

PUBLIC NOTICE

City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, April 21, 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.

AMENDED AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the April 7, 2021 meeting.
4. CFA-21-10. Consider a request by Ricardo Rodriguez for approval of a Certificate for Alteration for two window signs for a new business establishment entitled The Lounge 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.
5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
6. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 10:15 a.m. on the 16th day of April, 2021.

City of Lockhart
Historical Preservation Commission
April 7, 2021

MINUTES

Members Present: Ray Ramsey, Christine Ohlendorf, John Lairsen, Ronda Reagan

Members Absent: Michel Royal, Rick Thomson, Ron Faulstich

Staff Present: Yvette Aguado, Kevin Waller (virtual)

Public Present: Jeremy Klitzman (applicant's representative, Agenda Item (4)), Tamara Carlisle (applicant, Agenda Item (5)), Edgar Gutierrez (applicant's representative, Agenda Item (6))

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:32 p.m.
2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the March 17, 2021 meeting.

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

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.

Planning Staff Kevin Waller reported that the applicant proposes a projecting, vertical-oriented, "blade" style neon wall sign that will measure 30 square feet and be located on the upper wall above the awning. This will be a double-faced sign 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. Mr. Waller presented Staff's report virtually via WebEx and answered Commissioners' questions. Staff recommended approval.

Vice-Chair Reagan moved to approve CFA-21-07 as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 4-0.

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.

Mr. Waller reported that the applicant proposes a new awning to replace an older, structurally unsound awning that was recently demolished. 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 spilling rainwater onto the sidewalk. Mr. Waller answered Commissioners' questions and stated that Staff recommended approval.

Vice-Chair Reagan asked if the two existing downspouts above the awning will be replaced.

Applicant Tamara Carlisle, 1700 Rabb Rd., Austin, responded that temporary gutters were used after the previous awning was removed, and that the downspouts are not intended to be replaced, but could be painted. Ms. Carlisle also stated that either the proposed beadboard ceiling, or a pressed tin ceiling, would be used.

Commissioner Ohlendorf moved to approve CFA-21-08 with the condition that either the proposed beadboard ceiling, or a pressed tin ceiling, be used. Commissioner Ramsey seconded, and the motion passed by a vote of 4-0.

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.

Mr. Waller reported that the applicant proposes a kitchen ventilation system for a new sports bar to include a "mushroom"-style vent and exhaust vent that will penetrate the roof of the building at the rear (north) end of property. He added that 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)). Mr. Waller stated that Staff recommended approval.

Discussion ensued amongst Commissioners and Staff.

Applicant representative Edgar Gutierrez answered Commissioners' questions and provided further details on the proposed ventilation components.

Commissioner Ramsey moved to approve CFA-21-09 as presented. Commissioner Ohlendorf seconded, and the motion passed by a vote of 4-0.

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

Vice-chair Reagan asked if Staff had informed the owner/applicant of 215 W. San Antonio Street of the tax abatement opportunity for the recently approved improvements.

Mr. Waller responded that Staff did not inform the applicants, but that it is a good suggestion.

Vice-chair Reagan asked why the parklet installed on North Main Street did not come before the Commission for approval.

Mr. Waller responded that the Commission reviews only those proposals on private property, and that the parklet is located in the right-of-way.

Vice-chair Reagan stated that the parklet is nevertheless in the Historic District, similar to the small City park which was recently approved by the Commission at the corner of East Market Street and South Commerce Street.

Mr. Waller read Section 28-11(a) of the Historic Districts and Landmarks Ordinance, which specifies that a Certificate for Alteration is required to carry out construction or relocation on property in the Historic District or designated as a Historic Landmark.

Mr. Waller stated that one application has been submitted by the deadline for the next meeting of April 21st.

