

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, March 3, 2021
Municipal Building – Glosserman Room
308 West San Antonio Street**

COMMISSION MEMBER AUDIO CONFERENCE PARTICIPATION

One or more members of the Lockhart Historical Preservation Commission may participate in a meeting remotely. The member of the Commission presiding over the meeting will be physically present at the above public location. Audio conference equipment providing two-way audio communication with each member participating remotely will be made available, and each portion of the meeting held by audio conference that is required to be open to the public can be heard by the public at the location specified.

CITIZEN AUDIO CONFERENCE PARTICIPATION

- Call-in number: 1-408-418-9388. Attendee Access Code: 626-304-323#.
- Citizens wishing to listen or participate must call in prior to the start of the meeting, and should identify themselves. Attendees may call in to listen only, if desired.
- Those wishing to speak will be called upon to address the Commission.
- Historical Commission agenda packets can be viewed online at www.lockhart-tx.org starting two days prior to the meeting. Navigate from the Departments tab at the top of the page to Development Services – Meeting Minutes/Schedules (on left side) – Agendas & Minutes – Historical Preservation Agendas & Minutes – Agenda Packets.

AGENDA

1. Call meeting to order.
2. Election of Officers for 2021.
3. Citizen comments not related to an agenda item.
4. Consider the minutes of the December 16, 2020 meeting.
5. CFA-21-01. Consider a request by Sean Kelley of the City of Lockhart Public Works Department for approval of a Certificate for Alteration for a temporary outdoor gathering space on property to be leased by the City and identified as Lots 1 and 2, Jack Pearce Subdivision, zoned CCB (Commercial Central Business District) and located at 120 and 124 East Market Street.
6. CFA-21-02. Consider a request by Bryan Cady and David Mendoza for approval of a Certificate for Alteration for multiple improvements to a City-designated Historic Landmark residence and detached garage on Lots 1 and 2, Block 21, Original Town of Lockhart, zoned CMB (Commercial Medium Business District) and located at 215 West San Antonio Street.
7. CFA-21-03. Consider a request by Susan Silberman of Grain and Seed, LLC, for approval of a Certificate for Alteration for window and door glass replacement on Part of Lots 5 and 6, Block 17, Original Town of Lockhart, zoned CMB (Commercial Medium Business District) and located at 215 East Market Street.
8. Discuss date and agenda of next meeting, including Commission requests for agenda items.
9. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 11:30 a.m. on the 25th day of February, 2021.

City of Lockhart
Historical Preservation Commission
December 16, 2020

MINUTES

Members Present: Ron Faulstich, Ray Ramsey, Christine Ohlendorf, Michel Royal, John Lairsen, Ronda Reagan

Member Absent: Rick Thomson

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Ian Stowe (applicant, Agenda Item (4))

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:33 p.m.

2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the December 2, 2020 meeting.

Vice-Chair Reagan asked for clarification on Agenda Item 5, and whether the Tax Abatement Agreement for enhancements made to her property would be considered by the City Council.

Planning Staff Kevin Waller explained that the City Manager had decided that since the City Council had already made a "Determination of Eligibility" for the tax abatement, there was no need to take the Tax Abatement Agreement itself to Council for consideration. Waller stated that the City Attorney had reviewed and approved the Agreement, and that it would also be forwarded to the Appraisal District for review, once signed by all parties.

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

4. CFA-20-18. Consider a request by Ian Stowe for approval of a Certificate for Alteration for rear façade and side (west) façade improvements for the new Old Pal Bar & Grill business establishment on Part of Lot 1, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 100 "A" East Market Street.

Mr. Waller explained that the applicant proposes improvements to the rear (south) wall façade, as well as the side (west) façade of the building. Improvements to the rear façade include two new kitchen vents to be run through previous first-floor window penetrations, including a "mushroom"-style vent and return air vent. Improvements to the side façade include replacement of the existing first-floor, double-panel windows with glass block, replacement of the glass side-entry door with a wooden door, and replacement of the overhead door at the south end of the side façade with the exit door that was previously in that location. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended approval.

Applicant Ian Stowe, 428 Trinity St., provided further explanation and materials to the Commission and answered questions. Mr. Stowe asked if the City had any type of funding assistance for a future-proposed awning installation(s).

Vice-Chair Reagan replied with an explanation of the Tax Abatement application and process.

Chair Lairsen also suggested inquiring with the Economic Development Department about the "BIG Grant" for restoration of downtown properties, and if funding is still available or will be for future funding phases.

Vice-Chair Reagan moved to approve CFA-20-18 as presented. Commissioner Royal seconded, and the motion passed by a vote of 6-0.

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

Mr. Waller stated that the application deadline is December 23 for the January 6 meeting.

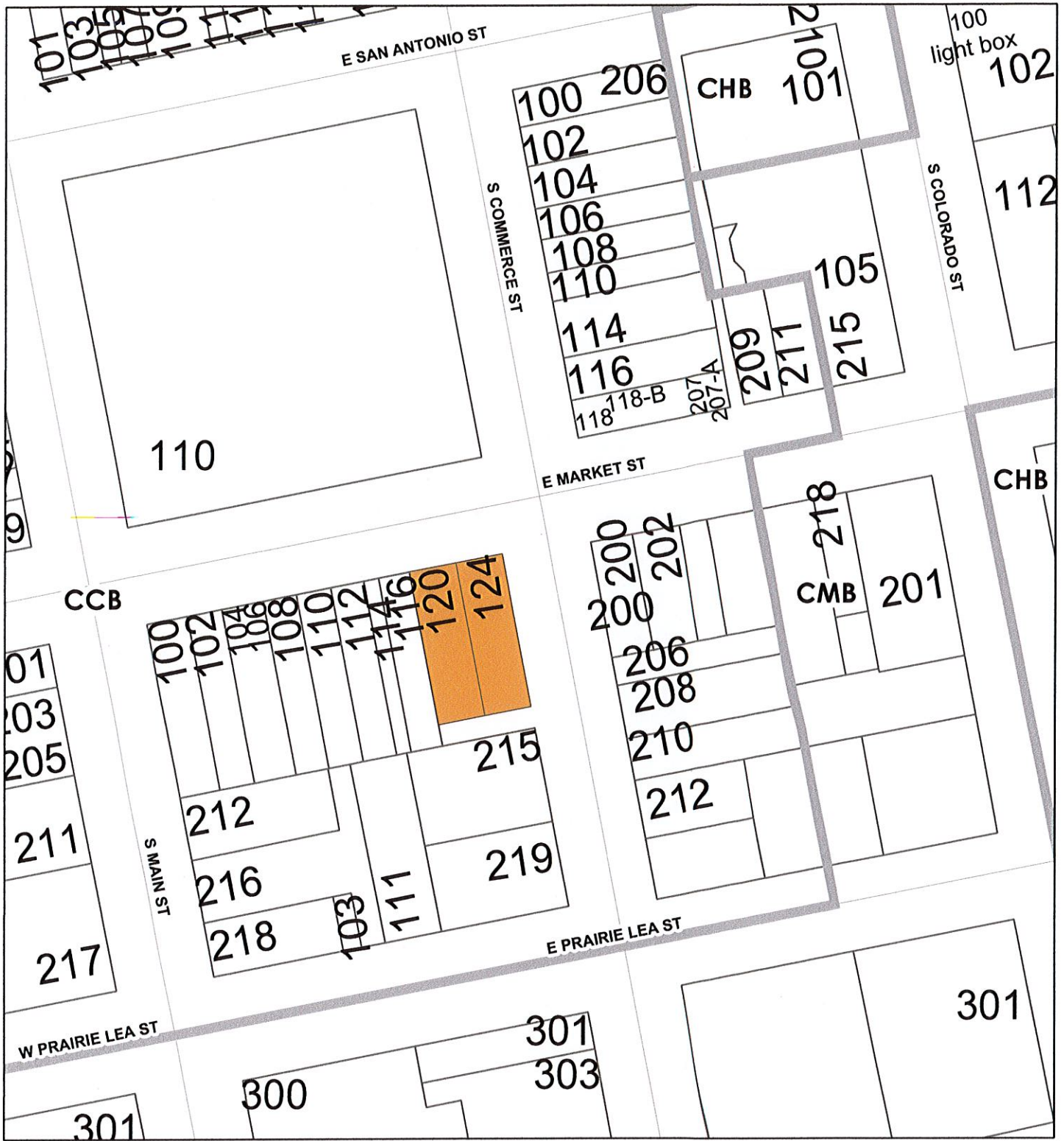
6. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Ohlendorf seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:01 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chair



