

## PUBLIC NOTICE

**City of Lockhart  
Historical Preservation Commission  
5:30 p.m. Wednesday, April 7, 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](http://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. Citizen comments not related to an agenda item.
3. Consider the minutes of the March 17, 2021 meeting.
4. CFA-21-07. Consider a request by Timothy Wakefield for approval of a Certificate for Alteration for a projecting wall sign for the new Soundwaves Art Foundation, a nonprofit art gallery, on Lot 4A, Block 22, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 115 North Main Street.
5. CFA-21-08. Consider a request by Tamara Carlisle of 2120 Enterprises, LLC for approval of a Certificate for Alteration for a new awning for the Rollfast Ranchwear and Bike Repair business establishment on Part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 107 East San Antonio Street.
6. CFA-21-09. Consider a request by Ricardo Rodriguez for approval of a Certificate for Alteration for the installation of a kitchen ventilation system that will penetrate to the exterior of the building for a new sports bar on Part of Lot 6, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 211 East Market Street.
7. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
8. Adjournment.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 4:45 p.m. on the 31<sup>st</sup> day of March, 2021.**

**City of Lockhart**  
**Historical Preservation Commission**  
**March 17, 2021**

**MINUTES**

Members Present: Ray Ramsey, Christine Ohlendorf (5:31 pm), Michel Royal, John Lairsen, Ronda Reagan (5:33 pm), Rick Thomson (5:33 pm), Ron Faulstich

Members Absent: None

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: Ian Stowe (applicant, Agenda Item (4)), John Stumpf (applicant, Agenda Item (5)), Marcia Proctor (applicant, Agenda Item (6))

1. Call meeting to order. Chair Lairsen 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 March 3, 2021 meeting.

*Commissioner Royal moved to approve the minutes as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 4-0.*

4. CFA-21-05. Consider a request by Ian Stowe for approval of a Certificate for Alteration for new awnings, a projecting wall sign, and a painted wall sign 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.

Planning Staff Kevin Waller reported that the applicant proposes new awnings on both the East Market Street and South Main Street wall facades, as well as a projecting wall sign at the corner of those two facades and a painted wall sign on the South Main Street façade. The awning on the Market Street façade will span the full width of that wall. The awning on the Main Street façade will begin at the fourth hook from the northwest corner of the building and extend to the last hook at the southwest corner. Materials used for the awnings will include light-gauge metal tubing with a flame-retardant canvas, utilizing the existing top hooks of the building, with the lower attachment to be installed at the existing concrete ledger beam at the original attachment location. The projecting wall sign will measure 15.8 square feet and will be hung by a cantilevered 72-inch metal bar at an angle from the northwest corner of the building. A painted wall sign totaling 109 square feet will be located on the north end of the South Main Street façade. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended approval.

Commissioner Ohlendorf arrived around 5:31 p.m.

Commissioner Thomson and Vice-Chair Reagan arrived around 5:33 p.m.

Applicant Ian Stowe, 428 Trinity St., Lockhart, Texas, discussed the project and answered Commissioners' questions.

*Commissioner Thomson moved to approve CFA-21-05 as presented. Vice-Chair Reagan seconded, and the motion passed by a vote of 7-0.*

5. CFA-21-06. Consider a request by John Stumpf for approval of a Certificate for Alteration for a window sign for the relocated Magic Mirror Vintage Shop business location on Parts of Lots 1 and 6, Block 22, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 111 West San Antonio Street.

Mr. Waller reported that the applicant proposes a 35 square-foot window sign for the soon-to-be relocated Magic Mirror Vintage Shop. The sign will be centered on the larger of the two "show" windows, located to the left of the front-door entrance. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended approval.

Chair Lairsen asked for any questions from the Commissioners.

Vice-Chair Reagan asked if there would be additional sign area remaining after the proposed sign is in place.

Chair Lairsen asked if there would be any signage above the awning.

Mr. Waller responded that with the existing hanging sign and the proposed sign, approximately 15 square feet of available sign area will remain. No signage is proposed to be placed above the awning.

*Commissioner Ramsey moved to approve CFA-21-06 as presented. Commissioner Royal seconded, and the motion passed by a vote of 7-0.*

6. HL-21-01. Hold a PUBLIC HEARING and consider a request by Arnold and Marcia Proctor for a recommendation of approval to the City Council for a Historic Landmark "HL" overlay zoning designation, as provided in Chapter 64 "Zoning", Section 64-196(n), and in Chapter 28 "Historic Districts and Landmarks", Sections 28-5 and 28-6, for a single-family residence on Lot 4 and Part of Lots 3, 7, and 8, Heppenstall, zoned RMD (Residential Medium Density District) and located at 515 South Main Street, and amending the Historic Zoning Overlay Map supplement to the Official Zoning Map accordingly.

Mr. Waller explained that an application for Historic Landmark designation for a single-family dwelling has been submitted for consideration. He continued that this will build upon the list of Landmark properties approved by the City Council in September 2018. According to Section 28-6(e-f) of the Historic Districts and Landmarks Ordinance, the Commission must hold a Public Hearing when considering Historic Landmark applications. Following review of the application, the Commission will make a recommendation to the City Council. The Council's decision will be announced at a future Commission meeting. Waller stated that approval of the Landmark designation will amend the Historic Overlay Zoning Map to include the subject property. Photos of the property were presented to the Commission during Staff's PowerPoint

presentation. Additional photos provided by the applicant were also presented to the Commission.

Chair Lairsen inquired as to any recent additions and renovations to the house.

