

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, December 15, 2021
Municipal Building – Glosserman Room
308 West San Antonio Street**

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the December 1, 2021 meeting.
4. CFA-21-19. Consider a request by Allison Launius for approval of a Certificate for Alteration for wall and window signs for the new Stampworthy Goods business establishment on part of Lots 4 and 5, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 115(a) North Commerce Street.
5. CFA-21-20. Consider a request by Miranda Platt for approval of a Certificate for Alteration for a projecting wall sign, flush-mount wall sign, and window sign for the Load Off Fanny's business on part of Lot 3, Block 14, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 202 East Market Street.
6. Discuss the potential removal of canvas awnings from consideration as "Pre-Approved" Certificates for Alteration (Section 28-11(c)(4), Historic Districts and Landmarks) and require Commission review for such awnings.
7. Discuss the potential requirement of a Certificate for Alteration for murals in the Historic District.
8. Discuss the potential requirement of a Certificate(s) for Alteration for elements of the Lockhart Downtown Revitalization Project, as applicable.
9. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
10. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 11:00 a.m. on the 10th day of December, 2021.

City of Lockhart
Historical Preservation Commission
December 1, 2021

MINUTES

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

Member Absent: Rick Thomson

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: Timothy Wakefield (Applicant, Agenda Item 4), and Fran Wilson (Applicant, Agenda Item 5)

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 August 25, 2021 Special Meeting.

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

4. CFA-21-18. Consider a request by Timothy Wakefield, c/o Bon Diablo, LLC for approval of a Certificate for Alteration for a hanging sign and 7 small window signs for the new Soundwaves Art Foundation 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 hanging sign and 7 small window signs. He explained that although the hanging sign does not exceed the area limitation for pre-approved signs, it is of a shape that is not considered pre-approved and therefore requires review by the Commission. The double-sided sign will measure four square feet and is proposed to be hung at least 7 feet above the sidewalk. The 7 window signs are currently in place, with four on one side of the double-door glass, and three on the other. The hanging sign and window signs, together with the existing, projecting neon wall sign, measure 36.7 square feet. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Commissioner Ramsey asked if a border was required for the sign.

Mr. Waller replied that there is a small border proposed which doesn't meet the minimum required width of ¾ inch for pre-approved signs.

Vice-Chair Reagan asked about the color of the sign.

Applicant Timothy Wakefield replied that it has the same color scheme as the existing neon sign.

Commissioner Faulstich stated that the sign features black and pink hues.

Vice-Chair Reagan moved to approve CFA-21-18 as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 6-0.

5. CFA-21-22. Consider a request by Fran Wilson, c/o Leona Dodd Estate and William Dodd Fowler, LLC, for approval of a Certificate for Alteration for the replacement of an awning, windows, front siding, gutter system, and front doors for the Royal Gymnastics Academy business on Part of Lot 2, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 106 and 108 South Commerce Street.

Mr. Waller reported that the applicant proposes to either repair or replace the awning, and replace all windows, the front siding, gutter system, and front doors of the building. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Applicant Fran Wilson, 4345 Clayton Rd. W., Fort Worth, TX 76116 came forward to answer Commissioners' questions.

Discussion ensued regarding the location of gutters and material type of the awning and siding to be replaced.

Commissioner Faulstich moved to approve either stucco or metal as presented for siding and either a metal or canvas awning, with a condition to come back before the Commission if another siding is preferred, and keep all else as proposed for CFA-21-22. Commissioner Ohlendorf seconded, and the motion passed by a vote of 5-1.

6. Continue discussion on the potential development of City-designated Historic Landmark placards for placement on identified Historic Landmark structures.

Mr. Waller shared pictures of Historic Landmark placards from the Cities of San Marcos and Bandera for reference.

Discussion continued between Staff and Commissioners regarding pricing, designs, and who would pay for the placards.

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

Mr. Waller stated that the next regularly scheduled meeting would be held December 15, and that there may be three already-submitted applications ready by that meeting.

Commissioner Faulstich requested to add an item to the agenda for discussion regarding the possible removal of canvas awnings from the Pre-approved category and requiring a Certificate for Alteration.

Vice-Chair Reagan requested to add an item to the agenda for discussion on the potential review of murals by the Commission.

Chair Lairsen requested to add an item to the agenda for discussion on the Commission's potential involvement in the review of the Downtown Revitalization project.

