

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, September 4, 2024
Municipal Building – Glosserman Room
308 West San Antonio Street**

AMENDED AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the August 21, 2024 special meeting.
4. CFA-24-10. Consider a request by Taylor Burge for approval of a Certificate for Alteration for the repainting of portions of the previously-painted front wall façade within the inner front patio to a different color, the relocation of the existing hanging wall sign to the center archway, three new window signs, three new wall signs, and the uncovering of existing clerestory windows on part of Lot 1, Block 13, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 104 and 106 East Market Street.
5. CFA-23-24. Consider a request by Ann Marie McCollum, of Furman + Keil Architects, for approval of a *revised* Certificate for Alteration for various exterior and structural interior improvements on part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB and located at 119 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 3:00 p.m. on the 29th day of August, 2024.

City of Lockhart
Historical Preservation Commission
August 21, 2024

MINUTES

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

Members Absent: Kevin Thuerwaechter, Frank Gomillion

Staff Present: Kevin Waller, David Fowler, Evan Olszewski, Romy Brossman

Public Present: Ronda Reagan (applicant, Agenda Item 4)

1. Call meeting to order. Chair Ohlendorf called the meeting to order at 5:31 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the August 7, 2024, meeting.

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

4. TA-23-02. Verification of substantial completion of enhancements made to a commercial building on property within the Historic District following a site visit conducted on January 3, 2024, as required for certification of a tax abatement on property owned by Ronda Reagan of 7G Texan, LLC, on part of Lot 6, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 112 North Main Street.

Planning Staff Kevin Waller provided a brief explanation of the purpose and logistics of the site visit.

Commissioner Proctor asked about the City Council's role with the tax abatement process.

Mr. Waller explained that Council's role was to approve it, prior to making the improvements, with no further involvement.

The Commission departed at 5:35 p.m. for a site visit to the subject property at 112 North Main Street, and returned at 5:53 p.m.

Applicant Ronda Reagan, 412 W. San Antonio St., Lockhart, TX, stated that she initially applied for the tax abatement with a contractor's estimate of the improvements (\$50,800), but the actual cost of the work was a higher amount. She asked if it is possible to get approval for the actual cost of the project, if receipts are provided tomorrow. Alternatively, could the vote be tabled until the next meeting, after the receipts are provided?

Mr. Waller confirmed that the ordinance does not address the Commission's approval relative to actual dollar amounts, and that the signed Tax Abatement Agreement specifies that the amount given is an estimated amount.

Chair Ohlendorf suggested moving forward with approving the work completed for the amount specified, with the stipulation that if the City determines the actual amount spent is higher, that amount is also approved.

Mr. Waller confirmed that the Chair's suggestion is reasonable.

Chair Ohlendorf moved to approve TA-23-02 with the dollar amount specified in the application, certifying that the proposed enhancements are complete, with the stipulation that if the City determines that the actual amount spent is higher, that amount is also approved. Commissioner Proctor seconded, and the motion passed by a vote of 5-0.

5. Update regarding the recent repainting of multiple buildings located primarily along the 100 block of North Main Street, approved on July 17, 2024 (Case File #CFA-24-08).

Mr. Waller reported that applicant Autum Fossmo recently provided the following update via email:

Locations Keeping Paint:

Field and Stable Antiques, 118 N. Main St. Lockhart, TX

Logos, 106 N. Main St. Lockhart, TX

Magnolia Jewels, 101 W. San Antonio St. Lockhart, TX

Big Dog Neon, 112 N. Church St. Lockhart, TX

Mr. Waller also noted that the filming production team painted (permanently) the property at 117 N. Main St. the black color that was approved by the Commission at the same meeting for the new Christian counseling center (CFA-24-07), in exchange for including the property as a backdrop during filming.

Commissioner Proctor asked if the properties that did not agree to keep the filming paint have been repainted to their pre-filming colors.

Mr. Waller replied that those not keeping the paint colors had a deadline to return to the original colors. Staff will confirm that those properties have been repainted, and will also confirm the deadline by which to do so.

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

Mr. Waller reported that no new applications were received by the deadline for the September 4 meeting. The next regularly scheduled meeting would then be held September 18, if applications are received by the deadline. Waller continued that he spoke with the Fire Chief, who agreed to come before the Commission to discuss the future fire station improvements, ahead of a Certificate for Alteration submission, at a future meeting. Regarding the planned awning replacement at 117 N. Main St., Mr. Waller confirmed he's still waiting on information from the property owner, who has been out of town.

Commissioner Proctor requested a presentation from the owners of the former Carver School building to help spread the word about the future planned improvements to the building.

Mr. Waller stated that the representative of the Carver School plans to submit a Certificate for Alteration application when the time comes, and that he will ask if they're willing to present to the Commission ahead of the application.