Applicant Marcia Proctor, 515 S. Main St., responded that in 2018 a garage and room were added at the rear of the house. Additionally, painting and carpet restoration were completed last summer.

Chair Lairsen asked if the inside of the home had been restored.

Mrs. Proctor explained that the front rooms are just as they were from when the home was purchased 38 years ago, except for interior painting done about five years ago.

Commissioner Faulstich asked if a commercial vent was located on the exterior of the house, based on review of the photos.

Mrs. Proctor replied that a commercial vent is indeed located on the house's exterior, due to a large commercial gas stove in the home. The vent was required for safety reasons.

*Commissioner Ramsey moved to recommend approval of HL-21-01 to the City Council. Commissioner Ohlendorf seconded, and the motion passed by a vote of 7-0.*

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

Chair Lairsen asked if it was possible for the Commission to be given oversight to protect and preserve large, older trees. His concern stemmed from a large, hundred-plus year-old Oak tree on Cibilo Street that was severely hacked and possibly killed. The tree may now present a danger to a home across the street.

Mr. Gibson replied that there is an ordinance that allows tree trimming, but requires a permit to cut down the tree entirely. Gibson added that he did not know of a Historic Tree designation.

The Commission suggested that Staff conduct research on Historic Tree Ordinances from other jurisdictions. New Braunfels, in particular, has an ordinance that should be consulted.

Mr. Waller stated that there was still a week remaining before the application deadline for the April 7 meeting.

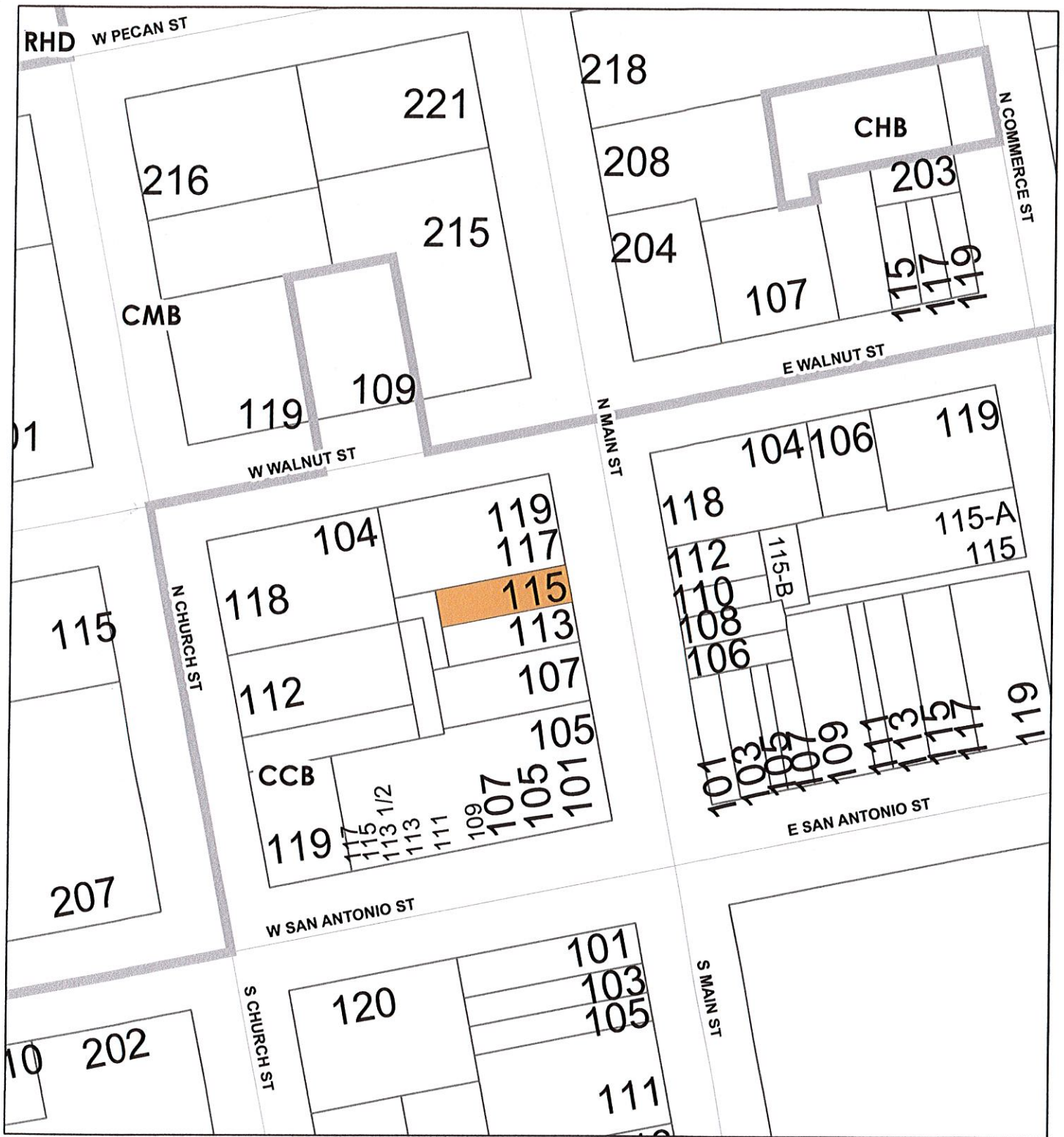
8. Adjournment.