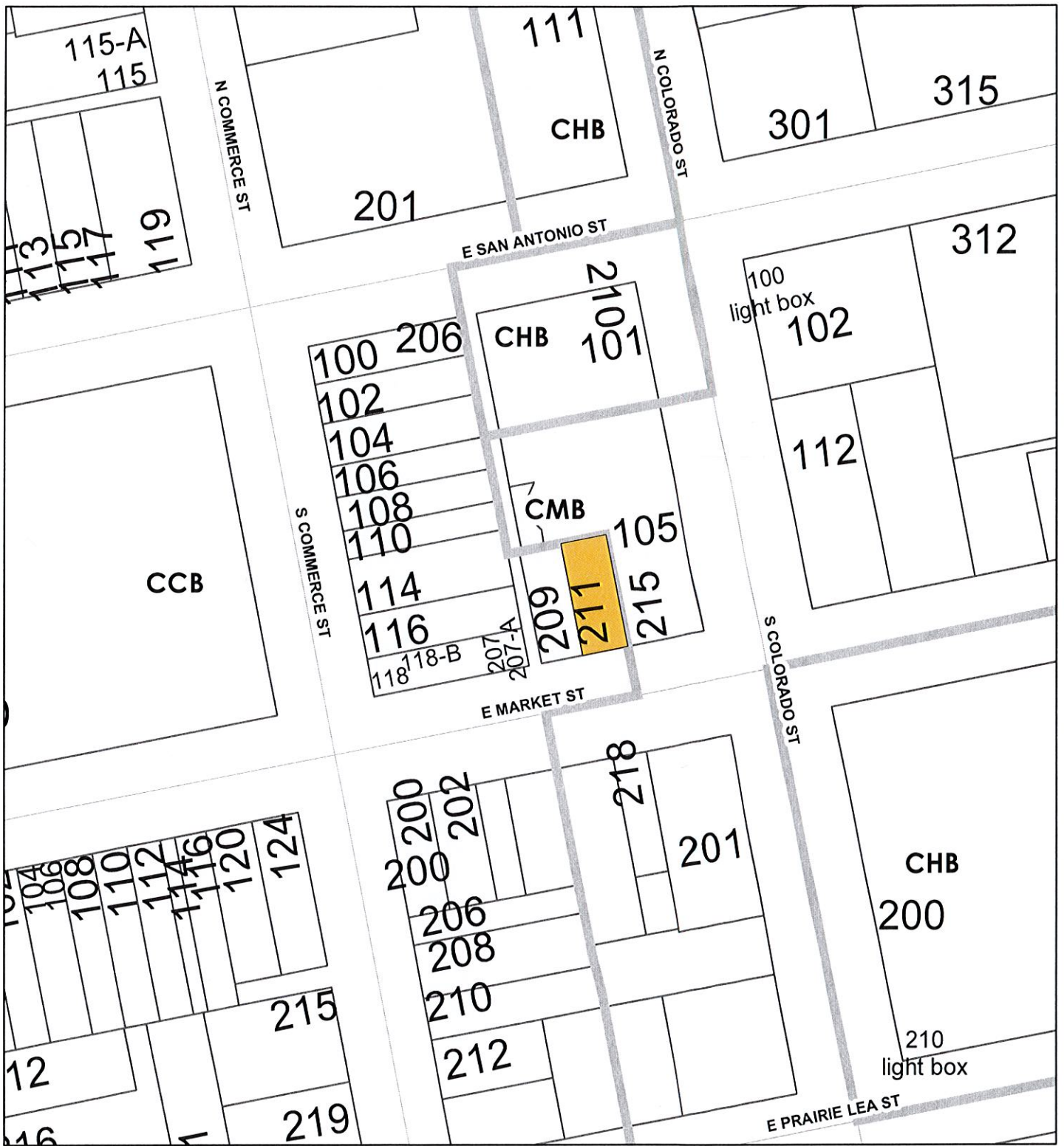
8. Adjournment.