CFA-21-01

120 & 124 E MARKET ST

OUTDOOR GATHERING AREA



 Subject Property

 Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: February 12, 2021 (*February 17, 2021 meeting canceled*)
MEETING DATE: March 3, 2021
APPLICANT'S REQUEST: Outdoor gathering space
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

CASE NUMBER: CFA-21-01

BACKGROUND DATA

APPLICANT: Sean Kelley, City of Lockhart Public Works
OWNER: Jack Pearce LLC
SITE LOCATION: 120 East Market Street and 124 East Market Street
LEGAL DESCRIPTION: Lots 1 and 2, Jack Pearce Subdivision
EXISTING USE OF PROPERTY: Vacant
PROPOSED USE OF PROPERTY: Outdoor gathering space
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

ANALYSIS OF ISSUES

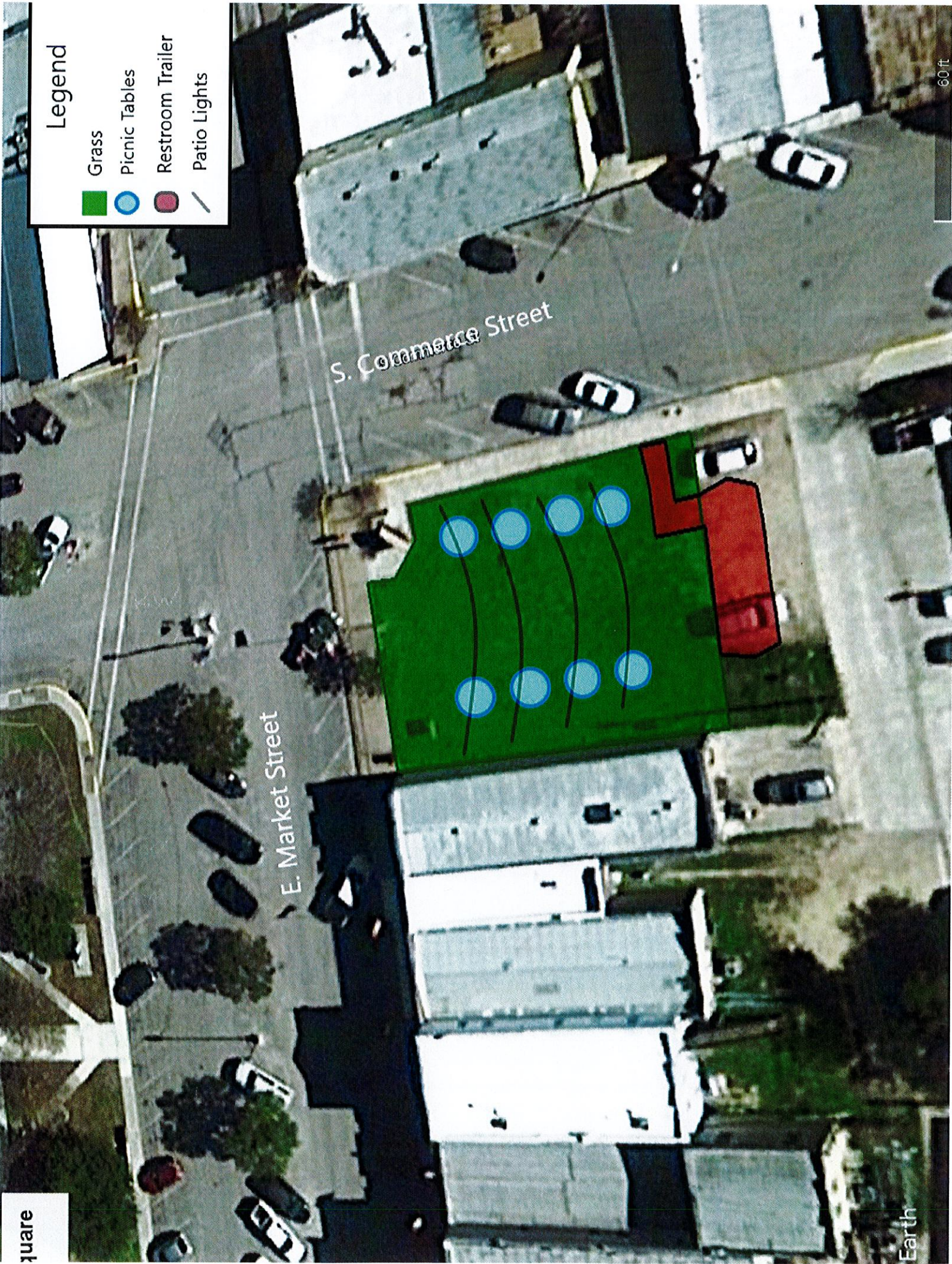
PROJECT DESCRIPTION: The City proposes to utilize the property for an outdoor gathering area. The property will be regraded and seeded where necessary, with at least four shade trees placed in wooden planter boxes and not planted in the ground. Eight powder-coated picnic tables will be added, to include umbrellas at certain times of year. Up to 16, 12-foot tall posts will be erected to support strings of patio-style lighting suspended above the tables and general area. A portable restroom trailer will be placed at the south end of the property, connected to City utilities, and include an ADA-compliant walkway. In addition, several trash receptacles and a dog waste station will be added to the area. Although the property will be used for outdoor gatherings, it is not proposed to be used as a special events facility. The City will lease the property from the owner for a period of 12 to 24 months, with the property returned to its original condition and all improvements removed upon the lease's expiration. Please refer to the attached site plan and property photographs.

COMPATIBILITY: An outdoor gathering area will have no adverse impact on the historic character of the Courthouse Square. The Electric Rodeo Tattoo parlor is located on the adjacent property to the west, Henry's restaurant is located to the south, the A-1 Bail Bonds business is located across South Commerce Street to the east, and the County Courthouse is located across East Market Street to the north. Since the property will be used casually by the public at various times of day, and there is an adequate amount of on-street parking along East Market Street and South Commerce Street for downtown businesses and the general public, there shouldn't be a significant adverse impact to businesses in proximity to the subject property.

COMPLIANCE WITH STANDARDS: Although there are no specific guidelines for the proposed use in the Historic Districts and Landmarks Ordinance, it is subject to the Certificate for Alteration review procedures. Should the City and landowner consider the property for a special events facility in the future, a Specific Use Permit must first be approved by the Planning and Zoning Commission.

ALTERNATIVES: None necessary.