*Commissioner Faulstich moved to adjourn the meeting, and Commissioner Thomson seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:07 p.m.*

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Yvette Aguado, Recording Secretary

\_\_\_\_\_  
John Lairsen, Chair



**CFA-21-07**

115 N MAIN ST

PROJECTING WALL SIGN



Subject Property



Zoning Boundary

scale 1" = 100'

# STAFF REPORT

# CERTIFICATE FOR ALTERATION

## CASE SUMMARY

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STAFF: Kevin Waller, Assistant City Planner  
REPORT DATE: April 1, 2021  
MEETING DATE: April 7, 2021  
APPLICANT'S REQUEST: Wall sign  
STAFF RECOMMENDATION: *Approval*  
CONDITIONS: None

CASE NUMBER: CFA-21-07

## BACKGROUND DATA

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APPLICANT: Timothy Wakefield  
OWNER: Bon Diablo, LLC  
SITE LOCATION: 115 North Main Street  
LEGAL DESCRIPTION: Lot 4A, Block 22, Original Town of Lockhart  
EXISTING USE OF PROPERTY: Vacant commercial building  
PROPOSED USE OF PROPERTY: Nonprofit art foundation  
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

## ANALYSIS OF ISSUES

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**PROJECT DESCRIPTION:** The applicant proposes a wall sign for the Soundwaves Art Foundation, a new nonprofit art gallery. The wall sign will be a projecting, vertical-oriented, "blade"-style neon sign that will measure 30 square feet, located on the upper wall above the awning. This will be a double-faced sign, reading "Sound Waves Art", with red and blue neon lettering against a black background. The sign will be outlined in blue neon, with blue soundwave graphics along the bottom and outward-facing side of the sign, and will also feature a smiley-face image at the top in red and blue neon, with a soundwave graphic for the mouth. The sign will be mounted into the building's mortar joints with bolts to be secured from the inside of the first floor. Guy wires will also be used for extra stability in high winds.

**COMPATIBILITY:** The proposed sign is not of a scale or design that would detract from the character of the Courthouse Square, and its vertical orientation is unique to an area with predominantly horizontal signs. Other neon signage on the Square includes "The Eldorado" and "Little Trouble" signs at 101 East San Antonio Street, the Loop & Lil's business logo and window framing at 107 North Main Street, the "Printing Solutions" sign at 113 East San Antonio Street, the "Electric Rodeo Tattoo" signs at 116 East Market Street, and numerous "Open" signs downtown. Other blade-style signs in the area include that for The Eldorado at 101 East San Antonio Street, The Quirky Bird retail shop at 112 North Main Street, Fields Stable Antiques at 118 North Main Street, and Loop & Lil's Pizza at 107 North Main Street.

**COMPLIANCE WITH STANDARDS:** The sign complies with the sign ordinance, and the required sign permit is subject to approval of this Certificate for Alteration.

**ALTERNATIVES:** None necessary.



Soundwaves Art

Z71 OFF ROAD

## CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: <u>3/16/21</u>	DATE APPROVED: _____	CERTIFICATE NUMBER: <u>CFA-21-07</u>
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 TIMOTHY WATKINS Property Owner BON DIABLO LLC

Mailing Address SOUNDWINDS ART FOUNDATION Mailing Address 115 N. MAIN ST,  
12203 ARROWWOOD DRIVE AUSTIN TX 78727 LOCKHART, TX,

Telephone 512 457 9401 Telephone 512 457 9401

Person Doing Work BIG DOG NEON + SIGNCRAFTERS Estimated Cost \$10,000

Property Legal Description Original Town of Lockhart, Block 22, Lot 4A

Property Street Address 115 N MAIN ST, LOCKHART, TX.

Property City Zoning Designations CCB Location Map Attached \_\_\_\_\_

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

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

Description of Proposed Work
<p><u>we are opening a non profit art Gallery in May/June 2021. we wish to have our logo created as a neon sign. Photographic mock ups are attached.</u></p>
Please - Attach Scope of Work Questionnaire <input 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: [Signature] Date: 3/16/21

Property Owner Signature: [Signature] Date: 3/16/21

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-21-07  
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			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	KW	1. Is this application for construction or alteration on or at a property which is in a Historic District or a designated Historic Landmark? What is its zoning designation? <u>CCB</u> HL? <u>H?</u> <u>X</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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"?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? _____ Describe: _____
Section Three			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: 3-10-21

Verified By: Karin Walker Date: 4/1/21 Action: \_\_\_\_\_ Date: \_\_\_\_\_

# SIGN PERMIT APPLICATION

SP - 21 - \_\_\_\_\_

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 SIGNCRAFTERS LICENSE NO. # 18033

DAY-TIME TELEPHONE 512 392 0900 ADDRESS 2401 1.35 SOUTH

E-MAIL SCOTT@SIGNCRAFTERS.NET SAN MARCOS, TX. 78666

OWNER NAME BON DIABLO (TIM WAKEFIELD) ADDRESS 115. N MAIN ST

DAY-TIME TELEPHONE 512 457 9401 LOCKHART

E-MAIL tim@soundwavesartfoundation.com TEXAS, 78644.

## PROPERTY

ADDRESS OR GENERAL LOCATION 115 NORTH MAIN ST, LOCKHART TX 78644

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

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

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE ART GALLERY

NAME 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/RELOCATION

TYPE OF SIGN PROPOSED (Check all that apply)  Projecting ("blade") WALL  MARQUEE

LOW PROFILE  MEDIUM PROFILE  HIGH PROFILE

INSTITUTIONAL  DEVELOPMENT ENTRANCE  RESIDENTIAL IDENTIFICATION

7% of 728 = 50.96 Max. Sign Area  
Proposed Sign = 30

**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 --- FT. TOTAL SIGN FACE AREA (One side only) 30 SQ. FT.  
ILLUMINATION --- NONE --- INTERNAL --- REFLECTED ✓ BARE BULB  
NEON

**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 \$10.00, PLUS \$0.25 PER EACH SQUARE FOOT OF SIGN AREA OVER 40 SQUARE FEET, (applied to only one side of double-faced signs), PAYABLE TO THE CITY OF LOCKHART WHEN THE PERMIT IS ISSUED.