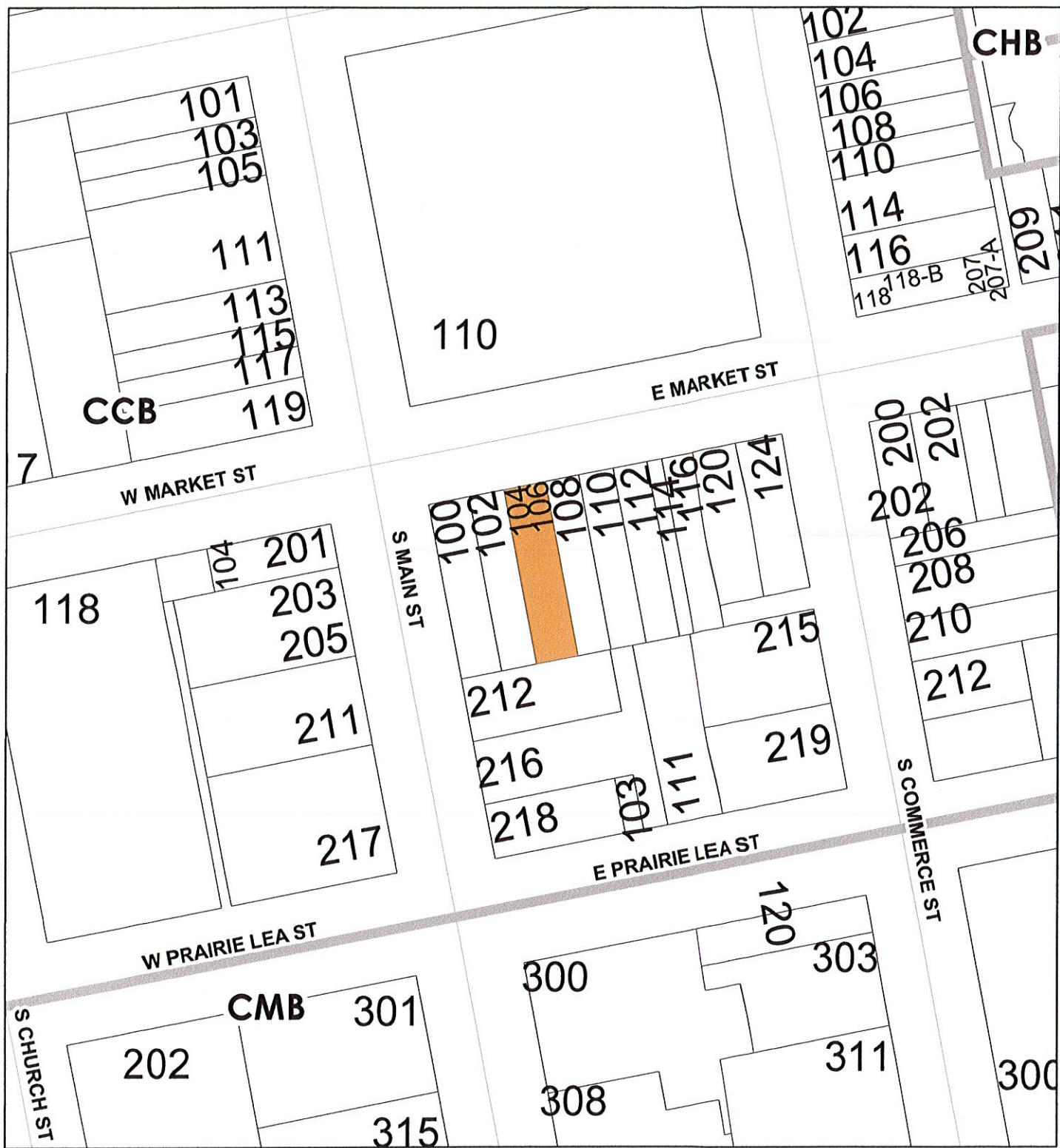
7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Proctor seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:10 p.m.

Approved: _____
(date)

Romy Brossman, Recording Secretary

Christine Ohlendorf, Chairman



CFA-24-10



104 E MARKET ST AND 106 E. MARKET ST.



Subject Property



Zoning Boundary

NEW SIGNAGE AND REPAINT TO A DIFFERENT COLOR
AND UNCOVERING EXISTING WINDOWS

scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner *KW* CASE NUMBER: CFA-24-10
REPORT DATE: August 29, 2024
MEETING DATE: September 4, 2024
APPLICANT'S REQUEST: Repainting window trim and wall façade within the front archways to different colors, new wall signs, new window signs, relocation of existing hanging wall sign from left archway to center archway, and the uncovering of existing clerestory windows
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

BACKGROUND DATA

APPLICANT: Taylor Burge
OWNER: Philip Ducloux
SITE LOCATION: 104 and 106 E. Market St.
LEGAL DESCRIPTION: Part of Lot 1, Block 13, Original Town of Lockhart
EXISTING USE OF PROPERTY: Vacant commercial space (104 E. Market St.) and active commercial (106 E. Market St.)
PROPOSED USE OF PROPERTY: Commercial
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