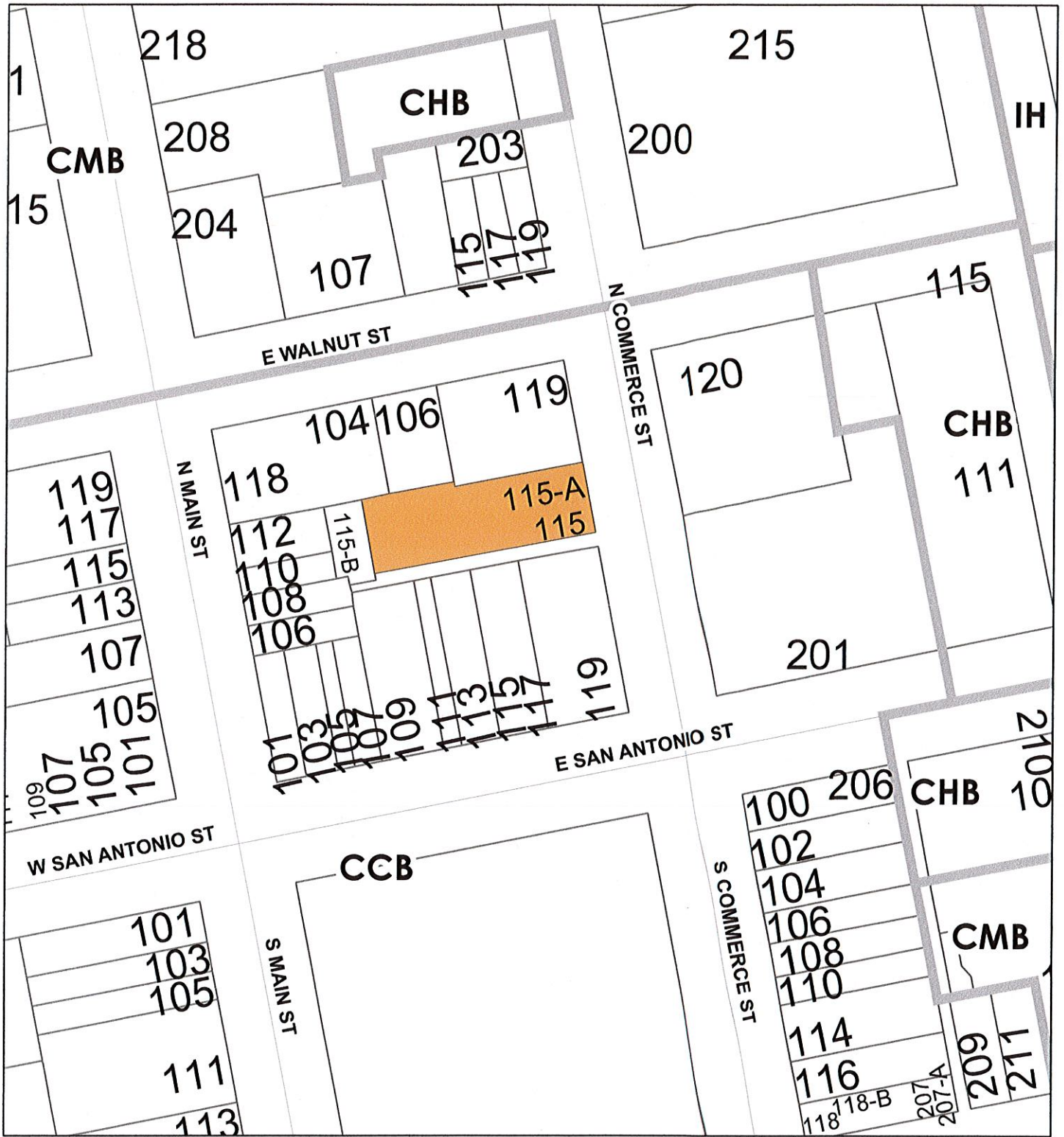
8. Adjournment.

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 6:34 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chair



CFA-21-19



Subject Property



Zoning Boundary

115 A N COMMERCE ST

WALL & WINDOW SIGNAGE

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: December 10, 2021
MEETING DATE: December 15, 2021
APPLICANT'S REQUEST: Wall and window signs
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