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

SIGNATURE [Signature] DATE 3-10-2021  
PRINTED OR TYPED NAME TIMOTHY WAKEFIELD

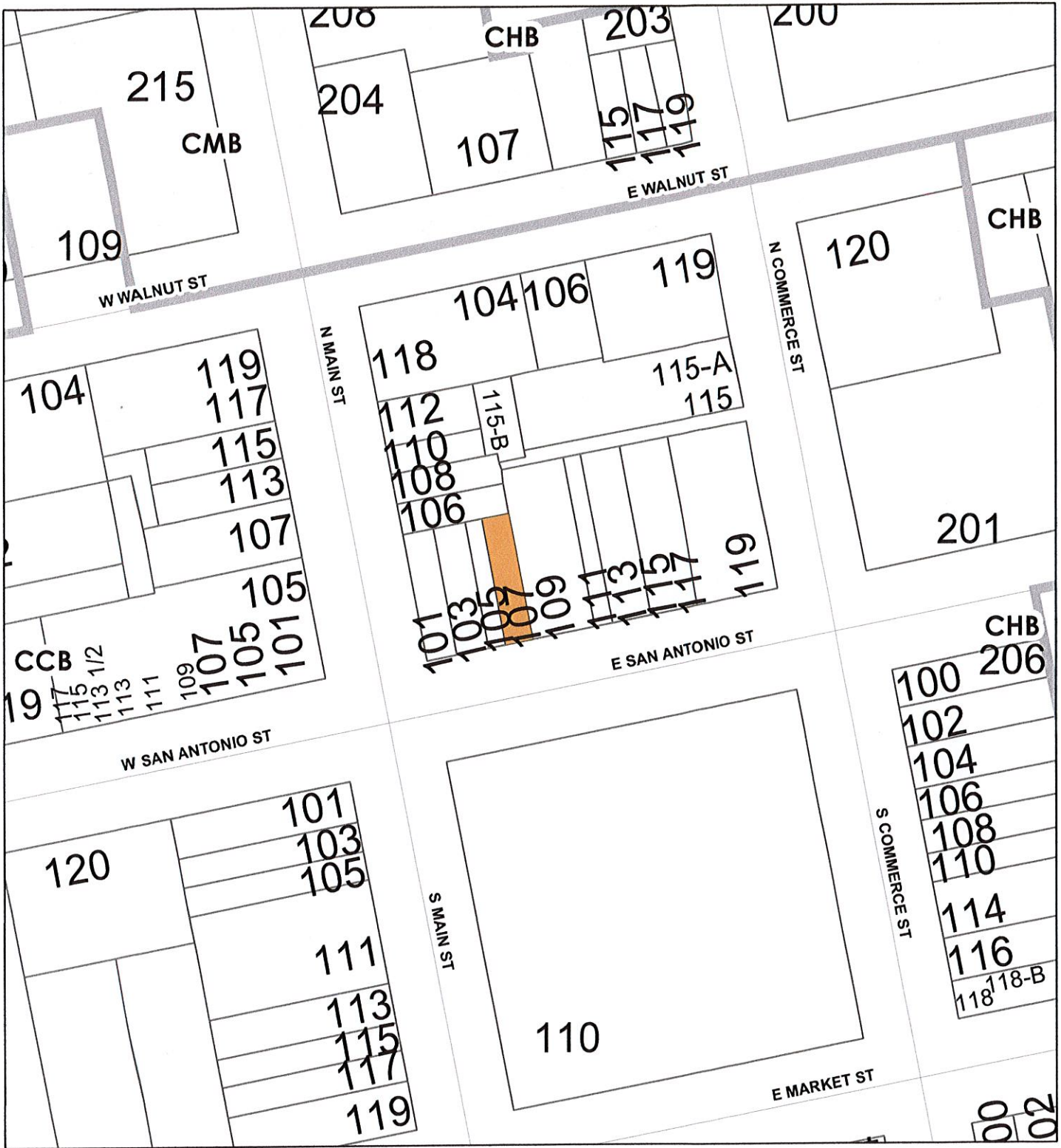
**NOTE: All freestanding signs require a pre-pour foundation inspection to verify the location and reinforcement of the sign. It is the contractor's responsibility to call for the inspection.**

**OFFICE USE ONLY**

APPROVED BY [Signature] Planning \_\_\_\_\_ Building Inspection  
PERMIT NUMBER SP - 21 - \_\_\_\_\_ CERT. FOR ALTERATION NUMBER CFA - 21 - 07  
DATE \_\_\_\_\_ FEE \$10.00 RECEIPT # \_\_\_\_\_

## SUBMITTAL REQUIREMENTS.

1. Attached images of sign showing the position.
2. The sign will be 30 inches x 12ft maximum. 30ft sq ft total. The sign will be mounted on the mortar at the property to protect the historic brickwork.
3. Neon and steel built by Big Dog Neon, 112 N Church St, Lockhart, 78644 who specialize in indoor and outdoor neon signs.
4. Big Dog Neon. 112 N Church St, Lockhart, 78644.
5. The sign is not freestanding.



