

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, May 7, 2025
Municipal Building – Glosserman Room
308 West San Antonio Street**

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the April 23, 2025 meeting.
4. CFA-25-09. Consider a request by Jay DeLaCruz of Double Down Construction for approval of a Certificate for Alteration for a new awning on part of Lot 5, Block 22, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 107 N. Main St.
5. CFA-25-10. Consider a request by Chad Rea for approval of a Certificate for Alteration for window and hanging signs on Lot 2, Block 23, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 111 E. San Antonio St.
6. CFA-25-11. Consider a request by Grace Reyer for approval of a Certificate for Alteration for new signage and the repainting of a portion of the front façade to a different color on part of Lot 6, Block 20, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 215 W. Market St., Suite B.
7. CFA-25-12. Consider a request by Don O'Neil for approval of a Certificate for Alteration for a front door replacement, painting over clerestory windows, and two new signs on part of Lot 4, Block 22, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 119 N. Main St.
8. CFA-25-13. Consider a request by Timothy Wakefield for approval of a Certificate for Alteration for new signage, hanging flower baskets, and planter boxes on Lot 4-A, Block 22, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 115 N. Main St.
9. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
10. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 10:00 a.m. on the 2nd day of May, 2025.

**City of Lockhart
Historical Preservation Commission
April 23, 2025**

MINUTES

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

Member Absent: Marcia Proctor

Staff Present: David Fowler, Kevin Waller, Romy Brossman

Public Present: Teresa Charnichart (applicant, Agenda Item 4), Joanne Irizarry, Winn Smith, Amy Bramwell, Robert Steinbomer

1. Call meeting to order. Chair Thuerwaechter called the meeting to order at 5:30 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the April 2, 2025, meeting.

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

4. **CFA-25-06.** Consider a request by Teresa Charnichart for approval of a Certificate for Alteration for the extensions of both a concrete pad and enclosure for an existing barbecue pit on part of Lot 1, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 102 East Market St.

Planning Staff Kevin Waller presented photos and maps of the subject property. The applicant proposes to enlarge the existing concrete pad and enclosure for an existing barbecue pit at the rear of Barb's-B-Q. The pad and enclosure will be extended two feet to the west and six feet to the east. The final dimensions will be 17 feet by 18 feet, with the final height range of 8 feet to 10 feet. The same materials will be used. It should be noted that the six foot, eastward extension of the structure will result in it being located 6 inches from the east property line, which is acceptable, since there are no side setbacks in the CCB zoning district. The enlarged structure will not detract from the character of the Courthouse Square Historic District. Staff recommends approval.

Joanne Irizarry, 1223 W. Live Oak St., Lockhart, TX, commented that if approved, the enlarged structure will allow for an expansion of business hours, an increase in production, and allow for more flexible work hours for the pitmaster.

Commissioner Gomillion moved to approve CFA-25-06 as presented. Commissioner Haug seconded; the motion passed by a vote of 6 - 0.

5. **CFA-25-08. Consider a request by Amelia Smith for approval of a Certificate for Alteration for the following types of signage on a newly constructed building: wall, window, awning-mounted, and ground-imbedded, on Lots 1 and 2, Jack Pearce Subdivision, on property zoned CCB (Commercial Central Business) and located at 120 E. Market St.**

Mr. Waller presented maps and photos of the subject property currently under construction. Proposed are multiple signs for four businesses that will be in the new, mixed-use building located at the intersection of East Market Street and South Commerce Street. The signs proposed are flush-mount and projecting wall signs, window signs, and awning-mounted signs, among others. Signs will be located on the north, east, and south building wall facades. The proposed signage is not of a scale or design that would detract from the character of the Courthouse Square Historic District. Staff recommends approval.

Winn Smith, 3901 Turkey Creek Dr., Austin, TX, briefly presented the project to the Commission.

Commissioner Faulstich moved to approve CFA-25-08 as presented. Commissioner Gomillion seconded; the motion passed by a vote of 6 - 0.

6. Discuss the conceptual exterior improvements to the Lockhart Fire Station located at 201 W. Market St.

Mr. Waller explained that this agenda item is intended to provide the Commission the opportunity to offer feedback for the future planned improvements, ahead of a formal Certificate for Alteration submission. The future improvements include roof replacement with a synthetic slate-like material, asbestos removal, new gutters and downspouts, restoration of the bell tower and replacement of the bell tower roof, replacement of windows, repointing of brick as needed, replacement of overhead doors, and the repainting of exterior wood features and trim.

Amy Bramwell of Studio Steinbomer, 4303 Medical Parkway, Austin, TX, explained that the project is at the stage where drawings are being finished and prices gathered. They are looking for feedback on materials and windows. Ms. Bramwell continued and stated that the second-story windows will be opened up fully revealing arched windows. Bramwell circulated samples of new window framing amongst the Commission.

Commissioner Gomillion inquired as to what items will be on the future Certificate for Alteration application.

Ms. Bramwell confirmed that the new windows, paint colors, and signage will be on the application, and need approval by the Commission.

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

Mr. Waller reported May 7th as the date for the next meeting. There will be three, possibly five items on the agenda. He also confirmed that the Commission will begin having one meeting per month in May.

8. 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 6:06 p.m.

Approved: _____
(date)

Romy Brossman, Recording Secretary

Kevin Thuerwaechter, Chairman



CFA-25-09

107 N MAIN ST

NEW AWNING



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-25-09
REPORT DATE: April 30, 2025
MEETING DATE: May 7, 2025
APPLICANT'S REQUEST: New awning
STAFF RECOMMENDATION: *Approval*
CONDITIONS: None

BACKGROUND DATA

APPLICANT: Jay DeLaCruz, Double Down Construction
OWNER: Cynthia Gibeaux
SITE LOCATION: 107 N. Main St.
LEGAL DESCRIPTION: Part of Lot 5, Block 22, Original Town of Lockhart
EXISTING USE OF PROPERTY: Mixed-use Commercial and Residential
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: A new awning is proposed for the subject property, to be situated above the Loop & Lil's storefront. According to the application materials, the awning will be an extruded aluminum flat tie-back canopy, with a 24-gauge standing-seam and a mill-finish underside. The awning will be rust in color with a powder-coat finish, be engineered, and measure 37 feet wide with a 6-foot projection. It will be attached to the building using existing wall hangers, and mounted flush and sealed to the existing blocking where a previous awning was attached in the past. Please refer to the enclosed mockup illustration.

COMPATIBILITY: The new awning will enhance the building's appearance and will not have adverse impacts on the Courthouse Square Historic District. Numerous examples of awnings can be found on the Square, including on the same block as the subject property, across the street, and beyond.

COMPLIANCE WITH STANDARDS: Although there are no design guidelines for awnings in the Historic Districts and Landmarks Ordinance, the proposed awning is subject to approval of this Certificate for Alteration and the issuance of a building permit.

ALTERNATIVES: None necessary.



Awning at Loop & Lil's, Homeowner's Residence and Haunted Bookstore
04/15/2025

Scope of Work

1- Fabricate one extruded aluminum flat tie-back canopy. Perimeter to be (2"x $\frac{1}{2}$ ") welded aluminum. Metal to be Berridge 24 gage standing seam in choice of standard color with mil-finish underside. Tie-backs to be $\frac{3}{4}$ " with $\frac{3}{4}$ " yoke ends. Canopy perimeter to have powder-coat finish per spec. Customer responsible for permits if applicable. Engineering required. Customer to provide accessible blocking for canopy attachment. Price includes sales tax on materials and installation.

Measurements to be field verified:

1-(37' wide, 6' projection)

Kevin Waller

From: Bianca De La Cruz <bianca@doubledownconstructiontx.com>
Sent: Wednesday, April 16, 2025 10:41 AM
To: Kevin Waller
Cc: jay@doubledownconstructiontx.com
Subject: Awning at 107 N Main St.