CASE NUMBER: CFA-21-19

BACKGROUND DATA

APPLICANT: Allison Launius
OWNER: Cynthia Alvarez
SITE LOCATION: 115(a) North Commerce Street
LEGAL DESCRIPTION: Part of Lots 4 and 5, Block 23, Original Town of Lockhart
EXISTING USE OF PROPERTY: Vacant Commercial Building
PROPOSED USE OF PROPERTY: Commercial (Retail)
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes a wall sign and two window signs for the new Stampworthy Goods retail establishment. The wall sign will feature the business name above the awning in plain capital lettering, with a sunrays graphic to the left of the sign. One of the two window signs, on the left double-door panel, features the business name in an arc shape, with a graphic below the name depicting a lady, bird, and what appears to be a decorative table. The window sign on the other door panel states "Hours of Operation", with "By Chance" and "By Appointment" beneath. A small neon "Open" sign is hanging behind the window panel to the left of the front doors, but is considered exempt from the Sign Ordinance, as it is not affixed to the window glass (Sign Ordinance Section 46-7(25)). A projecting, illuminated wall sign for the former Commerce Cleaners business is located in the upper-right corner of the front building façade, and will be removed around the end of the year, according to the applicant.

COMPATIBILITY: Although there are very few signs on the block in which the subject property is located, the proposed signs are not of a scale or design that would detract from the 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.

Sun Image: 12 square feet
"Stampworthy Goods": 18 square feet

To be removed
per applicant



Right door decal: 1.12 square feet
Left door decal: 3.5 square feet

CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 11/2/21 DATE APPROVED: _____ CERTIFICATE NUMBER: CFA-21-19

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


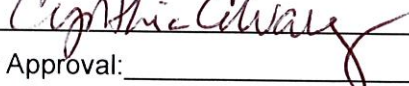
Applicant Allison Lannius Property Owner Cindy Alvarez
 Mailing Address 500 S RIO Mailing Address ~~355 Old Lakeway~~ Lockhart, TX 78644
Grande St, Lockhart Telephone ~~817-723-5047~~ 512-787-0267
 Telephone 817-723-5047 Person Doing Work Margaret Heidrick Estimated Cost \$600
 Property Legal Description Original Town of Lockhart, Block 23, Part of lots 4 & 5
 Property Street Address 115a north commerce St
 Property City Zoning Designations commercial - 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>Painted store business words (STAMPWORTHY GOODS)</u>
<u>- Wall & window signs proposed</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:  Date: Nov 3, 2021
 Property Owner Signature:  Date: 11/3/2021
 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-21-19
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> <input checked="" type="checkbox"/>
<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: <u>permit application also submitted</u> Has any work actually started? <u>no</u> Describe: <u>Window signs already in place!</u>
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 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 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: [Signature]

Date: 11/2/21

Verified By: Kevin Walker Date: 11/23/21 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

Tenant
CONTRACTOR NAME Allison Lavinus LICENSE NO. _____
DAY-TIME TELEPHONE 817-723-5047 ADDRESS 115a N commence st
E-MAIL allison.lavinus@gmail.com Lockhart, 78644
OWNER NAME Cindy Alvarez ADDRESS 355 Old Luling Rd.
DAY-TIME TELEPHONE 512-787-0267 Lockhart
E-MAIL cjalve@aol.com

PROPERTY

ADDRESS OR GENERAL LOCATION 115a N commence st
ZONING CLASSIFICATION CCB commercial HISTORIC LANDMARK OR DISTRICT (Y/N) Yes
NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 1
PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE furniture showroom
NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Stampworthy

REQUESTED PERMIT

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

71% of 500 sq ft = 354 sq ft Max. sign area allowed
Proposed Signage = 34.62 sq ft

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 500 SQ. FT.
IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE NA FT.
HEIGHT TO TOP OF SIGN _____ FT. TOTAL SIGN FACE AREA (One side only) 34.62 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.