**CFA-21-08**

107 E SAN ANTONIO ST

NEW AWNING



 Subject Property

 Zoning Boundary

scale 1" = 100'

# STAFF REPORT

# CERTIFICATE FOR ALTERATION

## CASE SUMMARY

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STAFF: Kevin Waller, Assistant City Planner  
REPORT DATE: April 1, 2021  
MEETING DATE: April 7, 2021  
APPLICANT'S REQUEST: New awning  
STAFF RECOMMENDATION: **Approval**  
CONDITIONS: None

CASE NUMBER: CFA-21-08

## BACKGROUND DATA

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APPLICANT: Tamara Carlisle  
OWNER: 2120 Enterprises, LLC  
SITE LOCATION: 107 East San Antonio Street  
LEGAL DESCRIPTION: Part of Lot 1, Block 23, Original Town of Lockhart  
EXISTING USE OF PROPERTY: Mixed-use commercial and residential  
PROPOSED USE OF PROPERTY: Same  
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

## ANALYSIS OF ISSUES

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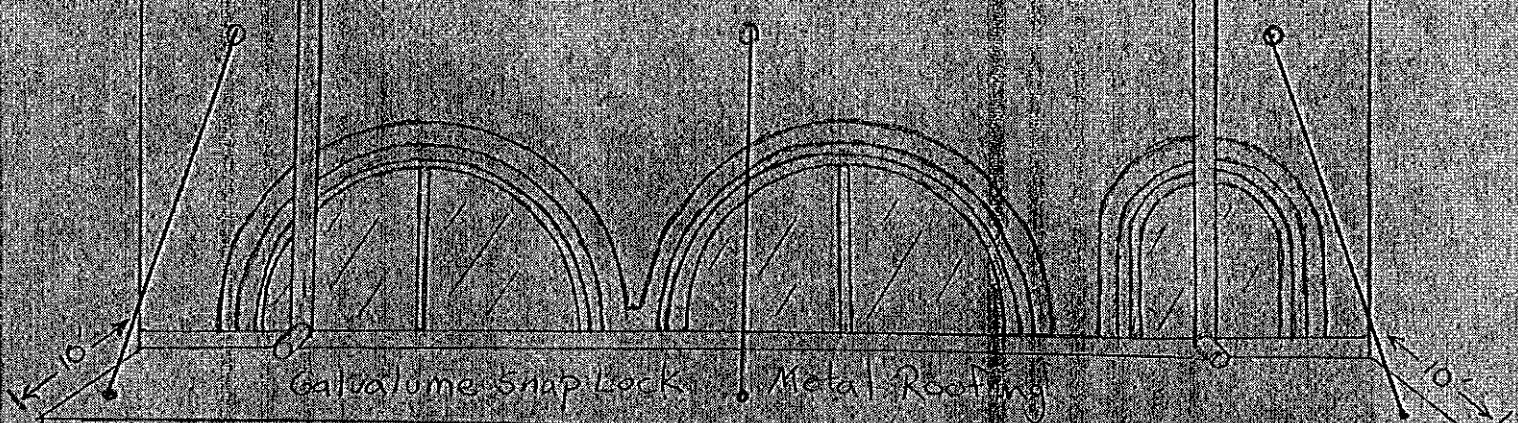
**PROJECT DESCRIPTION:** The applicant proposes a new awning for the Rollfast Ranchwear and Bike Repair business. The awning would replace an older, structurally unsound awning that was recently demolished following the Commission's approval of a Certificate for Demolition in November 2020. Materials used for the new awning will include Galvalume® snap-lock metal roofing and a beadboard ceiling. The awning will attach to the building in the same location as the previous awning, bolting onto a portion of the existing rafters left behind from the previous awning, and utilize three guy wires for upper support from existing wall hooks. Rain gutters will also be added to the awning, including downspouts on opposite ends of the awning's edge to prevent the spilling of rainwater onto the sidewalk.

**COMPATIBILITY:** The new awning will replace one that was structurally unsound and a blight on the Courthouse Square. The Commission has advocated for awnings that are demolished to be replaced, in order to help maintain the historical character of the Square.

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

**ALTERNATIVES:** None necessary.

ALB  
1901



← 21 1/2" →  
Rain Gutter

1x4 Beadboard Ceiling

Side wall  
be covered  
in paintable  
Galvalume metal

107 E San Antonio St.

Dick Royal 3-14-2021



A.L.B.  
1901

THE

107

Rollins Recycled  
107 E. San Antonio St.

107 E. San Antonio St.

107-A





107

Rollas Ranchwear  
and  
BIKE REPAIR

THE SOUTHWEST HOTEL

PRINTING Solutions

WORTH

A.L.B.  
1901

Rollfast Ranchwear  
BIKE REPAIR

107 E. San Antonio St

107-A

# CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 3/19/21 DATE APPROVED: \_\_\_\_\_ CERTIFICATE NUMBER: CFA-21-08

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: Enterprises LLC Property Owner: TAMARA CARLISLE  
Mailing Address: 2120 ~~020~~ Mailing Address: 102 S. Commerce  
Lockhart, TX 78644 Lockhart, TX 78644  
Telephone: 512 657 1850 Telephone: 512 657 1850  
Person Doing Work: Deek Royal Estimated Cost: \$ 17,000  
Property Legal Description: Part of Lot 1, Block 23, Original Town of Lockhart  
Property Street Address: 107 East San Antonio St Lockhart, TX  
Property City Zoning Designations: CCB Location Map Attached: \_\_\_\_\_

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

Description of Proposed Work
<u>We have already demo the awning</u>
<u>All we need to do is build a new</u>
<u>beautiful awning for our building</u>

