

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, April 5, 2023
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 October 5, 2022 meeting, the February 9, 2023 meeting, the February 15, 2023 meeting, and the March 1, 2023 meeting.
4. CFA-23-11. Consider a request by Haley Conlin for approval of a Certificate for Alteration for a concrete pad and enclosure for a barbecue pit on part of Lot 1, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 102 East Market Street.
5. CFA-23-12. Consider a request by Cheryl Evans for approval of a Certificate for Alteration for a window sign and a sign attached to an awning on part of Lot 6, Block 20, Original Town of Lockhart, zoned CCB and located at 215(A) West Market Street.
6. Consider designs and cost estimates for City-designated Historic Landmark placards for placement on officially designated Historic Landmark structures.
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 3:00 p.m. on the 29th day of March, 2023.

City of Lockhart
Historical Preservation Commission
October 5, 2022

MINUTES

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

Members Absent: None

Staff Present: Yvette Aguado, Kevin Waller, David Fowler, Dan Gibson

Public Present: Marcia Proctor, Melissa Reese (applicant, Agenda Item 4)

1. Call meeting to order. Chair Reagan called the meeting to order at 5:31 p.m.

2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the September 21, 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-22-14. Consider a request by Melissa Reese on behalf of Texas Monthly for approval of a Certificate for Alteration for a temporary wall mural on part of Lot 3, Block 14, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 200 East Market Street.

Planning Staff Kevin Waller reported that the applicant proposes a temporary mural to be painted onto the west wall of the building that will advertise the Texas Monthly BBQ Fest in November. The mural will be located on a previously painted wall that will be visible to pedestrian and vehicular traffic. It will measure approximately 35 feet wide by 9 feet tall, or 315 square feet. Since the Coca-Cola® bottle and logo are a small, incidental part of the mural, the mural will not be classified as a sign for the purposes of review. Texas Monthly has agreed to paint over the mural within 90 days of its completion, with a color matched to the current building color. The removal of the mural has been planned to coincide with the property owner's intended timeframe to repaint the building. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommends approval of the temporary mural, with the condition to remove it as proposed within 90 days from date of completion.

Commissioner Faulstich recalled that the Commission decided upon 60 days and not 90 days, and that the Coca-Cola bottle would not be so prominent but more to the side.

Mr. Waller replied that the Coca-Cola logo is more discreet and that it falls outside of the sign category. He didn't recall the 60-day timeframe preference, and stated that the application does specify 90 days.

Commissioner Faulstich replied that the application did state 60 days, but when the Commission had the discussion previously, it went from 90 days to 60 days after completion. Texas Monthly would paint over the mural and not wait for the Mendez family to repaint the building.

Applicant Melissa Reese, on behalf of Texas Monthly, commented that the application does specify that Texas Monthly would be responsible to paint over the mural. She did recall 60 days had been mentioned in the discussion, but also many other ideas, so she went with the 90 days, which is what she hoped to get approved. She responded to Commissioners' questions.

Coyle Buhler, 1000 Magnolia, came forward to share his thoughts regarding the temporary aspect of approvals. He felt problems could arise with consequences of approving items not allowed by amendments proposed and to be considered by City Council. Mr. Buhler stated that he was not opposed to the mural being approved, but hoped to point out the dilemmas that could arise. He stated that temporary is temporary until removed, and that the overall objective may fail once considered by City Council.

City Planning Director Dan Gibson stated that the Coca-Cola logo was discreetly placed such that the proposal is considered a mural rather than a sign. The Sign Ordinance does not allow signage to exceed 7% of the wall façade in the CCB zone, which is roughly 1/14 of the entire wall; the mural is much larger.

Ms. Reese stated that the Coca-Cola logo was intended to be integrated into the mural in a more complimentary manner, and less of a commercial image, while still acknowledging the sponsor (Coca-Cola). She added that the mural design is still conceptual, and that revisions could still be made.

Commissioner Faulstich stated that the Commission is in the process of amending the Sign Ordinance to prohibit murals in the downtown Historic District. The proposed mural review and approval is being considered before the Ordinance is being considered and passed by City Council. But just like anything else, the City Council may decide to override any decision the Commission makes. Mr. Faulstich stated that he liked the 60 days over the 90 days temporary approval.

Chair Reagan stated that she was not opposed to the mural, since it is promoting a fabulous festival that they are bringing to the town. It is changing the façade of the building, but it is temporary. The commitment of it being temporary needs to be in writing by letter or statement.

Ms. Reese responded that it is stated on the application that Texas Monthly will paint over the mural after 90 days, color-matched to the building color.

Chair Reagan requested that Texas Monthly provide a letter from their legal department as to the exact timeframe of the proposed mural, in order to avoid past situations where something is proposed and changes are later made inconsistent with the approval. Ms. Reagan also asked why they needed it to be 90 days.

Ms. Reese answered that it's a sponsor-related expectation, but they could certainly provide a letter if needed.

Mr. Waller added that Staff recommends a condition of approval for either 60 or 90 days, with Staff to confirm the mural's removal after the expiration. Enforcement action would be taken if the mural is not removed.

Vice-Chair Lairsen commented that he was the minority vote in favor of allowing permanent murals in the Historic District, with very stringent guidelines. He felt the Commission could be setting a double-standard, as they've been adamant about not approving murals in the Historic District, but now they're trying to push this mural through as a temporary mural. Mr. Lairsen added that murals are wonderful for tourism, and he was going along with the approval for the 90-day temporary placement.

Commissioner Royal stated that she does not trust that the mural will be removed if approved for the 60 or 90 days, thinking of past issues that have occurred in which the applicant does not follow through based on what was promised and approved. Mrs. Royal added that they've talked at length about having murals, and that she just wasn't in favor of the proposed mural, and felt that the event could be just as successful without the mural.

Commissioner Ohlendorf explained that her concern was that the Commission is planning to amend the Sign Ordinance to prohibit murals downtown. While the Commission doesn't object to the BBQ Fest event, they have already recommended the prohibition to the City Council.

Chair Reagan stated that if the proposal is not approved, it can go before the City Council.

Mr. Gibson replied that they have a right to appeal the Commission's decision to City Council within 30 days.

Planning Staff David Fowler commented that this application is submitted under the wire before the regulations potentially change, and suggested the Commission act accordingly.

Mr. Buhler stated that the Commission could make a statement for the record and to the City Council that approving this temporary mural doesn't change the Commission's recommendation on the proposed Ordinance amendment.

Vice-Chair Lairsen stated that the proposed mural is temporary, and not permanent, which the Commission must consider.

Commissioner Ramsey stated that he had no problem with the proposal, but was concerned that the applicant might not follow through with the removal of the temporary mural and repainting the building back to its original color.

Mr. Waller referenced the checklist on Page 2 of the Certificate for Alteration application form, stating that Section Two, Question Three establishes a 90-day timeframe for temporary alteration or construction.

Chair Reagan moved to recommend approval of CFA-22-14 with the condition that the mural is temporary and required to be removed within 90 days after its completion, and the property be returned to original or agreed-upon condition. Vice-Chair Lairsen seconded, and the motion passed by a vote of 4-2.

5. Consider designs and cost estimates for City-designated Historic Landmark placards for placement on officially designated Historic Landmark structures.

Commissioner Faulstich stated that he had no update on this agenda item, as it is unclear what information and graphics the placard would contain, but that he did bring a material sample for consideration.

Commissioner Faulstich and Chair Reagan agreed to gather more information and discuss options on the material type and the language on the placard.

