

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, March 2, 2022
Municipal Building – Glosserman Room
308 West San Antonio Street**

AMENDED AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the February 16, 2022 meeting.
4. CFA-22-08. Consider a request by Taylor Burge for approval of a Certificate for Alteration for wall, window, and awning signs, as well as front façade lighting both above and beneath the awning, for the new Good Things Grocery business on part of Lot 2, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 110 South Commerce 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 1:00 p.m. on the 24th day of February, 2022.

City of Lockhart
Historical Preservation Commission
February 16, 2022

MINUTES

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

Members Absent: None (one vacant seat)

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: John Stumpf (Applicant, Agenda Item 4, via teleconferencing), Travis Tober (Applicant's representative, Agenda Item 5), and Fran Wilson (Applicant, Agenda Item 6)

1. Call meeting to order. Chair Reagan called the meeting to order at 5:30 p.m.
2. Citizen comments not related to an agenda item.

Coyle Buhler, Chairman of the Caldwell County Historic Commission, shared his thoughts regarding the potential removal of trees planted in the downtown area as it relates to the City's downtown revitalization project. Mr. Buhler stated that each tree is an integral part of downtown. He explained that the downtown project would require approval of a Certificate for Alteration from the Commission, and recommended that the Commission attend the City's March 3 meeting to assess the scope of the project.

Chair Reagan stated that the Commission discussed the project at a previous meeting, and that a Certificate for Alteration would indeed be required. She agreed that the Commissioners should attend the March 3 meeting to see the proposed plans.

3. Consider the minutes of the February 2, 2022, Meeting.

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

4. CFA-22-05. Consider a request by John Stumpf for approval of a Certificate for Alteration for a hanging sign for the Full Circle Western Wear & Vintage Goods business on Lot 6 and part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 113 West San Antonio Street.

Planning Staff Kevin Waller reported that the application is for an already-existing, hanging sign beneath the awning of the subject property. The sign material includes textured, stained wood, contains a raised border of approximately ¾ inch, and utilizes existing chains beneath the awning for hanging. It does not qualify as a "Pre-Approved" sign due to shape, and therefore requires review by the Commission. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Commissioner Faulstich moved to approve CFA-22-05 as presented. Vice-Chair Lairsen seconded, and the motion passed by a vote of 6-0.

5. CFA-22-06. Consider a request by M. Kaye Askins for approval of a Certificate for Alteration for a wall sign and window signs for the new Best Little Wine & Books business on part of Lot 4, Block 20, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 210 West San Antonio Street.

Mr. Waller reported that the applicant proposes a total of four signs. Three of the signs will be painted onto the lower portion of the three large window panels on the front of the building. The fourth will be a wall sign to the right of the window panels, and appears to consist of a darkened, steel material, surrounded by a thin steel border with backlit illumination. The sign will contain four mounting points into the mortar only, with the sign offset from the wall by approximately 1 ½ inches. The holes through the mortar for the sign and electrical conduit will be small, with the power source located inside the building. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Chair Reagan moved to approve CFA-22-06 as presented. Commissioner Royal seconded, and the motion passed by a vote of 6-0.

6. CFA-22-07. Consider a request by Fran Wilson for approval of a Certificate for Alteration to utilize brick for the front façade material, as well as front window and door replacements and a gutter system replacement 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 Commission approved the replacement of the awning on the property to include either a metal or canvas material, as well as replacement windows, front siding to include either stucco or metal, and a replacement gutter system in December 2021. The approval included a condition that a new Certificate for Alteration be required if another type of siding material is proposed for the front façade. Waller explained that in removing the existing metal front wall siding, the applicant uncovered brick, which she would now like to utilize for the front façade. The brick is unpainted and will remain as such, but will be cleaned and sealed. Mr. Waller stated that the windows below the awning have already been replaced pursuant to the Commission's previous approval, and that the proposed replacements are only for the clerestory windows above the awning. The two proposed clerestory window options include one option consisting of six glass panels on either side of the center wall column, consistent with the window panels below the awning, and Option #2 consisting of three, rectangular-shaped panels on either side of the center column. The glass doors have already been replaced, pursuant to the Commission's previous approval. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Applicant Fran Wilson, Fort Worth, TX, answered questions from the Commission.

Commissioner Faulstich moved to approve CFA-22-07 with Option #1 for the clerestory windows (six glass panels on either side of the center wall column). Commissioner Ramsey seconded, and the motion passed by a vote of 6-0.

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

Chair Reagan asked Staff for a status update regarding the Historic Ordinance amendment to require a Certificate for Alteration for all awning types.

Mr. Waller explained that after further review of the current Ordinance provisions, he, as the Historical Preservation Officer, has the latitude to bring any awning proposal to the Commission for approval, even those that are currently considered "Pre-Approved", if Staff is not comfortable approving an application administratively. Section 28-11(c)(4) specifies that awnings *may* be pre-approved, which gives Staff the discretion to require that a regular Certificate for Alteration application be submitted for consideration. Upon learning of the pre-approved awnings soon to be proposed on the Brock Building at 101 East San Antonio Street, Mr. Waller stated that he would refer those to the Commission for approval.

Chair Reagan thanked Staff, and stated that since the proposed awnings will be brought to the Commission for approval, the amendment to the awnings section needn't be as time-sensitive as she had originally thought.

Mr. Waller stated that the next regularly scheduled meeting will be held March 2nd, with one application to be placed on that agenda.

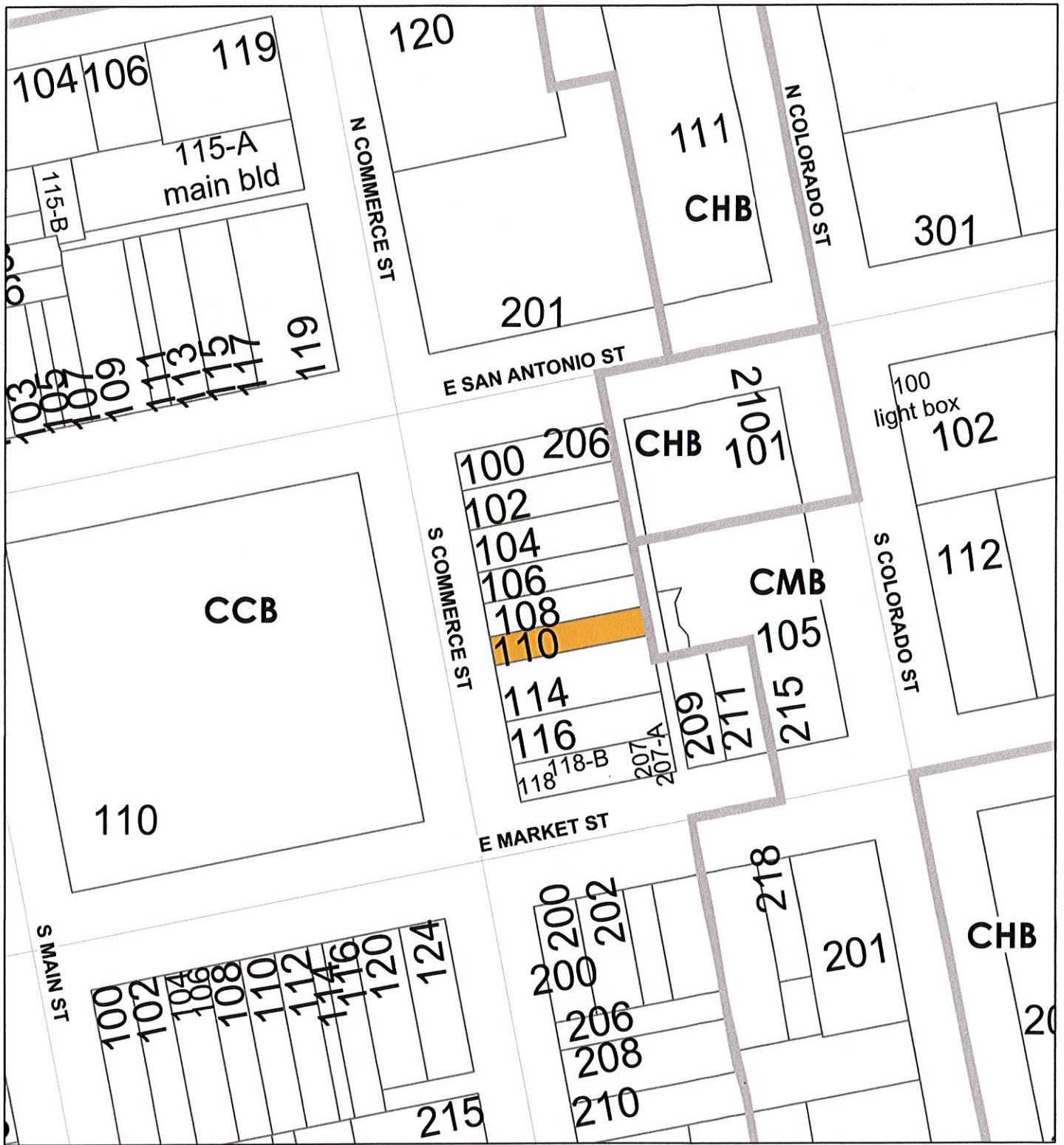
8. Adjournment.

Vice-Chair Lairsen moved to adjourn the meeting, and Commissioner Faulstich seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:14 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

Ronda Reagan, Chair



CFA-22-08

110 S COMMERCE ST

WALL, WINDOW & AWNING SIGNAGE, & FRONT
 FACADE LIGHTING BOTH ABOVE &
 BENEATH AWNING



Subject Property



Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*

CASE NUMBER: CFA-22-08

REPORT DATE: February 24, 2022

MEETING DATE: March 2, 2022

APPLICANT'S REQUEST: Wall, window, and awning signs, and front façade lighting

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

BACKGROUND DATA

APPLICANT: Taylor Burge

OWNER: Michael and Kristy Shaw, Twelfth Hole Ventures, LLC

SITE LOCATION: 110 South Commerce St.

LEGAL DESCRIPTION: Part of Lot 2, Block 17, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial (Retail)

PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: CCB (Commercial Central Business District)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes wall, window, and awning signs, as well as front façade lighting, for the new Good Things Grocery business establishment. The painted wall sign will be located above the awning and read "Good Things Grocery", with "Good Things" in a rounded font and "Grocery" in all-caps below. Proposed on the front edge of the awning are five decal signs displayed in an all-caps, plain font, including "Local", "Meats", "Produce", "Goods", and "Beer". One window decal sign, to the left of the double-door entry, will read "Good Food" and "Select Quality Product", with a round label that appears to read "Vegan Certified". The other window decal sign, to the right of the doors, will read "Good to Go", and "Fresh Made Meals", with a round label that is indecipherable (Staff has reached out to the applicant for clarification). In addition, two spotlights will be used to illuminate the wall sign, and stringed twinkle-type lighting will be hung beneath the awning.

COMPATIBILITY: The signs are not of a scale or design that would detract from the character of the Courthouse Square. Other wall, window, and awning signs are located along the same block as the subject property.

COMPLIANCE WITH STANDARDS: Since the total proposed sign area is very close to the 7 percent maximum area allowed in the CCB Zoning District, which is 58.45 square feet, Staff is verifying with the applicant that the maximum allowed area will not be exceeded. Once this is verified prior to the meeting, the signs will comply with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration.

ALTERNATIVES: None necessary.