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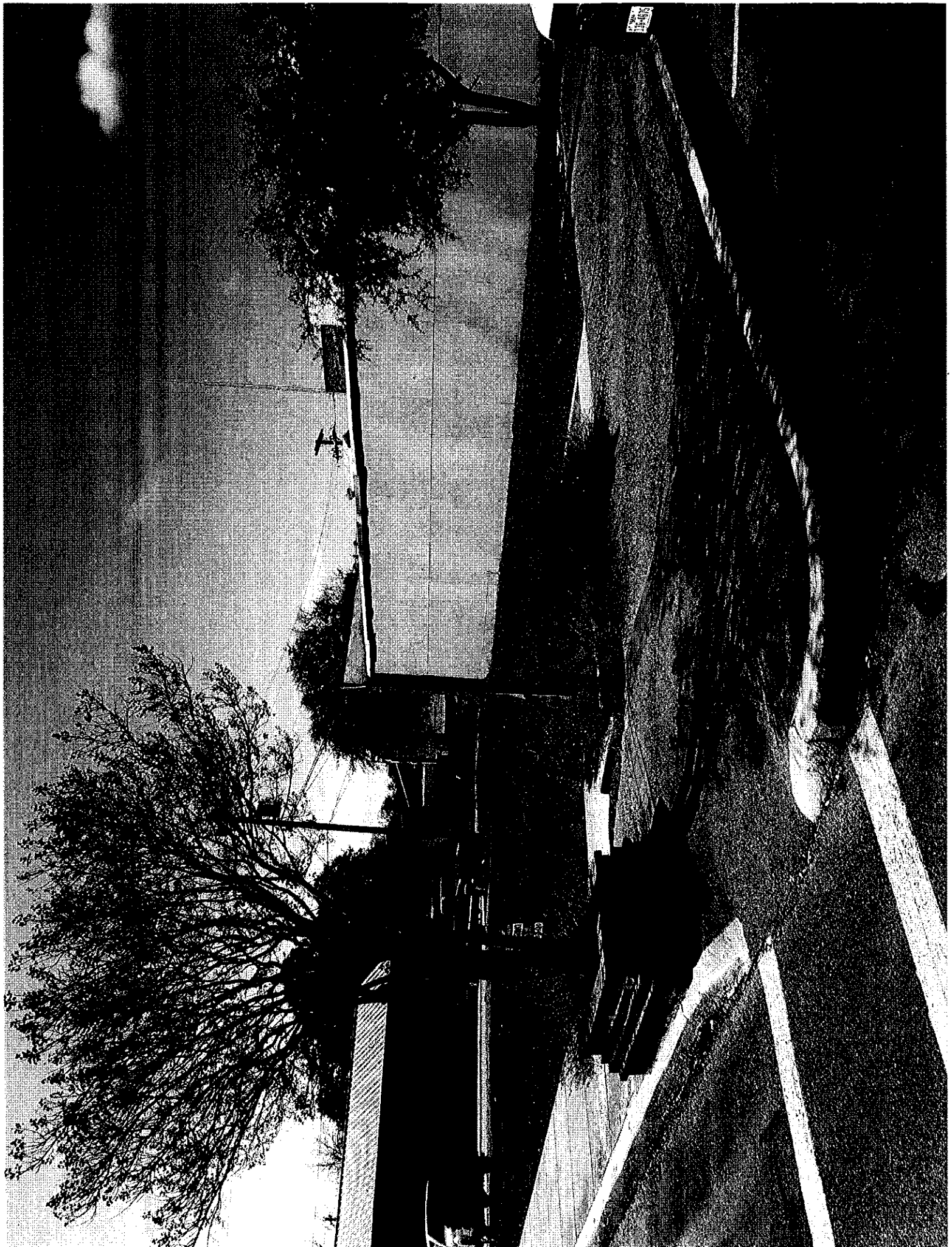