Mr. Buhler explained that during his time on the Commission, they tried and tried to get the placards approved. Buhler encouraged the Commission to take this across the finish line to completion. There were many people out there who would be proud to place the placard on their building.

The Commission tabled this agenda item to a future meeting by consensus.

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

Mr. Waller stated that no applications had been submitted for the October 19 meeting, with today being the deadline to submit. The next regularly scheduled meeting after October 19 is Wednesday, November 2.

7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:18 p.m.

Approved: _____

(date)

Yvette Aguado, Recording Secretary

Ronda Reagan, Chair

City of Lockhart
Historical Preservation Commission
February 9, 2023

MINUTES

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

Members Absent: None

Staff Present: Kevin Waller, David Fowler, Kelly Stilwell, Yvette Aguado

Public Present: Jim and Winn Smith and Engineer team (applicant, Agenda Item 4)

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 January 4, 2023 meeting.

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

4. CFA-23-03. Consider a request by Jim and Amelia Smith of Jack Pearce LLC for approval of a Certificate for Alteration for new construction, consisting of a proposed three-level building, on Lots 1 and 2, Jack Pearce Subdivision, zoned CCB (Commercial Central Business District) and located at 120 and 124 East Market Street.

Member Royal arrived at 5:31 pm.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. The applicant proposed a construction of a new, 15,600 square-foot, three level building containing both commercial and residential uses on the only two vacant lots in the Courthouse Square. The first story will include four commercial lease spaces, an internal courtyard, and a single-car garage for one of the two third-floor residential units. Three office spaces are proposed on the second story, along with a shared roof patio at the building's southeast corner. Two separate residential units are proposed on the third story with a sawtooth style roof, as well as a roof patio above the second story for the living units and located primarily along the north and east edges of the building. Per applicant, the building will not exceed the 90% lot coverage maximum set forth in Zoning Ordinance Appendix II, which will be verified during the plan review process as part of the Building Permit submission. A 15-foot-wide alley, dedicated to the City along the south edge of the property, is utilized for trash, access, and deliveries for all buildings along the same block, and also allows additional parking opportunities for Henry's Restaurant. Staff recommends approval with the following conditions: add an architectural focal point at the top of the building, or other building feature(s) in locations and of a type(s) deemed appropriate by the Commission; and obtain approval of a Specific Use Permit for a mixed-use building from the Planning and Zoning Commission.

Chair Lairsen asked what the setback in the rear is and if this would be on the property line backing up into the alley way.

Mr. Waller replied it is normally 10 feet and yes, it is on the property line backing into the alley way. However, the Zoning Board of Adjustment approved a Zoning Variance to allow the waiving of the 10-foot rear building setback to zero feet in June 2021.

Winn Smith, 6009 Mountain Climb Dr., Austin, TX 78731, came forward to speak on behalf of Jim and Amelia Smith and to give few comments and introduce their architectural team. He gave a history of his parents' construction projects in the community and expressed how in his opinion their projects in and around downtown had been a good addition to the community and filled a nice function for businesses or residents that choose to live close to town, and hope they can continue doing that within town. He said they hired the best architectural team because they understand the importance of the project and he introduced Adam Martin of Lake Flato.

Adam Martin, Architect of Lake Flato, 319 Carrolton Ct., San Antonio TX 78212, came forward to discuss their proposed plans for the project and gave look into the history of their firm. He proceeded to discuss the plan in a brief description of each step to give better insight to the project as a whole and get the idea in context of their care and craft proposed to be put into the project. He also provided a pamphlet prepared by their firm which provided floor plans, building elevations, exterior siding details, examples of brick and roof shingle patterns typically found in historic districts and other pertinent information and a slideshow.

Chair Lairsen asked where the shingles were proposed to be on the building.

Mr. Martin responded that the metal shingles would be pushed back away from the street and further back on the residence.

Chair Lairsen asked if it would be the entire wall.

Mr. Martin replied, yes.

Vice-Chair Reagan asked what color would be used.

Mr. Martin replied they are looking at various very neutral greys with no painted colors nor gloss and to be set back and be a backdrop and not up against the street making it more important to preserve the historic nature. He continued describing the proposed plans and materials to be used for the project. He commented that they would be architecturally and historically opposed to the conditions brought up by staff regarding adding an architectural element to the top of the brick because would be in-authentic and would age badly. They instead proposed vertical pilasters which will pass the parapet line and are characteristic with many of the masonry buildings.

Chair Lairsen commented that the pilasters are already proposed per the plans, and asked if the pilasters could be raised higher.

Mr. Martin said they are happy with the way the pilasters are currently proposed. He stated that the pilasters are a common brick construction method, a way of expressing the structure of the building on the exterior.

Commissioner Thuerwaechter asked how they would explain the distance the pilasters go above the roof line and how does that compare to the existing structures.

Mr. Martin explained he hadn't measured but assumed they go up about three courses which is about eight inches or so.

Commissioner Thuerwaechter asked if the pilasters as proposed were comparable to other pilasters on the same street or on the square.

Mr. Martin replied that he believed that there is a wide variety of pilaster heights.

Commissioner Royal asked why they didn't go all the way up with the third-floor brick.

Mr. Martin answered they felt it would be too overpowering to the street frontage.

Vice-Chair Reagan asked if looking at the top of first picture facing Market Street, to the right of the brick it was grayed out, and if it is level and flushed with the front brick wall or is it recessed a little.

Mr. Martin responded it was recessed a little, that the building next door is flushed with the front of the pilaster and is twelve inches out and back from the pilaster and from façade as well.

Vice-Chair Reagan proceeded to ask why they didn't make that part brick.

Mr. Martin stated they were trying to connect portions of the building, but it could be brick or a painted plaster as it is predominant in the downtown area.

Vice-Chair Reagan asked regarding the office suite if that was a roof top deck or a room above.

Mr. Martin replied it was a shared roof deck for second floor office tenants. He added that getting daylight into the space was important, so they were trying to match the height of the transom over the sidewalk canopy and up against the alley way and avoiding bringing them down.

Commissioner Royal stated that the saw tooth roof doesn't seem compatible with the rest of the Historic District, and asked if it served any purpose.

Mr. Martin replied that saw tooth roof types are a historic type of roof and essentially are about gathering daylight, typically northern facing daylight, and are a very effective way to capture daylight in a space in the times before electricity. It is energy efficient and was used historically and still works today, so the third floor space gets the most ambient light.

Commissioner Ohlendorf asked about the sliding barn looking door in the same structure.

Mr. Martin replied that it hides an opening to a gardening equipment storage area for the proposed roof top gardens. It is nine feet back from the face of the building and not visible from the street.

Vice-Chair Reagan expressed that she felt the review process would take more than one meeting. She added that the recommendations, not preferences, to make the building more compatible

with the Historic District should be considered. Ms. Reagan added that she would agree that the new construction would need to be more in context with the surrounding buildings, but felt this would dominate the whole block. She did support the suggestion that the pilasters be raised, to maybe 10 or 12 inches, and should be more consistent with those of the other buildings downtown.

Mr. Martin responded that the gable would be competing with the oldest building in a certain way. He stated that what they propose is for the building to have its own character and not try to replicate other historic buildings.

Commissioner Faulstich asked what the measurement of the metal pieces was and will it look like asbestos shingles.

Mr. Martin replied no, that is made out of bonderized steel which is a zinc finish on steel and has the ability to weather.

Chair Lairsen asked the Commission to identify the changes being requested.

Vice-Chair Reagan replied that the pilasters could be taller at 10 or 12 inches. Consider a different roof line by maybe eliminating the first saw tooth roof of the apartment.