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

**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: Tamara Carlisle Date: 3/19/21  
Property Owner Signature: Tamara Carlisle Date: 3/19/21  
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-21-08  
Page 2 of \_\_\_ Reviewed: KW

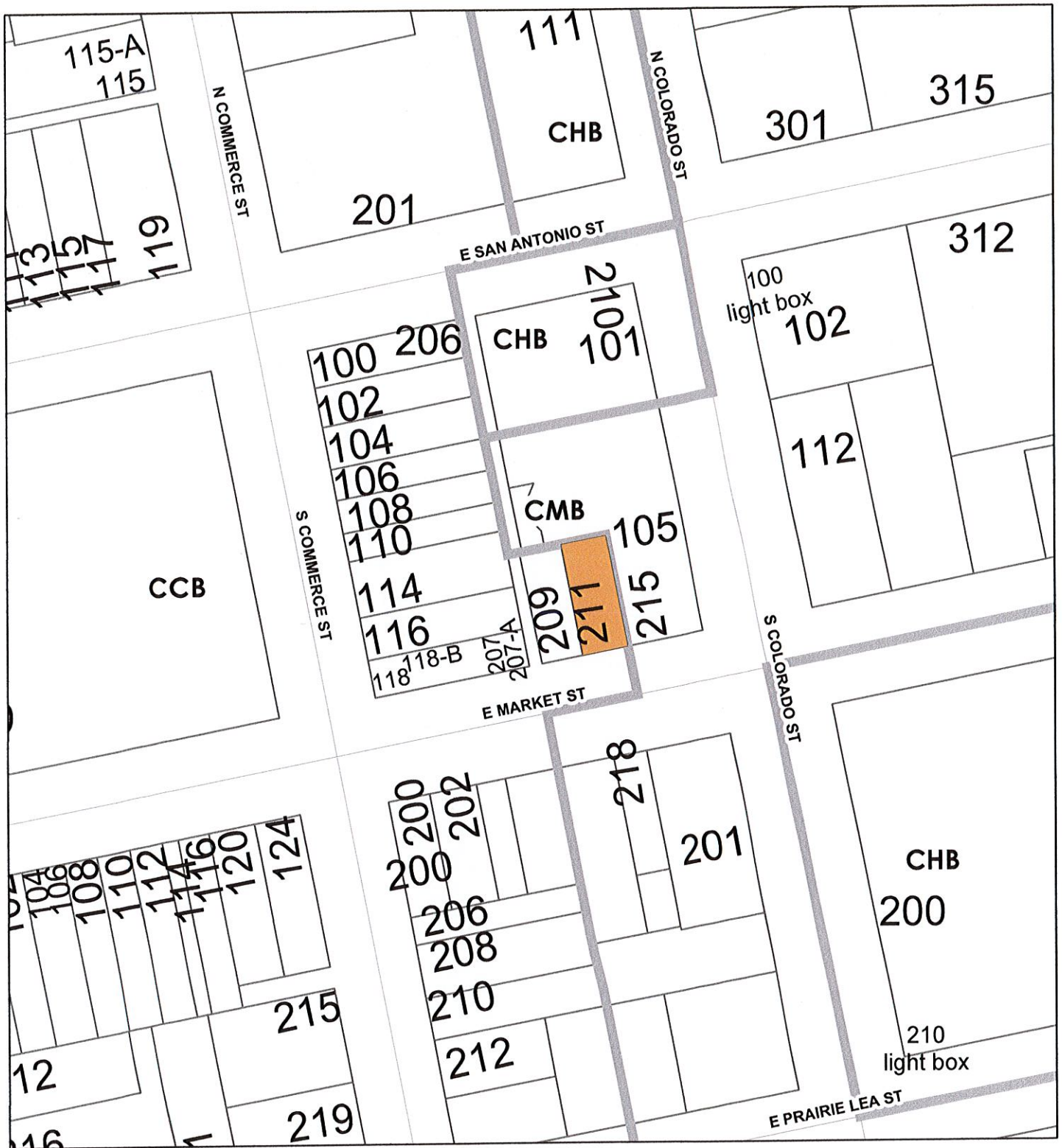
The following questions must be answered and the form completed by the applicant for a Certificate For Alteration. This questionnaire shall be attached to any application for Certificate For Alteration. The Lockhart Historical Preservation Officer shall independently verify all information provided on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

Yes	No	Verified	Scope Of Work Questions
Section One			
✓		KW	1. Is this application for construction or alteration on or at a property which is in a Historic District or a designated Historic Landmark? What is its zoning designation? <u>CCB</u> HL? <u>H</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? <i>Previous awning appeared to be a safety hazard.</i>
✓		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?
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→	✓	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? <i>We already did the demo</i>

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: Tammy Collier Date: 3/19/21

Verified By: Kevin Walker Date: 4/1/21 Action: \_\_\_\_\_ Date: \_\_\_\_\_



**CFA-21-09**

211 E MARKET ST

KITCHEN VENT EQUIPMENT  
THROUGH THE ROOF



Subject Property



Zoning Boundary

scale 1" = 100'

# STAFF REPORT

# CERTIFICATE FOR ALTERATION

## CASE SUMMARY

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STAFF: Kevin Waller, Assistant City Planner  
REPORT DATE: April 1, 2021  
MEETING DATE: April 7, 2021  
APPLICANT'S REQUEST: New kitchen ventilation system  
STAFF RECOMMENDATION: *Approval*  
CONDITIONS: None