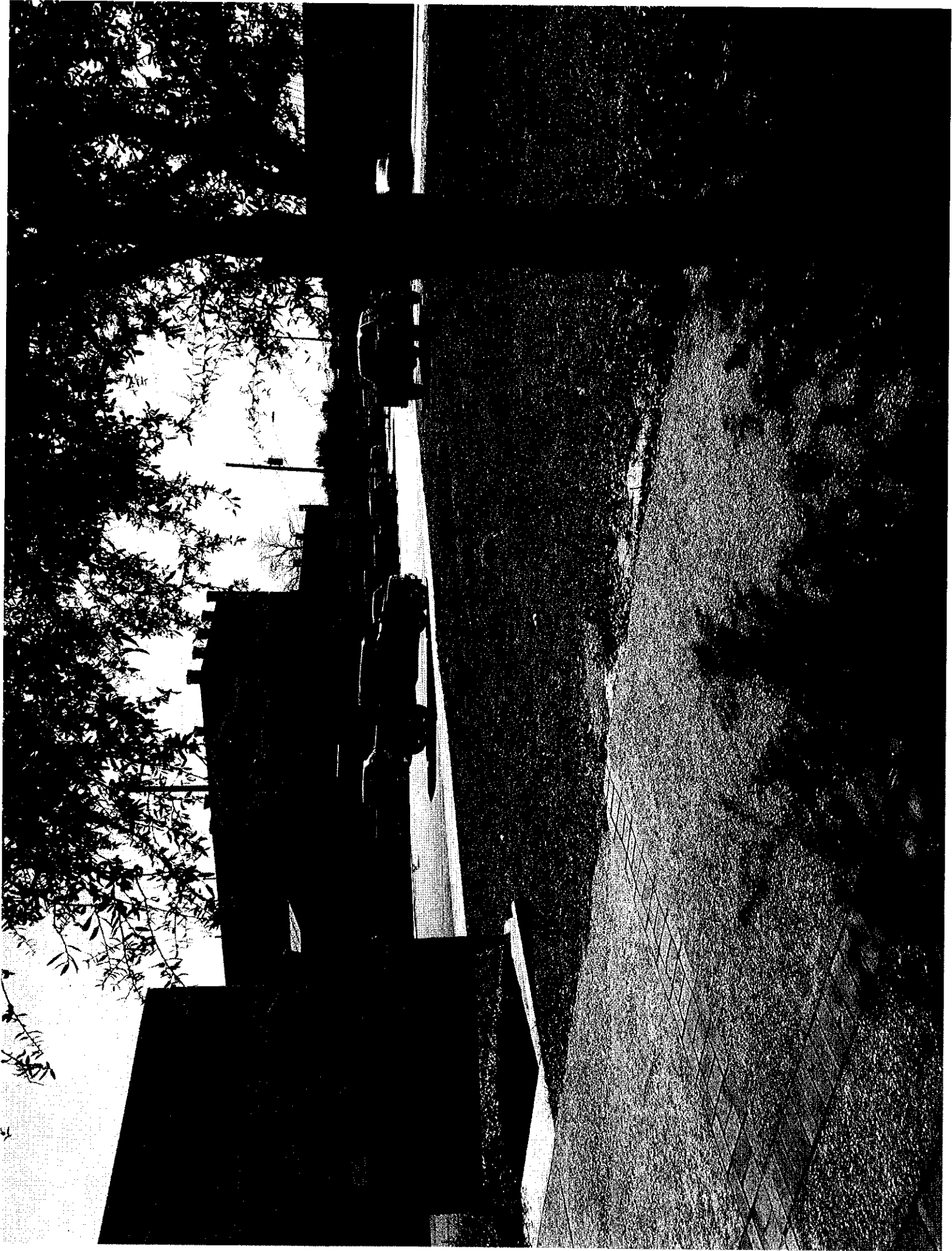
Legend

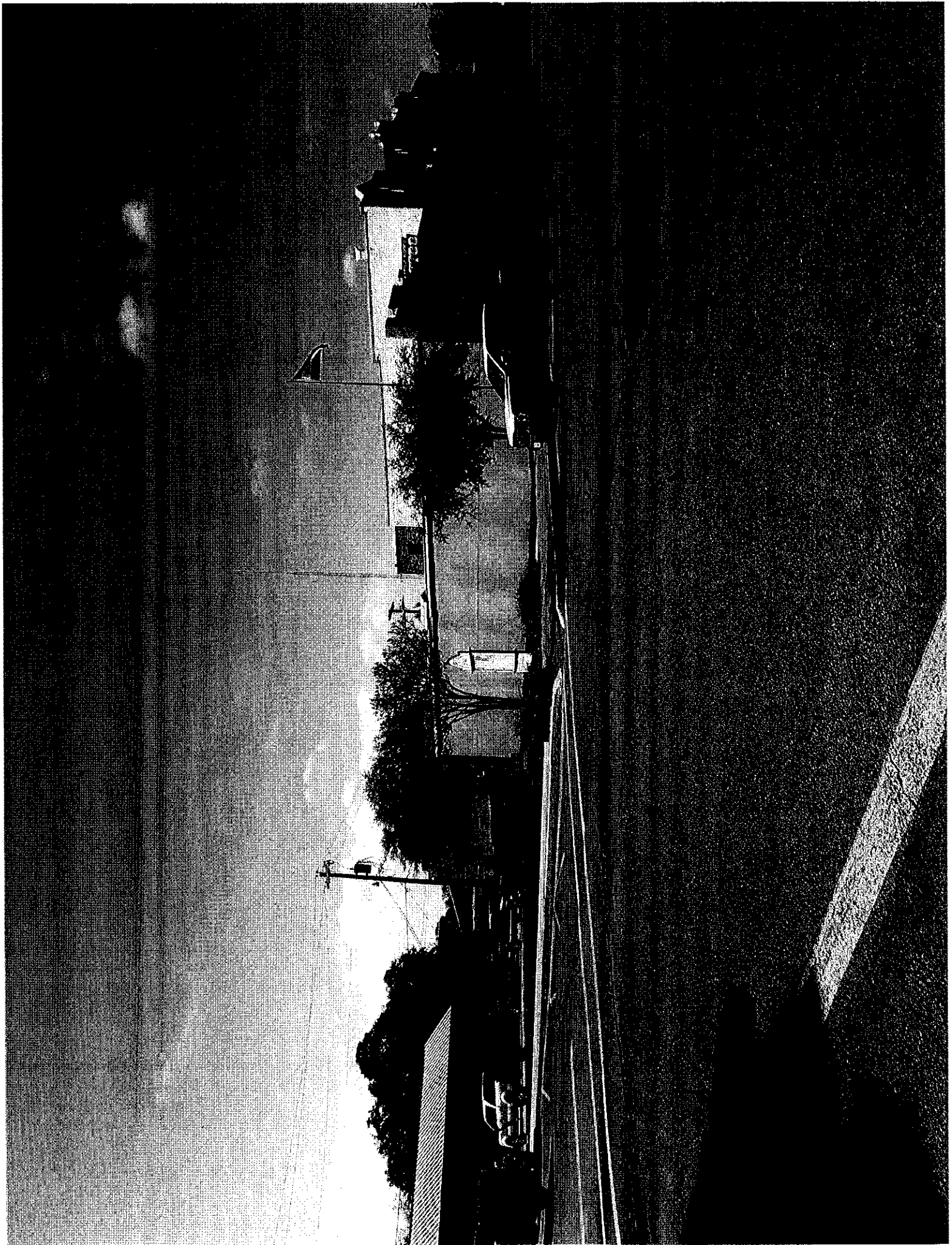
- Grass
- Picnic Tables
- Restroom Trailer
- Patio Lights

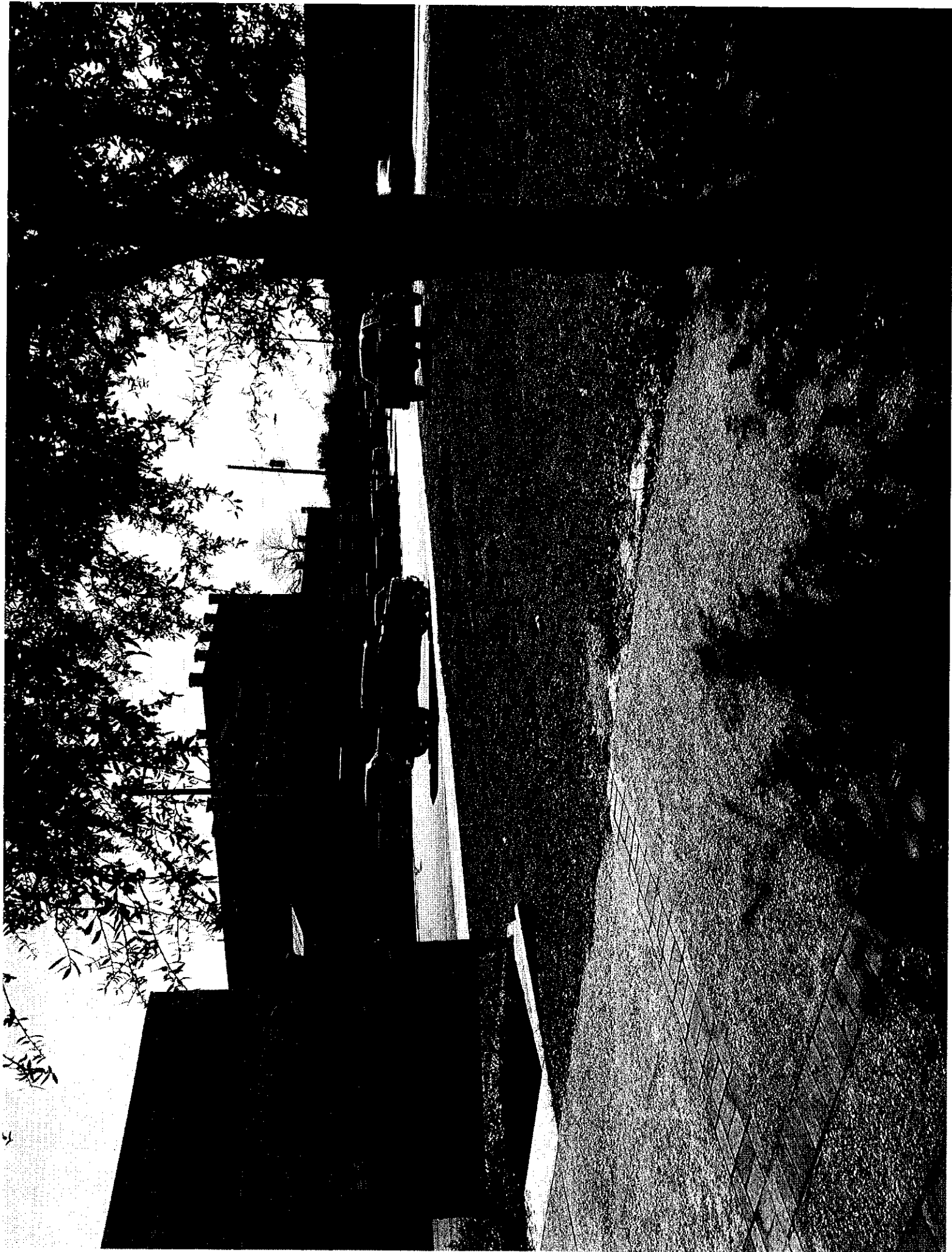
60ft

Earth









CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 2/3/21 DATE APPROVED: _____ CERTIFICATE NUMBER: CFA-21-01

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

ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED

Applicant City of Lockhart-Sean Kelley Property Owner Jack Pearce, LLC
 Mailing Address PO Box 239 Mailing Address 300 S. Commerce St., Suite A
Lockhart, TX 78644 Lockhart, TX 78644
 Telephone 512-398-6452 Telephone 512-787-7907
 Person Doing Work Sean Kelley/PW Dept. Estimated Cost \$70,000
 Property Legal Description Jack Pearce SUBD, Lot 1 & 2
 Property Street Address 120 E. Market Street and 124 E. Market Street
 Property City Zoning Designations HD & CCB Location Map Attached Y

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

Description of Proposed Work
Regrade lot and seed, where necessary. Install up to sixteen - 4"x4"x12' tall post for
string patio-style lights to be strung in the air. Place four or more trees above ground
to be placed in wood planters. Place and connect portable restroom trailer and connect
utilities services. Create an ADA compliant walkway to the portable restroom. Install
Place one dog waste station, trash receptacles, and several power coated
picnic tables that will have umbrellas at times.
Property to be returned original condition and all improvements we be removed after the
term of the lease expires. Term of the lease expected to be 12-24 months.
Please - Attach Scope of Work Questionnaire <input checked="" type="checkbox"/> Attach Sketches/Illustrations <input checked="" type="checkbox"/> Are Detailed Plans Available? <input type="checkbox"/>

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

Applicant Signature: Sean Kelley Date: 2/3/21
 Property Owner Signature: [Signature] Date: 2/3/21
 Historical Preservation Officer Approval: _____ Date: _____
 Historical Preservation Commission: _____ Date: _____

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

**CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE**

Certificate No. CFA-21-01
Page 2 of ___ Reviewed: KW

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

Yes	No	Verified	Scope Of Work Questions
Section One			
✓		KW	1. Is this application for construction or alteration on or at a property which is in a Historic District or a designated Historic Landmark? What is its zoning designation? <u>HD&CCB HL? H?</u> ✓
✓		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.) <u>N/A</u>
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.) <u>12-24 months</u>
	✓	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? <u>N/A</u>
	✓	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted? <u>N/A</u>
	✓	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? <u>N/A</u>
✓		KW	5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?