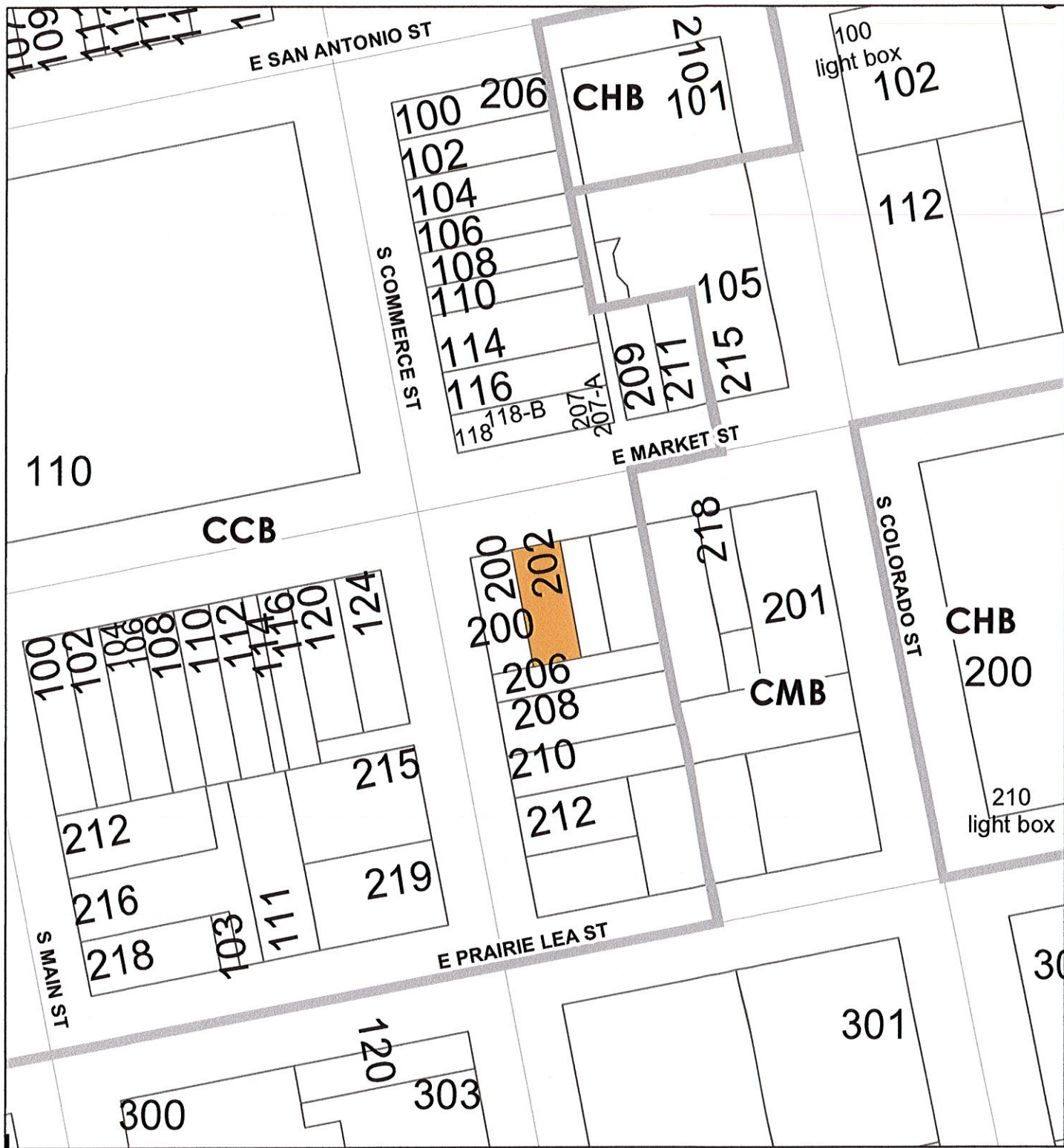
I HEREBY AFFIRM THAT IF I AM NOT OWNER OF THE PROPERTY UPON WHICH THE SIGN IS TO BE LOCATED, I AM AUTHORIZED BY THE PERSON, ORGANIZATION, OR BUSINESS ENTITY OWNING THE PROPERTY TO REPRESENT THEM IN THIS APPLICATION. TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND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

SIGNATURE Allison Lanius DATE NOV 3, 2021
PRINTED OR TYPED NAME Allison Lanius

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 - 19
DATE _____ FEE \$10.00 RECEIPT # _____



CFA-21-20

202 E MARKET ST

PROJECTING WALL SIGN & ^{FLUSH-MOUNT} WALL SIGN & WINDOW SIGN



Subject Property



Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner

KW

CASE NUMBER: CFA-21-20

REPORT DATE: December 10, 2021

MEETING DATE: December 15, 2021

APPLICANT'S REQUEST: Projecting wall sign, flush-mount wall sign, and window sign

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

BACKGROUND DATA

APPLICANT: Miranda Platt

OWNER: Ron Faulstich, Stich Investments, Inc.