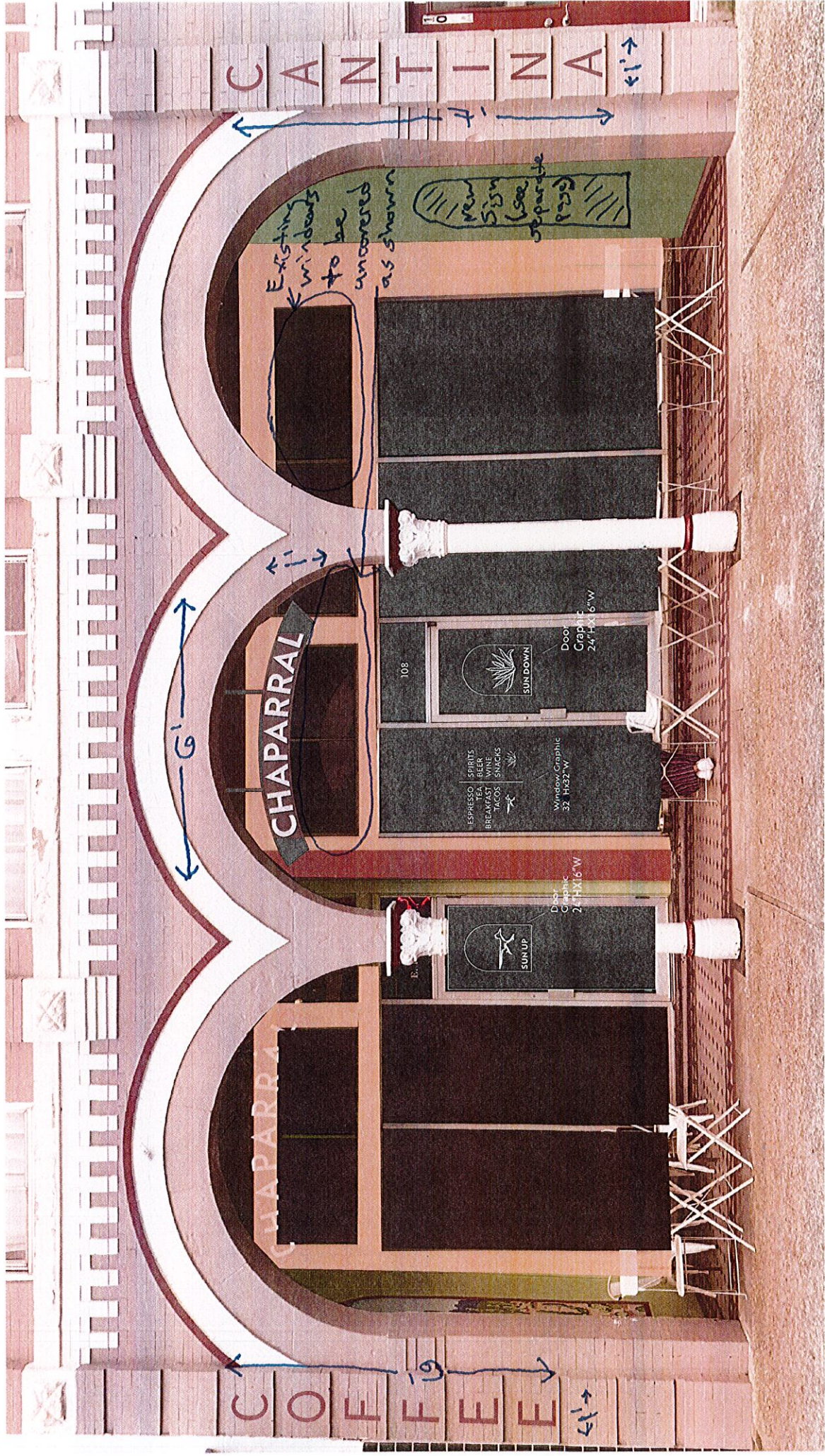
PROJECT DESCRIPTION: Proposed is the repainting of a previously-painted building with different colors, new wall signs, new window signs, and the relocation of an existing hanging sign for the proposed expansion of Chaparral Coffee to also include the new "Chaparral Cantina". The window trim behind the triple-archway at the front of the building will be repainted to a peach color, with a vertical wall panel to the right of the leftmost front door repainted to a dark brown-reddish color. In addition, the side-facing wall within the west archway will be repainted to a green color to match the wall facing it on the opposite site of the entry. The existing hanging wall sign that reads "Chaparral" will be relocated from the east archway to the center archway. Three new wall signs will be painted onto the front façade, as follows: (1) "Coffee" sign in vertical, all-caps lettering on the far left side of the front building wall; (2) "Cantina" sign in vertical lettering to the right of the west archway; and (3) Sign featuring an agave plant within an arched-windowpane style border, with "Chaparral" in all-caps lettering above the border, located on the side-facing wall within the west archway. Three new window signs will be applied as decals on the window glass behind the triple-archway area, as follows: (1) Sign reading "SUN UP" within an arched-windowpane style border, with a roadrunner graphic just above the lettering, located on the glass of the leftmost front door; (2) Sign reading "SUN DOWN" within an arched-windowpane style border, with an agave plant graphic just above the lettering, located on the glass of the rightmost front door; and (3) Sign broken into two columns, with the left column reading "Espresso", "Tea", "Breakfast", and "Tacos", with a roadrunner graphic beneath, and the right column reading "Spirits", "Beer", "Wine", and "Snacks", with an agave plant graphic beneath, all located on the center window panel between the split front doors. The applicant informed Staff that the existing clerestory windows above the main windows behind the center and west archways were recently uncovered by