CASE NUMBER: CFA-21-09

## BACKGROUND DATA

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APPLICANT: Ricardo Rodriguez  
OWNER: Stephanie Bradley  
SITE LOCATION: 211 East Market Street  
LEGAL DESCRIPTION: Part of Lot 6, Block 17, Original Town of Lockhart  
EXISTING USE OF PROPERTY: Vacant commercial lease space (previously a bar)  
PROPOSED USE OF PROPERTY: New sports bar  
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

## ANALYSIS OF ISSUES

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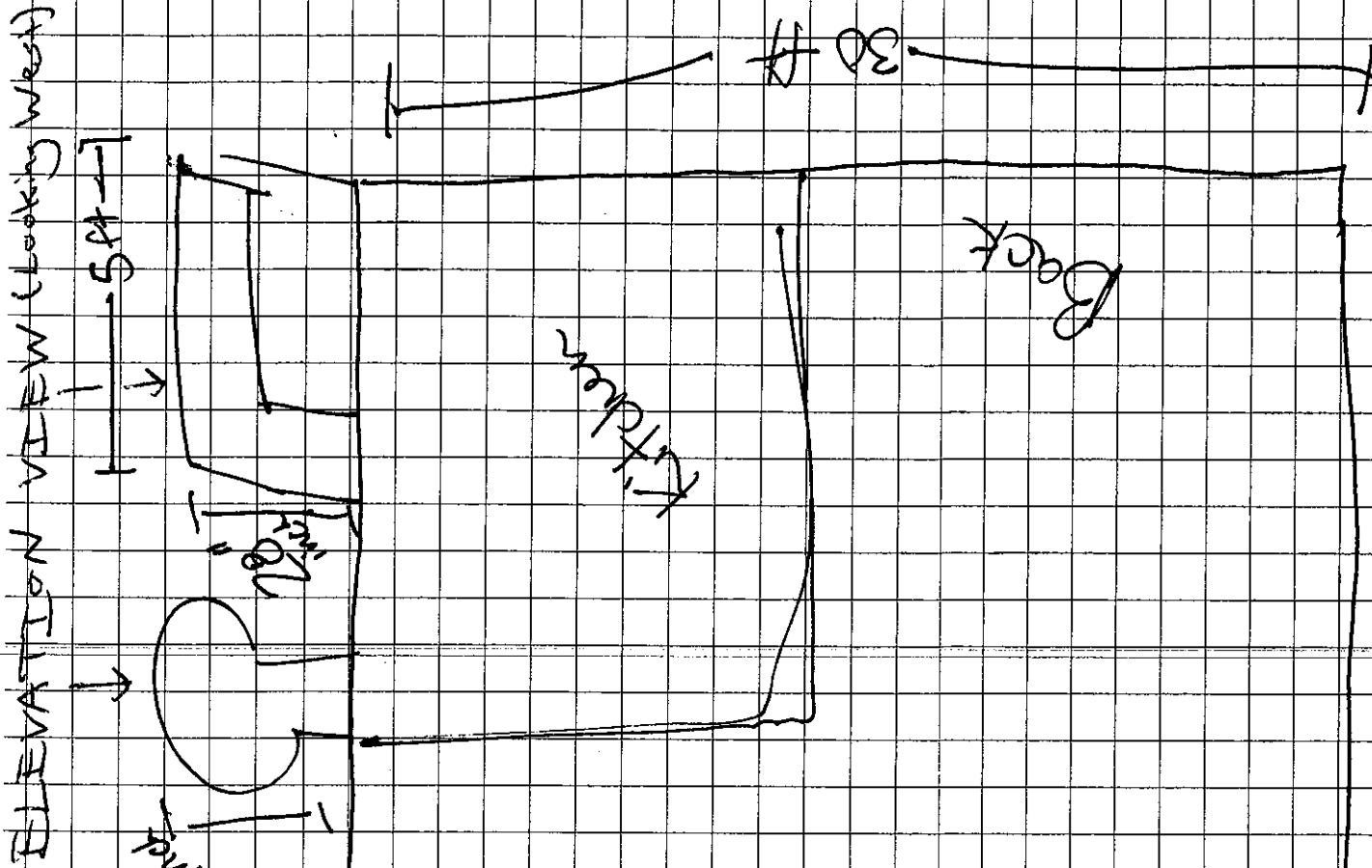
**PROJECT DESCRIPTION:** The applicant proposes a kitchen ventilation system for a new sports bar with this application. The new ventilation system will include a "mushroom"-style vent and exhaust vent that will penetrate the roof of the building at the rear (north) end of the property. The business that previously occupied the building was Bruno's Soul Club, also a bar. A Specific Use Permit was approved by the Planning and Zoning Commission for the new sports bar on December 9, 2020. During a recent commercial inspection, Staff communicated the need for Sign Permit and Certificate for Alteration applications for future signage, which the applicant understands and will submit at the time signage is proposed.

**COMPATIBILITY:** The proposed improvements will not have adverse impacts on the Courthouse Square. The applicant states that the ventilation system will not likely be seen from the front of the building. However, even if the system's components are seen from the front, other ventilation systems, including those from commercial kitchens, are visible on the roofs of nearby businesses.

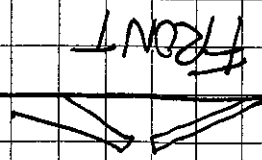
**COMPLIANCE WITH STANDARDS:** Although there are no design guidelines for the proposed improvements in the Historic Districts and Landmarks Ordinance, the improvements are subject to approval of this Certificate for Alteration and the issuance of building permits. Even if the ventilation equipment were not seen from a public street, a Certificate for Alteration is still required for this proposal. Only signs that are not visible from a public street are exempt from the Certificate for Alteration requirements (Section 28-11(d)(1)).