This email originated from an external sender. Please exercise caution before clicking on any links or attachments.

Hi Kevin,

We submitted a rendering and description of scope of work on 04/15/25 so that we can discuss the project with the Historical Preservation Commission on May 3rd.

In addition to the rendering and scope of work we provided, there were questions regarding the method of attachment to the building. Please add that the new awning will be attached using existing wall hangers and mounted flush and sealed to the existing blocking.

Let me know if you have any more questions and when we should submit the application fee. We'd like to make sure we meet the deadline so as not to delay this part of the project. Thanks!

Bianca De La Cruz
Project Manager Assistant
Double Down Construction & Renovation, LLC



Lockhart

TEXAS

CERTIFICATE FOR ALTERATION APPLICATION

CFA-25-09

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

APPLICANT / PROPERTY OWNER

OWNER
APPLICANT NAME CYNTHIA GIBBEAUX **ADDRESS** 107 N MAIN ST
DAY-TIME TELEPHONE 512-923-1107 LOCKHART TX 78644
E-MAIL CGIBBEAUX@HOTMAIL.COM
APPLICANT
OWNER NAME Jay DeLaCruz **ADDRESS** _____
DAY-TIME TELEPHONE Double Down Construction
512-947-5089
E-MAIL bianca@doubledownconstruction.com
PERSON DOING WORK Double Down Construction
& REMOVATION LLC **ESTIMATED COST** \$ 27,000
JAY DELACRUZ

PROPERTY

LEGAL DESCRIPTION O.T. LOCKHART, BLOCK 22, LOT PT 5
ADDRESS 107 N MAIN ST **ZONING CLASSIFICATION** FD-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:**

New awning

APPLICATION FEE OF \$50.00, payable to the City of Lockhart **Receipt Number:** R01368853

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

APPLICANT SIGNATURE [Signature] **DATE** 4/15/25

PROPERTY OWNER SIGNATURE Cindy Gibbeaux **DATE** 04/15/25

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? HD-C-8

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?

✓ — KW

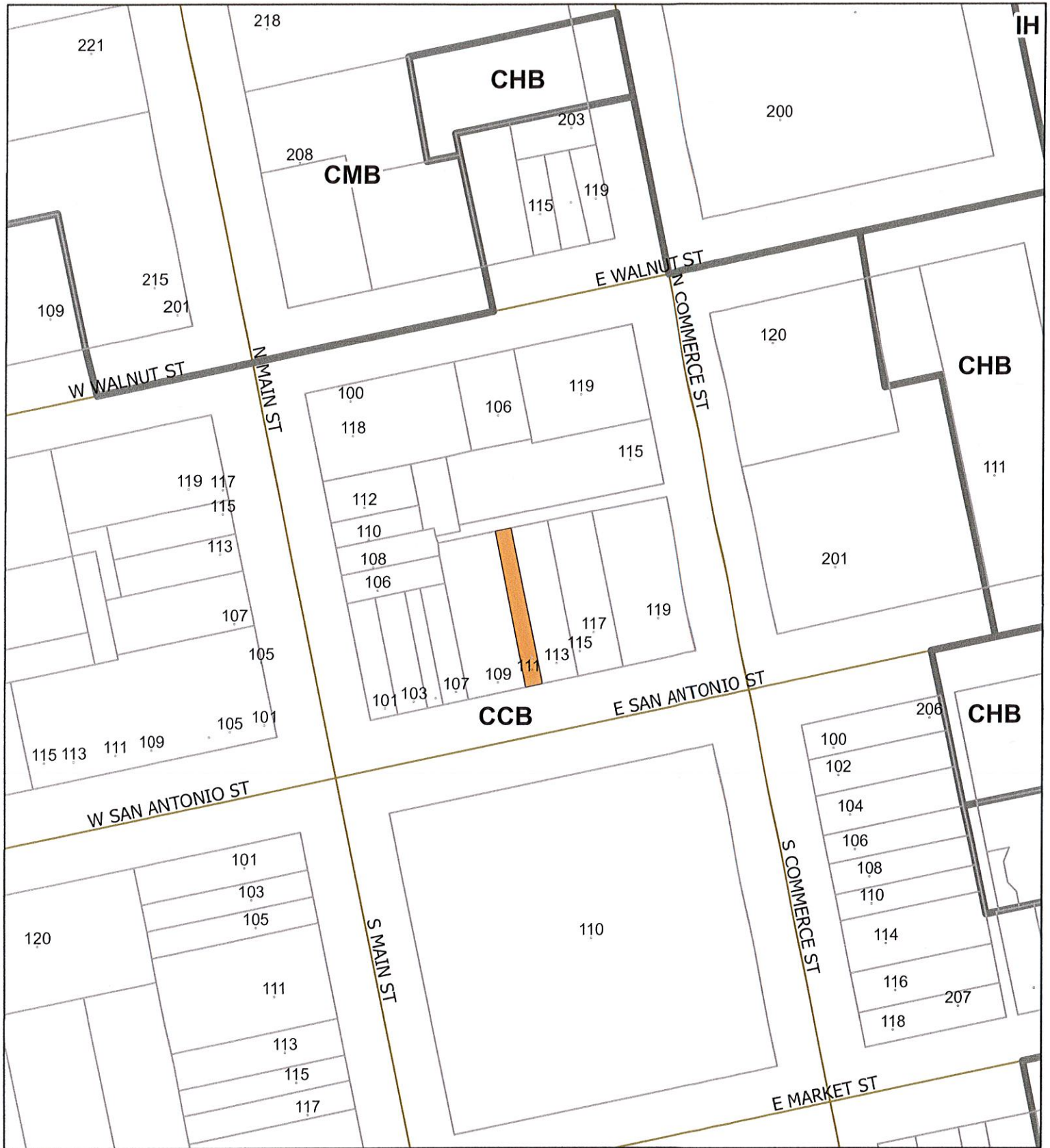
5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?

Scope of Work Questions Verified By: Kerim Waller

Date of Verification: 4/30/25

Certificate No. CFA-25-09 Date Submitted 4/21/25

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.



CFA-25-10

111 E SAN ANTONIO ST

WINDOW SIGN AND
HANGING SIGN.



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-25-10
REPORT DATE: April 30, 2025
MEETING DATE: May 7, 2025
APPLICANT'S REQUEST: Window and hanging signs
STAFF RECOMMENDATION: **Approval**
CONDITIONS: (1) Property owner's signature on the application form, prior to sign permit issuance; (2) hanging sign must maintain at least 7 feet of clearance above the public sidewalk

BACKGROUND DATA

APPLICANT: Chad Rea
OWNER: Mary Chambers
SITE LOCATION: 111 E. San Antonio St.
LEGAL DESCRIPTION: Lot 2, Block 23, 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 a window sign and hanging sign for a new retail art gallery and gift shop at the subject property. The window sign will consist of a simple, wide, "U"-shaped white decal, with a tilted, white "X" decal above and slightly off-center from the "U"-shape. The hanging sign will feature the business name, "Cult of Happy", in black lettering against a white background, and framed with a black border. This sign would typically be reviewed administratively as a pre-approved sign; however, the window sign is not considered pre-approved, and the consideration of both signs on one application will help to streamline the process for both Staff and the applicant.