1 sq ft=

28.5 ft Tall x 29.3 ft Wide

Total Sq Ft: 835

Total Signage Sq Ft: 57.33

Total Painted Sign: 34sq ft

Awning Decal: 10.83 sq ft

Window Decal: 12.5 sq ft

12ft

2ft

good things

16in | **GROCERY**

7.5 ft

Letters: 10in tall x 6in wide each = 10.83 sq ft

LOCAL

MEATS

PRODUCE

GOODS

BEER

2.5ft
2.5ft **GOOD**
food
SELECT
QUALITY
PRODUCT

2.5ft
GOOD
to go 2.5ft
FRESH
MADE
MEALS



CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 2/16/22 DATE APPROVED: _____ CERTIFICATE NUMBER: CFA-22-08

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 Taylor Burge Property Owner Kristy Shaw/Michael Shaw
 Mailing Address 110 S. Commerce St. Mailing Address 324 Red Bird Lane
Lockhart Kingsbury, Texas 78638
 Telephone 512-230-2366 Telephone _____
 Person Doing Work tbcd Estimated Cost \$5,000 - \$6,000
 Property Legal Description Part of Lot 2, Block 17, Original Town of Lockhart
 Property Street Address 110 S. Commerce St.
 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>fresh coat of paint on exterior and doors, letters added to awning, sign painted onto building, window vinyl decals lighting - two spot lights + twinkl lights under awning</u></p>	
<p>TOTAL FACADE = 475 ⁸³⁵ sq ft</p>	
<p>TOTAL PAINTED SIGN = 38 ³⁴ sq ft</p>	
<p>Awning DECAL = 15 ^{10.83} sq ft</p>	<p style="font-size: 2em;">}</p> <p>61.4 sq ft</p>
<p>WINDOW DECAL = 8 ^{12.5} sq ft</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: 2/14/22
 Property Owner Signature: Michael Shaw, as agent Date: 2/15/22
 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-22-08
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			
<input checked="" type="checkbox"/>	<input checked="" 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>CEB</u> HL? <u>PH?</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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"?
<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 checked="" 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 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: 2/15/22

Verified By: Kevin Walker Date: 2/24/22 Action: _____ Date: _____

SIGN PERMIT APPLICATION

SP - 22 - _____

CITY OF

Lockhart

TEXAS

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

CONTRACTOR/OWNER

CONTRACTOR NAME _____ LICENSE NO. _____

DAY-TIME TELEPHONE _____ ADDRESS _____

E-MAIL _____

OWNER NAME Taylor Burge ADDRESS 406 S. Church St.

DAY-TIME TELEPHONE 512.230.2366 Lockhart, Tx 78644

E-MAIL goodthingsgrocery@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 110 S. Commerce 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 grocery / convenience shop

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Good Things Grocery

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
& window & awning signs

LOW PROFILE MEDIUM PROFILE HIGH PROFILE

INSTITUTIONAL DEVELOPMENT ENTRANCE RESIDENTIAL IDENTIFICATION

790 of \$35 = 58.45 max. allowed Sign Area
Proposed Total Sign Area = 57.33

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED ~~485~~⁸³⁵ SQ. FT.

IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE _____ FT.

HEIGHT TO TOP OF SIGN ~~10.75~~ FT. TOTAL SIGN FACE AREA (One side only) ~~351~~^{57.33} SQ. FT.

ILLUMINATION _____ NONE _____ INTERNAL _____ REFLECTED BARE BULB
2 spot lights for wall sign & twinkle lights beneath awning

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 2/14/22

PRINTED OR TYPED NAME Taylor Burge

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

OFFICE USE ONLY

APPROVED BY _____ Planning _____ Building Inspection

PERMIT NUMBER SP - 22 - _____ CERT. FOR ALTERATION NUMBER CFA - 22 - 08

DATE _____ FEE _____ RECEIPT # _____