SITE LOCATION: 202 East Market Street

LEGAL DESCRIPTION: Part of Lot 3, Block 14, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial (Restaurant)

PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: CCB (Commercial Central Business District)

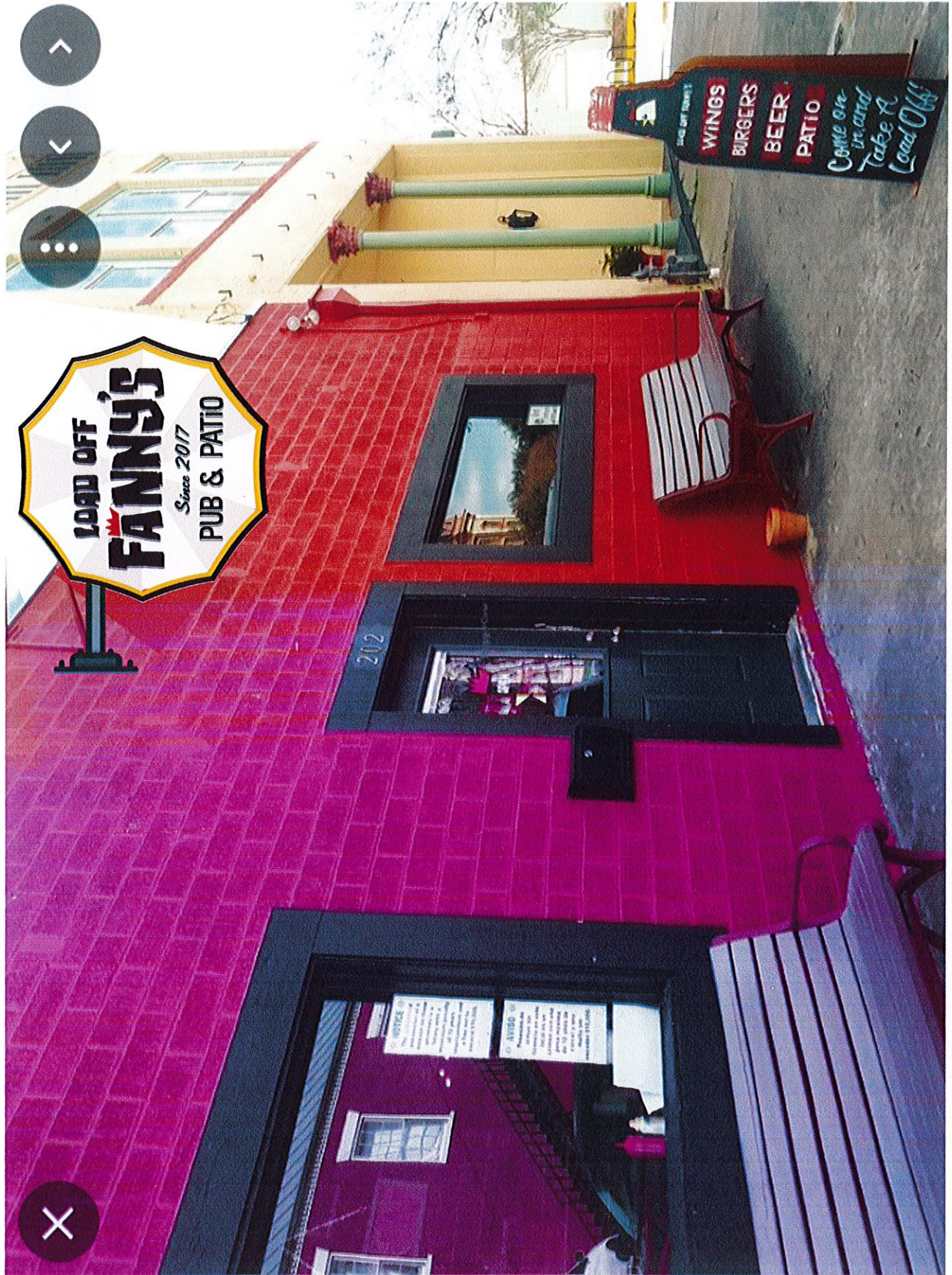
ANALYSIS OF ISSUES

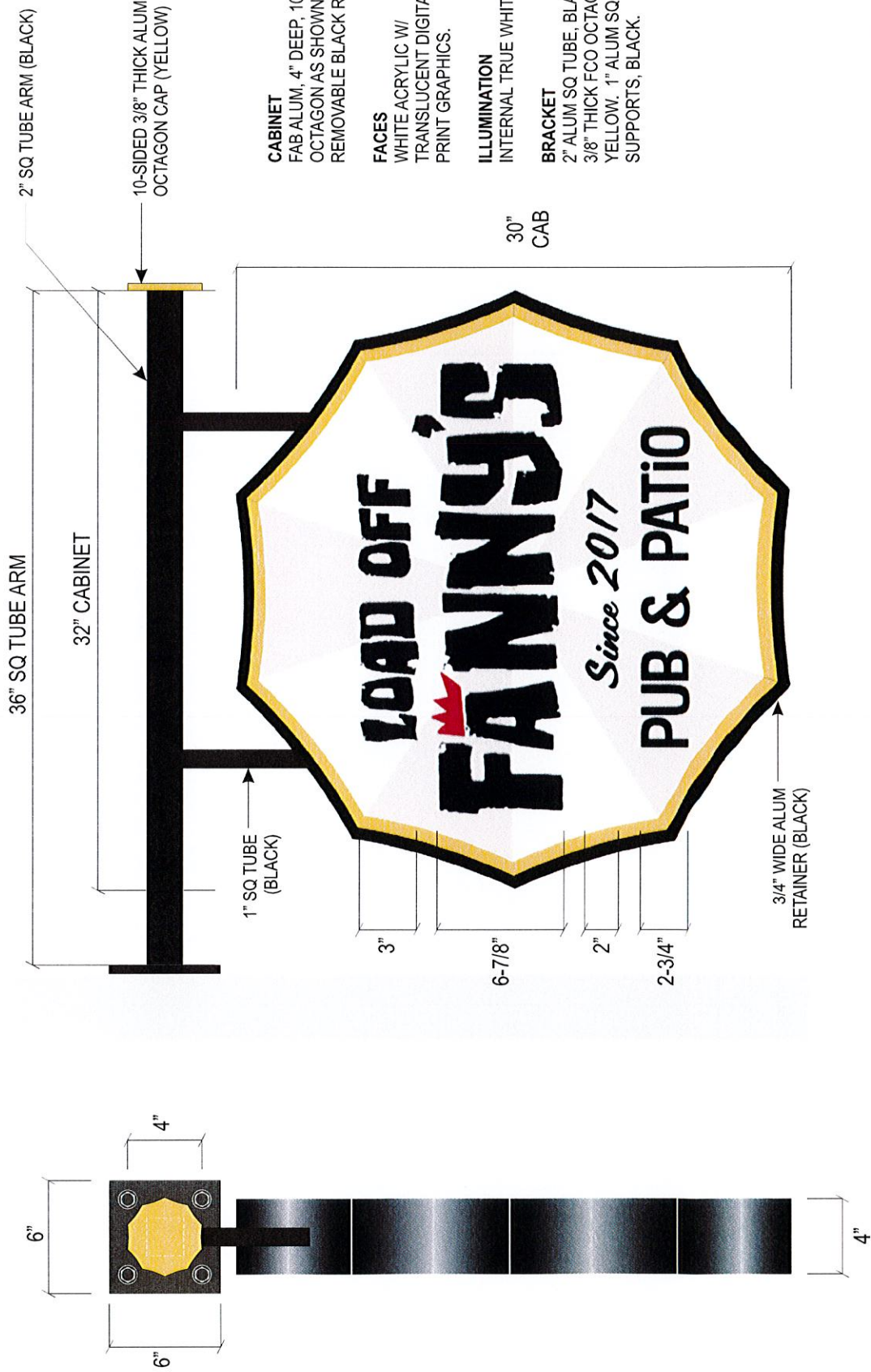
PROJECT DESCRIPTION: The applicant proposes a projecting wall sign, flush-mounted wall sign, and window sign for the Load Off Fanny's business establishment. The projecting wall sign will feature the business name, with "Since 2017" below the name, and "PUB & PATIO" beneath the date. Located above the front door in place of the former projecting sign, the new sign will be illuminated and a decagon shape (10 sides). The former projecting sign is currently located in the window to the right of the front door, and will be removed according to the applicant. The proposed flush-mount wall sign will consist of the restaurant menu, and will be located to the left of the front door. The window sign is an illuminated, LED "Open" sign that is currently displayed. The Hours of Operation sign on the front door glass is considered exempt, as it is under two square feet. Existing window signs that the applicant states will be removed include the chicken head graphic on the front door glass and the "No Pets" sign in the window to the right of the door.

COMPATIBILITY: The proposed signs are not of a scale or design that would detract from the character of the Courthouse Square. The shape of the projecting sign is not seen elsewhere on the Courthouse Square, and will add a nice visual contrast in the area.

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.





CABINET
 FAB ALUM, 4" DEEP, 10-SIDED
 OCTAGON AS SHOWN. BLACK.
 REMOVABLE BLACK RETAINERS.

FACES
 WHITE ACRYLIC W/
 TRANSLUCENT DIGITAL
 PRINT GRAPHICS.

ILLUMINATION
 INTERNAL TRUE WHITE LEDS.