Commissioner Faulstich stated that doing it that way gives it the same image as other buildings in the downtown area.

Chair Lairsen commented that the saw tooth style gives the building a modernized look. In addition, he stated that if they were doing stucco on one side, then do it on the other side as well.

Vice-Chair Reagan asked about the window panels on second floor and if they were six over six.

Mr. Martin replied there were opportunities in terms of the patterning.

Vice-Chair Reagan also recommend arches on the second floor.

Commissioner Faulstich stated that there is a building with windows like this across West Market Street from the fire department.

Chair Lairsen added that he felt they should embrace the new designs rather than try and mimic old designs, and thought that the firm had been very thoughtful in the setbacks and proportions of facades and the Commissioners' suggestions to help blend it in more. He stated that there should be discussion on suggested modifications.

Vice-Chair Reagan stated that she thought it was workable, but didn't feel they should rubberstamp it as it is presented, but review it and have it return for further discussion and vote.

Commissioner Ramsey stated that he had no issues with any aspect of the proposed building.

Mr. Martin responded to the arches question, explaining that being on a double lot makes it more difficult to compare the proposed building with others on the Square. The other buildings may be on a 9-foot grade, and ours are on a 12-foot. The arches would be of a different size. Also, the reason why they didn't want to do a triangular-shaped feature at the top is because the buildings

that have it are on a single lot and have a three-bay organization on the windows, or are on slightly larger lots but not as large as theirs.

Chair Lairsen asked if any ornamental lighting would be attached on the brickwork.

Commissioner Ohlendorf asked if they could point out where the exterior soffits would be utilized.

Mr. Martin responded that they would be utilized in various places, including the sidewalk canopy and underneath the breezeway.

Commissioner Royal commented that this is the first building on the Square like this, and felt that the Commission needs to put thought into it, and not just put a stamp on it. She added that the point of building in the Historic District is to blend in, and not conflict with, with the other buildings.

Chair Lairsen stated that he thought the applicant had done a great job with the main brick and didn't work too hard to mimic any building in the downtown area. Since it is not towering over the other buildings and hiding elements of the other buildings, he is for it. He again asked the Commission to list all they want the applicant to modify.

Chair Lairsen stated that he understands the modifications to include the raised pilasters at three or more courses of brick, stucco where the door is to the right of the stair rail, and the removal of one of the sawtooth window features at the roof, which he felt will modify the whole building. He added that he agreed with Commissioner Faulstich's point that this type of window already exists in other buildings downtown.

Vice-Chair Reagan said her suggestions were not a preference, but that she put in a lot of research to show that she wanted some of the elements of the older buildings so this would be compatible, and not to replicate but blend in.

Commissioner Ohlendorf commented that she supported whatever could be done to make the residential structure look a little less modern. She thanked the applicants for all the research, efforts, and investment they've done for the project.

Applicant Jim Smith, 1480 Clearfork St., Lockhart, Texas, explained that they have put in all the effort and time and money into the engineering firm to do an extensive amount of research to not conflict or mimic any roof line or replicate any other buildings. He added that as a builder and owner he was not for changing the roof line at this point in their extensive research that proved it was compatible. Changing parapets is something they don't mind discussing.

Chair Lairsen moved to approve CFA-23-03 with the condition that the pilasters are raised 12 inches above the parapet line and staff's condition of an SUP for a mixed-use building by Planning and Zoning Commission. Commissioner Thuerwaechter seconded, and the motion passed by a vote of 5-2.

5. 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 February 15th, since two applications had been submitted.

6. Adjournment.

Vice-Chair Reagan moved to adjourn the meeting, and Commissioner Royal seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:56 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chairman

City of Lockhart
Historical Preservation Commission
February 15, 2023

MINUTES

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

Members Absent: None

Staff Present: Kevin Waller, David Fowler, Yvette Aguado

Public Present: Caroline Kiefer-Bell (applicant, Agenda Item 4), Sandy Dosier, Lee Valgarett

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 February 9, 2023, meeting.

This item was tabled to the next meeting by consensus, as the minutes were not yet ready for review.

4. CFA-23-04. Consider a request by Caroline Kiefer-Bell, on behalf of Robert Mendez, for approval of a Certificate for Alteration to allow an existing, temporary mural originally approved by the Commission on October 5, 2022 through CFA-22-14 to become permanent within the Courthouse Square Historic District on Part of Lot 3, Block 14, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 200 East Market Street.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. He gave a summary of the October 5, 2022 Commission decision to approve a temporary wall mural, which was painted onto the west wall of the building located at 200 East Market Street in the days leading up to the Texas Monthly BBQ Fest on November 5, and completed that day. The Commission's approval was based upon the condition that the mural be removed no later than 90 days after its completion, or February 3, 2023. Murals were prohibited within the Historic District shortly after the Commission's approval of this mural by amendment of the Sign Ordinance that was passed by the City Council. It was determined that the proposal to keep the mural should go back before the Historical Preservation Commission for consideration as a permanent mural, since the Commission had originally approved the mural prior to the mural prohibition in the Historic District.

Commissioner Faulstich read a statement that explained the mural was approved by the Lockhart Historical Preservation Commission as a temporary mural. Texas Monthly and the building owner also knew that the mural was to be temporary. Mr. Faulstich added that he wasn't sure if Texas Monthly notified the artist that it was to be a temporary mural. The new request to make the mural permanent violates two City ordinances. He recommended that the City Council should be the deciding factor, since they requested that the Commission draw up a City code on murals

citywide. The Commission decided it was in the best interest to prohibit murals in the Historic District, and the City Council approved the ordinance. Faulstich made the motion to send CFA-23-04 to City Council for consideration.

Chair Lairsen seconded the motion and asked for discussion.

Commissioner Ramsey stated that he also agreed that it would be best to send the proposal to City Council, and reminded all that this was an agreement for a temporary mural. He added that the mural is now a violation of the Ordinance, since murals are now prohibited in the Historic District.

Vice-Chair Reagan agreed to send the proposal to City Council, since murals are now prohibited in the Historic District due to the ordinance amendments. She reiterated that the mural was only to be temporary and to be painted over within 90 days as stated on the application submitted for approval, and that it was for an advertising gimmick to get people to attend the BBQ Fest.

Chair Lairsen agreed that the Sign Ordinance is being violated by this request for a permanent mural. Should the mural go before the City Council for consideration, the Council could either amend the ordinance in favor of the mural, or vote against the mural. Mr. Lairsen felt that his position on the Commission was not to override the City Ordinance, and that the matter should be left to the City Council.

Commissioner Ohlendorf explained that the mural was initially presented one way, which has now changed significantly. She agreed with the recommendation to send the proposal to City Council for approval, to make sure it stays in compliance with the Ordinances that currently exist.

Commissioner Royal stated that she agreed that the City Council should make the final decision. She expressed that the mural was presented as temporary, and that the owner would be repainting their building in a few months. Mrs. Royal explained that the Commission is not against the mural by any means, but it is on a building located in the Historic District which is what they as the Commission are responsible for.

Commissioner Thuerwaechter said he concurred and didn't have anything else to add, but was happy to see so many people passionate about the mural and the city of Lockhart. He added that this is why we're on the Historic Commission, and agreed that it needs to go before the City Council.

Planning Staff David Fowler explained that in order to send the proposal to City Council, the process would be to make the motion to deny the application, and then the applicant would need to apply for an appeal to Council.

