

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, January 15, 2025
Municipal Building – Glosserman Room
308 West San Antonio Street**

AMENDED AGENDA

1. Call meeting to order.
2. Elect Chair and Vice-Chair for 2025.
3. Citizen comments not related to an agenda item.
4. Consider the minutes of the November 20, 2024 meeting.
5. CFA-24-14. Consider a request by Gabriel Morey for approval of a Certificate for Alteration for two wall signs on part of Lot 1, Block 23, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 101 E. San Antonio St.
6. CFA-25-01. Consider a request by Lindsey Trumper for approval of a Certificate for Alteration for the repainting of the front wall façade to a different color on part of Lot 2, Block 17, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 110 S. Commerce St.
7. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
8. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 4:00 p.m. on the 8th day of January, 2025.

City of Lockhart
Historical Preservation Commission
November 20, 2024

MINUTES

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

Members Absent: None

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

Public Present: Abigail Black (applicant, Agenda Item 4), Terry Black, Mikel Bennett

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 October 14, 2024, meeting.

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

Commissioner Ramsey arrived around 5:32 p.m.

4. CFA-24-13. Consider a request by Abigail Black of Chioco Design, LLC for approval of a Certificate for Alteration for various exterior improvements on part of Lot 6, Block 19, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 119 South Main Street.

Planning Staff Kevin Waller introduced the subject property with maps, aerials, photos, and renderings. The applicant proposes multiple exterior improvements to the property as part of a renovation project for a new bowling alley and sushi restaurant, as follows: 1) three new wall signs, one on the South Main Street building façade and two on the West Market Street façade; (2) the painting of the presently unpainted South Main Street façade, rear (west) façade, and portions of the West Market Street façade; (3) the placement of new casement service windows and glass block within two currently open archways on the South Main Street façade; 13 new windows along the West Market Street façade, 8 of which are replacement windows and 5 of which will fill existing arched openings, as well as new glass block to replace one window and to infill three existing arched openings at the west end of the building along West Market Street; (4) the removal of a window, leaving the existing arched opening in place, near the east end of the Market street façade; (5) the relocation of the entry steps from one arched opening to another on the South Main Street façade, relocation of the rear entry door from an arched opening to a former window opening on the rear building façade, and relocation of a side entry door to an existing arched opening on the Market Street façade; (6) a new fabric awning above the proposed relocated side entry door

and new window near the west end of the Market Street façade, which will feature a black and white pattern with an aluminum frame, to be mounted into the wall's mortar joints with anchor bolts; (7) the infill of brick over certain arched openings on the Market Street and rear building facades, and over a portion of an opening on the Main Street façade, all of which will be painted as noted above; (8) the placement of two new planters along the sidewalk against the Market Street facade, for which the applicant is consulting with the Public Works department; and (9) the sloping of the sidewalk at the new side entry door, in accordance with ADA requirements and those of Public Works. With regard to the proposed signs, the sign on the Main Street façade will be located in the upper-left corner of the façade and feature a neon, non-flashing, sign reading "Big Bob's Bowling & Billiards." Featured graphics include a bowling ball, pins, cue stick and an 8-ball. The word "Bowling" and the signs' border will be a yellow color with the remainder of the sign text and background in green. One of the two proposed signs on the Market Street façade will be located in the upper-right corner of the façade, will be internally lit, and include the name "Big Bob's Bowling", with individual diamond-shaped backgrounds against each letter, with the lettering black and backgrounds orange. The other sign on the Market Street façade will read "Smoko Loco" in black, vertical lettering, to be painted onto the wall to the right of a new service window and beneath the new awning noted above. The proposed painting of the building includes a dark blue color on the north portion of the Main Street façade, and a combination of white and dark green on the south portion of the façade. The white and green paint will also carry over to three small portions of the Market Street façade, as well as the entirety of the rear, west building façade.

Staff recommends approval of the overall project, with the exception of the painting of the unpainted brick. The Commission has expressed on multiple occasions that the painting of unpainted brick or stone surfaces on historic buildings is unacceptable, as it diminishes their historic character, is difficult to remove, and reduces an already small inventory of unpainted buildings in the Historic District as well as Historic Landmarks. Staff recommends that the building be left unpainted as an alternative to the painting proposed.