BRACKET
 2" ALUM SQ TUBE, BLACK, W/
 3/8" THICK FCO OCTAGON CAP,
 YELLOW. 1" ALUM SQ TUBE
 SUPPORTS, BLACK.

SCALE: 1-1/2" = 1'-0"
DF INTER ILLUM BLADE SIGN

FILE	Load off Fanny's Lockhart	DATE	12/8/21
ADDRESS	Lockhart		
PROJECT MANAGER	Tim Babb		
APPROVAL			

This original unpublished drawing is the property of Sign Crafters and is submitted for personal use only in conjunction with the planning of the expressed project. This drawing is not to be reproduced, used or exhibited in any fashion without permission from Sign Crafters. Unauthorized use constitutes customer approval of all associated creative, drafting, and engineering fees. This representation is for illustrative purposes only and may not accurately reflect actual size or specifications. Sign Crafters shall not be held responsible or liable for any discrepancy whatsoever between the illustration and the actual signage itself.

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2401 I-35 S. San Marcos, TX 78666
 Phone (512) 392-0900 • Fax (512) 392-3363
info@signcrafters.net
www.signcrafters.net

SIGN CRAFTERS
 A CORPORATION





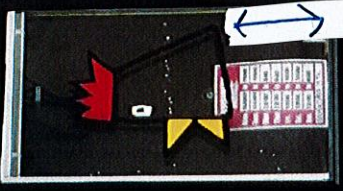
To Be Removed

To Be Removed

NO PETS
DANGER
BARKS

To Be Removed

202
Chicken Head to be Removed



Exempt



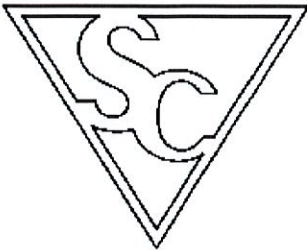
NOTICE
Unauthorized collection of items or property on these premises is strictly prohibited. If you have any items or property in our possession, please contact us immediately. We are not responsible for any loss or damage to your property. Thank you for your cooperation.

WARNING
Possession of any firearm, knife, or other dangerous weapon is strictly prohibited. If you have any such items, please contact us immediately. We are not responsible for any loss or damage to your property. Thank you for your cooperation.

First Friday
LOCKSMITHS



HAPPY BIRTHDAY
DANIEL
10/10/00



Sign Crafters, Inc. TSCL #18033

2401 IH 35 South
San Marcos, TX 78666
Ph: (512) 392-0900
FAX: (512) 392-3363
Email: info@signcrafters.net

Estimate #: 49480

Created Date: 10/25/2021 8:54:14AM	Prepared For: Load off Fannys
Salesperson: Tim Babb	Contact: Miranda Platt
Email: tim@signcrafters.net	Office Phone: (512) 213-7427
Not Specified: (512) 392-0900	Email: Miranda Platt <miranda.n.platt@gmail.com>
Not Specified: (512) 392-3363	Address: 202 E Market St
Entered by: Tim Babb	Lockhart, TX

Description: Illuminated blade sign 202 E Market St Lockhart

		Quantity	Unit Price	Subtotal
1	Product: Cabinet w/ routed face Description: Internally illuminated sign cabinet with a routed out metal face that is backed with acrylic. Quantity: 1 Side(s): Double Sided Product Code: Cabinet w/ routed face using LEDs Height: 32 in Width: 32 in Text: Mound directly to building	1	\$974.15	\$974.15
2	Product: Power Supplies (12 volt secondary) Description: 60 Watt power supply pack (12v transformer) for 110 - 277 volt LEDs Quantity: 2 Side(s): Single Sided Product Code: Power Supplies 60 Watt 120v - 277v Height: 1 in Width: 1 in	2	\$49.44	\$98.88

- Projecting Wall Sign -

Estimate Total:	\$1,073.03
Subtotal:	\$1,073.03
Taxes:	\$88.53
Total:	\$1,161.56
Deposit Required:	\$580.78

Payment Terms: 50% deposit due to start production. Balance Due upon receipt after completion.
All Payments are due at our offices within 10 days of order completion or additional interest of 1.5% per month will be assessed.
"Regulated by the Texas Dpt. of Licening and regulation, PO Box 12157, Austin, TX 78711, 512 463-6599 or toll free (in TX) 800-803-9202, <http://www.license.state.tx.us/Complaints>"

Client Reply Request

- Estimate Accepted "As Is". Please proceed with Order.
- Changes required, please contact me.