Applicant Caroline Kiefer-Bell, 196 Kellogg Ct., Lockhart, shared her thoughts about why she felt the mural should remain. She mentioned her support for art in the community, as they give the locals and patrons opportunity to identify with the history. Ms. Kiefer-Bell stated that murals are a part of Lockhart's history. She recommended that the Commission revisit the policy that prohibits new murals, as murals play an important role in commerce and tourism.

Sandy Dosier, 1207 Maple St., asked if the mural would be able to remain while it is reviewed by the City Council.

Commissioner Ohlendorf stated that the Commission is a representation to the community, and that the proposal was initially presented as a temporary mural. She added that the Commission was appointed to preserve the Historic aspect of the downtown area, and that they are not against art, as they too take pride in the community. The mural was an advertisement for a community event.

Lee Valgarett, 400 W. Prairie Lea, asked if there were standards for the approval of murals. He also asked if they could repaint the existing murals.

Chair Lairsen responded that murals were prohibited in the Historic District but not in any other areas of the community.

Commissioner Faulstich moved to deny the application for CFA-23-04 and send to City Council for consideration. Chair Lairsen seconded, and the motion passed by a vote of 7-0.

5. CFA-23-05. Consider a request by Teresa Charnichart for approval of a Certificate for Alteration for a hanging sign of the non-pre-approved variety on Part of Lot 1, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 200 East Market Street.

Mr. Waller explained that the applicant proposes a wooden hanging wall sign, to be hung by chains on the existing hooks above the front window. He added that since the sign is not of a shape that can be considered "Pre-Approved", nor does it contain a border, the sign is to be considered by the Commission through the Certificate for Alteration review procedures. He provided a brief overview of the proposal via PowerPoint presentation. Staff recommends approval.

Chair Lairsen asked for Commission discussion. Hearing none, he asked for a motion.

Vice-Chair Reagan moved to approve CFA-23-05 as presented. Chair Lairsen seconded, and the motion passed by a vote of 7-0.

6. 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 March 1, with five applications submitted.

7. Adjournment.

Vice-Chair Reagan moved to adjourn the meeting, and Commissioner Royal seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:06 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chairman

City of Lockhart
Historical Preservation Commission
March 1, 2023

MINUTES

Members Present: Christine Ohlendorf, Ronda Reagan, Ray Ramsey, Kevin Thuerwaechter

Members Absent: John Lairsen, Michel Royal, Ron Faulstich

Staff Present: Kevin Waller, David Fowler, Yvette Aguado

Public Present: Adam Costa (applicant's representative, Agenda Item 4), Hailey Conlin (applicant's representative, Agenda Item 5), Derek Royal (applicant, Agenda Item 6), Jeff Hammett (applicant, Agenda Item 7), and Gabriel Morey (applicant, Agenda Item 8)

1. Call meeting to order. Vice-Chair Reagan 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 February 15, 2023, meeting.

This item was tabled to the next meeting by consensus, as the minutes were not yet ready for review.

4. CFA-23-06. Consider a request by Jesse Maciel, Jr. of Central Texas Autos for approval of a Certificate for Alteration for the replacement of a damaged building façade with new materials, as well as a new gutter system, new awnings, overhead door replacements, and window replacements on Part of Lot 4, Block 17, Original Town of Lockhart, zoned CHB (Commercial Heavy Business) and located at 101 South Colorado Street.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes to replace the entire exterior façade of the building after a school bus crashed into the southeast corner, causing substantial damage to the exterior. Visual renderings were displayed to show the new façade material options. Also proposed is a new gutter system, new awnings, the replacement of three windows and two overhead doors. Staff recommends approval.

There was brief discussion with staff and Commission.

Vice-Chair Reagan, acting as Chairwoman in Chairman Lairsen's absence, asked if anyone was present to speak on behalf of or against the item.

Adam Costa, 101 S. Colorado Street and representative of the applicant, came forward to discuss the proposal with Commissioners and respond to questions.

Vice-Chair Reagan moved to approve CFA-23-06 as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 4-0.

5. CFA-23-07. Consider a request by Teresa Charnichart for approval of a Certificate for Alteration for a new exterior door on Part of Lot 1, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 102 East Market Street.

Mr. Waller provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes a new front door entrance to be located at the end of the exterior hallway on the right-hand side of the building where a wall currently exists. The door will measure 6.6 feet tall by three feet wide overall, with a door frame that includes an inset glass panel of 5.5 feet tall by 2.2 feet wide. Staff recommends approval.

Discussion ensued between Commissioners and staff.

Hailey Conlin, 102 E. Market Street and representative of the applicant, came forward for discussion and to answer questions from the Commission.

Commissioner Ohlendorf moved to approve CFA-23-07 as presented. Commissioner Thuerwaechter seconded, and the motion passed by a vote of 4-0.

6. CFA-23-08. Consider a request by Derek Royal for approval of a Certificate for Alteration for an awning replacement on Part of Lot 6, Block 20, Original Town of Lockhart, on property zoned CCB and located at 211 and 215 West Market Street.

Mr. Waller provided a brief overview of the proposal via PowerPoint presentation. Proposed is the replacement of an existing 61-foot wide by 8-foot deep awning with a new awning. The new awning will feature a galvalume snap-lock standing seam metal roof and 6-inch rain gutter with downspouts at opposite ends.

Applicant Derek Royal, 732 Fir Lane, came forward and briefly explained that he would do work like the other two projects he completed in the Historic District with one on north side and the other on the east side of the downtown square.

Commissioner Ramsey moved to approve CFA-23-08 as presented. Commissioner Ohlendorf seconded, and the motion passed by a vote of 4-0.

7. CFA-23-09. Consider a request by Jeff Hammett of Nostalgic Rags, LLC for approval of a Certificate for Alteration for new signage, lighting, and cedar board siding on Part of Lot 6, Block 20, Original Town of Lockhart, on property zoned CCB and located at 215 West Market Street.

Mr. Waller gave a brief report of the proposal via PowerPoint presentation. Proposed are new signs, lighting fixtures, and cedar board siding. Two signs will be applied to the two windows on opposite sides of the front door, one on each window. Another proposed sign will mount above the awning in a similar fashion to the Printing Solutions sign, and will not extend higher than the top of the building. Four porcelain lights beneath the awning are also proposed, measuring 18 inches wide by 12 inches high. Also proposed is horizontally-aligned cedar board siding on the front wall façade. Staff recommends approval.

There was brief discussion between Commissioners and staff.

Applicant Jeff Hammett, 215 W. Market St., came forward and responded to Commissioners' questions. He added that a few wrought iron chairs would be placed at the front of the store.

Vice-Chair Reagan stated that the Commission doesn't control furniture placed on the sidewalk, but that the City does have a three-foot minimum clearance requirement for pedestrian traffic.

Discussion continued between the applicant and Commissioners.

Vice-Chair Reagan moved to approve CFA-23-09 as presented. Commissioner Thuerwaechter seconded, and the motion passed by a vote of 4-0.

8. CFA-23-10. Consider a request by Gabriel Morey and M. Kaye Askins for approval of a Certificate for Alteration for new fencing and paving stones on Part of Lot 4, Block 20, Original Town of Lockhart, on property zoned CCB and located at 210 West San Antonio Street.

Mr. Waller reported that the applicant proposes the construction of a four-foot tall, wood, hog-wire design decorative fence, located in the west portion of the property. A 6-foot tall privacy fence with wooden, horizontal boards and wooden posts will be located in the south and southeast portions of the property. Paving stones, already in place, are located within the proposed fenced area on the west and south portions of property. The stones measure two feet by three and one-half feet each and are made of limestone. Mr. Waller presented via PowerPoint and stated that Staff recommends approval.