**ALTERNATIVES:** None necessary.

Vent hood system should not be seen from the front of the building.

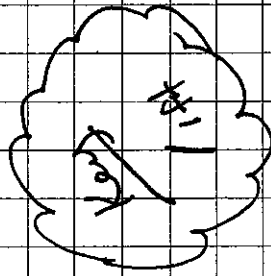
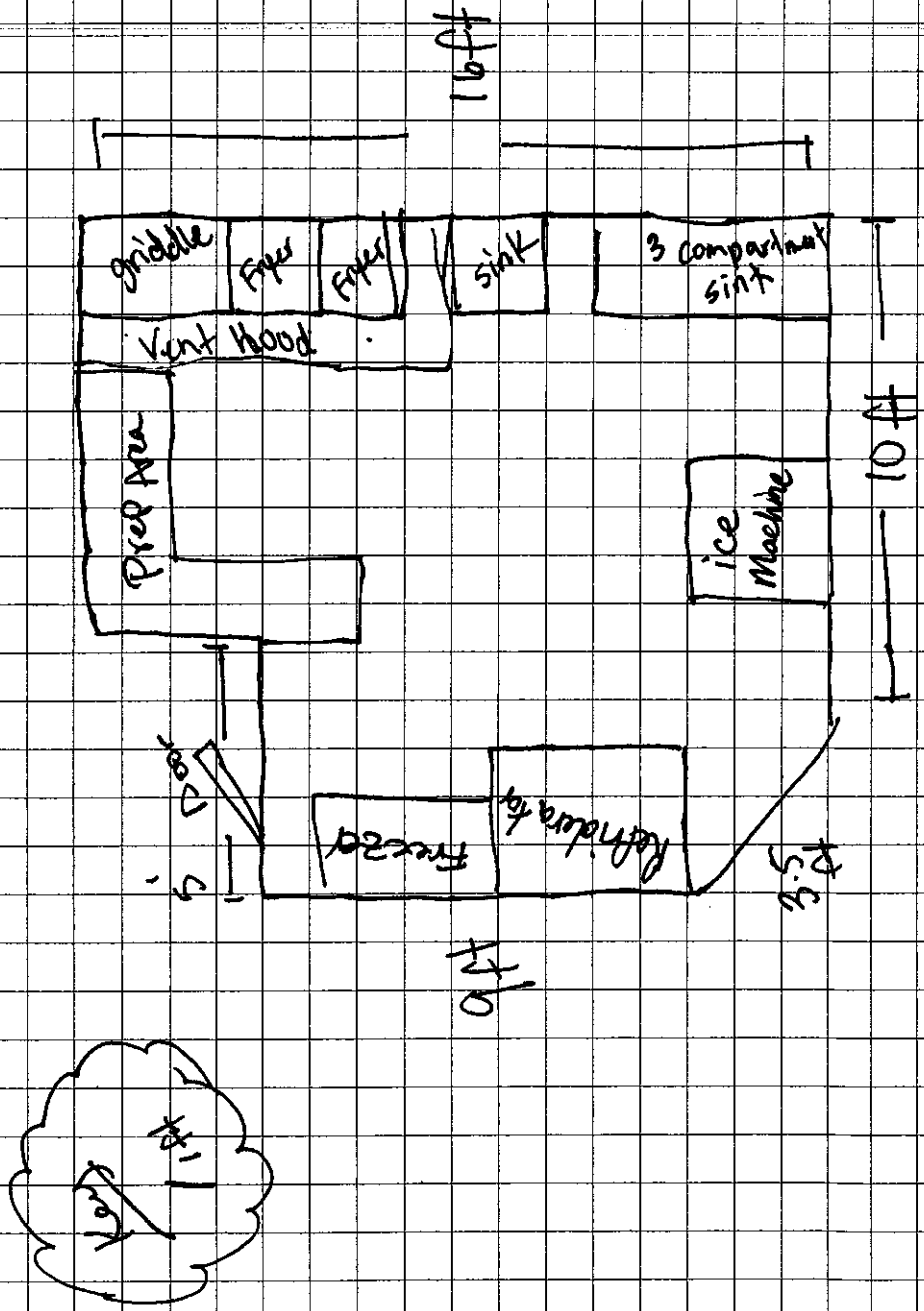


BIRD'S-EYE VIEW



30 ft

Kitchen





## CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 3/24/21 DATE APPROVED: \_\_\_\_\_ CERTIFICATE NUMBER: CFA-21-09

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 Ricardo Rodriguez Property Owner Stephanie Bradley  
 Mailing Address 2001 Fm 1322 Mailing Address 2541 Sol Wilson Ave  
Lockhart, Tx 78644 Austin, Tx 78702  
 Telephone 512-431-7150 Telephone 512-415-2109  
 Person Doing Work Don Rogelio Estimated Cost \$15,000  
 Property Legal Description Part of Lot G, block 17, Original Town of Lockhart  
 Property Street Address 211 E Market St, Lockhart, Tx 78644  
 Property City Zoning Designations CCB Location Map Attached \_\_\_\_\_

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

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

Description of Proposed Work
<p><u>Installation of a vent hood kitchen system in the back designated kitchen area of the building.</u></p>

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

**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: [Signature] Date: 3/24/21  
 Property Owner Signature: [Signature] Date: 3/24/21  
 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-21-09  
Page 2 of \_\_\_ Reviewed: KW

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Applicant Signature: 

Date: 3/24/21

Verified By: Kevin Waller Date: 4/1/21 Action:

Date: