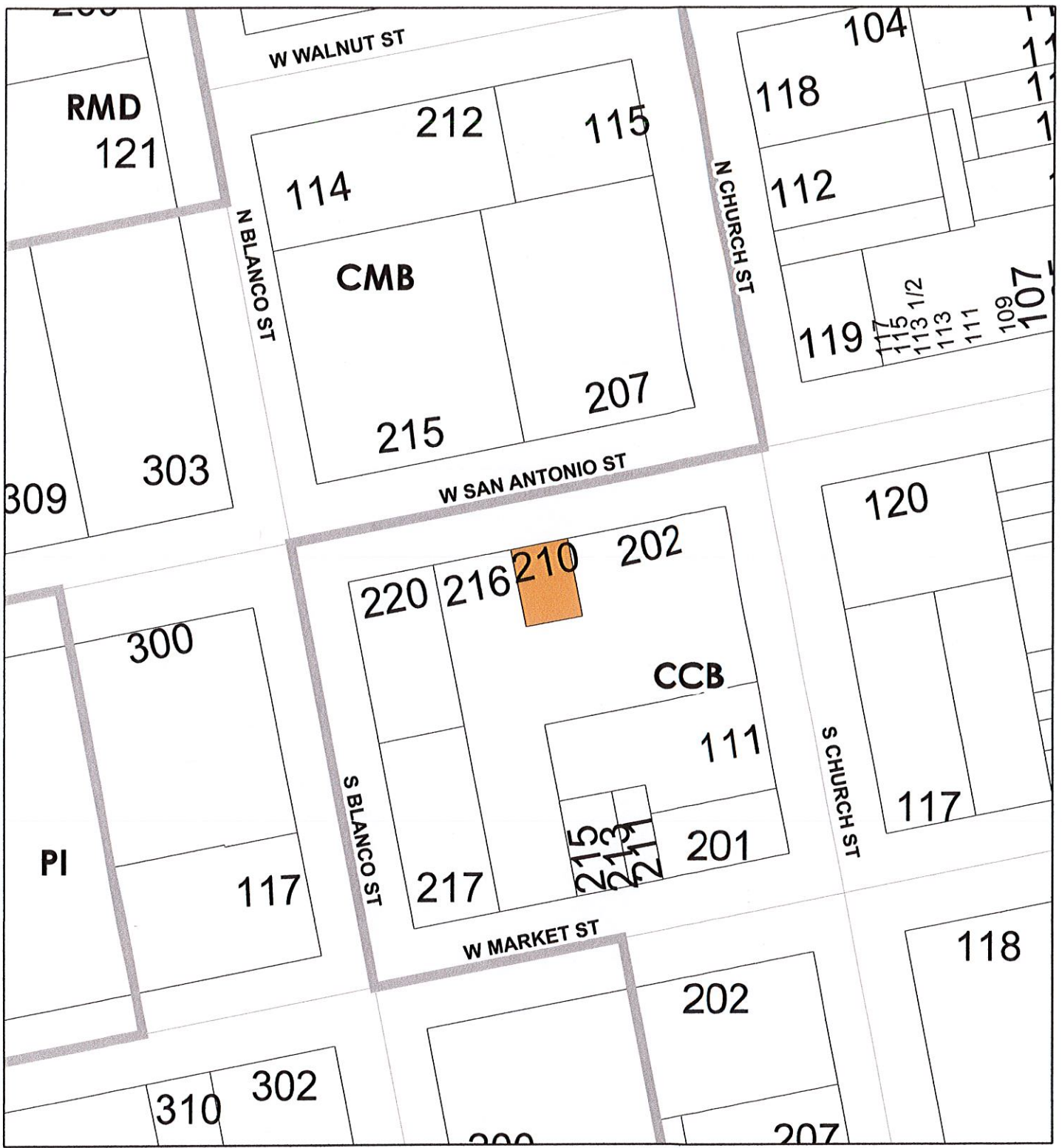
6. Adjournment.