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

Applicant Signature: Jan Kelly Date: 2/3/21

Verified By: Kevin Walker Date: 2/3/21 Action: _____ Date: _____



CFA-21-02

215 W SAN ANTONIO ST

MULTIPLE IMPROVEMENTS TO
A HISTORICAL LANDMARK HOME



- Subject Property
- Zoning Boundary

scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: February 12, 2021 (*February 17, 2021 meeting canceled*)
MEETING DATE: March 3, 2021
APPLICANT'S REQUEST: Multiple improvements to a Historic Landmark
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

CASE NUMBER: CFA-21-02

BACKGROUND DATA

APPLICANTS: Bryan Cady and David Mendoza
OWNER: Jennifer Robuck Estate
SITE LOCATION: 215 W. San Antonio St.
LEGAL DESCRIPTION: Lots 1 and 2, Block 21, Original Town of Lockhart
EXISTING USE OF PROPERTY: Vacant single-family dwelling
PROPOSED USE OF PROPERTY: Bed and Breakfast Inn
ZONING CLASSIFICATION: CMB (Commercial Medium Business District)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes multiple improvements to a City-designated Historic Landmark residence known as the "W.E. Field House". The proposed improvements include the addition of a 452 square-foot covered wrap-around porch on the west side of the house that will match the historical style of the existing east porch, an ADA-accessible ramp leading up to the new porch, and replacement of the dining room double-windows on the west façade with custom wooden French doors. On the east façade behind the kitchen area, a 350 square-foot covered, screened porch will be added that matches the style of the existing porch wrapping around the south and east wall façades. The screened porch will include metal standing-seam roofing and dark or bronze screening. In addition, the house's roof will be replaced with historical diamond-shaped 50-year asphalt shingles, and the covered porches will feature new beadboard ceilings, carved balusters and newel posts. The existing 500 square-foot detached garage will be renovated to include an HVAC system and interior office space. Upon completion of the improvements, the applicant plans to live in and also operate the residence as a Bed and Breakfast Inn, which is a use allowed by-right in the CMB zoning district. Any future proposed signage for the Bed and Breakfast will require a separate Certificate for Alteration application and Sign Permit application.

COMPATIBILITY: The residence is located within a commercially-zoned area. The proposed improvements will enhance the building's historic appearance and will not have adverse impacts on the surrounding area.

COMPLIANCE WITH STANDARDS: Although there are no design guidelines for the proposed improvements in the Historic Districts and Landmarks Ordinance other than for pre-approved features, the improvements are subject to approval of this Certificate for Alteration and the issuance of building permits.

ALTERNATIVES: None necessary.

FIELD HOUSE

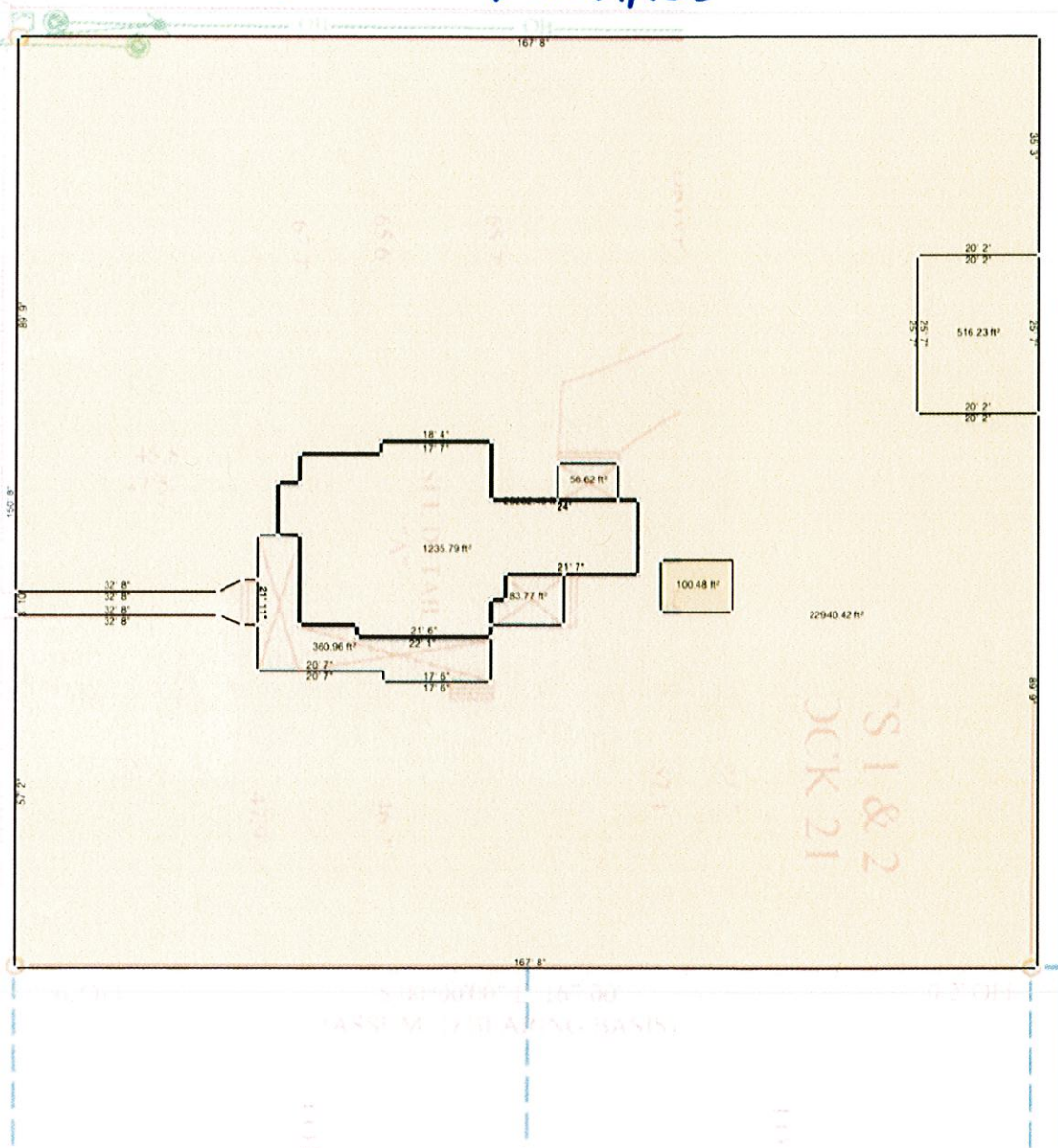
Sitceplans and drawings to accompany the application for restoration and alteration of 215 W San Antonio Street, Lockhart, TX 78644