Vice-Chair Reagan asked Staff if fencing will only be located on three sides of the property, with no fencing along San Antonio Street. She also added that she likes the choice to use horizontal fencing boards and a see-through design.

Mr. Waller confirmed that the fencing will be located on three sides of the property, and not the San Antonio Street frontage.

Applicant Gabriel Morey, 210 W. San Antonio St., stated that the fence will look nice. Mr. Morey also clarified that the dimensions of the paving stones are approximately two feet by five feet.

Vice-Chair Reagan moved to approve CFA-23-10 as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 4-0.

9. 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 April 5th, since no applications had been submitted by the deadline for the March 15th meeting.

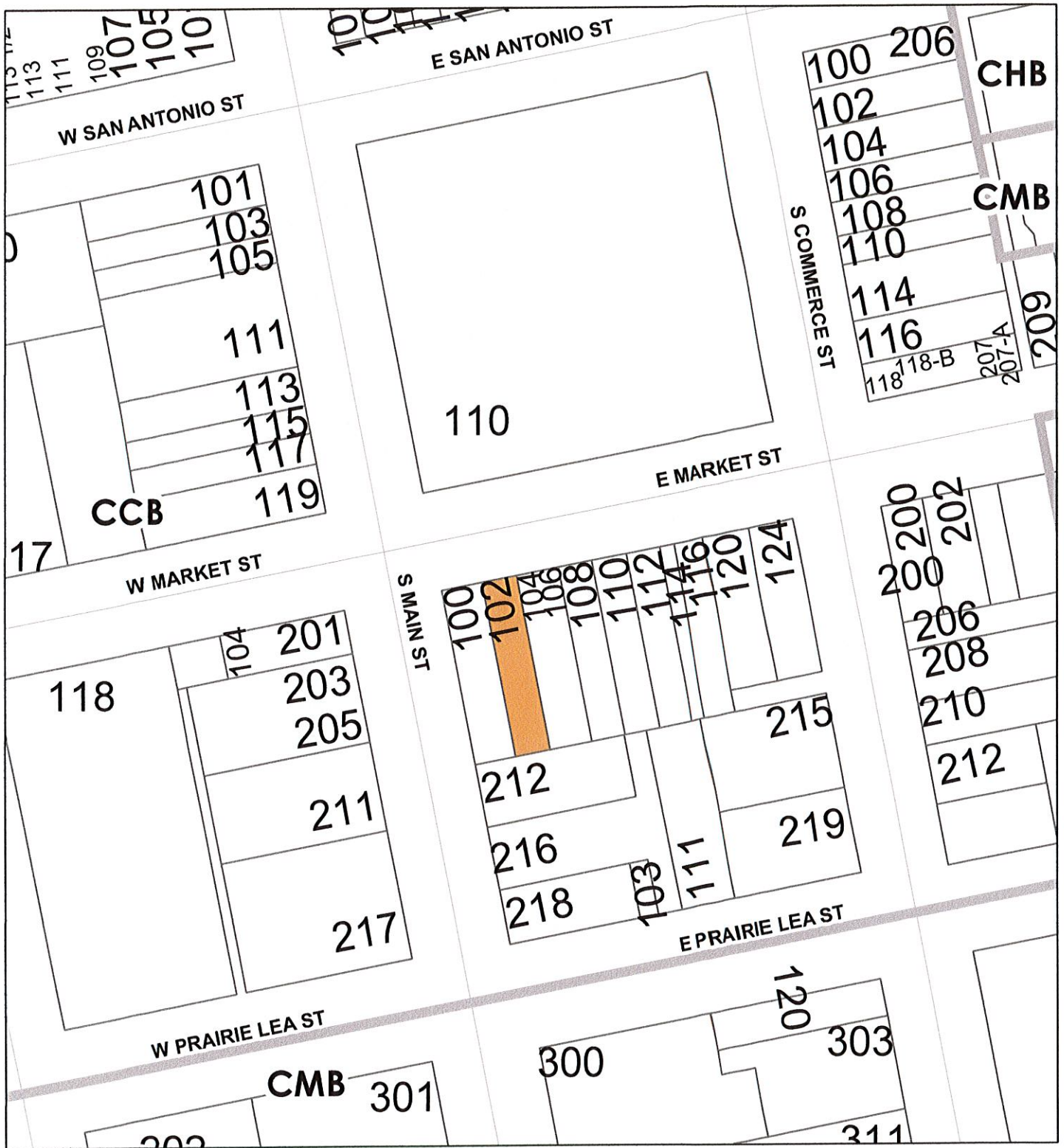
10. Adjournment.

Commissioner Ramsey moved to adjourn the meeting, and Commissioner Ohlendorf seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:17 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John lairsen, Chairman



CFA-23-11

102 E MARKET ST

CONCRETE PAD AND
ENCLOSURE FOR BARBECUE PIT



Subject Property



Zoning Boundary

scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW*

CASE NUMBER: CFA-23-11

REPORT DATE: March 29, 2023

MEETING DATE: April 5, 2023

APPLICANT'S REQUEST: Concrete pad and an enclosure for barbecue pit

STAFF RECOMMENDATION: **Approval**

CONDITION: Reposition proposed enclosure location such that a minimum of 5 feet of clearance is maintained between the main building and the enclosure.

BACKGROUND DATA

APPLICANT: Haley Conlin

OWNERS: Philip and Claude DuCloux

SITE LOCATION: 102 E. Market St.

LEGAL DESCRIPTION: Part of Lot 1, Block 13, Original Town of Lockhart

EXISTING USE OF PROPERTY: Vacant Commercial Lease Space

PROPOSED USE OF PROPERTY: Commercial

ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes a new concrete pad and enclosure for a barbecue pit at the rear of the property for the new Barb's-B-Q business establishment, the pad and barbecue pit of which are already in place. The applicant was made aware of the required enclosure by the City Health Officer (see email correspondence with the Health Officer, enclosed). Measuring 17 feet long by 8 feet 6 inches wide by 9 to 10 feet tall, the enclosure over the concrete pad will consist of metal framing with screened-in windows and a corrugated, galvanized steel roof. The smokehouse enclosure will be located to the south of the building to house the new restaurant, and approximately 7 feet north of the private alley access traversing the south portion of the property. The Commission approved a hanging wall sign for the proposed business on February 15, 2023, and a new exterior door on the front of the building on March 1, 2023.

COMPATIBILITY: The pad and proposed enclosure are not of a design, nor in a location, that would detract from the character of the Courthouse Square. Smitty's Market is also located within the Historic District, and contains a barbecue pit to the rear, or east end, of the property, that also does not present a visual impact to the area. It should be noted that the corrugated metal trim framing the lower portion of the proposed enclosure (see enclosed photographs) is of a material that is somewhat uncharacteristic of a historic district, however, its location at the rear of the property and against an alley helps to minimize any visual impact.