removing the paint that had concealed them. Since the uncovering of the windows represents a change of outward appearance, it must also be reviewed by the Commission. A Specific Use Permit was approved by the Planning and Zoning Commission on August 28, 2024, for the addition of the bar/cantina use within the vacant portion of the property at 104 East Market Street.

COMPATIBILITY: The proposed repainting and signage, as well as the uncovering of the clerestory windows, will not detract from the character of the Courthouse Square Historic District. The window uncovering will enhance the building's appearance by restoring a notable historical feature.

COMPLIANCE WITH STANDARDS: The signs comply with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration. Although there are no design guidelines in the Historic Districts and Landmarks Ordinance for the proposed repainting or window uncovering, they are also subject to approval of the Certificate for Alteration, and do not require a building permit.

ALTERNATIVES: None necessary.



CANTINA

Existing windows to be uncovered as shown

New Sign (see separate page)

CHAPARRAL

108

ESPRESSO | SPIRITS
TEA | BEER
BREAKFAST | WINE
TACOS | SNACKS

SUN DOWN

Door Graphic
24" H x 6" W

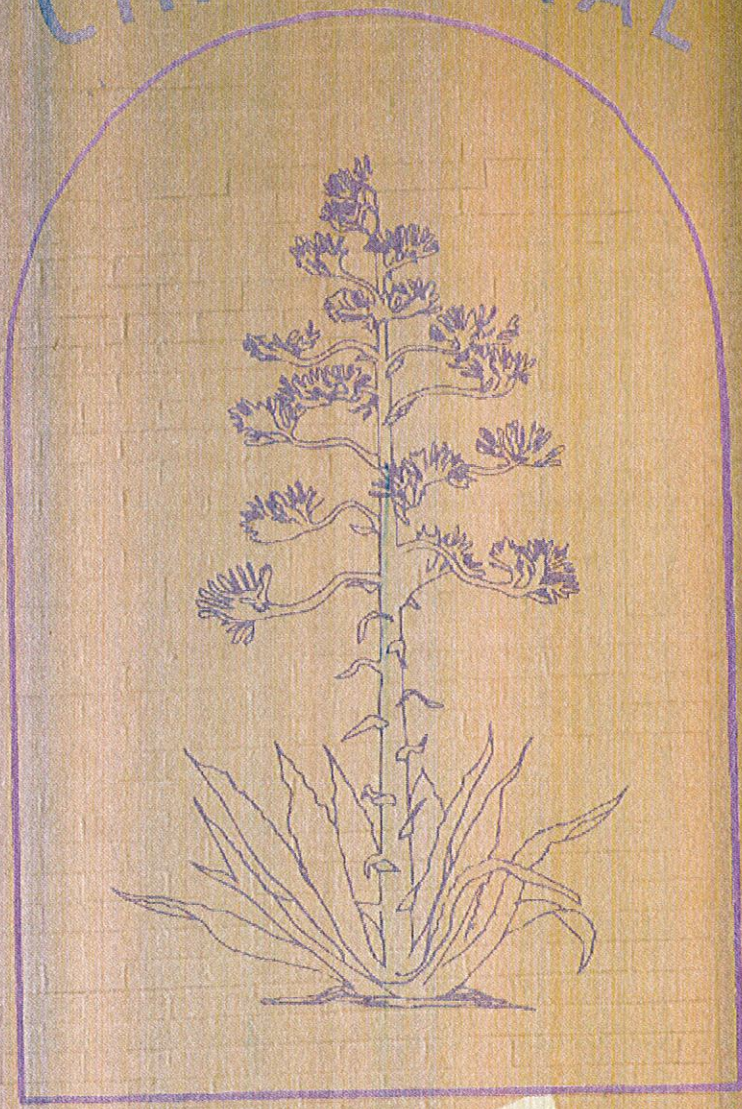
Window Graphic
32" H x 32" W

Door Graphic
24" H x 6" W

SUN UP

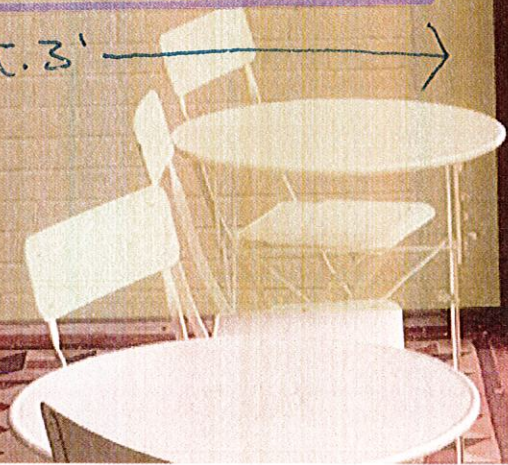
COFFEE

CHAPARRAL



9.25'

