

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Monday, October 14, 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 September 4, 2024 meeting.
4. CFA-24-11. Consider a request by Jenn Hodges for approval of a Certificate for Alteration for the removal of portions of a rear fence, relocation of an air conditioning unit, repainting to a different color, and two new signs on part of Lot 6, Block 23, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 108 North Main Street.
5. CFA-24-12. Consider a request by Robert Steinbomer for approval of a Certificate for Alteration for four new roof vents on parts of Lots 5 and 6, Block 13, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 218 South Main 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 11:00 a.m. on the 9th day of October, 2024.

City of Lockhart
Historical Preservation Commission
September 4, 2024

MINUTES

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

Member Absent: Marcia Proctor

Staff Present: Kevin Waller, David Fowler, Andrew Devaney, Romy Brossman

Public Present: Taylor and Austin Burge (applicants, Agenda Item 4), Charlie Tames and Kelsey Riddle (applicant and Architectural Historian, Agenda Item 5), Ronda Reagan

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 August 21, 2024, special meeting.

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

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.

Planning Staff Kevin Waller presented Staff's report with maps and photos via PowerPoint presentation. The proposal is for 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 painted a peach color, with a vertical wall panel, located to the right of the leftmost front door, to be painted 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 side 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, to include "COFFEE" on the far-left portion of the front façade, and "CANTINA" on the far-right portion, both in all-caps and oriented vertically. The third wall sign will feature an agave plant within an arched border, with "CHAPARRAL" in all-caps above the border, and will be located on the side wall within the west archway. Three new, decal signs will be applied to the doors and windows behind the triple-archway area, as follows: left front door – "SUN UP" within an arched border, with a road runner graphic above the lettering; right front door – "SUN DOWN" within an arched border, with

an agave graphic above the lettering; center window panel between the front doors - sign split into two columns; the left column will read "Espresso", "Tea", "Breakfast", and "Tacos", with a roadrunner graphic beneath, and the right column will read "Spirits", "Beer", "Wine", and "Snacks", with an agave graphic beneath. 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 concealed them. Since the uncovering of the windows represents a change in 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.

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 an original feature. For these reasons, Staff recommends approval.

Applicants Taylor and Austin Burge, 406 S. Church St., Lockhart, TX, discussed the proposal with the Commission. Mr. Burge stated that they consider the proposed wall sign on the side-facing wall within the west alcove as a part of their brand package, which helps people know what kind of products their business provides with or without the Chaparral sign. This sign will be completed by the same artist, in the same style and with the same seven colors as the existing mural on the opposite, side-facing wall. The applicants noted a slight change to the proposed vertical "COFFEE" and "CANTINA" signs for the front wall façade. The lettering will be the same size, but will have a white border to help these two signs stand out more.

Commissioner Ohlendorf inquired about whether the proposed wall sign on the side-facing wall within the west alcove would be visible from the street.

Mrs. Burge replied that one must be in the alcove to fully see it. She also stated that this sign and the existing mural on the opposite wall are not visible from the Courthouse lawn.

Commissioner Thuerwaechter asked the applicants if they considered installing similar signs in the flanking archways, like the existing "Chaparral" sign to be hung in the center archway, instead of painting the vertical "COFFEE" and "CANTINA" signs.

Mrs. Burge replied that their goal was to be as minimal as possible and to let the building shine through. They believe more hanging, archway signs would deter from the architectural features of the building, and it is their intention to preserve the natural beauty of the building.

Commissioner Gomillion moved to approve CFA-24-10, including the applicant's proposed white background around the two vertical wall signs, as well as with the stipulation that the color scheme for the wall sign on the side-facing wall within the west alcove match the color scheme of the existing mural on the opposite wall. Commissioner Faulstich seconded; the motion passed by a vote of 6-0.

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.

Mr. Waller presented the staff report via PowerPoint presentation, including new photos taken today and on August 28, 2024.

Staff visited the property on Wednesday, August 28, 2024 in response to several complaints that the work being completed on the first floor windows and trim on the south, front 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 (photo presented), and that the trim, including 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. 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 panel 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.

Planning Director David Fowler noted that the original 2023 approval specified "existing trim" and that the work being done was a severe deviation from that approval, thereby prompting the stop-work order. Mr. Fowler clarified that "existing trim" includes the wood panels below the windows. He also clarified that in the event of pest or water damage, restoration of the trim would be the expectation.

Mr. Waller continued with his presentation, and stated that Staff recommends approval, subject to two conditions: (1) ground-floor windows on the front (south) building façade will be restored to the two-over-one and three-over-two panel patterns; and (2) the use of wood muntins and mullions in place of the metal window dividers being used now, to be consistent with what was in place previously.

Chair Ohlendorf commented that the physical characteristics of the original window and framing designs are important, and maintaining that appearance is the reasoning behind the original approval.

Ronda Reagan, 412 W. San Antonio St., stated that she was on the Historical Preservation Commission in 2023 when the original proposal was approved. She would like the Commission to retain the original 2023 approval, as the currently proposed architectural and window features are not consistent with the original first-floor appearance. In addition, Ms. Reagan noted that the paint color has not been mentioned, and would like to know the proposed color around the windows and doors.

Charlie Tames, owner of the subject property at 119 W. San Antonio St., Lockhart, TX, explained that the single, upper-story window framing that is now white will be painted black, as will that on all windows. The current white is a primer. All upper-story windows will be taken out one at a time and restored, instead of replacement with new windows. Mr. Tames also confirmed that the elevator shaft will not be green at the end of its construction, and that the green color is an insulating barrier.

Kelsey Riddle, Architectural Historian and Preservation Consultant, 5067 Fort Clark Dr., Austin, TX, presented photos of the proposed windows. The windows will not be floor-to-ceiling windows. They are restoring and replacing the wood wainscoting at the front which has rotted out. Structurally, there was no way to restore the wood so that it could bear the weight and thickness of the new glass. A frame that can support the new window is required, therefore steel metal was chosen, which will later be painted black.

Commissioner Faulstich asked why the metal frames were not covered to resemble the original wood frames, for an appearance in accordance with the original approval.

Mr. Tames replied that by having the frame go to the ground, it makes the windows more watertight.

Commissioner Gomillion asked why the design of the windows was changed from what was approved.

Mr. Tames replied that the steel frame is necessary to hold the new glass, which is heavier than the original glass. A single, large glass panel is not structurally sound, which is why they had to break up the window pattern.

Commissioner Ohlendorf asked why this didn't come up for discussion in the Commission's 2023 deliberations for the proposal. She also inquired as to when the design change occurred, and when it was learned that the structure wouldn't support the glass.

Mr. Tames replied that he came to the Commission before the walls were opened. As soon as they began to peel back the layers, they saw that it would not support the larger panels of glass.

Commissioner Faulstich asked how long ago the glass was ordered.

Mr. Tames replied that the glass was ordered a few months ago.

Commissioner Faulstich replied that the Commission could have therefore been notified a few months ago.

Commissioner Gomillion stated that the day the applicant realized the glass wasn't going to work was the day the City should have been notified.

Chair Ohlendorf emphasized the importance of communication with the Commission.

Mr. Tames explained that the window trim is coming back, and the wood paneling at the bottom is coming back, which is a part of the construction process.

Commissioner Faulstich stated that the metal frames could have been made with wood overlays.

Ms. Riddle explained that to her understanding, the divided-light windows weren't approved in 2023. She didn't realize that the lights were completely undivided, especially when looking at this building where you already have two divided storefront lights that appear to have been done in the 1980's, and didn't seem to be shown in the 1970's photos. Ms. Riddle assumed that the divided-light pattern was acceptable, given the history of the building's window patterns.

Mr. Tames reiterated that they can't just order giant panes of glass, as they are simply too heavy. The original plan was to just replace the glass according to the original pattern; however, it needs to be energy efficient, which is about an inch thick. They then realized that one, the glass is just too heavy, it needs a bigger frame; two, it was too big of a glass panel, so they needed to break it up into smaller

parts to make it more stable. That's when they decided to follow the pattern of the top windows and extend that pattern downward through the main window.

Mr. Fowler explained that the original approval was a replacement of windows within the visual framework that existed. Staff's recommendation is that the project, going forward, should replicate what was there before they started the work.

Commissioner Gomillion stated that what Mr. Fowler just stated would be his motion.

Chair Ohlendorf stated that we have a motion consistent with staff's recommendation that the condition of approval is the window pattern will be restored to the pre-demolition appearance of the windows, which is a mixture of two-over-one and three-over-two patterns that were presented in the 2023 submission. If this is determined to be structurally unsound, the proposal will need to be reconsidered by the Commission.

Commissioner Faulstich moved to approve the revised CFA-23-24, with the stipulation that the window and trim replacements on the first floor of the building's West San Antonio Street façade are consistent with their appearance prior to the current work undertaken, and if not structurally sound, the project will need to be reconsidered by the Commission. Commissioner Ramsey seconded; the motion passed by a vote of 6-0.

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 18 meeting. The next regularly scheduled meeting would then be held October 2, if applications are received by the deadline.

7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Gomillion seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 7:38 p.m.

Approved: _____
(date)

Romy Brossman, Recording Secretary

Christine Ohlendorf, Chairman



CFA-24-11

108 N MAIN ST

FENCE REMOVAL, A/C UNIT
RELOCATED, PAINTING TO
ANOTHER COLOR AND NEW SIGNAGE



SUBJECT PROPERTY



ZONING BOUNDARY

Scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW* CASE NUMBER: CFA-24-11
REPORT DATE: October 9, 2024
MEETING DATE: October 14, 2024
APPLICANT'S REQUEST: Removal of a rear fence, relocation of an air conditioning unit, repainting to a different color, and two new signs
STAFF RECOMMENDATION: **Approval**
CONDITION: Placement of the proposed hanging sign in a manner to allow for at least 7 feet of clearance above the public sidewalk.

BACKGROUND DATA

APPLICANT: Jenn Hodges
OWNER: Fiddler's Green Music Shop, LLC, c/o Ben and Jenn Hodges
SITE LOCATION: 108 N. Main St.
LEGAL DESCRIPTION: Part of Lot 6, Block 23, 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 the removal of the fence at the rear of the property, relocation of the air conditioning unit at the rear of the property from the ground to the roof, repainting of portions of the previously-painted rear wall façade to a different color, and two signs, for a new bar establishment within the Fiddler's Green building to be named The Case Room. The bar will not replace the Fiddler's Green business, but will be located within the rear of the building, with Fiddler's Green in the front. The entirety of the chain-link fence along the eastern property line behind the rear of the building will be removed, for ease of customer access to the rear entry. The existing air conditioning unit at the rear of the property will be relocated from the ground to the northeast corner of the roof. According to the applicant, the unit will not be visible from the front of the property, and slightly visible from the rear when viewed from the alley. The rear door, transom, and wooden window coverings on either side of the door will be repainted to a dark brown color. The new signage will consist of a sign hanging from the existing Fiddler's Green Music Shop sign at the front of the property, as well as a neon wall sign above the rear entry door. The new hanging sign will read "The Case Room" in white lettering, with a martini graphic to the right of the text, all against a black background. This sign contains notched corners, similar to a pre-approved sign, but is smaller than the Fiddler's Green sign and does not contain a border. The sign will hang from the base of the Fiddler's Green sign with a chain-link connection. The applicant has informed Staff that both the existing and proposed hanging signs will be positioned such that at least 7 feet of clearance above the public sidewalk is maintained, which is a recommended condition of approval. The new neon sign at the rear of the property will be mounted above the door and into the plywood, which the applicant has confirmed will not flash. The sign will simply read "Cocktails" in an angular-type font with red neon lettering. The improvements at the rear of the property require Commission review, since they will be visible from South Commerce Street to the east via alley between the former Lockhart Bistro building and the Stampworthy Goods property to the

north. A Specific Use Permit was approved by the Planning and Zoning Commission on May 9, 2024, for the proposed bar use of the property.

COMPATIBILITY: The proposed improvements will not detract from the character of the Courthouse Square Historic District. The removal of the chain-link fence and relocation of the air conditioning unit to a more discreet location will largely eliminate features that could be considered non-historic.

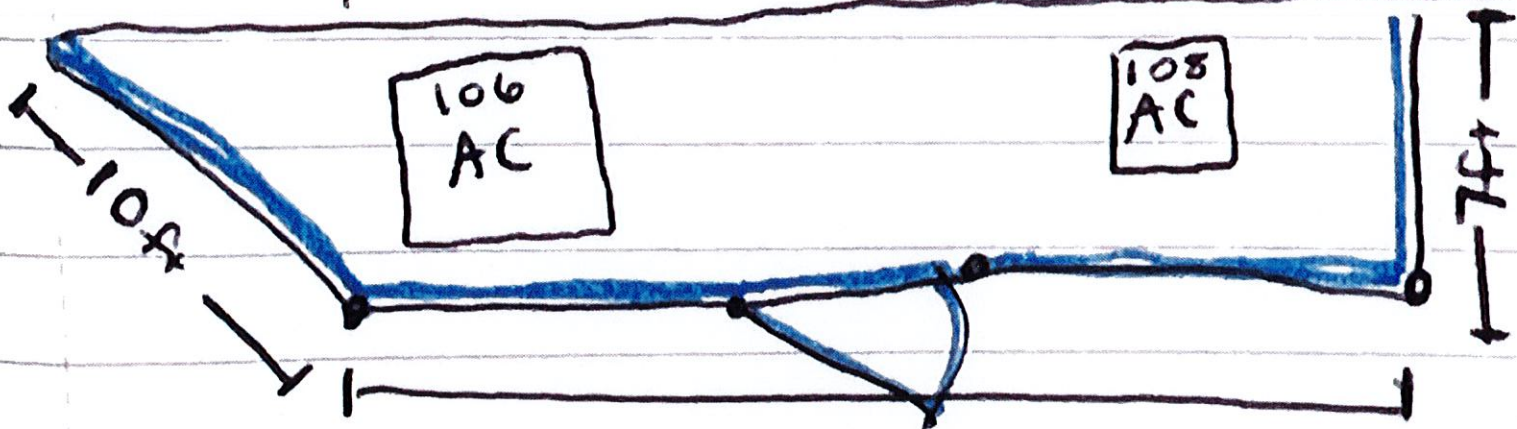
COMPLIANCE WITH STANDARDS: The signs comply with the Sign Ordinance, and the required Sign Permits are subject to approval of this Certificate for Alteration. Although there are no design guidelines in the Historic Districts and Landmarks Ordinance for the proposed repainting, fence removal, or air conditioning unit relocation, they are also subject to approval of the Certificate for Alteration, and building permits as necessary.

ALTERNATIVES: None necessary.

106
N
Main

108
N Main

110
N
Main



19 ft + 5 in

Blue lines
indicate
existing chain link
fence

Existing

N →

106
N
Main

108
N Main

110
N
Main

108
AC

106
AC

104

Proposed

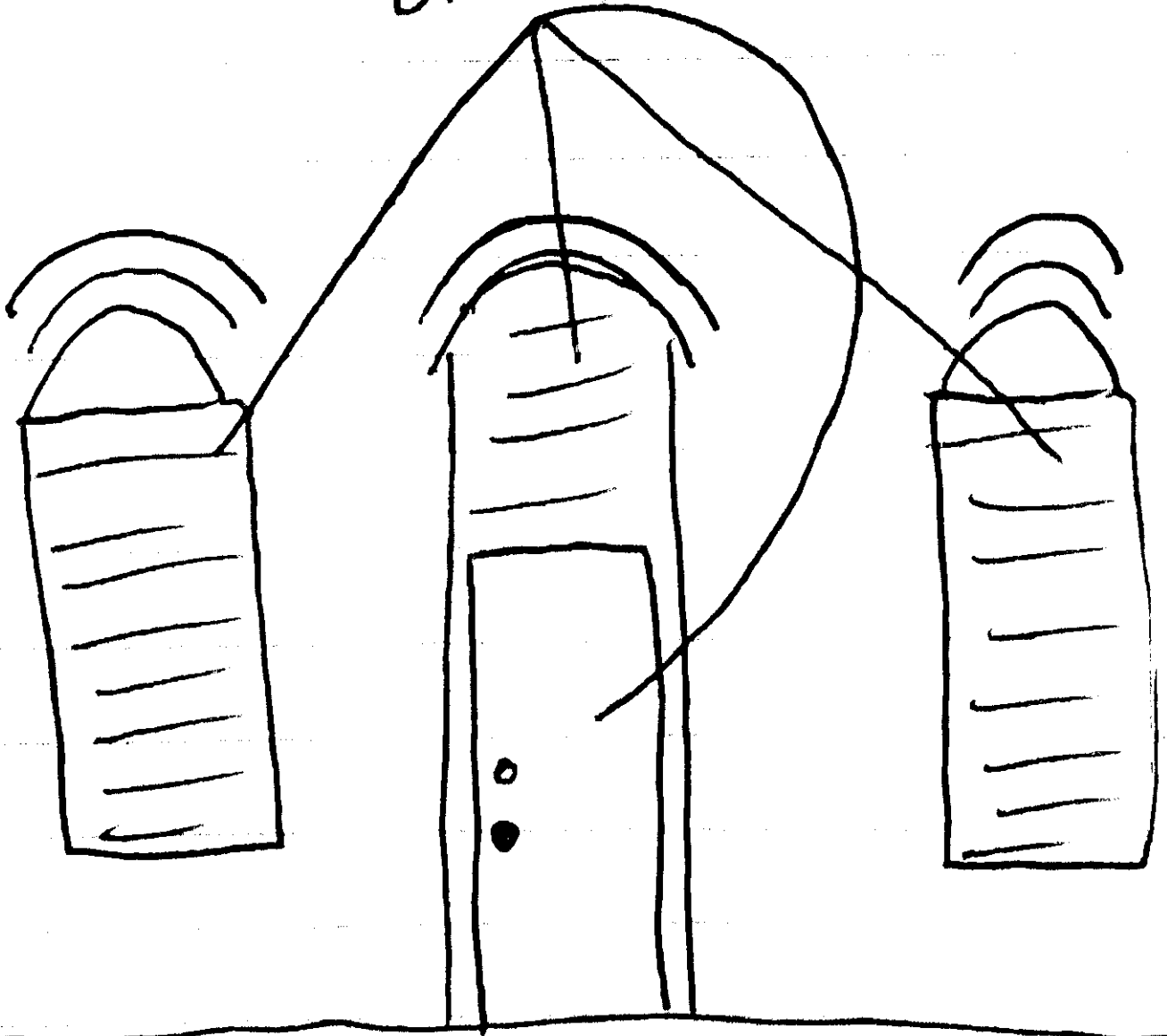
Blue line indicates
fence length proposed
to remain.

N →

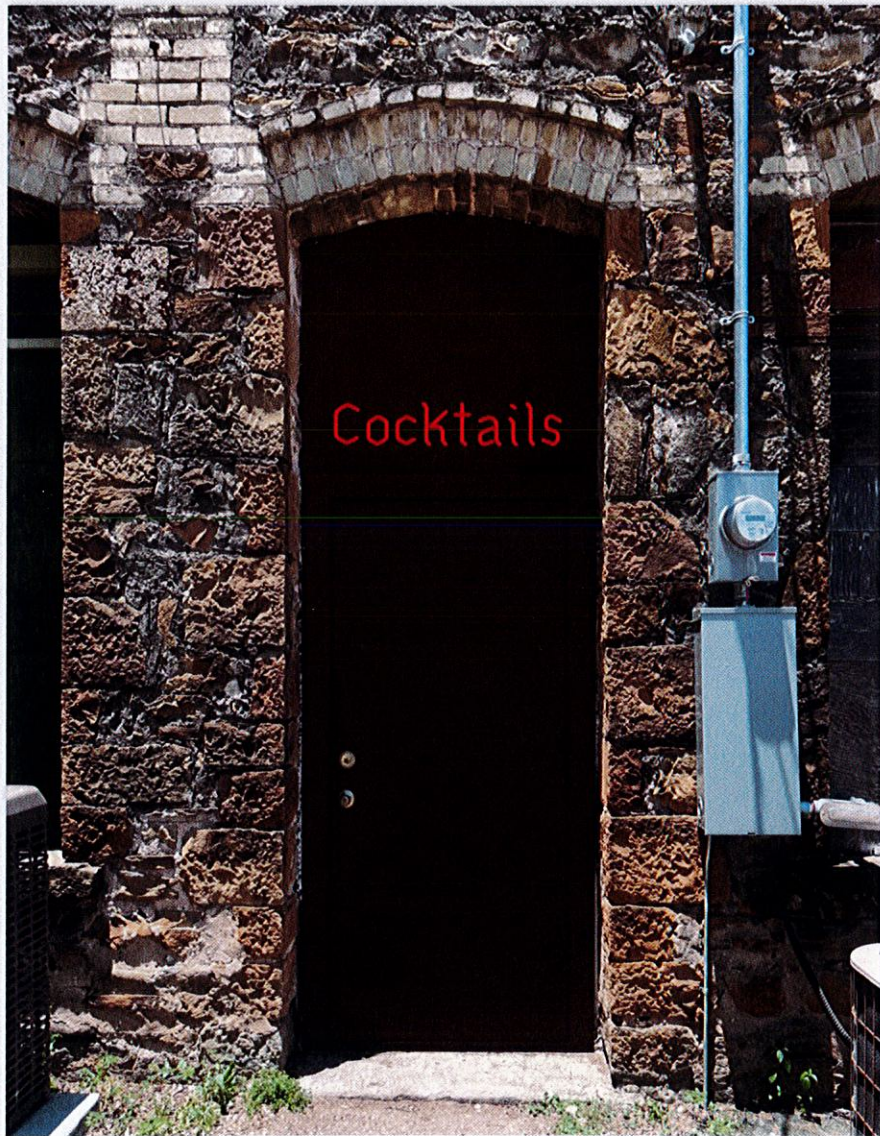


Proposed :

PAINT
BROWN







Sign to be
mounted into
plywood
above door
←

9 inch

cocktails

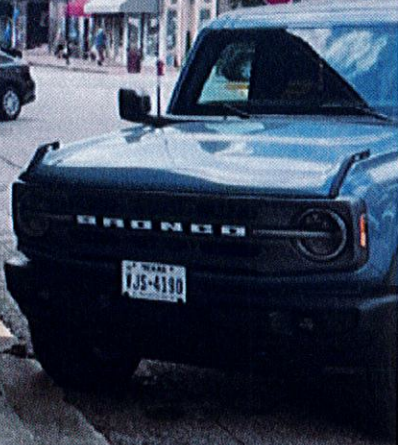


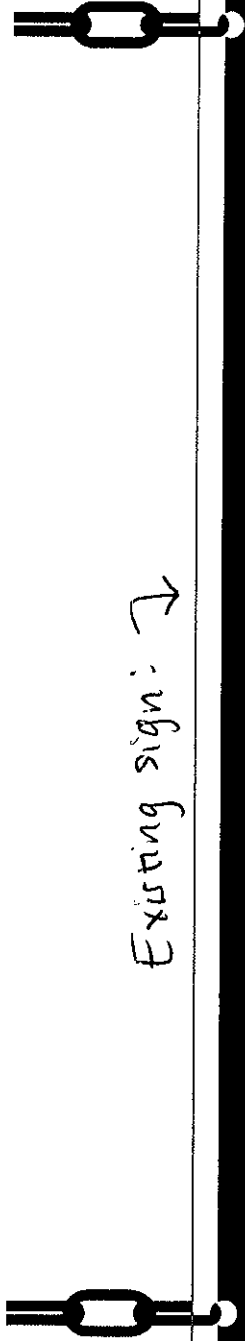
3.5 ft

FIDDLER'S GREEN
MUSIC SHOP

Logos

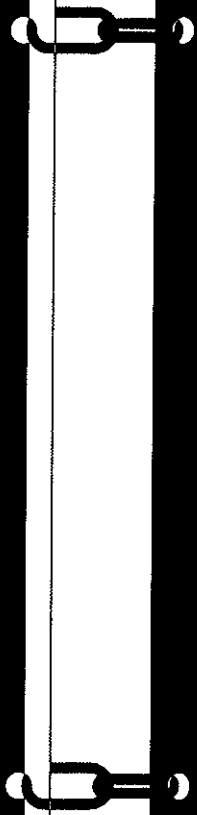
FIDDLER'S
GREEN
MUSIC SHOP





Existing sign: ↴

**FIDDLER'S GREEN
MUSIC SHOP**



The **CASE ROOM**



← Proposed sign

6"

34"



Lockhart

TEXAS

CERTIFICATE FOR ALTERATION APPLICATION

CFA-24-11

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

APPLICANT / PROPERTY OWNER

APPLICANT NAME Jenn Hodges

ADDRESS Home: 561 Ash St

DAY-TIME TELEPHONE (281) 682-8174

Lockhart, TX 78644

E-MAIL caseroombar@gmail.com

OWNER NAME Same as above

ADDRESS _____

DAY-TIME TELEPHONE _____

E-MAIL _____

PERSON DOING WORK Shawn Martinez

ESTIMATED COST \$ 3,500.00

PROPERTY

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

ADDRESS 108 N. Main 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.) Remove sections of chain link fence in alley 2.) Relocate smaller AC unit to roof 3.) Paint door, transom, and wooden window coverings brown 4.) Add neon sign 'Cocktails' above alley door. Non-flashing sign. 5.) Main St Hanging sign

APPLICATION FEE OF \$50.00, payable to the City of Lockhart

Receipt Number: R01323534

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 Jenn Hodges

DATE 9/24/24

PROPERTY OWNER SIGNATURE Jenn Hodges

DATE 9/24/24

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? CCB

Check one: Historic Landmark _____ Historic District ✓

✓ KW

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"?

✓ 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. _____
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? (*fence*)

✓ 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:

Date of Verification: 10/9/24

Certificate No. CFA-24-11

Date Submitted 9/24/24

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.

CITY OF
Lockhart
TEXAS

SIGN PERMIT APPLICATION

SP - 24 -

** Front Wall Facade **

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

CONTRACTOR/OWNER

CONTRACTOR NAME Lasr Signs

LICENSE NO. na

DAY-TIME TELEPHONE (512) 398-7000

ADDRESS 1109 S Main St

E-MAIL graphicdesigner@512signs.com

Lockhart, TX 78644

OWNER NAME Jenn Hodger

ADDRESS 501 Ash Street

DAY-TIME TELEPHONE (281) 682-8174

Lockhart, TX 78644

E-MAIL caseroombar@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 108 N Main 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 Fiddler's Green

Music Shop in front half / The Case Room (Bar) in back half

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN The Case Room

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) — Hanging Wall Sign — ☐ WALL ☐ MARQUEE

☒ LOW PROFILE ☐ MEDIUM PROFILE ☐ HIGH PROFILE

☐ INSTITUTIONAL ☒ DEVELOPMENT ENTRANCE ☐ RESIDENTIAL IDENTIFICATION

790 of 514.58 = 36% Max. allowed sign area
Existing signage = 6.33%
Proposed signage = 2.12%

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 514.5 SQ. FT.

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

HEIGHT TO TOP OF SIGN 8 ft TOTAL SIGN FACE AREA (One side only) 2.12 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 \$ 102.12
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 Jennifer Hodges

DATE 9/24/24

PRINTED OR TYPED NAME Jenn Hodges

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 [Signature]
Planning

Building Inspection

PERMIT NUMBER SP - 24 -

CERT. FOR ALTERATION NUMBER CFA - 24-11

DATE

FEE \$102.12

RECEIPT #

SIGN PERMIT APPLICATION

SP - 24 - _____

CITY OF

Lockhart

TEXAS

Rear Wall Facade

(512) 398-3461 • FAX (512) 398-3833

P.O. Box 239 • Lockhart, Texas 78644

308 West San Antonio Street

CONTRACTOR/OWNER

CONTRACTOR NAME Big Dog Neon

LICENSE NO. _____

DAY-TIME TELEPHONE (512) 461-2103

ADDRESS 112 N. Church St

E-MAIL big.dog.neon@hotmail.com

Lockhart, TX 78644

OWNER NAME Jenn Hodges

ADDRESS 501 Ash St

DAY-TIME TELEPHONE (281) 682-8174

Lockhart, TX 78644

E-MAIL caseroombar@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 108 N Main Street

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 Fiddler's Green Music

Shop in front half / The Case Room (bar) in back half

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN The Case Room

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

RECEIPT #



CFA-24-12

218 S MAIN ST

4 NEW ROOF VENTS



SUBJECT PROPERTY



ZONING BOUNDARY

Scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

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

CASE NUMBER: CFA-24-12

REPORT DATE: October 10, 2024

MEETING DATE: October 14, 2024

APPLICANT'S REQUEST: Four rooftop vents

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: The applicant proposes four new roof vents along the north edge of the roof of the Gaslight-Baker Theatre office building. The four, square-shaped vents will replace the original proposal of 8 dome-shaped roof vents approved by the Commission, along with several other roof-based improvements, on January 3, 2024. The proposed vents will be of a sheet-metal composition, and painted a grayish-beige to match the existing roof membrane. The vent dimensions are 28 inches wide by 28 inches long, 18 inches tall at the vents' downslope edge, and 14 inches tall at the upslope edge. The difference in height on opposite ends will enable the vents to be mounted in a level fashion on the sloping roof. According to the applicant, the four new vents are needed in place of the 8 approved dome-shaped vents for flashing and height reasons. The applicant further explains that the vents will be visible from East Prairie Lea Street, but not from South Main Street. Please refer to the enclosed photographs and renderings submitted with the application materials.

COMPATIBILITY: The proposed vents 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 vents in the Historic Districts and Landmarks Ordinance, the vents are subject to approval of this Certificate for Alteration and the issuance of building permits.

ALTERNATIVES: None necessary.

From: **Robert Steinbomer** robert@steinbomer.com
Subject: **CFA Application for Haun/Swearengen building**
Date: **Sep 30, 2024 at 1:39:30 PM**
To: **Kevin Waller** kwaller@lockhart-tx.org

September 30, 2024

Mr. Waller, please include this note with the CFA application I'm submitting today on behalf of the Board of Directors of the Gaslight Baker Theater.

To: Lockhart Historical Commission
Chairperson Ohlendorf and Commission Members

This note intends to clarify questions you may have about why we are asking you to review an item the Commission reviewed and approved last December.

I had presented your Commission with a need to comply with Building Code for ventilating attics in existing (and new) buildings. That involved adding a series of EIGHT new ventilation domes across the highest point of the existing roof. Those may have been adequate for the ventilation task, but would void the roof warranty because the sides must be at least 8 inches above the roof surface for proper flashing.

Consequently the roofer designed FOUR new vents which comply with roofing concerns and still meet the ventilation adequacy.

But because they are different from the original proposal we know you will want to be aware.

The new ones are better in a few ways including:

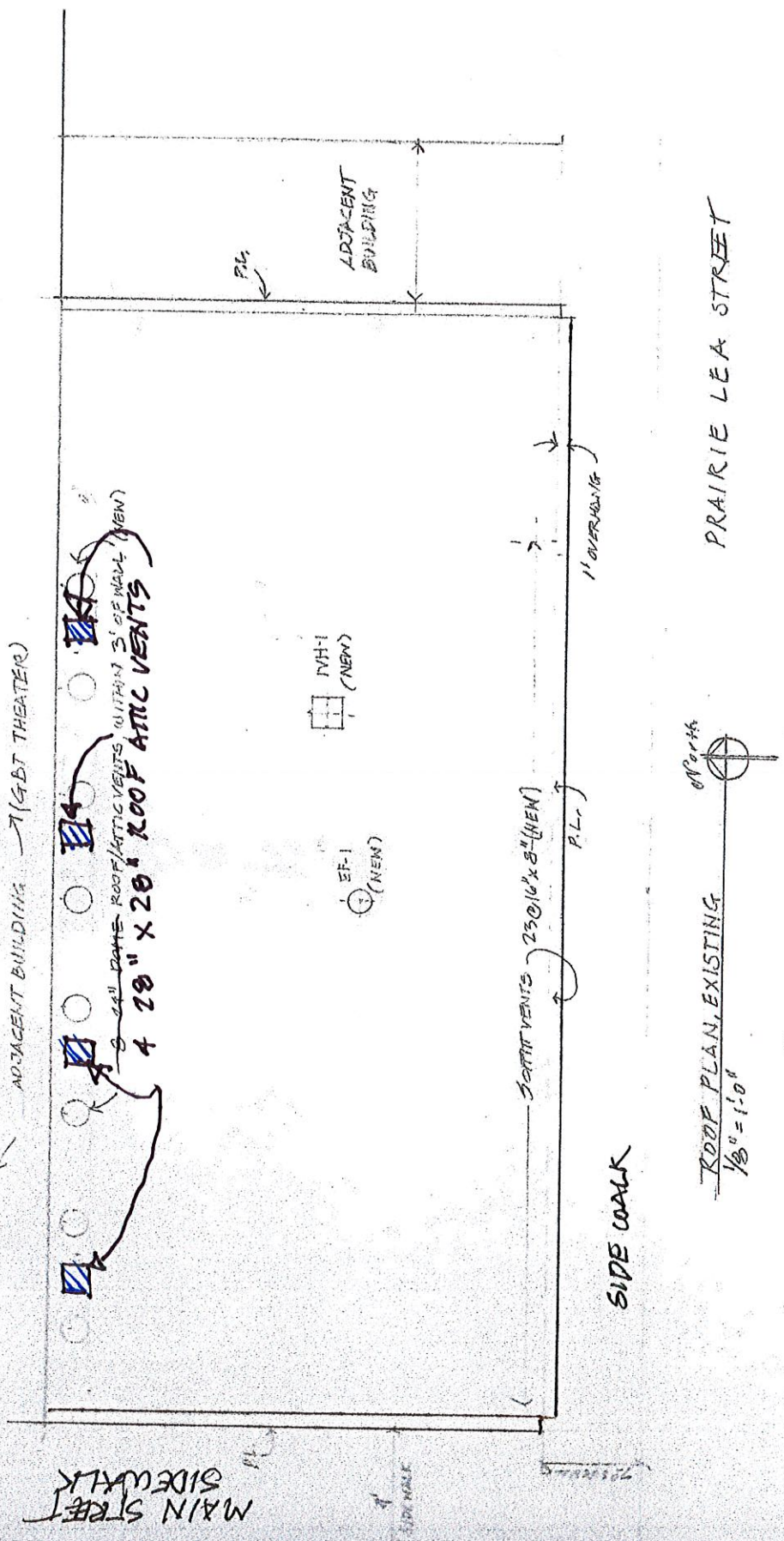
There are fewer penetrations in the Historic structure roof,

These are made of hand-crafted paint-grip sheet metal which will be painted to match the existing roof membrane (a sort of grayish beige).

We hope you will agree that this code-required attachment will be acceptable. We too, do not want to add anything to the outside of a historic building but this one is a must. If there is some consolation, these will not be visible from the Main Street elevation at all.

Thank you for your consideration,
Robert
Robert A Steinbomer, AIA
Consulting volunteer architect for the theater

Sent from my iPad



PRAIRIE LEA STREET

ROOF PLAN, EXISTING
 1/8" = 1'-0"
 North

EF-1 & 1VH-1 LOCATED PER MECHANICAL PLAN
 AND SIZE INDICATED IS PRODUCT DIMENSION TO SCALE

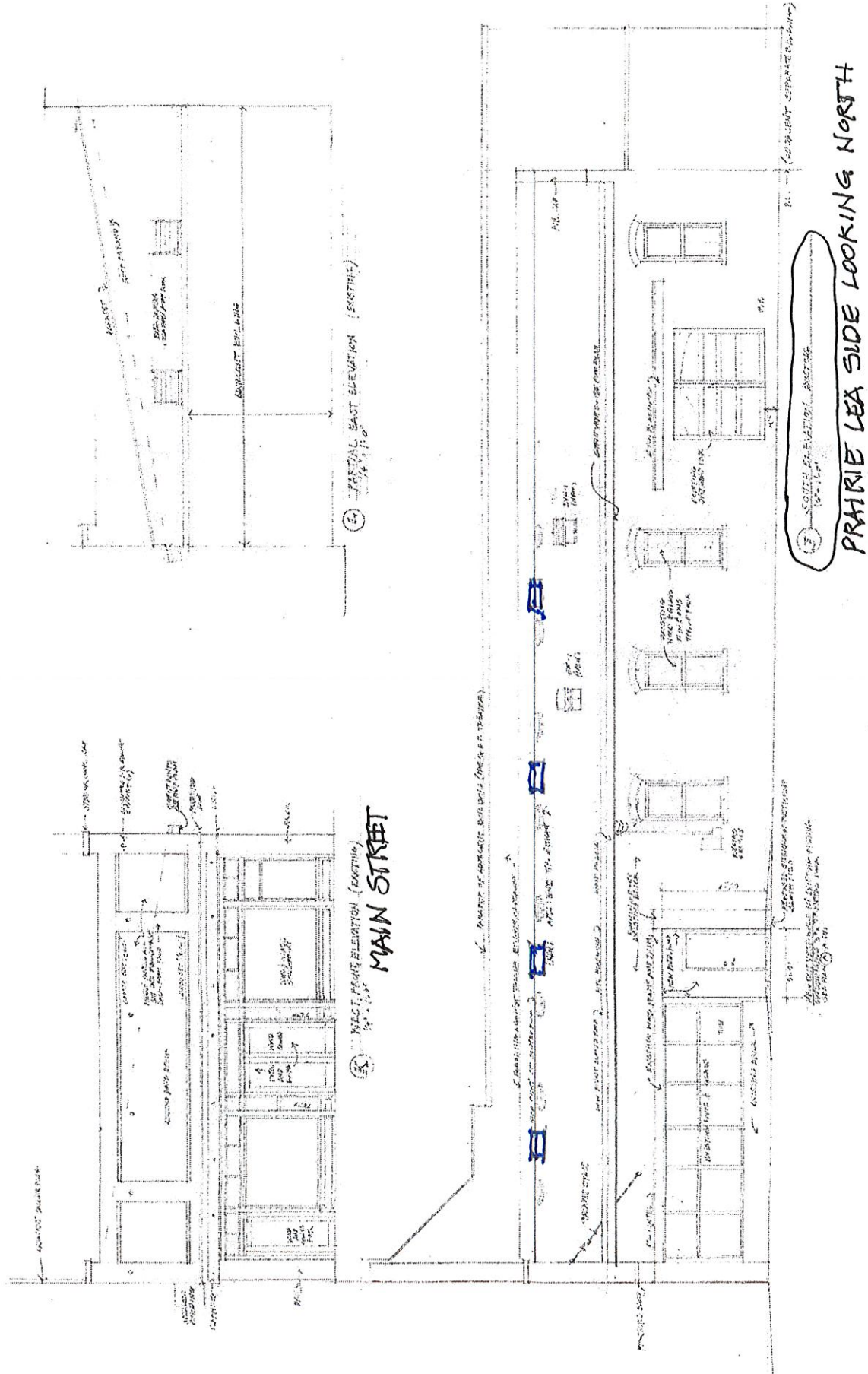


Architect Robert Steinbomer, AIA

321 San Jacinto St.
LOCKHART, TEXAS 78644
rasteinbomer@gmail.com

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

A103



From: Robert Steinbomer robert@steinbomer.com
Subject: South elevation

Date: Dec 18, 2023 at 1:05:00 PM — SEPT. 30, 2024

To: Robert Steinbomer robert@steinbomer.com

EXISTING SOUTH ELEVATION WITH VENTS SKETCHED IN BLACK
PROPOSED REVISION IN BLUE





SHEET METAL: THEY WILL BE PAINTED TO MATCH ROOF COLOR
NEW VENTS - 28" x 28" IN WIDTH / 18" high (downslope edge) and
14" high (upslope edge)



From: Robert Steinbomer robert@steinbomer.com
Subject: Roof vents
Date: Sep 23, 2024 at 9:19:35 AM
To: Robert Steinbomer robert@steinbomer.com





Kyle 10PM

78640



Shop All

Services

DIY

Me

Cart

Store SKU # T002592596

ATTIC VENTS, HIGH PART OF ROOF

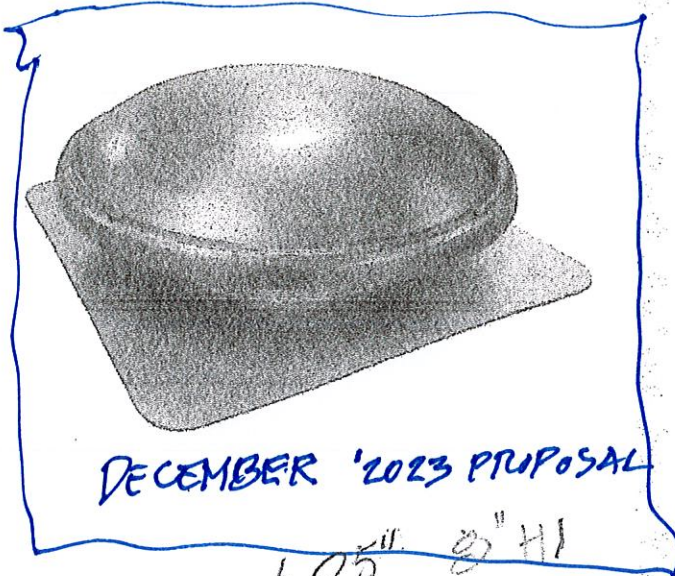
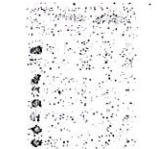
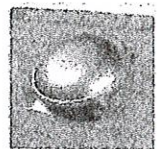
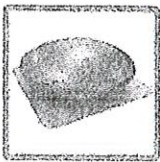
Master Flow

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

★★★★★ (23) Questions & Answers (7)

\$80⁴⁷

Pay \$55.47 after \$25 OFF your total qualifying purchase upon opening a new card. ¹
Apply for a Home Depot Consumer Card



Color/Finish: Silver



Pickup at Kyle

Delivering to 78640

Ship to Store

Dec 19 - Dec 20
100 available
FREE

Delivery

Wednesday, Dec 20
100 available
FREE



Add to Cart

Free & Easy Returns In Store or Online



Return this item within 90 days of purchase.
Read Return Policy

Share Print

Product Details

From: Robert Steinbomer robert@steinbomer.com
Subject: West elev Haun
Date: Sep 30, 2024 at 11:57:18 AM
To: Robert Steinbomer robert@steinbomer.com



Sent from my iPad

From: Robert Steinbomer robert@steinbomer.com
Subject: ~~Haun East Elev~~
Date: Sep 30, 2024 at 12:12:43 PM
To: Robert Steinbomer robert@steinbomer.com

LIGHT COLORED BUILDING IN FOREGROUND IS SEPARATE





Lockhart

TEXAS

CERTIFICATE FOR ALTERATION APPLICATION

CFA-24-12

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

APPLICANT / PROPERTY OWNER

APPLICANT NAME ROBERT STEINBOMER ADDRESS 321 SAN JACINTO ST
DAY-TIME TELEPHONE 512-917-2936 LOCKHART
E-MAIL robert@steinbomer.com
OWNER NAME GASLIGHT-BAKER THEATRE ADDRESS 216 S. MAIN ST
DAY-TIME TELEPHONE 512-563-6975 (JASON JONES)
E-MAIL jason.bakertheatre.com
PERSON DOING WORK PONY BOY CONGT. ESTIMATED COST _____

PROPERTY

LEGAL DESCRIPTION O.T. LOCKHART, BLOCK 13, LOT PT 5, 6
ADDRESS 218 S. MAIN ST. ZONING CLASSIFICATION H2/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:

REVISION OF ROOF VENTS PREVIOUSLY APPROVED - (12.19.23)
RENOVATION OF INTERIOR INCLUDES BUILDING CODE REQ'D ROOF VENTS

APPLICATION FEE OF \$50.00, payable to the City of Lockhart Receipt Number: R01324759

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 Robert A. Steinbomer DATE Sept. 30 2024
PROPERTY OWNER SIGNATURE [Signature] DATE Sept 30, 2024
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? HDE CCB
Check one: Historic Landmark _____ Historic District ✓

✓ kw

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"?

✓ kw

3. Will the construction or alteration covered by this application include any work visible from the exterior of the property? SMALL PORTION

✓ 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. _____
Has any work actually started? NO 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 Waller

Date of Verification: 10/10/24

Certificate No.

CFA-24-12

Date Submitted

30
9/30/24

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.