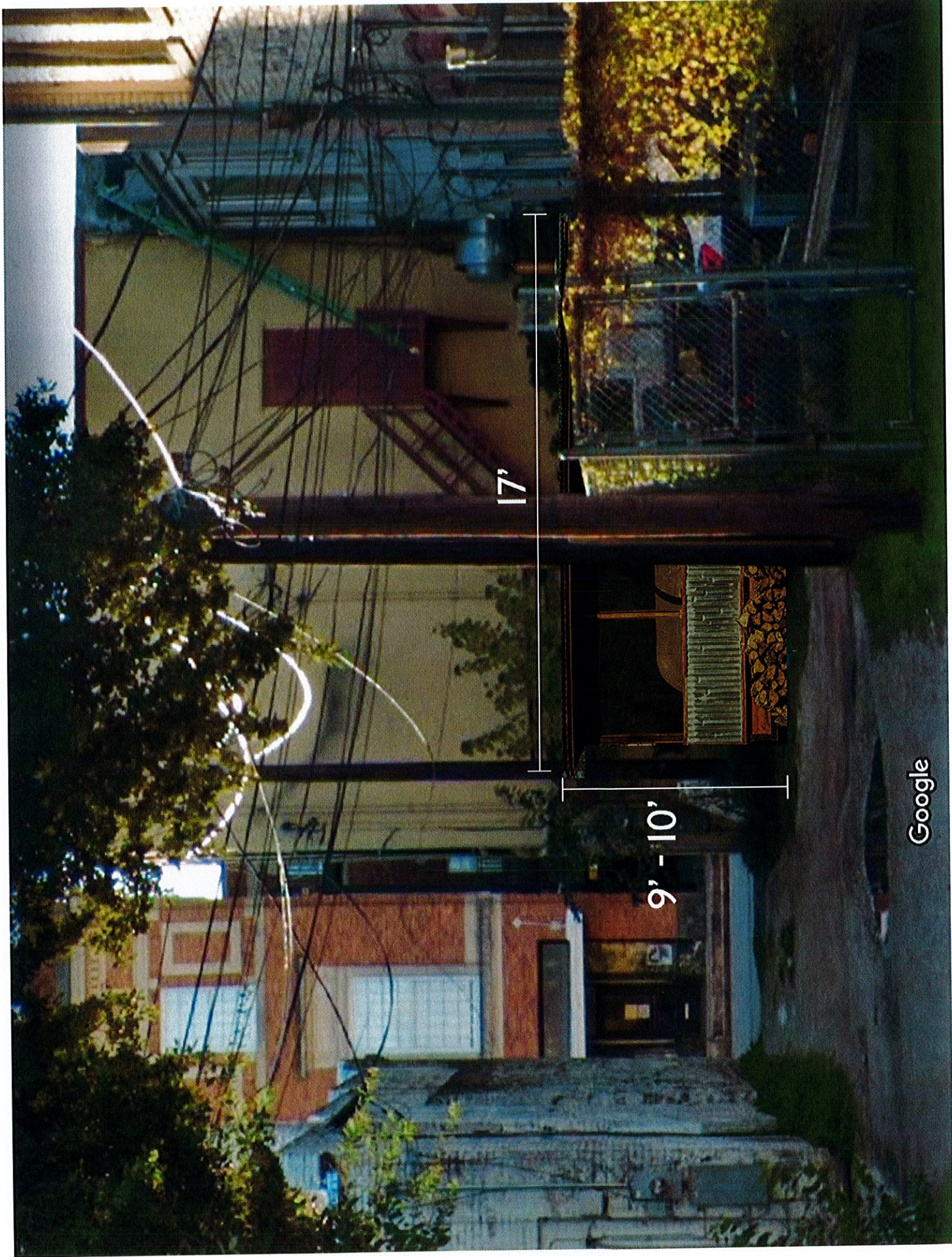
COMPLIANCE WITH STANDARDS: The concrete pad and proposed enclosure are subject to approval of this Certificate for Alteration, which is required for all construction within the Historic District (Historic Districts and Landmarks Ordinance Section 28-11(a)). In addition, the proposal is subject to compliance with building code requirements, as well as health and safety regulations. A recommended condition of approval is to reposition the proposed enclosure location such that a minimum of 5 feet of clearance is maintained between the main building and the enclosure, in accordance with the Fire Code, which would shift the enclosure one foot further south. According to Section 28-11(d)(1), the only exemption from a Certificate for Alteration when not visible from a public street is for signs. Further, the proposed enclosure will be visible from the South Commerce Street right-of-way.

ALTERNATIVES: None necessary.



17'

9' - 10"



17'

9' - 10'

Kevin Waller

From: Barbs B Q <yeehaw@barbsbq.com>
Sent: Friday, March 3, 2023 4:21 PM
To: Kevin Waller
Subject: Re: CFA smokehouse

Hi yes, it is Corrugated Galvanized Steel 31- Gauge Roof Panel.



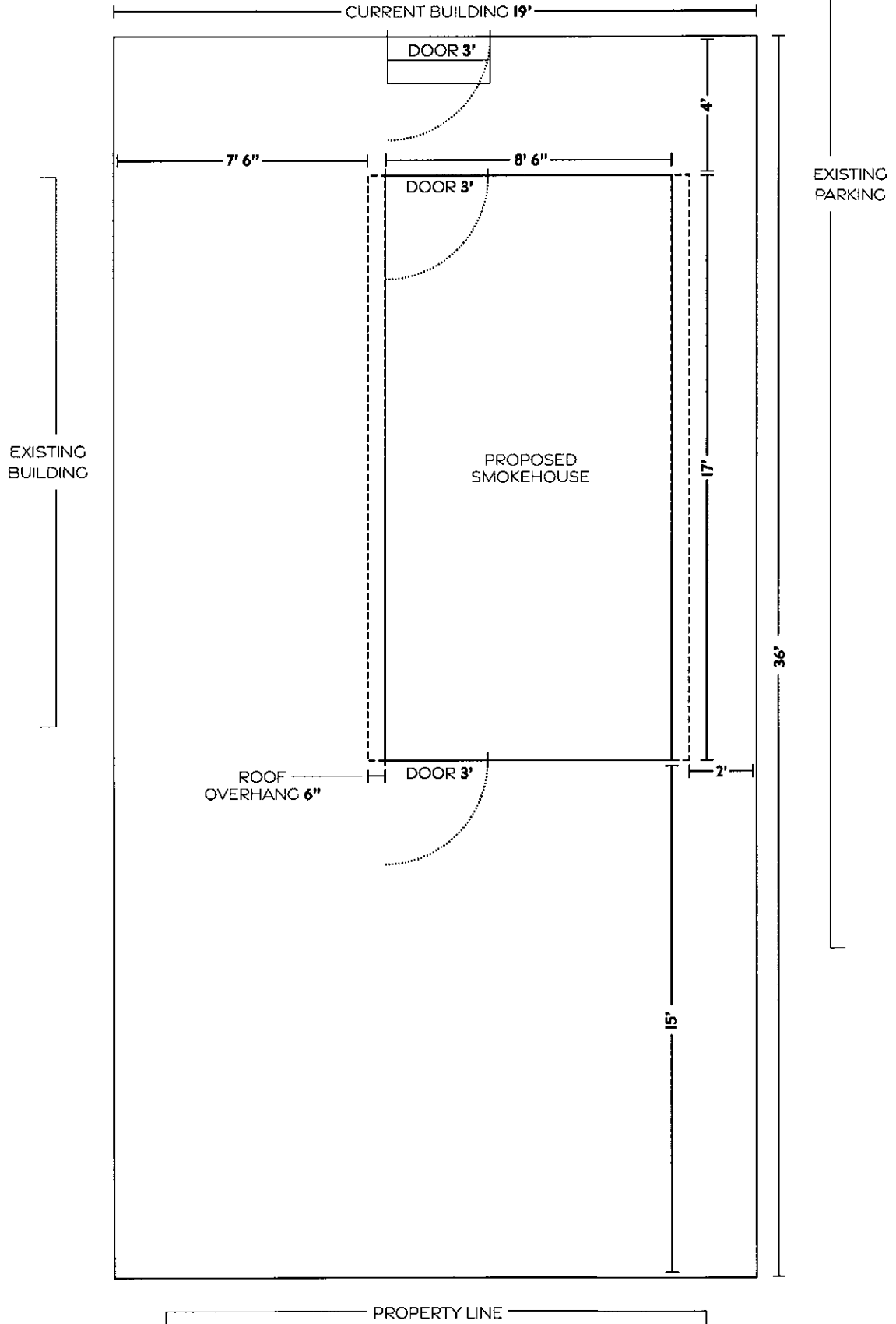
On Fri, Mar 3, 2023 at 11:00 Kevin Waller <kwaller@lockhart-tx.org> wrote:

Thanks, Chuck. Could you please provide any additional detail about the roof, since it can't really be seen much in the photos? Or even a photo of the roof from a birds-eye perspective, with details about the type of metal roof, would be even better.