4.3'





CERTIFICATE FOR ALTERATION APPLICATION

CFA-24-10

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

APPLICANT / PROPERTY OWNER

APPLICANT NAME Taylor Burge

ADDRESS 406 S Church St

DAY-TIME TELEPHONE 512-230-2366

Lockhart, TX 78644

E-MAIL chaparral.cantina@gmail.com

OWNER NAME Philip Ducloux

ADDRESS PO Box 3

DAY-TIME TELEPHONE 512-303-1477

Bastrop, TX 78602

E-MAIL ducloux@austin.rr.com

PERSON DOING WORK Austin Burge

ESTIMATED COST >\$500

PROPERTY

LEGAL DESCRIPTION Part of Lot 1, Block 13, Original Town of Lockhart

ADDRESS 104 E Market St and 106 E. Market 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:

1. Move "Chaparral" existing sign to center arch. 2. Remove current window decals and replace with smaller decals that combine each business: Chaparral Coffee & Chaparral Cantina

(3.) Repaint trim around windows (first story) and right-side wall within inner front patio to different

APPLICATION FEE OF \$50.00, payable to the City of Lockhart Receipt Number: R013178-colors.

(4.) Three new wall signs, one on the right-side patio alcove, and two on opposite ends of the triple archway.

APPLICANT SIGNATURE [Signature]

DATE 8/20/2024

PROPERTY OWNER SIGNATURE Philip Ducloux Digitally signed by Philip Ducloux
Date: 2024.08.21 15:02:17 -05'00'

DATE _____

HISTORICAL PRESERVATION COMMISSION APPROVAL _____

DATE _____

(5) The uncovering of existing clerestory windows

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

- | | | |
|------------|------------|-----------|
| <u>X</u> | <u> </u> | <u>KW</u> |
| <u>✓</u> | <u>X</u> | <u>KW</u> |
| <u>X</u> | <u> </u> | <u>KW</u> |
| <u> </u> | <u>X</u> | <u>KW</u> |
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? CCB
Check one: Historic Landmark Historic District X
 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"?
 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
 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

- | | | |
|------------|------------|-----------|
| <u> </u> | <u>X</u> | <u>KW</u> |
| <u> </u> | <u>X</u> | <u>KW</u> |
| <u>X</u> | <u> </u> | <u>KW</u> |
| <u> </u> | <u>X</u> | <u>KW</u> |
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?
 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?
 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.)
 4. Has a permit been issued for any of the proposed work? Date: Permit No.
Has any work actually started? no Describe:

Section Three

- | | | |
|------------|------------|-----------|
| <u> </u> | <u>X</u> | <u>KW</u> |
| <u> </u> | <u>X</u> | <u>KW</u> |
| <u> </u> | <u>X</u> | <u>KW</u> |
| <u> </u> | <u>X</u> | <u>KW</u> |
| <u>X</u> | <u> </u> | <u>KW</u> |
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?
 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?
 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
 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?
 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 Waller

Date of Verification: 6/29/24

Certificate No. CFA-24-10 Date Submitted 6/26/24

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 Austin Burge

LICENSE NO. _____

DAY-TIME TELEPHONE 469.261.5521

ADDRESS 406 S. Church St.

E-MAIL Chaparral.cantina@gmail.com

OWNER NAME Philip Ducoux

ADDRESS P.O. Box 3

DAY-TIME TELEPHONE 512.303.1477

Bastrop, Tx 78602

E-MAIL ducoux@austin.cc.com

PROPERTY

ADDRESS OR GENERAL LOCATION 104 E. Market Street + 106 E. Market St.

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

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

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Bar / Restaurant + Coffee Shop

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Chaparral Coffee and Chaparral Cantina

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) Also Relocation of hanging wall sign and new window signs ☒ WALL ☐ MARQUEE

☐ LOW PROFILE ☐ MEDIUM PROFILE ☐ HIGH PROFILE

☐ INSTITUTIONAL ☒ DEVELOPMENT ENTRANCE ☐ RESIDENTIAL IDENTIFICATION

CHARACTERISTICS OF SIGN

7% of 1,301 = 91.07 total
allowed sign area
Proposed Proposed signage = 71.3

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 1,301 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) 71.3 SQ. FT.

ILLUMINATION ☒ NONE ☐ INTERNAL ☐ REFLECTED ☐ BARE BULB

SUBMITTAL REQUIREMENTS

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

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

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

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

PERMIT FEE OF \$100, PLUS \$1.00 PER EACH SQUARE FOOT, (applied to only one side of double-faced signs), APPLICATION FEE OF \$ 165.30
PAYABLE TO THE CITY OF LOCKHART WHEN THE PERMIT IS ISSUED.

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

SIGNATURE 

DATE 8/21/24

PRINTED OR TYPED NAME Taylor Burge

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 - 2A -

CERT. FOR ALTERATION NUMBER CFA - 2A - 10

DATE

FEE \$165.30

RECEIPT #

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner *KW* CASE NUMBER: CFA-23-24
REPORT DATE: June 30, 2023 [Revised August 30, 2024]
MEETING DATE: September 4, 2024
APPLICANT'S REQUEST: Various exterior and structural interior improvements
STAFF RECOMMENDATION: **Approval**
CONDITION: Restoration of the first-floor windowpane patterns on the south building façade to be consistent with the original patterns

BACKGROUND DATA

APPLICANT: Ann Marie McCollum, Furman + Keil Architects
OWNER: Charlie Tames, Gloria Group Partners, LP
SITE LOCATION: 119 West San Antonio St.
LEGAL DESCRIPTION: Part of Lot 1, Block 22, Original Town of Lockhart
EXISTING USE OF PROPERTY: Vacant commercial building
PROPOSED USE OF PROPERTY: Commercial
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes multiple improvements to the "Masur Building" on the subject property, to include both exterior and structural interior improvements. The windows located on all four wall facades will be replaced with those that are energy efficient, and will match the four-paneled pattern that currently exists. The existing stained, half-moon-shaped windows on the first floor of the west façade will remain in place. New doors will be installed to replace those existing on the south, west, and north facades. In addition, an existing, side-by-side door and window will swap locations on the east end of the north façade. Awnings will be installed on the south and west building facades that will replace the original awnings that were removed at some point in the past. The new awnings will be comprised of a steel frame with metal roofing, and will utilize the same mounting points as those previous. A new fire escape will be constructed from the third story to the roof level on the north façade. The rooftop area will be remodeled as well, to include new siding and paint on the rooftop structure to house the elevator landing, restrooms, and storage area, along with a new composite wood deck, new roofing material between the deck and rooftop structure, and a new steel guardrail along the rooftop edges. Skylights with new glass brick will be restored in the sidewalks along the North Church Street and West San Antonio Street frontages. With regard to color, all exterior doors, roof deck guardrails, and the fascia of the rooftop structure will be painted black. The rooftop structure walls will be a box rib style and feature a weathered copper color. The roof deck color is unknown at this time. The roof soffit at the roof deck will be stained wood. Structural interior improvements include a new elevator that extends to the roof deck, and interior floor reinforcement where necessary. The applicant anticipates that future land uses could include office space, retail, and a restaurant or café. No residential component is proposed.

UPDATE August 30, 2024: Staff visited the property on August 28, 2024 in response to several complaints that the work being completed for the first floor windows and trim on the south building façade along West San Antonio Street was not in accordance with the Commission's original approval on July 5, 2023. The complainants explained that the two decorative vertical columns and decorative horizontal wood trim beneath the windows, both blue in color, had been removed and thrown away, with metal framing in their place. During Staff's visit, which included the Building Official, a stop work order was issued, due to the columns and horizontal trim being removed and the observation that windows of a different material than originally proposed were being used as replacements to the previous windows, in addition to metal window framing in place of the lower, horizontal trim panels, all inconsistent with the Commission's 2023 approval. In a phone call with the property owner, it was explained that the wood trim around the windows would be replaced, due to extensive termite damage (see attached photographs), and that the trim, including the two cast-iron decorative columns and horizontal wood paneling beneath the windows would be replaced, repainted, and fully restored to their prior condition. The applicant submitted detailed drawings on August 29, 2024 of the overall project that include details of the first-floor enhancements as currently proposed, which are highlighted in the drawings attached to your packet materials. Although the details of the two decorative columns to be restored are not shown in the drawings, the applicant has informed Staff that they will be made available at the upcoming meeting. In addition, the revised drawings reveal that the vertical dividers within each main window panel will also carry over to the split upper window panels, which is arguably worse than and inconsistent with the original pattern that included a mixture of two-over-one and three-over-two patterns. A condition of approval is recommended that the window patterns be restored to the original patterns noted above. According to the drawings, the second- and third-story windows will be refinished and repainted, compared to the previous application in 2023 in which these windows were to be replaced to match the original shape, light pattern, and color.

COMPATIBILITY: The proposed improvements, including the current revisions, incorporate various materials, designs, and colors that are consistent with those commonly found in the Historic District. The window trim will be fully restored and repainted to the same color, and the second- and third-story windows will be refinished and repainted, as opposed to the original proposal to incorporate new windows in these areas. These improvements, if executed correctly, combined with the other improvements originally approved by the Commission in 2023 including the new rooftop deck, elevator shaft (currently in construction), and new awnings on the south and west facades, and the condition to restore the first-floor window patterns to the original design as noted above, will restore and enhance the iconic "Masur building" which serves as a western gateway to the Courthouse Square Historic District.