*Commissioner Faulstich moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 5:42 p.m.*

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Yvette Aguado, Recording Secretary

\_\_\_\_\_  
Christine Ohlendorf, Chairman



**CFA-24-06**

210 W SAN ANTONIO ST

WINDOW REPLACEMENTS



Subject Property



Zoning Boundary

scale 1" = 100'

## CASE SUMMARY

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STAFF: Kevin Waller, Senior Planner/Historical Preservation Officer *KW*      CASE NUMBER: CFA-24-06  
REPORT DATE: June 25, 2024  
MEETING DATE: July 3, 2024  
APPLICANT'S REQUEST: Window replacements  
STAFF RECOMMENDATION: **Approval**  
CONDITIONS: None

## BACKGROUND DATA

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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 (Wine and bookstore)  
PROPOSED USE OF PROPERTY: Same  
ZONING CLASSIFICATION: CCB (Commercial Central Business)

## ANALYSIS OF ISSUES

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PROJECT DESCRIPTION: Proposed is the replacement of the three large, vertical window panels on the front façade of the Best Little Wine & Books business establishment. The applicant explains that the window replacements are needed, due to minor damage to the window panels that affects their integrity. The new windows will be energy-efficient and similar in appearance to those existing, including the split panel on the upper-third of each main window panel. Anodized aluminum window framing to be painted white will replace the existing wooden framing. The existing signage on the lower portion of each window will be replicated with identical signage in the new windows.

COMPATIBILITY: The new windows and framing are not of materials or of a design that would detract from the character of the Courthouse Square Historic District.

COMPLIANCE WITH STANDARDS: Although there are no design guidelines for the proposed improvements in the Historic Districts and Landmarks Ordinance, save for pre-approved windows which are not applicable to this proposal, the improvements are subject to approval of this Certificate for Alteration and the issuance of building permits. Any new window signage that deviates from what currently exists, although not proposed at this time, will require new Certificate for Alteration and Sign Permit applications.

ALTERNATIVES: None necessary.



windows to be replaced with energy-efficient windows similar in appearance to existing. New window framing will be anodized aluminum painted white. Window signs will be restored on new windows.



**CERTIFICATE FOR ALTERATION APPLICATION**

CFA-24-06

# 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 Money ADDRESS 512 Bois D'Anc St.  
DAY-TIME TELEPHONE 512-644-2350 Lockhart, TX. 78644

E-MAIL gabe.money@gmail.com

OWNER NAME Virginia Baker ADDRESS 210 West San Antonio  
DAY-TIME TELEPHONE 512-694-3699 Lockhart, TX. 78644

E-MAIL \_\_\_\_\_

PERSON DOING WORK Gabriel Money ESTIMATED COST 12,000

**PROPERTY**

LEGAL DESCRIPTION Best Little Wine and Books - part of Lot 4, Block 30, 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:

Replacing front windows due to damage, will be replaced with modern materials, but keeping the original profile.

**APPLICATION FEE OF \$50.00, payable to the City of Lockhart** Receipt Number: R01301803

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 6-7-24

\* PROPERTY OWNER SIGNATURE Virginia Baker DATE 6-7-24

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

- |   |    |  |
|---|----|--|
| ✓ | KW | 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>CCB</u><br>Check one: Historic Landmark ___ Historic District <input checked="" type="checkbox"/> |
| ✓ | KW | 2. Is this application for any construction or alteration work that is <b>NOT</b> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?   |
| ✓ | KW | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?   |
| ✓ | KW | 4. Will the construction or alteration covered by this application remove or physically change any structural elements of the property (i.e. interior or exterior load-bearing walls, columns, posts, foundations, footings, etc.)?  |

### Section Two

- |   |    |   |
|---|----|---|
| ✓ | KW | 1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental, or unforeseen property damage? When did damage occur? _____  |
| ✓ | KW | 2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?  |
| ✓ | KW | 3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.) |
| ✓ | KW | 4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____<br>Has any work actually started? ___ Describe: _____  |

### Section Three

- |   |    |   |
|---|----|---|
| ✓ | KW | 1. Will the construction or alteration covered by this application make a physical change to any design elements, features, or finishes visible from the exterior of the property?                |
| ✓ | KW | 2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element? |
| ✓ | KW | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?  |
| ✓ | KW | 4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?                |
| ✓ | KW | 5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?                                 |

Scope of Work Questions Verified By: Kevin Walker

Date of Verification: 6/25/24

Certificate No. CFA-24-06 Date Submitted 6/10/24

**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.