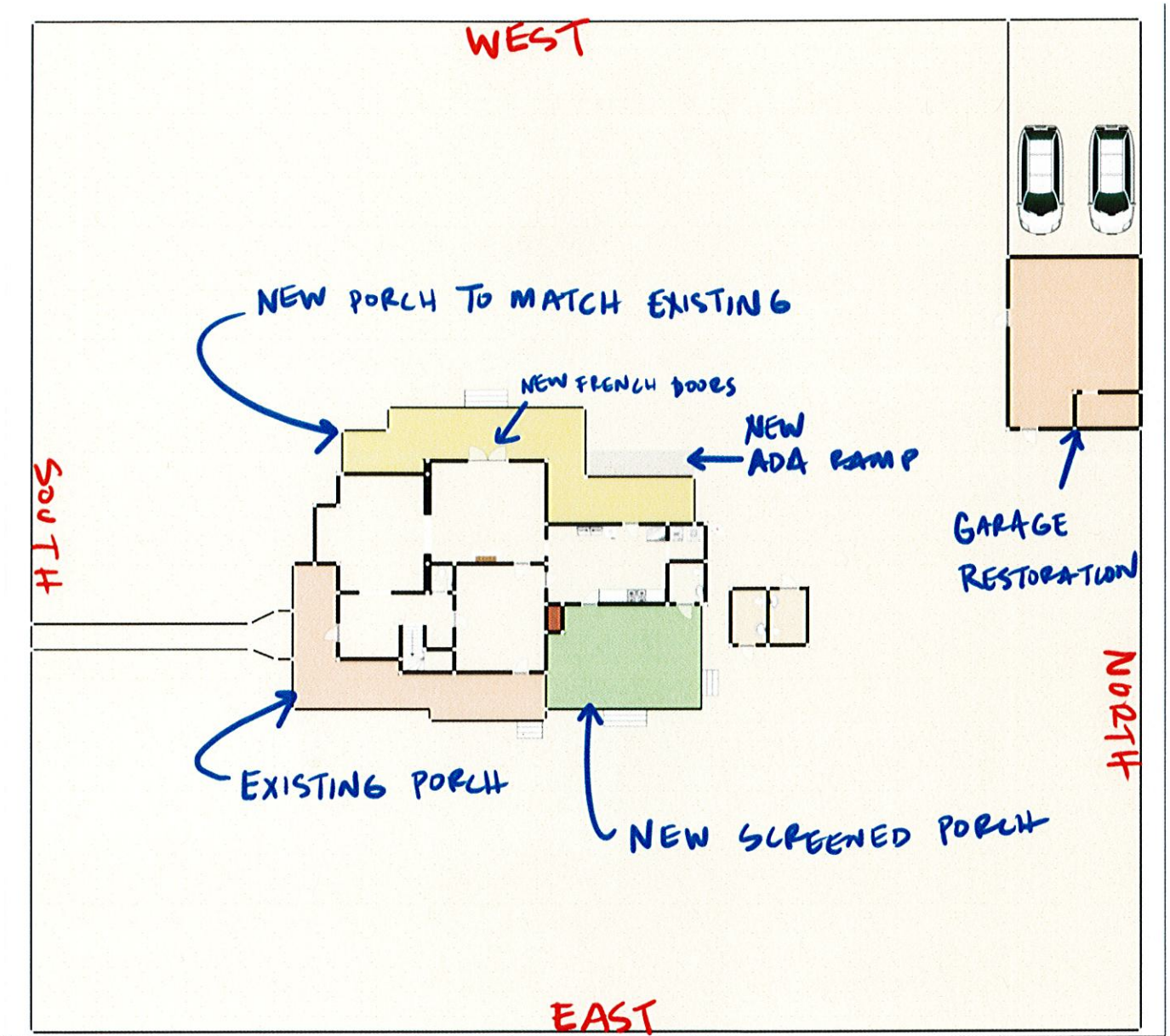


SUMMARY A general restoration of the existing historic Field House at 215 W San Antonio Street in beautiful Lockhart, Texas. Specifically 1) restoring the southern and eastern porches to original historical carpentry including newel posts, balustrades and headboard ceilings, 2) add approximately 452sf of covered wraparound porch along the western edge to match the existing historical porch details, 3) adding a 350sf screened porch in the same historical style to the eastern side of existing kitchen, 4) adding a 12' long ADA-approved ramp to the western side of porch off of existing kitchen for first floor access (in similar carpentry style and paint finish as porches), 5) restoring the existing 500sf historic garage not an insulated garage area and office, and (6) replacing the existing double window off the dining room on western side with like-height solid wood French doors in insulated beveled glass. Care will be taken to reference historical photographs and carpentry (posts, newels and balustrades) will be custom cut to retain the historical references that exist on the property.

NORTH BLANCO

I. EXISTING BUILDINGS









CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: <u>2/3/21</u>	DATE APPROVED: _____	CERTIFICATE NUMBER: <u>CFA-21-02</u>
<small>NOTE: An approved Certificate For Alteration (CFA) is required by City Code for all signage, construction, alteration, or modification of property designated as Historic, if such activities will change the architecture, design, finishes or outward appearance of a building, structure, object, site, or area as viewed from the exterior. (Ord.93-19, Sec. 11 and 12). A City Sign Permit and/or City Building Permit may also be required by the City Code.</small>		
ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED		

Applicant <u>BRYAN CADY</u>	Property Owner <u>JENNIFER ROBUCK (ESTATE OF)</u>
Mailing Address <u>2401 E 6TH STREET</u> <u>SUITE 3037-112, AUSTIN, TX 78702</u>	Mailing Address <u>908 PLUM STREET</u> <u>LOCKHART, TX 78644</u>
Telephone <u>512-656-5289</u>	Telephone _____
Person Doing Work <u>DAVID MENDOZA</u>	Estimated Cost <u>\$ 175,000.00</u>
Property Legal Description <u>O.T. LOCKHART, BLOCK 21, LOT 1,2</u>	
Property Street Address <u>215 W SAN ANTONIO STREET, LOCKHART, TX 78644</u>	
Property City Zoning Designations <u>CMB</u>	Location Map Attached <u>YES</u>

PHOTOS ARE REQUIRED SHOWING ALL THE AREAS TO BE AFFECTED BY THE WORK DESCRIBED:

Include photos of: Area of Work YES Full Elevation Showing Area Affected and/or Site YES

Description of Proposed Work
1) REPAIR OF EXISTING ROOF, PORCHES, RAILS AND COLUMNS IN HISTORICAL STYLE
Materials include historical diamond shaped 50-year asphalt shingles, carved balusters, new painted deck boards, beadboard ceilings, carved wood newel posts, painted wood stairs
2) ADDITION OF 452 SF OF COVERED WRAPAROUND PORCH ON WEST SIDE OF HOME IN HISTORICAL STYLE
To be copied in existing historical style shown on East deck, addition of wood ADA ramp, existing dining room double window replaced by custom wooden french doors in same height
3) ADDITION OF 350 SF OF COVERED, SCREENED PORCH DECK ON EAST SIDE OF EXISTING KITCHEN
To be copied in existing historical style on East and South decks, metal standing seam roof for water removal, dark or bronze screens for transparency
4) REPAIR AND RESTORATION OF EXISTING 500 SF GARAGE INTO CLIMATE CONTROLLED SPACE
Please - Attach Scope of Work Questionnaire <input checked="" type="checkbox"/> Attach Sketches/Illustrations <input checked="" type="checkbox"/> Are Detailed Plans Available? <input type="checkbox"/>

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

Applicant Signature: _____	Date: <u>2/2/2021</u>
Property Owner Signature: <u>See attached authorization.</u>	Date: _____
Historical Preservation Officer Approval: _____	Date: _____
Historical Preservation Commission: _____	Date: _____

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

CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-21-02
Page 2 of ___ Reviewed: KW

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Yes	No	Verified	Scope Of Work Questions
Section One			
✓		KW	1. Is this application for construction or alteration on or at a property which is in a Historic District or a designated Historic Landmark? What is its zoning designation? <u>CMB</u> HL? <u>VH</u> ? ✓
✓		KW	2. Is this application for any construction or alteration work that is <u>NOT</u> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
✓		KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
	✓	KW	4. Will the construction or alteration covered by this application remove or, physically change any structural elements of the property? (i.e. Interior or exterior: load bearing walls, columns, posts, foundations, footings, etc.)
Section Two			
	✓	KW	1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental or unforeseen property damage? When did damage occur? _____
✓		KW	2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?
✓		KW	3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)
	✓	KW	4. Has a permit been issued for any of the proposed work? Date: <u>N/A</u> Permit No. _____ Has any work actually started? <u>NO</u> 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?

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

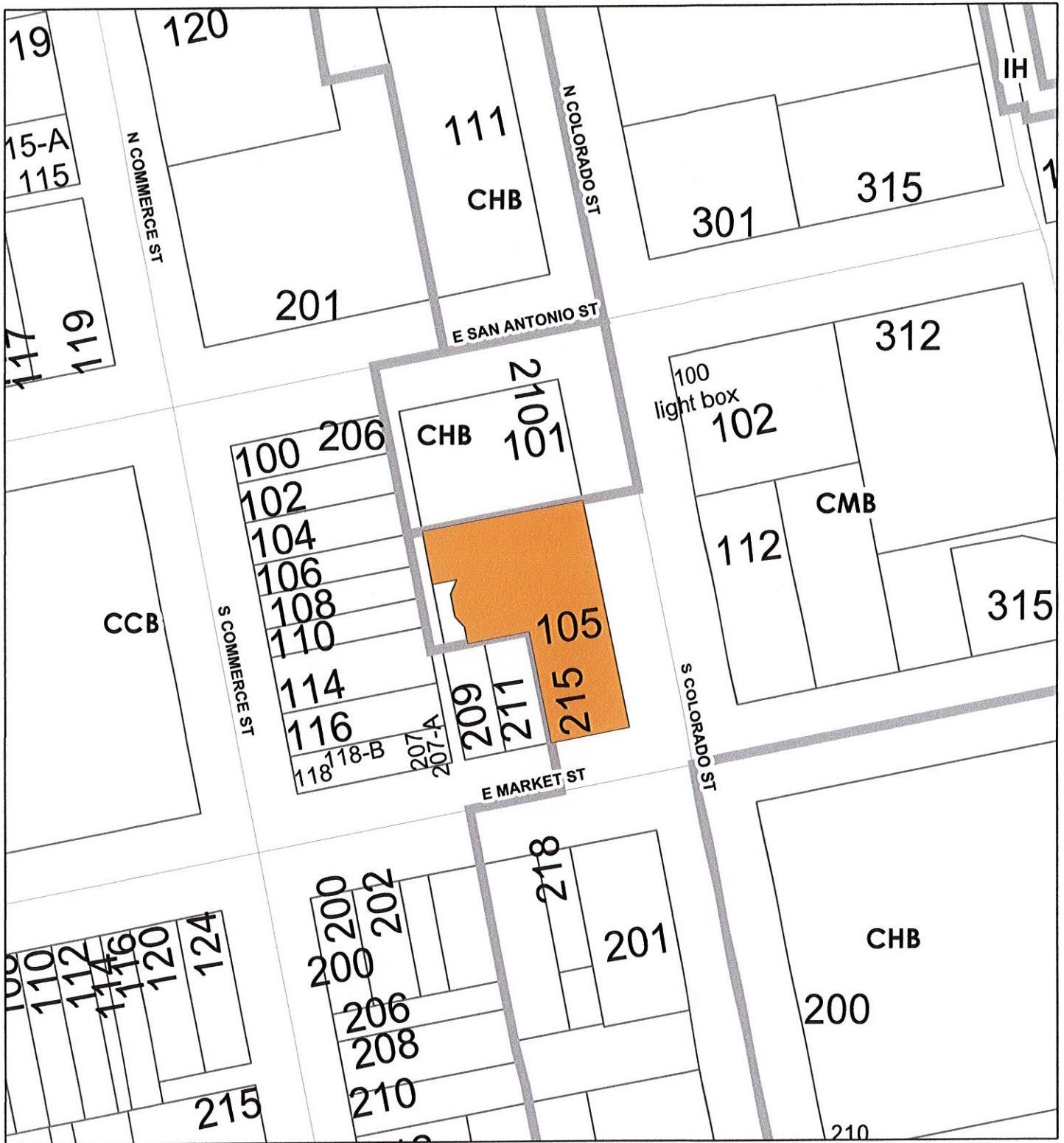
Applicant Signature:  Date: 2/2/2021

Verified By: Kevin Waller Date: 2/9/21 Action: _____ Date: _____

Sita Angelini
I, _____, attest to being the current owner of the property located at 215 W San Antonio Street, Lockhart TX, 78644. I hereby authorize the buyer, Bryan Cady and his designer David Mendoza, to submit an alteration application to the Lockhart Historical Commission on behalf of the above property.

Thank you,

Owner SA
Owner Printed Name Sita Angelini
Date 02/03/2021



CFA-21-03

215 E MARKET ST

WINDOW & DOOR GLASS REPLACEMENT



Subject Property



Zoning Boundary

scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: February 25, 2021
MEETING DATE: March 3, 2021
APPLICANT'S REQUEST: Window and door glass replacement
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

CASE NUMBER: CFA-21-03

BACKGROUND DATA

APPLICANT: Susan Silberman
OWNER: Grain and Seed, LLC
SITE LOCATION: 215 East Market Street
LEGAL DESCRIPTION: Part of Lots 5 and 6, Block 17, Original Town of Lockhart
EXISTING USE OF PROPERTY: City of Lockhart Economic Development Office
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CMB (Commercial Medium Business District)

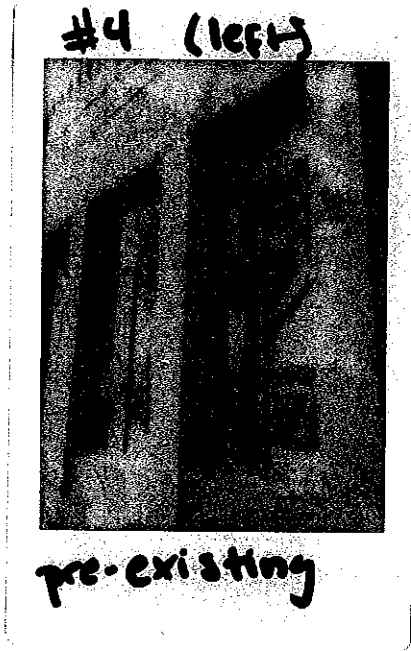
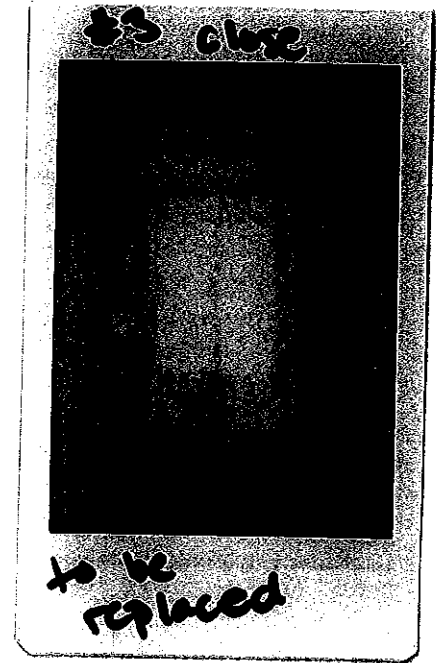
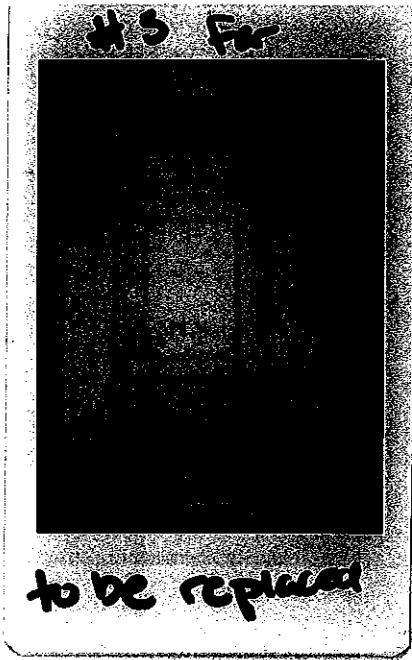
ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes to replace certain sections of window glass, as well as the glass on the entry door, on the south façade of the building located at 215 East Market Street currently occupied by the Lockhart Economic Development Corporation. Specifically, the leaded glass panels located in the door, sidelights on either side of the door, and transom above the door will be replaced with tempered, ¼-inch glass to match the other existing glass panels on the south façade. Photos of the glass panels to be replaced, as well as of other windows on that façade to which the new glass will be matched, are included with your agenda packet materials.