Commissioner Ramsey moved to adjourn the meeting, and Vice-chair Reagan seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:05 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chair



CFA-21-10



 Subject Property

 Zoning Boundary

211 E MARKET ST

TWO WINDOW SIGNS

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*

CASE NUMBER: CFA-21-10

REPORT DATE: April 16, 2021

MEETING DATE: April 21, 2021

APPLICANT'S REQUEST: Two window signs

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

BACKGROUND DATA

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

PROJECT DESCRIPTION: The applicant proposes two identical window signs for a new business named The Lounge Sports Bar. One sign will be located on each of the double-door entry glass panels and will feature the business name with stylized lettering for "The Lounge", framed by a double-rectangular outline set against a circular background, and "Sports Bar" in all-caps beneath "The Lounge". The signs are small, measuring 1.87 square feet each, for a total of 3.74 square feet. The applicant also proposes to replace the existing hanging sign for the previous Bruno's Soul Club tenant with a new hanging sign of identical four-foot by two-foot dimensions, which is considered a change of sign face and does not require a Sign Permit or Certificate for Alteration. A Certificate for Alteration was previously approved by the Commission for this property on April 7, 2021 for kitchen ventilation system components projecting from the roof.

COMPATIBILITY: The proposed signs are not of a design or scale that would detract from the historic character of the Courthouse Square.

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

ALTERNATIVES: None necessary.

The Lounge

SPORTS BAR

13.75" (1.1')

20" (1.7')

CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 4/7/21 DATE APPROVED: _____ CERTIFICATE NUMBER: CFA-21-10

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 512-431-7450 Telephone 512-415-2109
 Person Doing Work Printing Solutions Estimated Cost \$500.00
 Property Legal Description Part of lot 6, 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 _____

Considered an Existing Sign

Description of Proposed Work
Hanging a Business Sign where the current sign currently sits with the same dimensions of 4ft x 2ft. The sign will be 2 sided hanging off the building in the same manner the current sign is.
Also will paste 2 vinyl decal signs of the same logo on the front entrance windows of size 20in x 13.25in.
Please - Attach Scope of Work Questionnaire <input type="checkbox"/> Attach Sketches/Illustrations <input 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: 4/6/21
 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-21-10
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 property 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 HL?</u> <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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
<input checked="" type="checkbox"/>	<input 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: 4/6/21

Verified By: Kevin Waller Date: 4/16/21 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 Printing Solutions

LICENSE NO. _____

DAY-TIME TELEPHONE 512-398-5352

ADDRESS 113 E San Antonio St.

E-MAIL art@pslockhart.com

Lockhart, Tx 78644

OWNER NAME Stephanie Bradley

ADDRESS 2541 Sol Wilson Ave

DAY-TIME TELEPHONE 512-415-2109

Austin, Tx 78702

E-MAIL stephanieguitar@att.com

Business Owner: Ricardo Rodriguez
2001 F.M. 1322

512-431-7450
ricardo.rodriguez4@yahoo.com

PROPERTY Lockhart 78644

ADDRESS OR GENERAL LOCATION 211 E Market ST. Lockhart, Tx 78644

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

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

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Sports Bar

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN The Lounge Sports Bar

REQUESTED PERMIT

PROPOSED CONSTRUCTION (Check all that apply) ON-PREMISE OFF-PREMISE

NEW SIGN STRUCTURAL REPAIR STRUCTURAL ALTERATION/RELOCATION

TYPE OF SIGN PROPOSED (Check all that apply) WALL MARQUEE
(2 window signs)
 LOW PROFILE MEDIUM PROFILE HIGH PROFILE

INSTITUTIONAL DEVELOPMENT ENTRANCE RESIDENTIAL IDENTIFICATION

710 of 6600 = 46.2% Max. Sign Area allowed
 Proposed Signs = 3.74
 Existing Hanging Sign = 8
 Total Signage = 11.74
 30x22

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 660 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) 3.74 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 \$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 4/7/21

PRINTED OR TYPED NAME Ricardo Rodriguez

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 [Signature] Building Inspection

PERMIT NUMBER SP - 21 - _____ CERT. FOR ALTERATION NUMBER CFA - 21 - 10

DATE _____ FEE \$10.00 RECEIPT # _____