Commissioner Proctor inquired as to what will be located above the windows in the archways. She also noted that it appears that there will be outdoor dining within the open-air section along the South Main Street façade, and asked if there will be safety railing in the arches.

Mr. Waller replied that these are good questions that the applicant can address.

Terry Black, 429 Connolly Circle, Lockhart, explained that in thinking about this project, it was considered what there is to do in town. He listed the proposed components of the new business. Mr. Black then stated that there are a lot of painted brick buildings on the Square. The idea of the painting the façades is to make the building stand out.

Mikel Bennett, 2101 Rountree Drive, Austin, explained that with regard to painting, only portions of the brick will be painted to identify entrances. The new windows will consist of the same materials as the existing aluminum storefront windows, and the arches above will also be aluminum windows.

Chair Ohlendorf inquired as to whether alternatives to painting the brick were considered.

Ms. Bennett replied that the painting is currently part of the design, and that changes could be made based upon Commission feedback.

Commissioner Proctor again asked about the outdoor dining area, and if safety railings will be installed within the arched openings.

Applicant Abigail Black, 91 Red River Street, Austin, stated that the open-air dining area will be located within the covered terrace area. The step up is about 1.5 ft from the sidewalk.

Commissioner Ramsey asked if the steps into the terrace area will be inset within the building footprint, or if they will encroach onto the sidewalk.

Ms. Black replied that the terrace steps will be inset.

Chair Ohlendorf asked if the copper roof will be punctured for the mounting of the signage.

Ms. Black replied that the copper roof will need to be punctured in order to mount the illuminated signs.

Chair Ohlendorf asked the applicants if a lime-wash over the brick was considered, or an alternative paint that would be easier to remove at a later time.

Ms. Bennett replied that they can look at the paint spec and find the right type that would be easier to remove in the future if needed.

Commissioner Faulstich moved to approve CFA-24-13 including painting the 1970's brick with the conditions that 1) safety railing be installed within the arched openings for the open-air dining area along the South Main Street and West Market Street facades, and 2) obtain approvals from the Public Works Department for the two planters on the sidewalk along West Market Street, the sloping of the sidewalk to the relocated side entry door along West Market street in accordance with ADA requirements, the sliding service window along the West Market Street façade, and the two casement service windows along the South Main Street façade. Commissioner Ramsey seconded; the motion passed by a vote of 6 - 1.

5. Presentation and discussion regarding a potential application to the Texas Historical Commission for Certified Local Government (CLG) designation.

Planning Staff Evan Olszewski explained that this item is an informational briefing to introduce the Commission to the Texas Historical Commission's Certified Local Government (CLG) program. No action is required at this time. The CLG designation certifies that qualified local governments have historic preservation ordinances that meet the state's recommended best practices. CLG certification enables cities to apply for Texas Historical Commission grant money and receive professional advice from State staff, as well as adding legitimacy to local preservation efforts. Certification also allows cities to participate in State and federal historic designation processes within their jurisdiction. Requirements of the program include collecting and maintaining details of historic properties, districts, and historical preservation staff and Commissioners.

Mr. Olszewski stated that the Texas Historical Commission took an initial look at our code and recommended a few changes. The Commission noted that we are almost ready for the certification. As standard practice, the Commission recommends a 60-day stay on any demolition application. If this Commission wishes to pursue the Certified Local Government designation, the first step will be for staff to prepare and present the recommended amendments to the Commission.

Commissioner Gomillion asked for details regarding the 60-day stay on demolition and how the stay could benefit the City.

Planning Staff David Fowler replied that the stay is procedural and provides more time for staff and the Commission to review the application. Currently, we don't have that additional time.

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

Commissioner Proctor and Chair Ohlendorf asked staff for an update on the Carver School and Fire Station agenda item requests, and specifically for conceptual presentations to review plans/drawings that are currently in development or that may have been completed to date. The purpose would be to allow the Commission to provide guidance to the applicants prior to a formal application submission, avoiding subsequent revisions and to conserve grant funding.

Mr. Waller confirmed that the fire station and school representatives are aware of the Commission's request, and was told by each that it is too early in the process for a presentation to the Commission.

Mr. Fowler stated that we will follow up again with the representatives.

Mr. Waller reported that the regularly scheduled LHPC meeting on December 4 will be canceled, as no applications were received by today's deadline.

7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:36 p.m.

Approved: _____
(date)

Romy Brossman, Recording Secretary

Christine Ohlendorf, Chairman



CFA-24-14

101 E SAN ANTONIO ST

TWO WALL SIGNS



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-24-14
REPORT DATE: January 9, 2025
MEETING DATE: January 15, 2025
APPLICANT'S REQUEST: Two wall signs
STAFF RECOMMENDATION: **Approval**
CONDITION: Owner authorization for the application, either by signing the application or via email

BACKGROUND DATA

APPLICANT: Gabriel Morey
OWNER: 101 Brock, LLC, c/o Mark Black
SITE LOCATION: 101 E. San Antonio St.
LEGAL DESCRIPTION: Part of Lot 1, 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: The applicant proposes to replace the two "Eldorado" signs on the Brock building with new signs for the future "Charlotte's" restaurant and bar. One of the existing signs is located on the East San Antonio Street wall façade, above the second-story windows, with the other sign on the North Main Street façade, above the side-entry door. The two proposed signs, one being a painted wall sign, and the other a projecting wall sign, will be placed in the same locations as those they are replacing. The painted wall sign on the East San Antonio Street façade will read "Charlotte's", with a sunrise graphic above the text. This sign will feature a white, all-caps font against a black background. The projecting, "blade"-style wall sign on the North Main Street façade will feature the same content as the painted sign, with the addition of "Lockhart, Texas" in an all-caps font beneath the business name. This sign will feature a black font against a white background. The sign material will be acrylic, situated within a metal box frame. This sign will utilize the same mounting bracket as the previous sign, with the addition of two overhead cables for additional reinforcement from wind gusts, to be fastened to the building through the mortar joints. Neither proposed sign will be illuminated.

COMPATIBILITY: The proposed signs are not of a scale or design that would detract from the character of the Courthouse Square Historic District. Other projecting wall signs include that on the East San Antonio Street façade of the subject property for The Culinary Room, on the Fields Stable Antiques building at 118 N. Main St., and the Lockhart Shoppes on Main building at 101 S. Main St., among others.

COMPLIANCE WITH STANDARDS: The signs comply with the sign ordinance, and the required sign permits are subject to approval of this Certificate for Alteration.

ALTERNATIVES: None necessary.



Front of Building
white lettering on black background
2' x 10'

The Elorado


coffee

food

events







CHARLOTTE'S

LOCKHART, TEXAS

16.7 sqft for each
side of ~~one~~
sign

30" X 80"

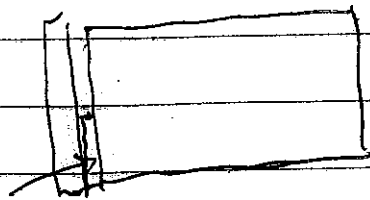
33 sqft total

Acrylic in Metal Frame

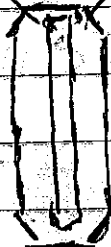
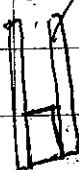
Double sided

Black lettering w/white Background

2.5' 6.6'



1/4"



10"

3/8"

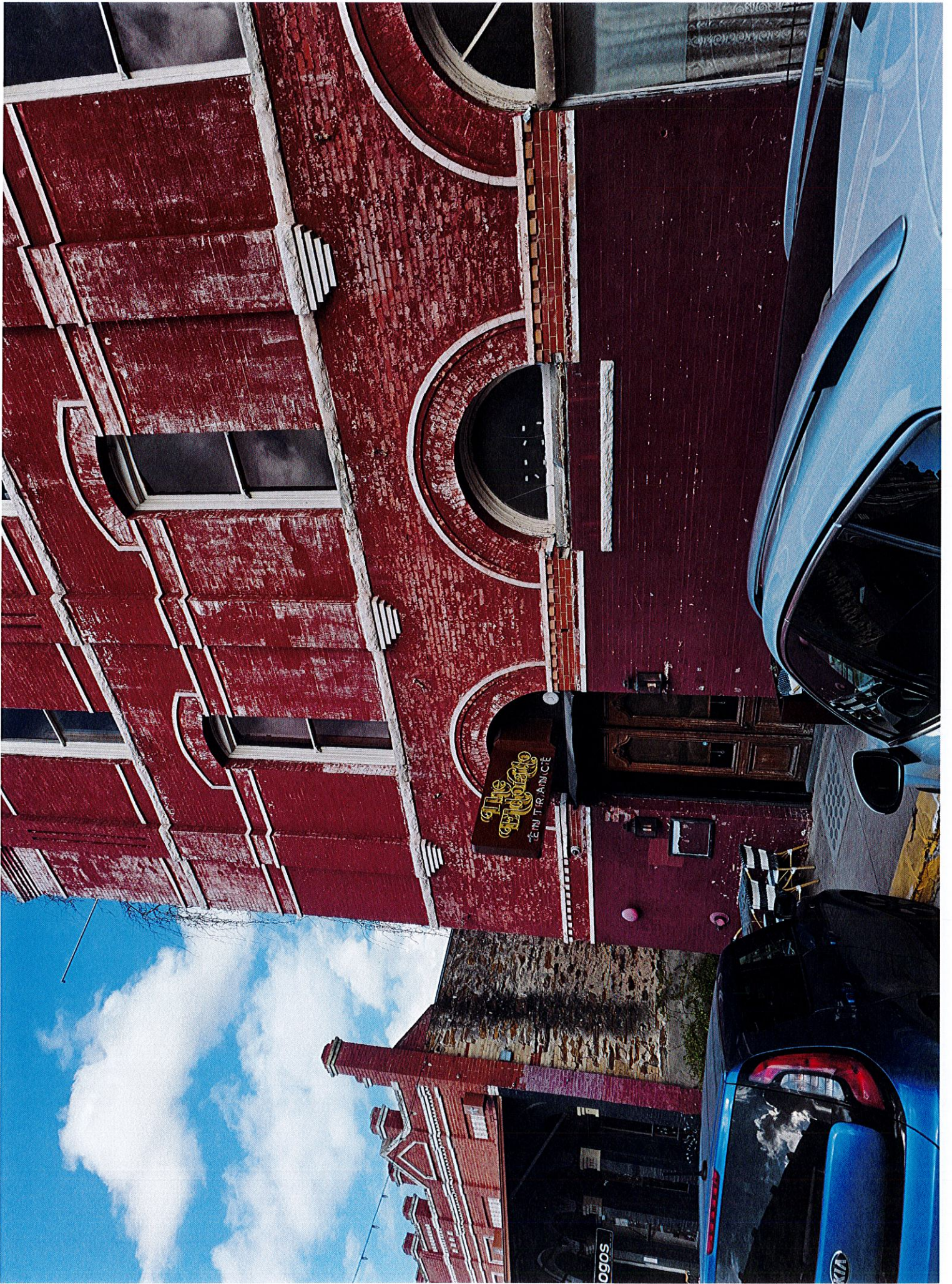
11

11

30"

LOGO

80"







Lockhart

TEXAS

CERTIFICATE FOR ALTERATION APPLICATION

CFA-24-14

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

APPLICANT / PROPERTY OWNER

APPLICANT NAME Gabriel Morey

ADDRESS 512 Bo's D'Arc #41

DAY-TIME TELEPHONE 512/644-2550

Lockhart, TX 78644

E-MAIL gabemorey@gmail.com

Business OWNER NAME Jayden Williams

ADDRESS 101 East San Antonio

DAY-TIME TELEPHONE _____

Lockhart, TX 78644

E-MAIL jaydenlittlebrother@gmail.com

PERSON DOING WORK Gabriel Morey

ESTIMATED COST 3,000

PROPERTY

Property owner: 101 Brock LLC, c/o Mark Black 512-398-9300 (office)
mark@blackfamilyinvestments.com P.O. Box 239, Lockhart, TX 78644