Other: _____
SIGN: _____ Date: / /

Sign Crafters

2401 S Interstate 35
SAN MARCOS, TX

Receipt Number	758997570
Description	load off fannys deposit 61445 mc 5833
Subtotal	\$580.78
Tax Rate % (0.0000%)	\$0.00
Sales Total	\$580.78

[Continue \(/Terminal/SalesSummaryProcessComplete\)](#)

[Cancel \(/Terminal\)](#)

[Privacy Policy](#) | [Contact Us](#)

Version: 12.3.2

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[Help](#)

CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 11/9/21 DATE APPROVED: _____ CERTIFICATE NUMBER: CFA-21-20

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 MIRANDA N. PLATT Property Owner RON FAULSTICH
 Mailing Address 107 N. MAIN ST. Mailing Address 113 E SAN ANTONIO ST.
LOCKHART TX. miranda.n.platt LOCKHART TX.
@jmdil.com
 Telephone 512-213-7427 Telephone 512-398-5352
 Person Doing Work 8 POINT ELECTRIC Estimated Cost \$500 - Projecting wall sign
 Property Legal Description RESTAURANT - Part of Lot 3, Block 14, Original Town of Lockhart
 Property Street Address 202 E MARKET ST.
 Property City Zoning Designations HISTORICAL - 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

Projecting Wall Sign

A 32" W x 30" H, ACRYLIC, DOUBLE-SIDED INTERNALLY ILLUMINATED SIGN

SIGN IS BEING FABRICATED BY SIGN CRAFTERS IN SAN MARCOS.

Flush-mounted Sign

A 18" x 24" Menu sign to the left of the front door above mailbox

*Also, 1 window sign (existing); #2 existing window signs to be removed

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: Miranda N. Platt Date: 10/26/21
 Property Owner Signature: [Signature] Date: 11/10/21
 Historical Preservation Officer Approval: _____ Date: _____
 Historical Preservation Commission: _____ Date: _____

CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-21-20
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"/>	<u>KW</u>	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>CSB</u> HL? <u>___</u> H? <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KW</u>	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"?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>KW</u>	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KW</u>	4. Will the construction or alteration covered by this application remove or, physically change any structural elements of the property? (i.e. Interior or exterior: load bearing walls, columns, posts, foundations, footings, etc.)
Section Two			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KW</u>	1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental or unforeseen property damage? When did damage occur? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KW</u>	2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>KW</u>	3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KW</u>	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? <u>NO</u> Describe: _____
Section Three			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KW</u>	1. Will the construction or alteration covered by this application make a physical change to any design elements, features or finishes visible from the exterior of the property?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KW</u>	2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KW</u>	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KW</u>	4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KW</u>	5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?

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: Miranda N. Platt Date: 10/25

Verified By: Kevin Walker Date: 12/9/21 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 8 POINT ELECTRIC LICENSE NO. 33261

DAY-TIME TELEPHONE (512) 995-9237 ADDRESS 105 Walnut Creek Ln.

E-MAIL eightpointelectric@gmail.com DALE, TX. 78616

OWNER NAME Ron Faulstich ADDRESS 113 E. San Antonio St.

DAY-TIME TELEPHONE 512 398-5352 LOCKHART, TX.

E-MAIL ron@pslockhart.com

PROPERTY

ADDRESS OR GENERAL LOCATION 202 EAST MARKET ST.

ZONING CLASSIFICATION CCB 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 Restaurant

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN LOAD OFF FANNY'S

REQUESTED PERMIT

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

NEW SIGN STRUCTURAL REPAIR STRUCTURAL ALTERATION/RELOCATION

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

LOW PROFILE MEDIUM PROFILE HIGH PROFILE

INSTITUTIONAL DEVELOPMENT ENTRANCE RESIDENTIAL IDENTIFICATION

*1 Projecting sign
1 flush-mounted sign
1 window sign (existing)*

*Internally Illuminated sign
Acrylic Material / Doublesided } Projecting wall sign

One of the existing signs is included with this proposal

CHARACTERISTICS OF SIGN

*790 of 5100 = 35.7% Total Sign Area Allowed
Existing Signs = 3.565
Proposed Signs = 10*

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 510 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) 10.72 SQ. FT.
ILLUMINATION NONE INTERNAL _____ REFLECTED _____ BARE BULB
Menu Sign *Projecting wall sign & "Open" Sign*

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 Miranda N. Platt DATE 10/26/21

PRINTED OR TYPED NAME MIRANDA N. PLATT

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 - 20

DATE _____ FEE \$10.00 RECEIPT# _____