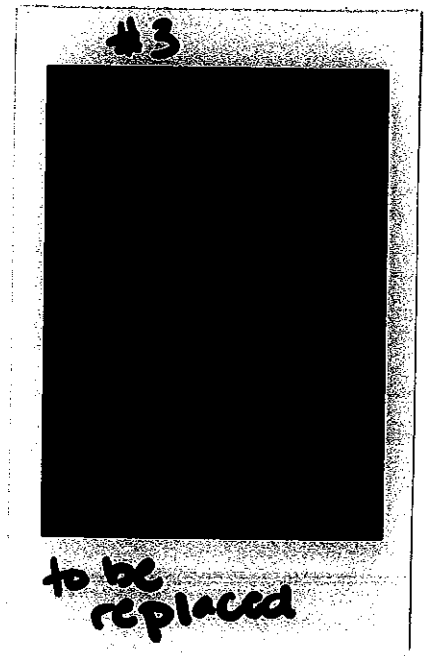
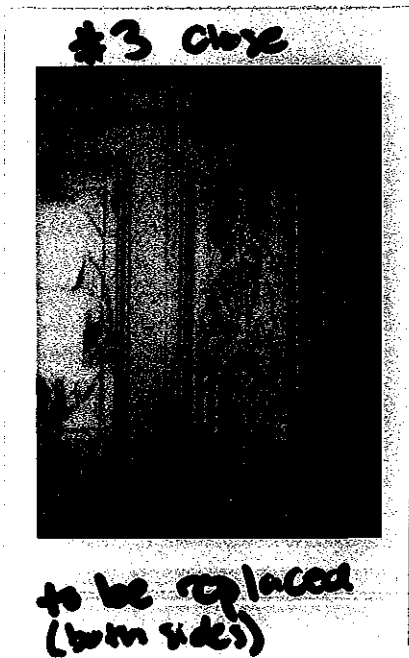
COMPATIBILITY: The proposed glass replacements will provide a consistent, uniform appearance with all other windows on the building's south façade, and will not adversely impact the historic character of the Courthouse Square and downtown area. However, the new glass would replace otherwise architecturally unique features of the building with a more generic design.

COMPLIANCE WITH STANDARDS: Although there are no design guidelines for the proposed glass replacements in the Historic Districts and Landmarks Ordinance other than for pre-approved window and door features, the proposal is subject to approval of this Certificate for Alteration and the issuance of building permits.

ALTERNATIVES: None necessary.



Replacement windows
to Match These
←



CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 2/22/21 DATE APPROVED: _____ CERTIFICATE NUMBER: CFA-21-03

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

ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED

Applicant: Susan Silberman, member, Grain and Seed, LLC Property Owner: Susan Silberman, member, Grain and Seed, LLC
 Mailing Address: 8808 Taylor Road Mailing Address: 8808 Taylor Road
Austin, TX 78733 Austin, TX 78733
 Telephone: 443 690 6454 Telephone: 443 690 6454
 Person Doing Work: Lightning Glass, Inc. Estimated Cost: \$ 1284.06
 Property Legal Description: O.T. Lockhart, Block 17, Lot PT 5 & 6
 Property Street Address: 105 S. Colorado Street Lockhart, TX 78644,
but the alteration will be on the Market Street side,
 Property City/Zoning Designation: CMB I don't know the zoning, I'm sorry. Operation/Map/Attached of
 PHOTOS ARE REQUIRED SHOWING ALL THE AREAS TO BE AFFECTED BY THE WORK DESCRIBED: tenant address
 Include photos of: Area of Work Full Elevation Showing Area Affected and/or Site of 15 E. Market
included Street.

Description of Proposed Work
<p>We would like to replace the glass on the Market Street side of our building w/ glass. The tenant address for that side is 215 East Market Street Lockhart, TX. 78644. We are looking only to replace the leaded glass located on the entry door / its 2 side lites / and transom above. We will replace w/ exact similar 1/4 inch glass that will be tempered, but will color match it to the pre-existing window glass already on that side of the building and around the other sides of the building. When complete, it will be color cohesive and up to code per</p>
<p>Please - Attach Scope of Work Questionnaire <input checked="" type="checkbox"/> Attach Sketches/Illustrations <input type="checkbox"/> Are Detailed Plans Available? <input checked="" type="checkbox"/></p> <p align="center"><u>included</u> <u>included</u> <u>the</u></p>

REQUIRED SIGNATURES: I declare the above information to be true and correct and that the statements above and attached concerning the above-described property are true and that (s)he is authorized to act as an agent in procuring the certificate requested.

Applicant Signature: Susan Silberman, member Grain: Seed, LLC Date: 2/13/2021 Glass Company.
 Property Owner Signature: Susan Silberman, member Grain: Seed, LLC Date: 2/13/2021 A
 Historical Preservation Officer Approval: _____ Date: _____ copy
 Historical Preservation Commission: _____ Date: _____ of
their

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.

From opposite side:
 ↓
 glass to which we want to match.
 Thank you for your consideration.

included
as are current photos of
the entryway glass and the window

CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-21-03
Page 2 of ___ Reviewed: KW

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

Yes	No	Verified	Scope Of Work Questions
Section One			
✓		KW	1. Is this application for construction or alteration on or at a property which is in a Historic District or a designated Historic Landmark? What is its zoning designation? <u>Ident. KW. ✓</u>
✓		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"? <u>CMB</u>
✓		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? <u>NO</u> 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?
	✓	<u>we will repair glass</u> KW	2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?
	✓	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
	✓	KW	4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?
✓		KW	5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?

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

Applicant Signature: Juan Hernandez, member Hernandez, LLC. Date: 2/13/2021

Verified By: Kevin Walker Date: 2/23/21 Action: _____ Date: _____

539 Elm Creek Rd.
New Braunfels, TX 78132
lightningglassinc@gmail.com

Lightning Glass, Inc.



INVOICE 40047

(210) 385-7444 Cell
(830) 606-5500 Phone
(830) 303-0571 Phone

Bill
B & B GRAV AND SEED LLC

CUSTOMER ADDRESS

Name: Green and Seed LLC
Address: 215 E Market St / 25 S. Idalia
City/St/Zip: Lubbock
Phone#: 803 693 6754

Date: 2-10-21
Day: _____
Time: _____
P.O. # _____

VEHICLE INFORMATION

Yr.: _____ Make: Deere Model: _____ Drs: _____

Qt.	Part #	Description	List	Price	Total
2	11467	500 LBS			875.00
1	70420	YARD			
1	2025	POWER			
All 1/2" thick GLASS					
Cut to length and width					
To be used for paving in the area					
Subtotal					
Tax					59.00
Labor					200.00
Ded.					
Total					1334.00

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of: _____ dollars (\$ _____).

Payment to be made as follows:
642.03 1/2 DOWN OVER \$100.00 / BALANCE DUE UPON COMPLETION 692.03

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Authorized Signature _____
Authorized Signature _____
Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____