COMPLIANCE WITH STANDARDS: Although there are "pre-approved" design guidelines for windows, doors, and fire escape stairs in the Historic Districts and Landmarks Ordinance, those guidelines do not apply to this project, with the exception of the fire escape stairs. However, in an effort to streamline the review process for this project, the stairs have been added to the Certificate for Alteration application for Commission review. All proposed improvements, including the revisions, are subject to approval of this Certificate for Alteration and the issuance of building permits.

ALTERNATIVES: None necessary.

MATERIALS PALETTE



BLACK METAL
 1. 1/2" x 1/2" x 1/2" (3/16" x 3/16" x 3/16")
 2. 1/2" x 1/2" x 1/2" (3/16" x 3/16" x 3/16")
 3. 1/2" x 1/2" x 1/2" (3/16" x 3/16" x 3/16")



COMPOSITE DECK
 1. 1/2" x 1/2" x 1/2" (3/16" x 3/16" x 3/16")
 2. 1/2" x 1/2" x 1/2" (3/16" x 3/16" x 3/16")



STAINED WOOD
 1. 1/2" x 1/2" x 1/2" (3/16" x 3/16" x 3/16")
 2. 1/2" x 1/2" x 1/2" (3/16" x 3/16" x 3/16")



BLACK METAL
 1. 1/2" x 1/2" x 1/2" (3/16" x 3/16" x 3/16")
 2. 1/2" x 1/2" x 1/2" (3/16" x 3/16" x 3/16")



BRICK
 1. 1/2" x 1/2" x 1/2" (3/16" x 3/16" x 3/16")
 2. 1/2" x 1/2" x 1/2" (3/16" x 3/16" x 3/16")

HISTORIC PRESERVATION
 (09/04/2024 MEETING)

DATE: 11/15/23
 DRAWN BY: J. KEL
 512.473.4100
 www.FurmanKel.com



119 Lockhart

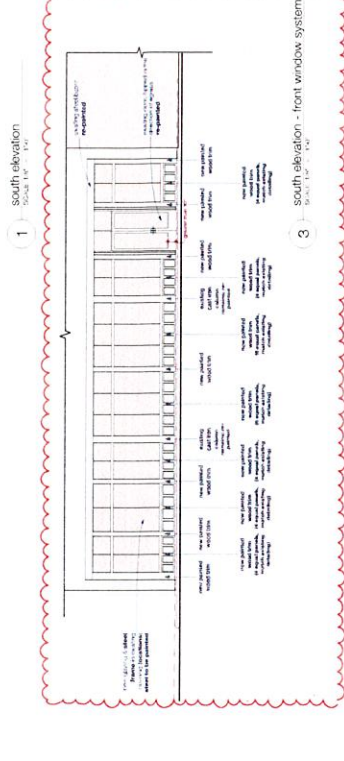
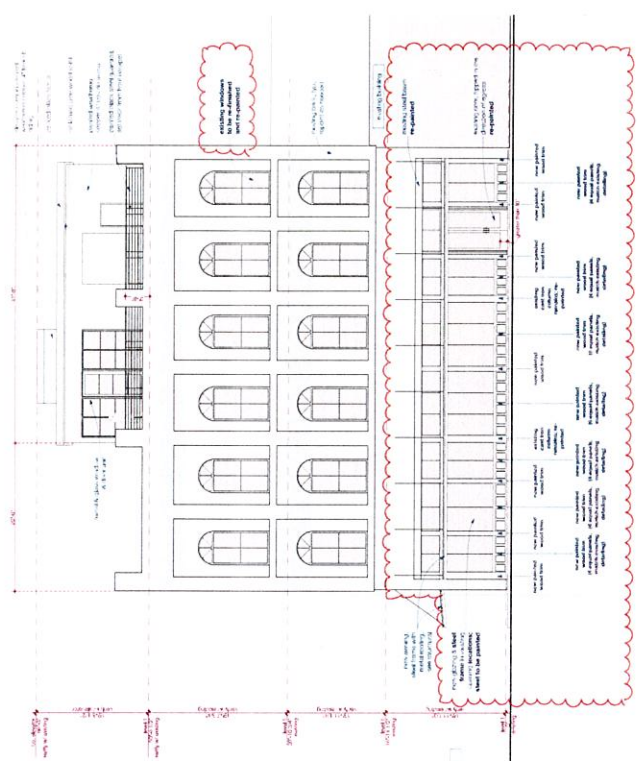
119 W San Antonio Street
 Lockhart, Texas 78644