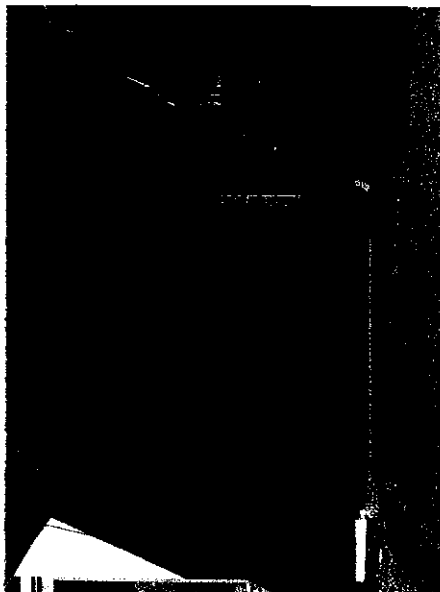
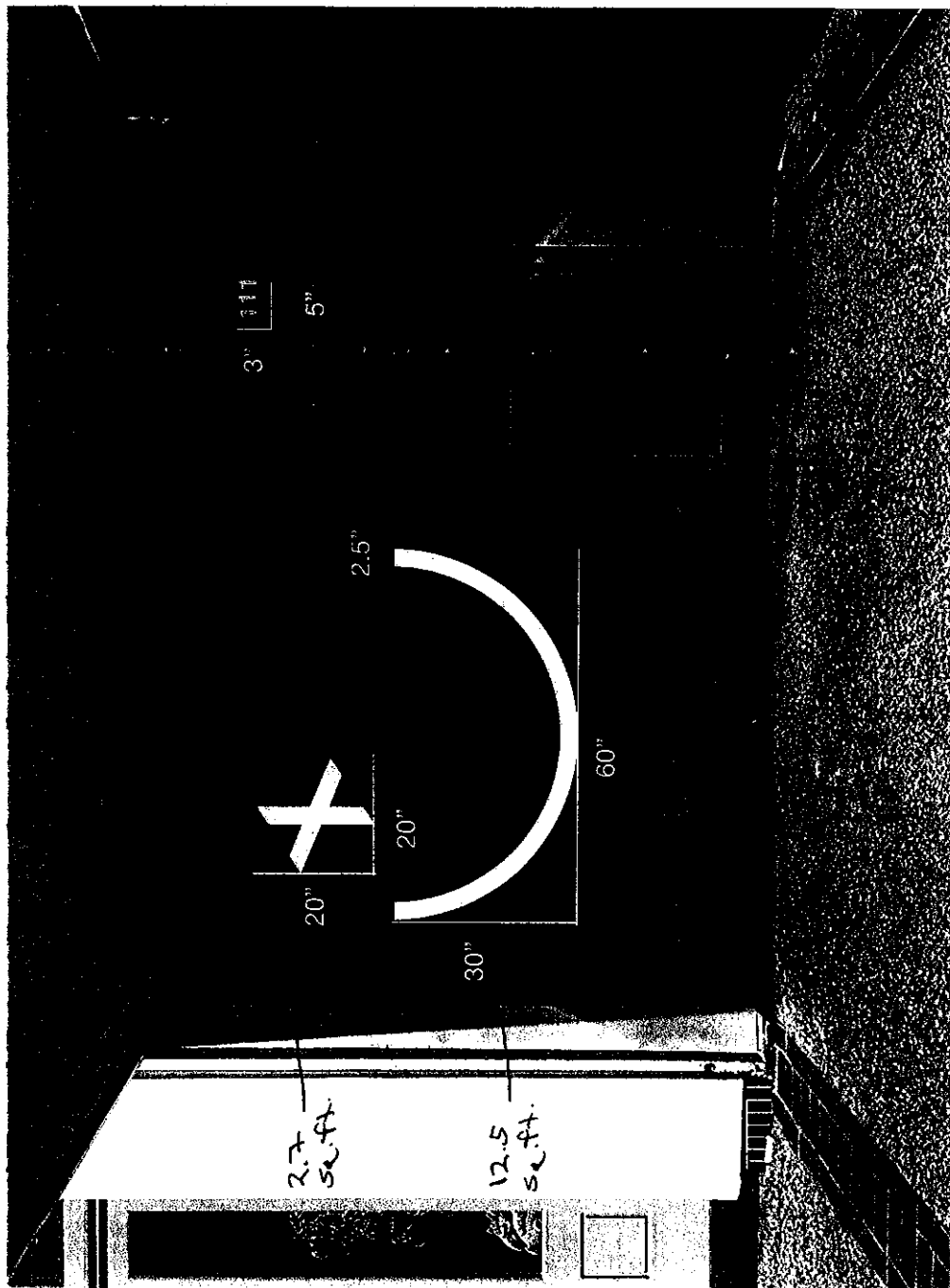
COMPATIBILITY: The proposed signs are not of a scale or design that would detract from the character of the Courthouse Square Historic District. Numerous window and hanging signs can be found on the Square, including on the same block as the subject property, such as at the Culinary Room and Jennifer Lindberg Studio.

COMPLIANCE WITH STANDARDS: The signs comply with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration. Conditions of approval are recommended that include the property owner's signature on the application form, prior to issuance of the Sign Permit, and that a 7-foot clearance is maintained between the hanging sign and public sidewalk.

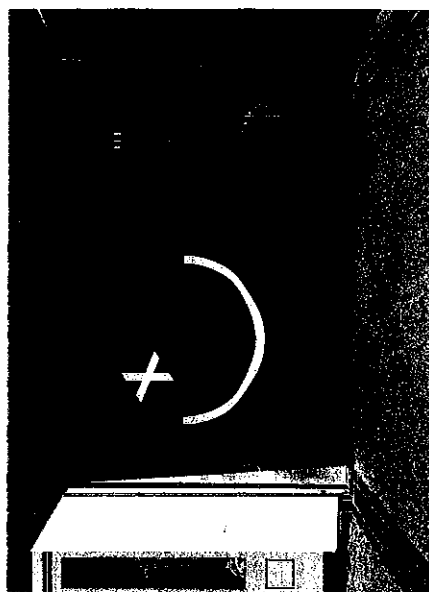
ALTERNATIVES: None necessary.

CULT OF HAPPY - RETAIL ART GALLERY

Window Decals - 111 E. San Antonio St.