Kevin



SMOKEHOUSE PROPOSAL



SCALE
7/8" = 1'

CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: <u>3/6/23</u>	DATE APPROVED:	CERTIFICATE NUMBER: <u>CFA-23-11</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 <u>Haley Conlin</u>	Property Owner <u>Philip DuCloux</u>
Mailing Address <u>1122 Richardine Ave</u> <u>Austin, TX 78721</u>	Mailing Address <u>P.O Box 3, Bastrop, Texas</u> <u>78602</u>
Telephone <u>701-441-9450</u>	Telephone <u>512-303-1477</u>
Person Doing Work <u>Jose Barrio</u>	Estimated Cost <u>\$6300</u>
Property Legal Description <u>Part of Lot 1, Block 13, Original Town of Lockhart</u>	
Property Street Address <u>102 E Market St, Lockhart, TX, 78644</u>	
Property City Zoning Designations <u>CCB</u>	Location Map Attached <input type="checkbox"/>

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
8'6"W x 17'L concrete pad
3000 psi, 4" thick, 10 gauge wiremesh, #3 rebar 18"
With an enclosure covering the pad made of metal roof and framing with screened in windows.
Please - Attach Scope of Work Questionnaire <input checked="" type="checkbox"/> Attach Sketches/Illustrations <input checked="" type="checkbox"/> Are Detailed Plans Available? <input type="checkbox"/>

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

Applicant Signature: <u>Haley Conlin</u>	Date: <u>3/1/23</u>
Property Owner Signature: <u>Consent only: Philip Ducloux</u>	Date: <u>3/1/23</u>
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-23-11
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>__</u> H? <u>✓</u>
✓		KW	2. Is this application for any construction or alteration work that is <u>NOT</u> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
✓		KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
✓	✓	KW	4. Will the construction or alteration covered by this application remove or, physically change any structural elements of the property? (i.e. Interior or exterior: load bearing walls, columns, posts, foundations, footings, etc.)
Section Two			
	✓	KW	1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental or unforeseen property damage? When did damage occur? _____
	✓	KW	2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?
✓		KW	3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)
	✓	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? _____ Describe: _____
Section Three			
✓	✓	KW	1. Will the construction or alteration covered by this application make a physical change to any design elements, features or finishes visible from the exterior of the property?
✓	✓	KW	2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?
	✓	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
	✓	KW	4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?
✓		KW	5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?

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

Applicant Signature: Haley Conlin

Date: 3/1/23

Verified By: Kevin Weller Date: 3/29/23 Action:

Date:

Kevin Waller

From: Stacy Wright
Sent: Thursday, March 30, 2023 11:45 AM
To: Kevin Waller; Kelly Stilwell
Subject: RE: CFA-23-11 Staff Report (Conlin)

The smokestack needs to be above the roof line and needs reinforcement bracing to the wall of the building. I think I recommended that the smokestack be at least 5 feet above the roof line in order to prevent nuisance odors from impacting the indoor spaces on the 2nd floor as well as any fresh air intakes that could be on the roof from A/C units. I will send you the emails I sent to the owner.

Stacy Wright, MS, RS, REM

Registered Sanitarian/Code Inspector



P.O. Box 239
308 W. San Antonio Street
Lockhart, TX 78644
Main: (512) 398-3461 ext. 2380
Direct: (512) 376-6757
Fax: (512) 398-3833
Website: www.lockhart-tx.org

From: Kevin Waller <kwaller@lockhart-tx.org>
Sent: Thursday, March 30, 2023 11:37 AM
To: Stacy Wright <swright@lockhart-tx.org>; Kelly Stilwell <kstilwell@lockhart-tx.org>
Subject: CFA-23-11 Staff Report (Conlin)

Kevin Waller

From: Stacy Wright
Sent: Thursday, March 30, 2023 11:46 AM
To: Kevin Waller; Kelly Stilwell
Subject: FW: permit forms

Stacy Wright, MS, RS, REM

Registered Sanitarian/Code Inspector

CITY OF
Lockhart
TEXAS

P.O. Box 239
308 W. San Antonio Street
Lockhart, TX 78644
Main: (512) 398-3461 ext. 2380
Direct: (512) 376-6757
Fax: (512) 398-3833
Website: www.lockhart-tx.org

From: Barbs B Q <yeehaw@barbsbq.com>
Sent: Tuesday, February 14, 2023 3:25 PM
To: Stacy Wright <swright@lockhart-tx.org>
Subject: Re: permit forms

Hi Stacy, we do plan on using solar-powered lights. In terms of any cutting or preparation, yes, I confirm that it will all be indoors in the kitchen. Thanks,

On Tue, Feb 14, 2023 at 3:14 PM Stacy Wright <swright@lockhart-tx.org> wrote:

Happy Tuesday Chuck,

Will there be any electrical in the BBQ pit for lighting etc.? Reason why I ask is that you may want to have electrical conduit ran by a licensed electrician before doing the concrete pour. The electrician would need to take out a permit with the City and have the work inspected before the pour. You could always do solar powered or battery powered lighting if needed. Please note that there is not any food prep allowed in the BBQ Pit based on the current proposed structure.

Based on our conversation, all cutting and preparation will be indoors in the kitchen. Any cutting or meat preparation in the BBQ Pit would trigger a hand sink and lighting requirements. Please confirm for our records.

Stacy Wright, MS, RS, REM

Registered Sanitarian/Code Enforcement

CITY OF
Lockhart
TEXAS

P.O. Box 239

308 W. San Antonio Street

Lockhart, TX 78644

Main: (512) 398-3461 ext. 2380

Direct: (512) 376-6757

Fax: (512) 398-3833

Website: www.lockhart-tx.org

From: Barbs B Q <yeehaw@barbsbq.com>
Sent: Tuesday, February 14, 2023 3:00 PM
To: Yvette Aguado <yaguado@lockhart-tx.org>
Cc: Stacy Wright <swright@lockhart-tx.org>
Subject: Re: permit forms

Yes, it will be metal roof and framing + screened in windows.

Thanks,

On Tue, Feb 14, 2023 at 14:33 Yvette Aguado <yaguado@lockhart-tx.org> wrote:

Good day.

I've shared what you submitted with Mr. Wright, City Health Inspector and he has asked for the following:

Need specs for building materials & roof enclosure? Ex. Scree? Metal Roof?, etc.

Thank you.

Chuck

On Mon, Feb 13, 2023 at 10:00 Stacy Wright <swright@lockhart-tx.org> wrote:

Sounds like a good plan. The purpose of the screening enclosure and roof is to protect food from insects and rodents so the fire box outside will be fine. Let me know as soon as you submit the plans so we can get a fast review and get permit issued. I would also recommend raising the smoke stack above the roof line to prevent any future nuisance complaints. Probably want to clear roof line by 5 feet or more just in case.