LEGAL DESCRIPTION Brock Building Part of Lot 1 Block 23 Original

ADDRESS 101 East San Antonio ZONING CLASSIFICATION CCB

GENERAL INFORMATION

mark@blackfamilyinvestments.com

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:

Sign on Front of building will cover existing Painted Sign
Sign on Side of building will replace existing Sign with an
Acrylic Sign in a Metal Frame

APPLICATION FEE OF \$50.00, payable to the City of Lockhart Receipt Number: R01344-569

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 Gabriel Morey DATE 12/23/2024

PROPERTY OWNER SIGNATURE _____ DATE _____

HISTORICAL PRESERVATION COMMISSION APPROVAL _____ DATE _____

CERTIFICATE FOR ALTERATION- SCOPE OF WORK QUESTIONNAIRE

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

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

Yes No Verified

SCOPE OF WORK QUESTIONS

Section One

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

- | | | | |
|-------------------------------------|--------------------------|-----------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <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? _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</u> | 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? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</u> | 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.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</u> | 4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____
Has any work actually started? <input type="checkbox"/> Describe: _____ |

Section Three

- | | | | |
|-------------------------------------|--------------------------|-----------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <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? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</u> | 2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</u> | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</u> | 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? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</u> | 5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property? |

Scope of Work Questions Verified By: Kevin Waller

Date of Verification: 1/8/25

Certificate No. CEA 24-14 Date Submitted 12/23/2024

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 - 25 - _____

CITY OF

Lockhart

TEXAS

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

CONTRACTOR/OWNER

CONTRACTOR NAME Gabriel Morey

LICENSE NO. on file

DAY-TIME TELEPHONE 512-644-2550

ADDRESS 512 Bois D'Arc #4

E-MAIL gabemorey@gmail.com

Lockhart, TX 78644

OWNER NAME Mark Black

ADDRESS 101 East San Antonio

DAY-TIME TELEPHONE 512-376-0313

Lockhart, TX 78644

E-MAIL mark@blackfamilyinvestment.com

PROPERTY

ADDRESS OR GENERAL LOCATION 101 East San Antonio Lockhart, TX

ZONING CLASSIFICATION CCB

HISTORIC LANDMARK OR DISTRICT (Y/N) Yes

NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 2

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Retail/Restaurant

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Charlotte's

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

CHARACTERISTICS OF SIGN

790 of 1380 = 96.68 total allowed sign area
Existing Signs = 1628
Proposed Sign = 208
Same as existing
IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 200 1380 SQ. FT.
IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE 20 FT.
HEIGHT TO TOP OF SIGN 2.5 FT. TOTAL SIGN FACE AREA (One side only) 70 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 \$ 120.00
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 [Signature]

DATE 12/23/2024

PRINTED OR TYPED NAME Gabriel Money

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 - 25 -

CERT. FOR ALTERATION NUMBER CFA - 24 - 14

DATE

FEE \$120.00

RECEIPT #

SIGN PERMIT APPLICATION

SP - 25 - _____

CITY OF Lockhart TEXAS

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

CONTRACTOR/OWNER

CONTRACTOR NAME Gabriel Moya

LICENSE NO. 207

DAY-TIME TELEPHONE 512-644-2550

ADDRESS 512 B's Lane #4

E-MAIL _____

Lockhart TX. 78644

OWNER NAME Mark Black

ADDRESS 101 East San Antonio

DAY-TIME TELEPHONE 512-376-0313

Lockhart TX. 78644

E-MAIL mark@blackfamilyinvestments.com

PROPERTY

ADDRESS OR GENERAL LOCATION 101 East San Antonio Lockhart TX. 78644

ZONING CLASSIFICATION CEB HISTORIC LANDMARK OR DISTRICT (Y/N) Yes

NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 2

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Auto / Restaurant

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Charlotte's

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 ☒ Projecting ☐ MARQUEE

☐ LOW PROFILE

☒ MEDIUM PROFILE

☐ HIGH PROFILE

☐ INSTITUTIONAL

☐ DEVELOPMENT ENTRANCE

☐ RESIDENTIAL IDENTIFICATION

740 of 3,360 = 235.25 total allowed signage
Existing Signage = 250
Proposed Signage = 16.75

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 3360 SQ. FT.
IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE FT.
HEIGHT TO TOP OF SIGN 25 FT. TOTAL SIGN FACE AREA (One side only) 16.75 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 \$ 116.70
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

[Signature]

DATE

1-2-25

PRINTED OR TYPED NAME

Gabriel Morrey

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

25

CERT. FOR ALTERATION NUMBER CFA

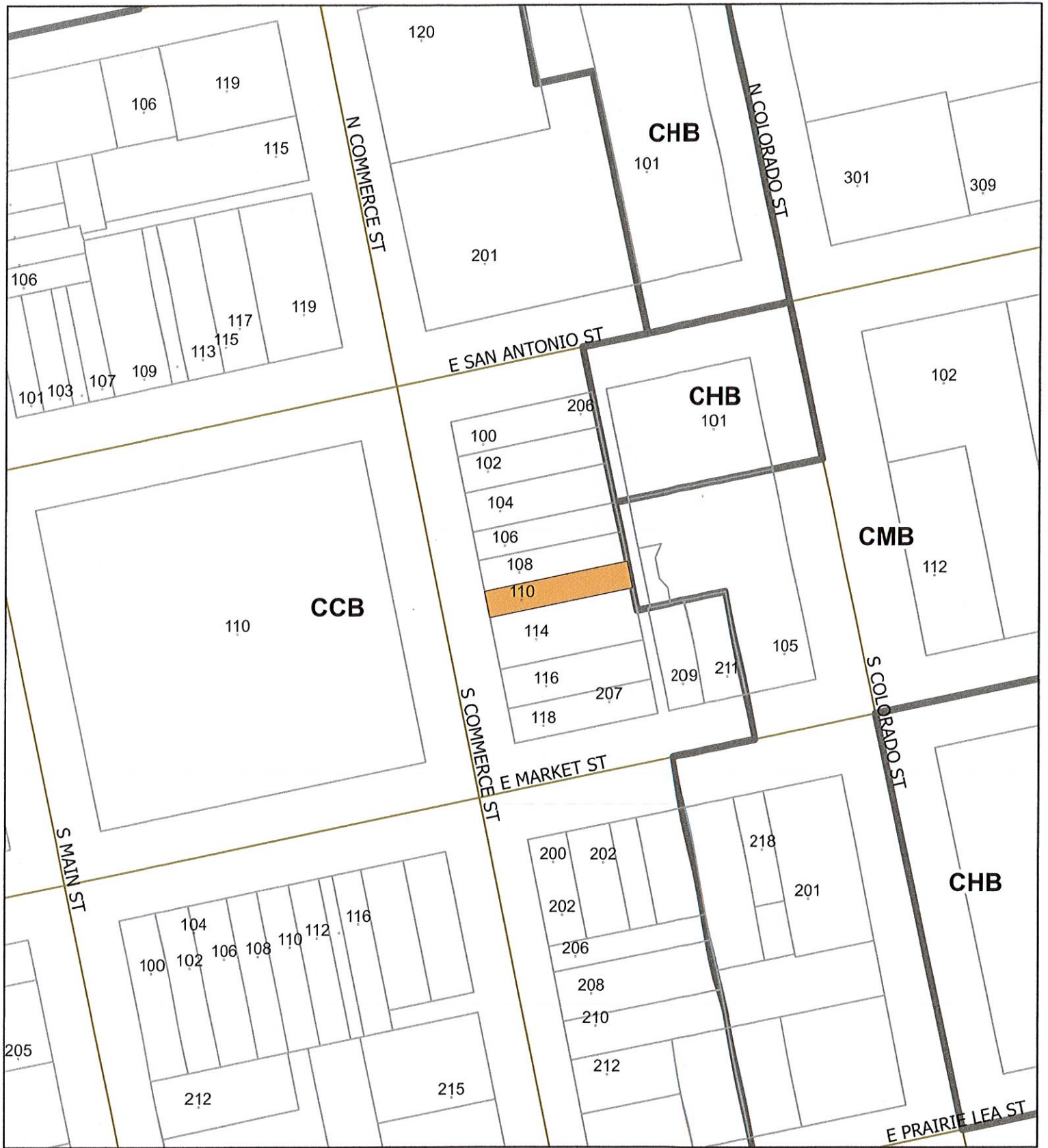
24-14

DATE

FEE

\$116.70

RECEIPT #



CFA-25-01

110 S COMMERCE ST

REPAINTING TO A DIFFERENT COLOR



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-25-01
REPORT DATE: January 8, 2025
MEETING DATE: January 15, 2025
APPLICANT'S REQUEST: Repainting of previously-painted building with a different color
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

BACKGROUND DATA

APPLICANT: Lindsey Trumper
OWNER: Twelfth Hole Ventures, LLC, c/o Mark Shaw
SITE LOCATION: 110 S. Commerce St.
LEGAL DESCRIPTION: Part of Lot 2, Block 17, Original Town of Lockhart
EXISTING USE OF PROPERTY: Commercial
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Proposed is the repainting of the front wall façade of the subject property to a different color. A new commercial business will replace the former Good Things grocery store, and will offer coffee, small food items, plants, and gifts, according to the applicant. The new color will be applied to the front façade both above and beneath the awning, and is proposed to be a tan shade. The double-door entry will be repainted the same black color, which is considered ordinary maintenance and is not subject to Commission review. Staff has communicated with the applicant that any future signage or other exterior alterations associated with the new business will also require a Certificate for Alteration.

COMPATIBILITY: The repainting to a tan color will not present adverse impacts to the Courthouse Square Historic District. There are numerous examples of similarly-colored buildings on the Square, including the new Lucky Break Saloon next door at 106/108 S. Commerce St., the Electric Rodeo Tattoo shop at 116 E. Market St., Lone Star Realty at 117 S. Main St., and the Caldwell County Courthouse, among others.

COMPLIANCE WITH STANDARDS: There are no design guidelines in the Historic Districts and Landmarks Ordinance for the repainting proposal, nor is a building permit required. The proposal is, however, subject to approval of this Certificate for Alteration.

ALTERNATIVES: None necessary.



Original

SW 2815
Renwick Olive

SW 6991
Black Magic



Lockhart

TEXAS

CERTIFICATE FOR ALTERATION APPLICATION

CFA- 25-01

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

APPLICANT / PROPERTY OWNER

APPLICANT NAME Lindsey Trumper

DAY-TIME TELEPHONE 2175495467

E-MAIL thornandbred@gmail.com

OWNER NAME Twelfth Hole Ventures LLC

DAY-TIME TELEPHONE 2144173726

E-MAIL markshaw7345@gmail.com

PERSON DOING WORK Modesto Alejo

ADDRESS 110 S Commerce St.
Lockhart, TX 78644

ADDRESS 7345 Dominique Dr
Dallas, TX 75214

ESTIMATED COST \$500

PROPERTY

LEGAL DESCRIPTION O.T. LOCKHART, BLOCK 17, LOT PT 2

ADDRESS 110 S Commerce St., Lockhart, TX 78644

ZONING CLASSIFICATION HD/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:**

Painting the exterior brick Sherwin Williams Renwick Olive SW2815 with eggshell sheen. The door will remain the same color it is Sherwin Williams Black Magic SW6991

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

Receipt Number: R01344538

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 _____

DATE 12 / 30 / 2024

PROPERTY OWNER SIGNATURE _____

DATE 12 / 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

X 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? HA CCB
Check one: Historic Landmark Historic District X

✓ 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"?

X KW

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

 X 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

 X 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?

 X 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?

X 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.)

 X 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

X 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?

 X 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?

 X KW

3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?

 X 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?

X 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: Kerih Waller

Date of Verification: 1/7/25

Certificate No. CFA-25-01 Date Submitted 1/2/25

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.