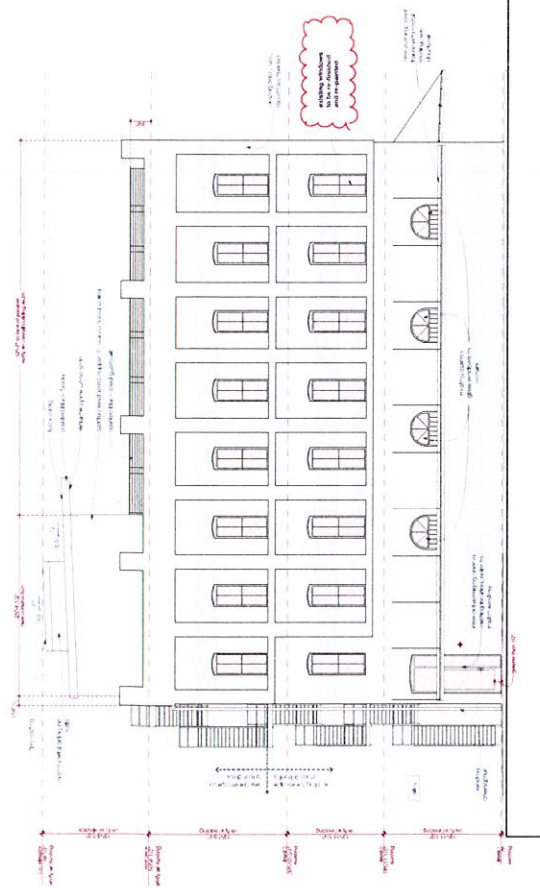
revisions

no.	description
1	initial
2	additions
3	additions
4	additions
5	additions

permit set
 10/24/23
elevations
A2.1



ELIMINATION NOTES
 1. Eliminate the front window system from the elevation.
 2. Eliminate the front window system from the elevation.
 3. Eliminate the front window system from the elevation.
 4. Eliminate the front window system from the elevation.



2 west elevation







CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 6/21/23 DATE APPROVED: 7/5/23 CERTIFICATE NUMBER: CFA-23-2A

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

ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED

Applicant Furman & Keil Architects Property Owner Charlie Tames, with Gloria Group
 Mailing Address 1211 E 11th Street Mailing Address PO Box 302634
suit 200 Austin TX 78702 Austin TX 78703
 Telephone 512 479 4100 Telephone 512 426 7733
 Person Doing Work Architect Estimated Cost N/A
 Property Legal Description O.T. Lockhart, Block 22, LOT PT1
 Property Street Address 119 W San Antonio Street Lockhart TX 78644
 Property City Zoning Designations H, CCB Location Map Attached on pg

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

Description of Proposed Work
"Core and Shell" remodel; new windows in existing brick openings to match existing shape,
lite pattern and color; new doors in existing openings to match existing shape,
color and lite pattern; new awnings to bring back historical character;
new fire escape run from Level 3 up to the roof deck for egress;
roof deck remodel, unseen from the street
<u>• Bring back skylights in the sidewalk</u>

Please - Attach Scope of Work Questionnaire ☒ Attach Sketches/Illustrations ☒ Are Detailed Plans Available? yes

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

Applicant Signature: Ann Marie McElroy Date: 06/21/23
 Property Owner Signature: Charlie Tames Date: 06/21/23
 Historical Preservation Officer Approval: [Signature] Date: 7/5/23
 Historical Preservation Commission: [Signature] Date: 7-5-23

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

CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-23-21
Page 2 of ____ Reviewed: KW

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

Yes	No	Verified	Scope Of Work Questions
Section One			
✓		KW	1. Is this application for construction or alteration on or at a property which is in a Historic District or a designated Historic Landmark? What is its zoning designation? <u>CCB</u> HL? <u> </u> H? <u> </u> ✓
✓		KW	2. Is this application for any construction or alteration work that is <u>NOT</u> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
✓		KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
✓		KW	4. Will the construction or alteration covered by this application remove or, physically change any structural elements of the property? (i.e. Interior or exterior: load bearing walls, columns, posts, foundations, footings, etc.)
Section Two			
	✓	KW	1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental or unforeseen property damage? When did damage occur? <u> </u>
	✓	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: <u> </u> Permit No. <u> </u> Has any work actually started? <u> </u> Describe: <u> </u>
Section Three			
✓		KW	1. Will the construction or alteration covered by this application make a physical change to any design elements, features or finishes visible from the exterior of the property?
✓		KW	2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?
	✓	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
✓		KW	4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?
✓		KW	5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?

The undersigned owner or authorized agent attests that the statements made above and on any attached explanations are true and agrees that this Scope Of Work Questionnaire and any attachments shall become a part of the application and the Certificate For Alteration cited and will be the limit of construction and/or alteration work undertaken. Further, construction will not start prior to authorization by the approval of the Certificate For Alteration.

Applicant Signature: Ann Marie McCollum

Date: 06/21/23

Verified By: Kerin Waller Date: 6/28/23 Action: Approved by LHPC
(G-O)

Date: 7/5/23