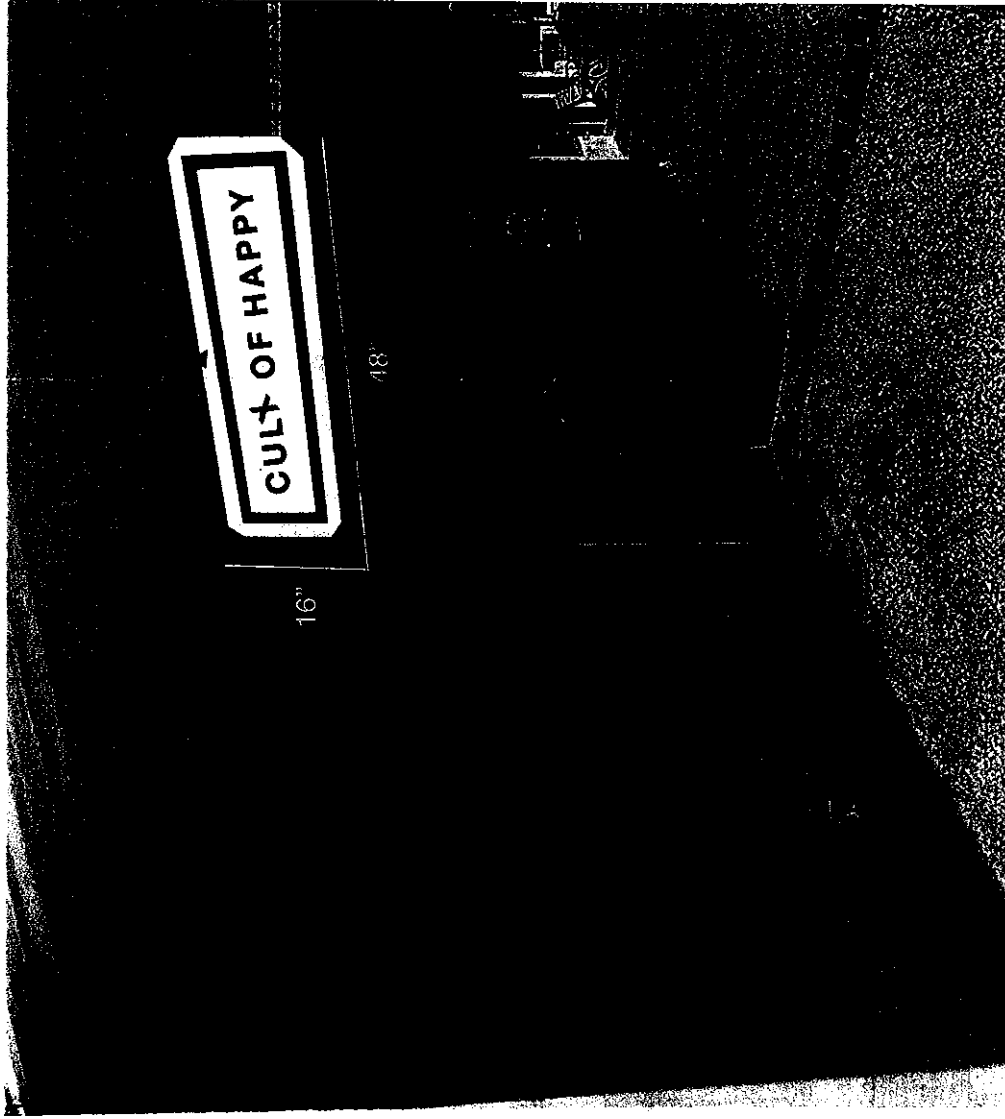


Previous business signage



NOTE: Glass is not frosted. For placement only.

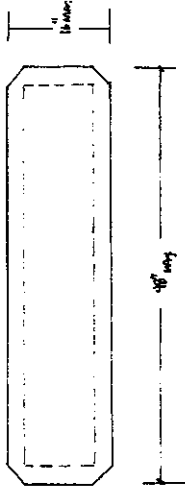
Hanging Sign - 111 E. San Antonio St.



NOTE: This is a rough mock-up based on approved sign dimensions.

Chains used to hang previous business signage are intact but need replacing.

1/2" TYPE:



**CERTIFICATE FOR ALTERATION APPLICATION**CFA-25.10

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

APPLICANT / PROPERTY OWNERAPPLICANT NAME Chad ReaADDRESS 400 Hackberry StDAY-TIME TELEPHONE 512-222-9558Lockhart, TX 78644E-MAIL chadjrea@gmail.comOWNER NAME Ron FaulstichADDRESS 113 E San Antonio StDAY-TIME TELEPHONE 512-398-5352Lockhart, TX 78644E-MAIL ron@printingsolutions.comPERSON DOING WORK Printing SolutionsESTIMATED COST \$500**PROPERTY**LEGAL DESCRIPTION Cult of Happy, art gallery and gift shop Lot 2, Block 23, Original TownADDRESS 111 E San Antonio St, 78644ZONING 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:

New business vinyl window signage + e-type hanging wooden sign using existing hardware placement**APPLICATION FEE OF \$50.00, payable to the City of Lockhart** Receipt Number: 201308955

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

APPLICANT SIGNATURE [Signature]DATE 4/11/25PROPERTY OWNER SIGNATURE [Signature]DATE 4/14/25

HISTORICAL PRESERVATION COMMISSION APPROVAL _____

DATE _____

CERTIFICATE FOR ALTERATION- SCOPE OF WORK QUESTIONNAIRE

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

- | | | | |
|----------|----------|-----------|---|
| <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? <u>—</u> |
| <u>—</u> | <u>X</u> | <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? |
| <u>X</u> | <u>—</u> | <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.) |
| <u>—</u> | <u>X</u> | <u>KW</u> | 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

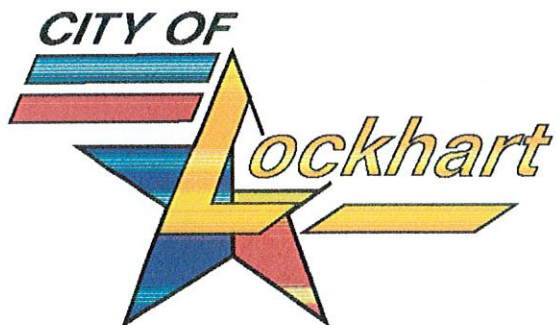
- | | | | |
|----------|----------|-----------|---|
| <u>—</u> | <u>X</u> | <u>KW</u> | 1. Will the construction or alteration covered by this application make a physical change to any design elements, features, or finishes visible from the exterior of the property? |
| <u>—</u> | <u>X</u> | <u>KW</u> | 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? |
| <u>—</u> | <u>X</u> | <u>KW</u> | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted? |
| <u>—</u> | <u>X</u> | <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? |
| <u>X</u> | <u>—</u> | <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: 4/30/23

Certificate No. CEA-25-10 Date Submitted 4/21/23

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 -

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

CONTRACTOR/OWNER

CONTRACTOR NAME CHAD REA LICENSE NO. N/A
DAY-TIME TELEPHONE 310-7388886 ADDRESS 400 HACKBERRY ST
E-MAIL thechad@chadrea.com LOCKHART, TX 78644
OWNER NAME Bon Faulstich ADDRESS 113 E. SAN ANTONIO ST
DAY-TIME TELEPHONE 512-398-5352 LOCKHART, TX
E-MAIL ron@printing,solutions,austin, 78644
com

PROPERTY

ADDRESS OR GENERAL LOCATION 111 E. SAN ANTONIO ST.
ZONING CLASSIFICATION CCB HISTORIC LANDMARK OR DISTRICT (Y/N) Y
NUMBER OF STREET FRONTAGES (Property lines abutting a public street) Y
PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE RETAIL / ART GALLERY
NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN CULT OF HAPPY

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) Window & hanging signs ☐ WALL ☐ MARQUEE
☒ LOW PROFILE ☐ MEDIUM PROFILE ☐ HIGH PROFILE
☐ INSTITUTIONAL ☒ DEVELOPMENT ENTRANCE ☐ RESIDENTIAL IDENTIFICATION

790 of 2480 = 20% max.
proposed sign = 20%

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 240 248 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) 20 SQ. FT.

ILLUMINATION X 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 ~~\$101.74~~ 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 Chad Rea Digitally signed by Chad Rea
Date: 2025.04.21 14:44:43 -05'00'

DATE 4/21/25

PRINTED OR TYPED NAME Chad Rea

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 - 25 - 10

DATE

FEE \$120.00

RECEIPT #



CFA-25-11

215 W MARKET ST

WINDOW SIGNS & REPAINT 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-25-11
REPORT DATE: May 1, 2025
MEETING DATE: May 7, 2025
APPLICANT'S REQUEST: New signage and repainting front façade to a different color
STAFF RECOMMENDATION: **Approval**
CONDITION: Property owner's signature on the application form, prior to sign permit issuance

BACKGROUND DATA

APPLICANT: Grace Reyer
OWNER: Judy Chapman and Diane Morgan Chapman, Chapman Family Trust
SITE LOCATION: 215 W. Market St., Suite B
LEGAL DESCRIPTION: Part of Lot 6, Block 20, 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 are two new window signs, and the repainting of the front façade to a different color, for the Plum Creek Records and Tapes retail establishment. The two signs will be placed on the glass of each of the front double doors as vinyl decals, with each measuring 4.2 square feet in size. The sign on the left door glass panel will feature the text "Vintage Clothing" at the top, a unicorn framed by a moon against a circular background reading "Moonicorn Vintage" in the middle, and "Accessories & Treasures" at the bottom, all framed by a rectangular border. The sign on the right door glass panel will feature the text "Records – Tapes – Novelties" at the top, a sliced apple/record image against a circular background with the business name in the middle, and "Buy – Sell – Trade – Consign" at the bottom, with a phone number contact below, all framed by a rectangular border. Please refer to the enclosed illustrations. In addition, the front wall façade will be repainted beneath the awning, including the two lower wooden panels on each door, from the current red color to a color entitled "Linen". The applicant explains that the repainting will not only provide an update to the existing, faded paint, but will also match the storefront to the rest of the building.

COMPATIBILITY: The proposed improvements will not detract from the character of the Courthouse Square Historic District. The repainting below the awning will add visual symmetry to the overall building in which the storefront is located, as noted by the applicant.

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 to a different color, it presents a change of outward appearance, and is therefore also subject to approval of the Certificate for Alteration. A condition of approval is recommended to include the property owner's signature on the application form, prior to issuance of the Sign Permit. It should be noted that a double-fee will be levied on the Sign Permit, since a sign was installed on the left door glass, prior to securing a permit.

ALTERNATIVES: None necessary.

2158



VINTAGE
CLOTHING

MOONICORN
Vintage

ACCESSORIES
& TREASURES



RECORDS • TAPES • NOVELTIES

Plum
Creek

RECORDS AND TAPES

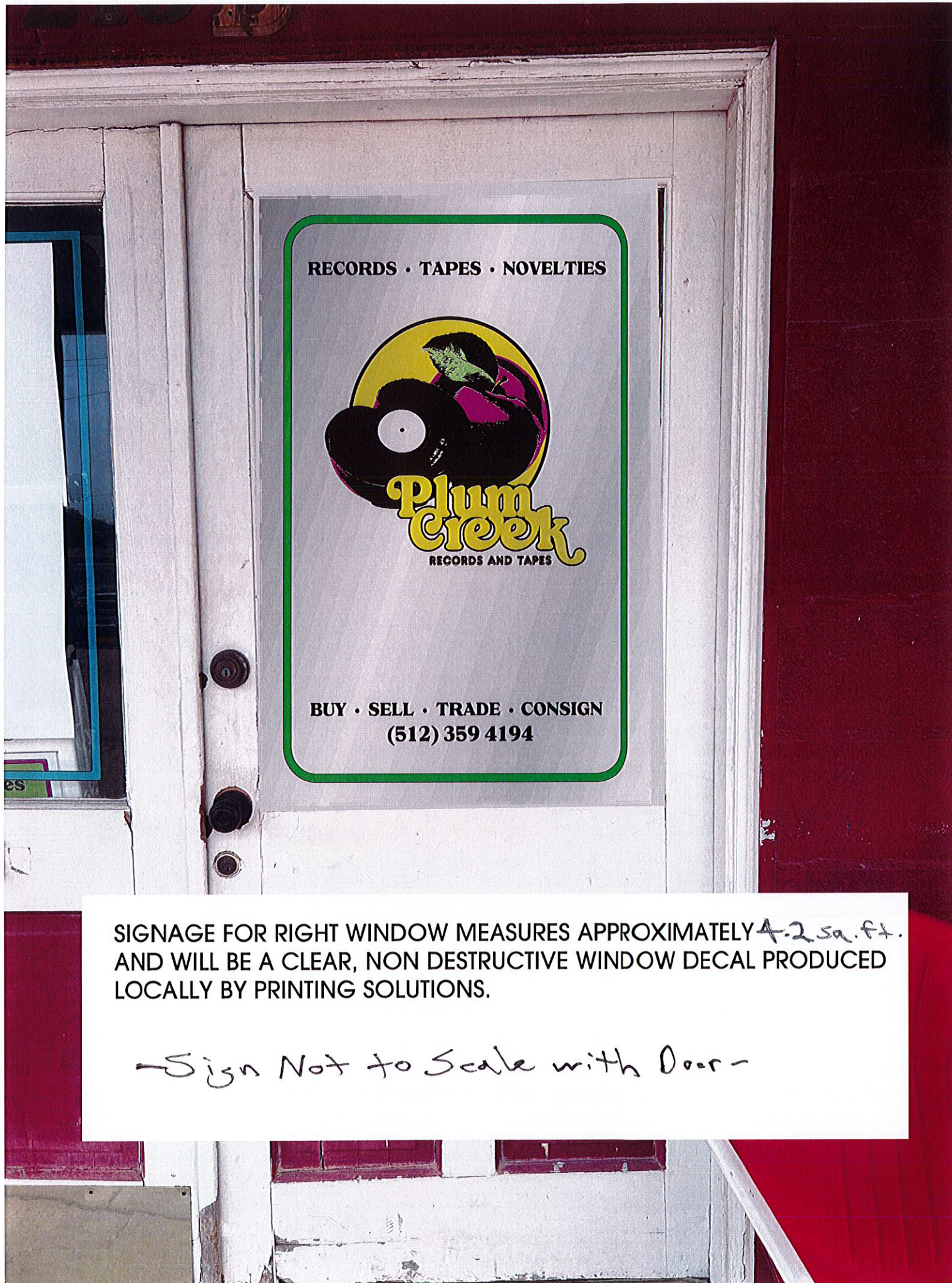
BUY • SELL • TRADE • CONSIGN
(512) 359 4194



RECORDS • TAPES • NOVELTIES



BUY • SELL • TRADE • CONSIGN
(512) 359 4194



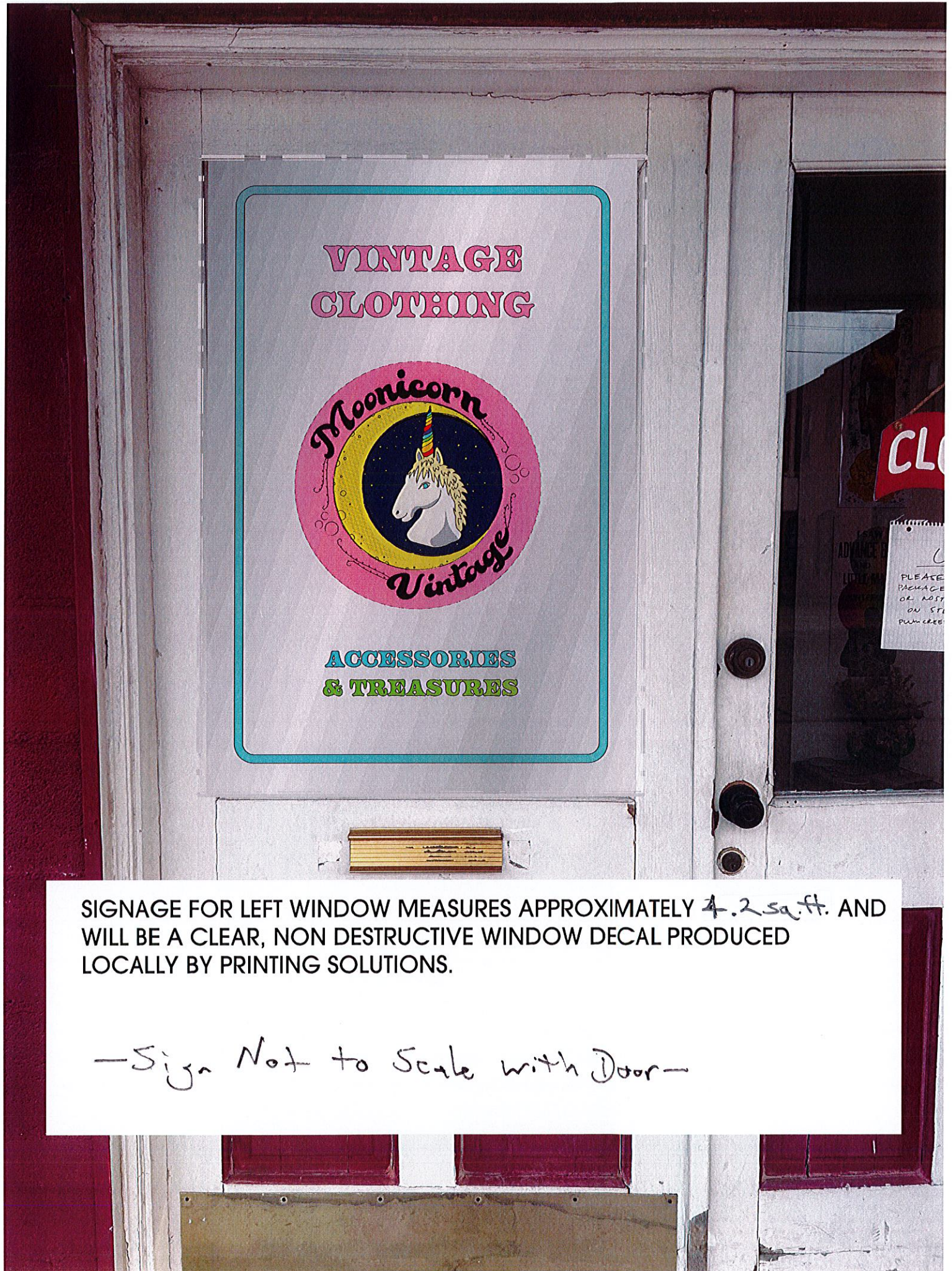
SIGNAGE FOR RIGHT WINDOW MEASURES APPROXIMATELY 4.2 sq. ft.
AND WILL BE A CLEAR, NON DESTRUCTIVE WINDOW DECAL PRODUCED
LOCALLY BY PRINTING SOLUTIONS.

-Sign Not to Scale with Door-

VINTAGE CLOTHING



ACCESSORIES
& TREASURES



VINTAGE
CLOTHING



ACCESSORIES
& TREASURES

SIGNAGE FOR LEFT WINDOW MEASURES APPROXIMATELY 4.2 sq. ft. AND
WILL BE A CLEAR, NON DESTRUCTIVE WINDOW DECAL PRODUCED
LOCALLY BY PRINTING SOLUTIONS.

—Sign Not to Scale with Door—



Paint alteration to building exterior 215 W Market St Suite B (tenant Plum Creek Records and Tapes) will cover approximately 76.05 Ft Sq (9.75'x78') as specified by red box in rough mockup.

The paint color is CW-W6 (sample included in application).

Please note this will provide not only an update to an existing worn paint, but match the space to the rest of the building.

**CERTIFICATE FOR ALTERATION APPLICATION****CFA-25-11**

Lockhart

TEXAS

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

APPLICANT / PROPERTY OWNERAPPLICANT NAME Grace ReyerADDRESS 215 W Market St Suite BDAY-TIME TELEPHONE (936) 524 7962Lockhart, TX 78644E-MAIL howdy@plumcreekrecords.comOWNER NAME Judy ChapmanADDRESS 2624 Scruggs Park DrDAY-TIME TELEPHONE (682) 347 7406Richland Hills, TX 76118

E-MAIL _____

PERSON DOING WORK Grace ReyerESTIMATED COST \$150**PROPERTY**LEGAL DESCRIPTION ~~215 W Market St~~ Original Town of Lockhart Block 20ADDRESS 215 W Market St Suite BZONING 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:**

Painting the exterior a warm white tone with eggshell base to improve appearance of building entry.

SIGNAGE IN BOTH WINDOWS - DECALS - PLEASE SEE ATTACHED REFERENCE
MATERIALS -

APPLICATION FEE OF \$50.00, payable to the City of LockhartReceipt Number: R01369347

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 4/22/25

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

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

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: on the left side Permit No.
Has any work actually started? Describe: One sign is already in place

Section Three

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? (without a permit), but will be removed & replaced with a smaller sign.
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: Karin Waller

Date of Verification: 5/1/25

Certificate No. CFA-25-11 Date Submitted 4/22/25

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.

SIGN PERMIT APPLICATIONSP. 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 _____ LICENSE NO. _____

DAY-TIME TELEPHONE _____ ADDRESS _____

E-MAIL _____

OWNER NAME Grace Reyer ADDRESS 215 W Market St Suite BDAY-TIME TELEPHONE (936) 524 7962 Lockhart, TX 78644E-MAIL howdy@plumcreekrecords.com _____**PROPERTY**ADDRESS OR GENERAL LOCATION 215 W Market St Suite BZONING CLASSIFICATION CCB HISTORIC LANDMARK OR DISTRICT (Y/N) YNUMBER OF STREET FRONTAGES (Property lines abutting a public street) 1PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Retail/ServicesNAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Plum Creek Records & Tapes**REQUESTED PERMIT**PROPOSED CONSTRUCTION (Check all that apply) X ON-PREMISE _____ OFF-PREMISEX NEW SIGN _____ STRUCTURAL REPAIR _____ STRUCTURAL ALTERATION/RELOCATIONTYPE OF SIGN PROPOSED (Check all that apply) Two window signs
_____ WALL _____ MARQUEEX LOW PROFILE _____ MEDIUM PROFILE _____ HIGH PROFILE_____ INSTITUTIONAL X DEVELOPMENT ENTRANCE _____ RESIDENTIAL IDENTIFICATION

710 of 1208 = 8.4 max. sign area
Proposed signage = 8.4

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 120 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) 8.4 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 ~~\$106.40~~ Double-Fee - (\$216.80)
PAYABLE TO THE CITY OF LOCKHART WHEN THE PERMIT IS ISSUED. Sign placed prior to approval

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 4/21/25

PRINTED OR TYPED NAME Grace Reyer

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 - 25 11

DATE —

FEE \$216.80
(Double-Fee)

RECEIPT # —



CFA-25-12

119 N MAIN ST

NEW SIGNAGE, REPLACE FRONT DOOR,
PAINT OVER GLASS ABOVE MAIN WINDOW



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-25-12
REPORT DATE: April 30, 2025
MEETING DATE: May 7, 2025
APPLICANT'S REQUEST: Front door replacement, painting over clerestory windows, and two new signs
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

BACKGROUND DATA

APPLICANT: Don O'Neil
OWNER: Kent Black, KBCB Investments, LLC
SITE LOCATION: 119 N. Main St.
LEGAL DESCRIPTION: Part of Lot 4, 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: Proposed are a new window sign, projecting wall sign, new door to replace the existing front door entry, and the painting of the clerestory windows above the main display window for the new, upstairs antique business to be called The Attic. The window sign will be located on the glass of the front door replacement, to contain the business name and logo, hours of operation, and a phone number contact, all in a white color. Beneath the logo is a line of text to read: "Art-Fashion-Unique Finds". The projecting wall sign will also feature the business logo, be square in shape, and made of black wood and brass foil. This sign will hang from a black iron bracket that will attach to the building via existing awning bolts, and will maintain at least 8 feet of clearance above the public sidewalk. Replacing the existing, damaged front door will be a single-pane glass door, the framing of which will be painted the same red color as the existing door and surrounding trim. Finally, the clerestory windows above the main display window will be painted over in the same red color noted above. The applicant has informed Staff that the business will incorporate changing window displays within the main display window, which will not make contact with the glass and are therefore not considered signage for review purposes (Sign Ordinance Section 46-7(25)).

COMPATIBILITY: The proposed improvements will not detract from the character of the Courthouse Square Historic District. Other single-pane glass doors are found on the same block as the subject property, including those for New Ground Ministries at 117 N. Main St., and Soundwaves Art Foundation at 115 N. Main St., among others. Although clerestory windows are more often uncovered than painted over downtown, the painting of these windows on the subject property will continue the already-established covered window pattern above the front door and a portion of the main display window.

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 window painting or front door replacement, save for pre-approved doors which are not applicable in this case, they are also subject to approval of the Certificate for Alteration, and building permits as necessary.

ALTERNATIVES: None necessary.



Front Door Signage:

Replace damaged door with new single pane glass door, existing red color
Add logo, hours and phone number, approx 18" x 36"
Paint glass above main window same color as existing red color to cover up foil on interior.

*Signage is
4.5 sq.ft.*

The Attic Lockhart, Inc.
services@theatticlockhart.com
(512) 795-4269

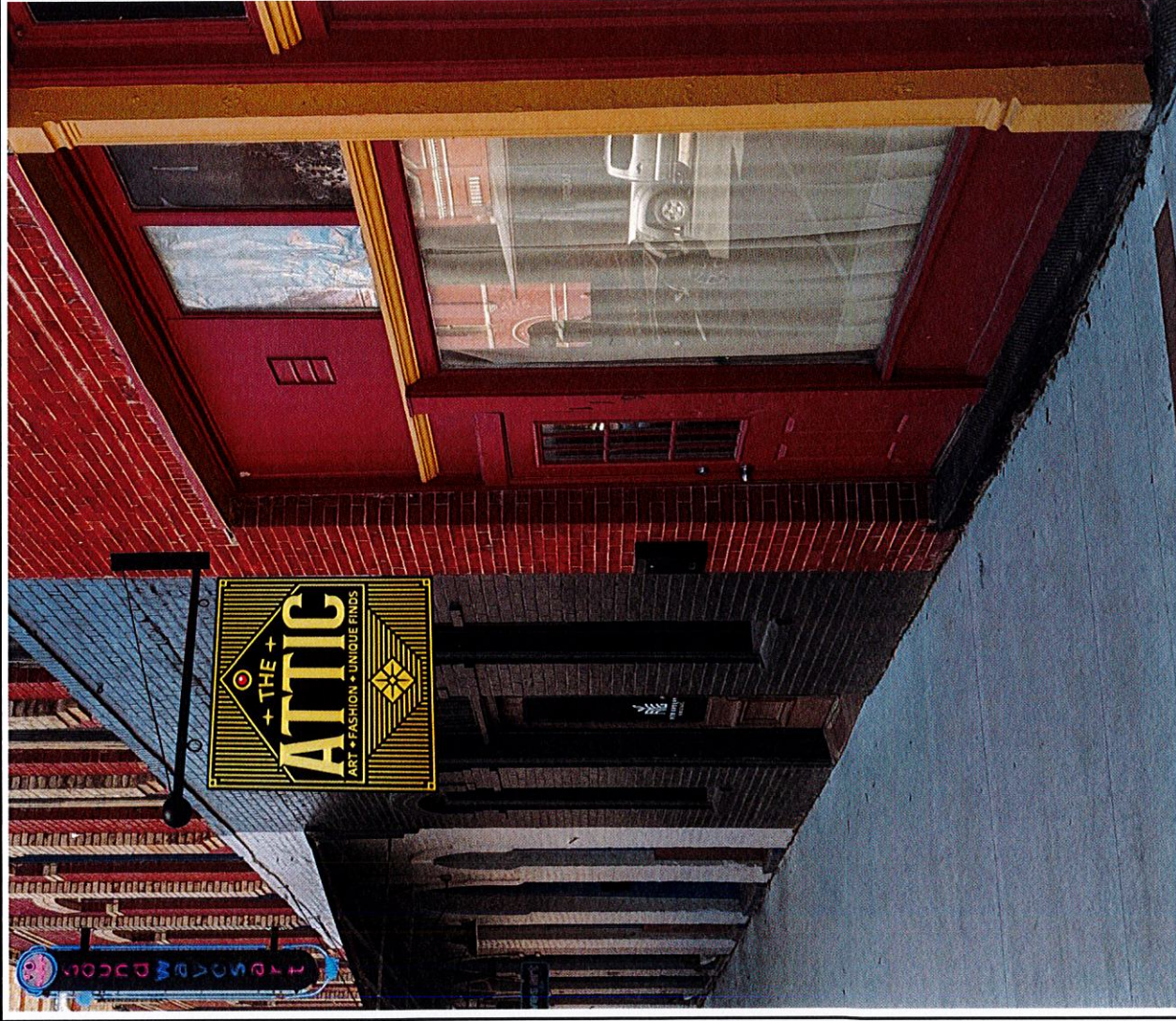
The Attic
119 N. Main St
Proposed Signage

DRAWING NO.:

1 of 2

REC: XXXXXX	MM/DD/YY
PROJECT LEAD: XXXXXXXX	MM/DD/YY
PROJECT LEAD: XXXXXXXX	MM/DD/YY
DRAWN BY: XXXXXXXX	MM/DD/YY
ROLE	CHECK DATE

DATE	REVISION



Hanging Sign:

Approx 3'x 3', black wood & brass foil, black iron bracket

Bracket attached via existing awning bolts

Min 8' clearance below

9 sq. ft.

The Attic Lockhart, Inc.
 services@theatticlockhart.com
 (512) 795-4269

REC: XXXXXX
 PROJECT LEAD: XXXXXXXX
 PROJECT LEAD: XXXXXXXX
 DRAWN BY: XXXXXXXX

MM/DD/YY
 MM/DD/YY
 MM/DD/YY
 MM/DD/YY

The Attic
 119 N. Main St
 Proposed Signage

DRAWING NO.:

2 of 2

REVISION

DATE



Lockhart

TEXAS

CERTIFICATE FOR ALTERATION APPLICATION

CFA-25-12

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

APPLICANT / PROPERTY OWNER

APPLICANT NAME The Attic, Inc./Don O'Neil

ADDRESS 119 N. Main St

DAY-TIME TELEPHONE 702-496-1842

Lockhart, TX 78644

E-MAIL don@theatticlockhart.com

OWNER NAME Kent Black

ADDRESS 119 N. Main St

DAY-TIME TELEPHONE 512-565-9283

Lockhart, TX 78644

E-MAIL kent@blacksbbq.com

PERSON DOING WORK TBD

ESTIMATED COST <\$1,000

PROPERTY

LEGAL DESCRIPTION Original Town of Lockhart, Block 22, Part of Lot 4

ADDRESS 119 N. Main St, Lockhart TX 78644

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:

Replace front door with single glass pane door, door decals with logo and hours, paint over existing windows that have tin-foil in them with existing red color, add hanging sign from existing awning bolts. No change in paint color.

APPLICATION FEE OF \$50.00, payable to the City of Lockhart Receipt Number: Re13G9507

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

APPLICANT SIGNATURE [Signature] DATE 4/23/25

PROPERTY OWNER SIGNATURE Kent Black DATE 4/23/25

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

- | | | |
|----------|----------|-----------|
| <u>X</u> | <u>—</u> | <u>KW</u> |
| <u>X</u> | <u>—</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? — Describe: —

Section Three

- | | | |
|----------|----------|-----------|
| <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> |
| <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? Glass only - window
 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: 4/30/25

Certificate No. CEA-25-12 Date Submitted 4/23/25

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.

SIGN PERMIT APPLICATIONSP - 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/OWNERCONTRACTOR NAME TBD LICENSE NO. _____

DAY-TIME TELEPHONE _____ ADDRESS _____

E-MAIL _____

OWNER NAME Don O'Neil ADDRESS 542 FM 672DAY-TIME TELEPHONE 702-496-1842 Lockhart, TX 78644E-MAIL don@theatticlockhart.com _____**PROPERTY**ADDRESS OR GENERAL LOCATION 119 N. Main StZONING CLASSIFICATION CCB HISTORIC LANDMARK OR DISTRICT (Y/N) YNUMBER OF STREET FRONTAGES (Property lines abutting a public street) 2PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Retail/OfficeNAME OF BUSINESS TO OWN OR USE PROPOSED SIGN The Attic**REQUESTED PERMIT**PROPOSED CONSTRUCTION (Check all that apply) X ON-PREMISE _____ OFF-PREMISEX NEW SIGN _____ STRUCTURAL REPAIR _____ STRUCTURAL ALTERATION/RELOCATIONTYPE OF SIGN PROPOSED (Check all that apply) - Hanging wall & window WALL Signs X MARQUEE

_____ LOW PROFILE _____ MEDIUM PROFILE _____ HIGH PROFILE

_____ INSTITUTIONAL X DEVELOPMENT ENTRANCE _____ RESIDENTIAL IDENTIFICATION

710 of 1620 = 113.48 max. allowed sign area
Proposed sign area = 13.58

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 960 1620 SQ. FT.
IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE FT.
HEIGHT TO TOP OF SIGN 3/3 FT. TOTAL SIGN FACE AREA (One side only) 13.5 SQ. FT.
ILLUMINATION X 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 ~~\$100~~ 113.50
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 4-11-25

PRINTED OR TYPED NAME Don O'Neil

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 - 25 -

CERT. FOR ALTERATION NUMBER CFA - 25 - 12

DATE

FEE \$113.50

RECEIPT #



CFA-25-13

115 N MAIN ST

NEW SIGNAGE, HANGING
FLOWER BASKETS, *PLANTER BOXES*



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-25-13
REPORT DATE: May 1, 2025
MEETING DATE: May 7, 2025
APPLICANT'S REQUEST: New signage, hanging flower baskets, planter boxes
STAFF RECOMMENDATION: **Approval**
CONDITION: Hanging flower baskets must maintain at least 7 feet of clearance above the public sidewalk.

BACKGROUND DATA

APPLICANT: Timothy Wakefield
OWNER: Bon Diablo, LLC, c/o Timothy Wakefield
SITE LOCATION: 115 N. Main St.
LEGAL DESCRIPTION: Lot 4-A, Block 22, Original Town of Lockhart
EXISTING USE OF PROPERTY: Nonprofit art foundation
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Proposed are two new wall signs, four hanging flower baskets, and two planter boxes for Soundwaves Art Foundation, a nonprofit art gallery. The two signs will be placed on either side of the double-door entry, to feature frequently changing information about new artists, print releases, and events. The signs will consist of a canvas material with a wooden frame, and affixed to the walls through the mortar joints. Each sign will measure 18 inches by 30 inches, or 7.5 square feet. The four hanging flower baskets will be positioned in front of each of the four wall panels between the front doors, windows, and adjacent businesses. These baskets will be hung from brackets attached to the wall through the mortar, as opposed to the awning overhead, and will be required to maintain a clearance of at least 7 feet above the public sidewalk. The two planter boxes, already in place, will contain changing flower/plant displays, consist of an iron material, and are located in front of the windows on either side of the double-door entry, secured to the surrounding wood framing.

COMPATIBILITY: The proposed improvements will not detract from the character of the Courthouse Square Historic District. The hanging baskets and planter boxes will add a nice aesthetic to the property and the block as a whole.

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 hanging baskets or planter boxes, they present a change of outward appearance, and are therefore also subject to approval of the Certificate for Alteration, and building permits as necessary.

ALTERNATIVES: None necessary.





**NEW RELEASE
JUNE 2025**

**Keith Richards
George Strait
Willie Nelson
The Lumineers
Norah Jones
Rufus Du Sol
Bryan Adams**

**All artwork sales
benefit causes supported
the by musicians.**

3.75
sq. ft.
x 2 signs
=
7.5
sq. ft.
total
sign
area
(new)

Kevin Waller

From: tim@soundwavesartfoundation.com
Sent: Monday, April 14, 2025 3:22 PM
To: Kevin Waller
Subject: Re: Signs Downtown

This email originated from an external sender. Please exercise caution before clicking on any links or attachments.

Hi Kevin

The signs will change regularly with information about new artists, new print releases and events. The information will be on canvas with a hard wood frame fixed with professional hangers through the mortar and not the brick. they will 18 x 30 inches.

Thank you
Tim
Sent from my iPhone

On Apr 10, 2025, at 10:03 AM, Kevin Waller <kwaller@lockhart-tx.org> wrote:

Tim:

We will also need to know the sign material, dimensions, and how they will be attached to the building. They must be mounted through the mortar joints, and not the brick.

Kevin

From: Kevin Waller
Sent: Thursday, April 10, 2025 9:55 AM
To: Tim Wakefield <tim@soundwavesartfoundation.com>
Subject: Signs Downtown

Good morning Tim:

Regarding your application for the hanging baskets, ~~my~~ and two gray wall signs, could you please provide a close-up of what the signs will look like? I need to determine if they will require a sign permit along with your submitted application. Thanks.

Kevin

**CERTIFICATE FOR ALTERATION APPLICATION**CFA-B²⁻⁵ 13

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

APPLICANT / PROPERTY OWNER

APPLICANT NAME TIM WAKEFIELD ADDRESS 115 N MAIN ST
DAY-TIME TELEPHONE 512 457 9410 LOCKHART
E-MAIL tim@shawwv.com TX 78644
OWNER NAME TIM WAKEFIELD ADDRESS "
DAY-TIME TELEPHONE " "
E-MAIL " "
PERSON DOING WORK SELF ESTIMATED COST 1000

PROPERTY

LEGAL DESCRIPTION Original Town of Lockhart, Block 22, Lot 4-A
ADDRESS 115 N MAIN ST, LOCKHART 78644 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:

FLOWER BASKETS x 4 + INFORMATION SIGNAGE x 2.
Planter boxes (x2) on either side of front door beneath windows.

APPLICATION FEE OF \$50.00, payable to the City of Lockhart Receipt Number: R013696GA

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 T. Wakefield DATE 3-28-25
PROPERTY OWNER SIGNATURE T. Wakefield DATE 3-28-25
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
✓ KW
✓ KW
✓ 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 ✓
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

✓ KW
✓ KW
✓ KW
✓ 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?
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? Describe:

Section Three

✓ KW
✓ KW
✓ KW
✓ KW
✓ 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?
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: Kerin Walker

Date of Verification: 5/1/25

Certificate No. CFA-25-13 Date Submitted 4/22/25

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.

APR 22 2025

SIGN PERMIT APPLICATION

SP - 25 -

CITY OF

BUILDING INSPECTIONS DEPT.

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 BONDABLO FRAMING LICENSE NO. _____DAY-TIME TELEPHONE 512 457 9401 ADDRESS 115 N MAIN ST.E-MAIL tim@soundwavesartfoundation.com LOCKHART, 78644OWNER NAME TIM WAKEFIELD ADDRESS 201 PECOS ST.DAY-TIME TELEPHONE 512 457 9401 LOCKHART, 78644E-MAIL tim@soundwavesartfoundation.com

PROPERTY

ADDRESS OR GENERAL LOCATION 115 N MAIN ST, LOCKHART, 78644ZONING CLASSIFICATION CCB HISTORIC LANDMARK OR DISTRICT (Y/N) YNUMBER OF STREET FRONTAGES (Property lines abutting a public street) 1PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE ART GALLERYNAME OF BUSINESS TO OWN OR USE PROPOSED SIGN SOUNDWAVES ART FOUNDATION

REQUESTED PERMIT

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

710 of 728 sq = 50.96 sq max. allowed sign area
Existing Signage = 36.40 sq
Proposed Signage = 7.5 sq

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 728 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) 7.5 SQ. FT.
ILLUMINATION X NONE INTERNAL REFLECTED BARE BULB

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PAYABLE TO THE CITY OF LOCKHART WHEN THE PERMIT IS ISSUED.

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SIGNATURE T. Wakefield

DATE 4-23-25

PRINTED OR TYPED NAME TIMOTHY WAKEFIELD

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 - 25 - 13

DATE

FEE \$107.50

RECEIPT #