Stacy Wright, MS, RS, REM

Registered Sanitarian/Code Enforcement

CITY OF
Lockhart
TEXAS

P.O. Box 239

308 W. San Antonio Street

Lockhart, TX 78644

Main: (512) 398-3461 ext. 2380

Direct: (512) 376-6757

Fax: (512) 398-3833

Website: www.lockhart-tx.org

From: Barbs B Q <yeehaw@barbsbq.com>

Sent: Monday, February 13, 2023 9:50 AM

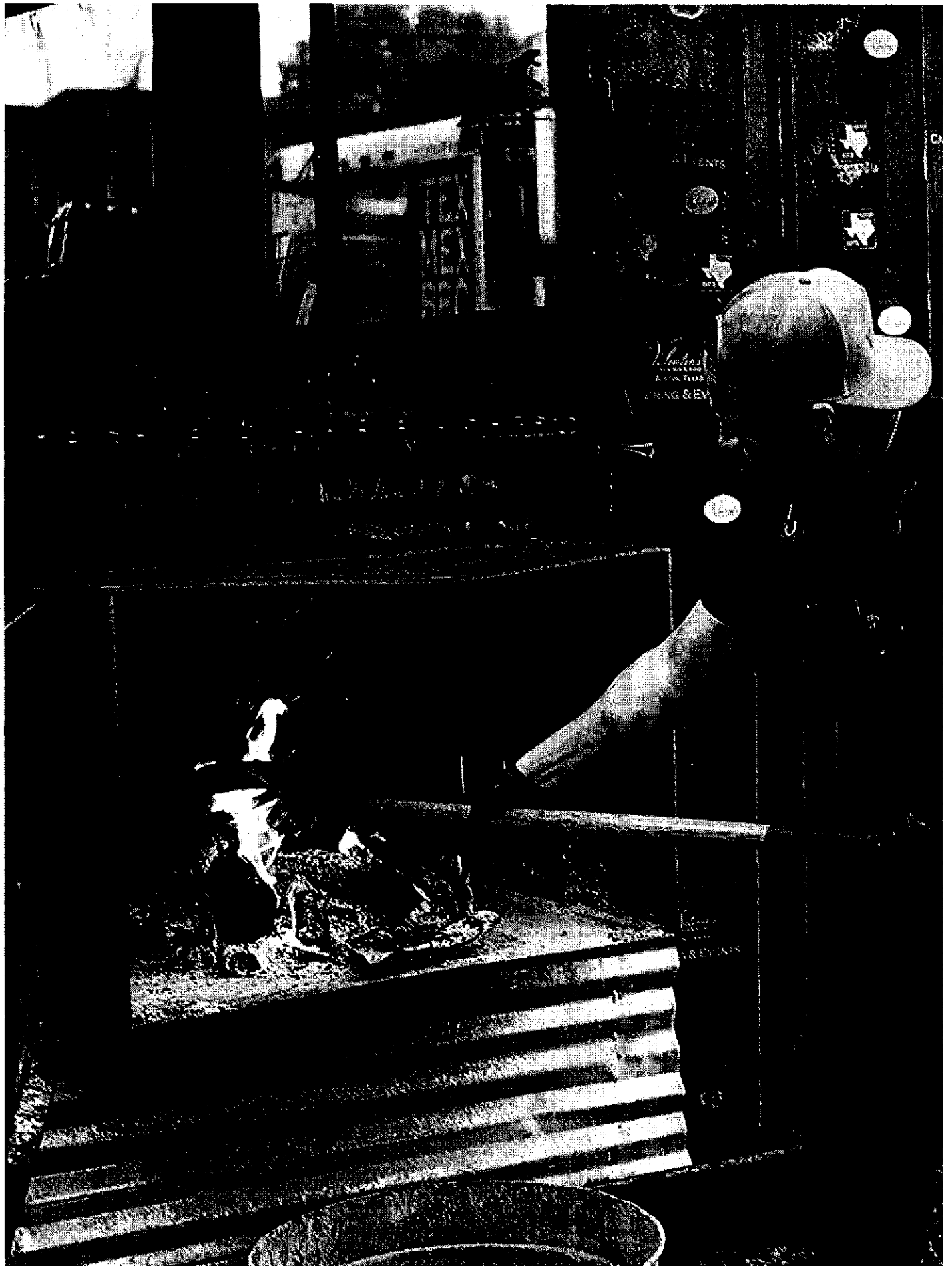
To: Stacy Wright <swright@lockhart-tx.org>

Subject: Final draft of smokehouse

Hi Stacy,

We met with the Fire Marshall and he approved of everything we proposed in terms of how far the smoker is from the existing buildings as long as I push the smoker 1 foot further towards the alley.

We are planning to lay concrete 8W x 16L and build the enclosure around it, this gives us room for a walkway by the doors of the smoker and the enclosure will cover the entire smoker, including the smokestack, except the fire box which will be sticking out of the enclosure something like this: Valentinas in Austin, Tx



There will be doors at both ends of the enclosure that align to the entrance of the building.

We would like to submit the building permits soon and would like to know if you have any feedback before we submit our plans.

Thanks,

Chuck

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW* CASE NUMBER: CFA-23-12
REPORT DATE: March 30, 2023
MEETING DATE: April 5, 2023
APPLICANT'S REQUEST: Window sign and sign attached to awning
STAFF RECOMMENDATION: **Approval**
CONDITION: Removal of the patterned graphics on either side of the double-door entry.

BACKGROUND DATA

APPLICANT: Cheryl Evans
OWNER: Judy Chapman and Diane Morgan Chapman, Chapman Family Trust
SITE LOCATION: 215(A) West Market St.
LEGAL DESCRIPTION: Part of Lot 6, Block 20, Original Town of Lockhart
EXISTING USE OF PROPERTY: Clothing alteration and repair (commercial)
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes a window sign, as well as a sign to hang from the awning, for the new Sew & Sew clothing alterations business. Already in place, the adhesive window sign reads "Sew & Sew Alterations", with a phone number contact below, and two sewing spool graphics above and below the sign text. This sign is located on the glass of the right-side entry door. The sign to hang from the awning's edge is to be of a wood material, will face the street, and simply read "Alterations". Since this sign is not of a shape that can be considered "Pre-Approved", nor does it contain a border, the sign is to be considered by the Commission through the Certificate for Alteration review procedures. Note that the awning along the entire storefront, from the west end of the building to where it meets the fire station at the east end, is currently in the process of reconstruction, as approved by the Commission at its March 1, 2023 meeting.

COMPATIBILITY: The proposed signs are not of a scale or design that would detract from the character of the Courthouse Square Historic District. Other street-facing hanging signs located along the same block include the Lockhart Sports Therapy sign at 211 West Market Street, as well as the Sladek Real Estate sign located at 215 West Market Street. Numerous hanging signs perpendicular to the sidewalk can be found along the San Antonio Street side of the Historic District, and window signs are common throughout the District.

COMPLIANCE WITH STANDARDS: The signs comply with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration. It should be noted that there are two patterned graphics on either side of the double-door entry, beneath the door glass. These graphics appear to resemble items that might be advertised or sold at a clothing alterations shop, and are effectively considered signs. However, each of the two graphics individually would exceed the maximum sign area limitation of 8 square feet for all signage, and therefore must both be removed as a condition of approval. Further, the graphics could not be considered murals, as murals are prohibited in the Historic District by a recently approved City Council Ordinance.

ALTERNATIVES: The two patterned graphics on either side of the double-door entry could be displayed within the building and made visible to the public right-of-way, provided that they are not affixed to the inside of the door glass.

215A West Market St.

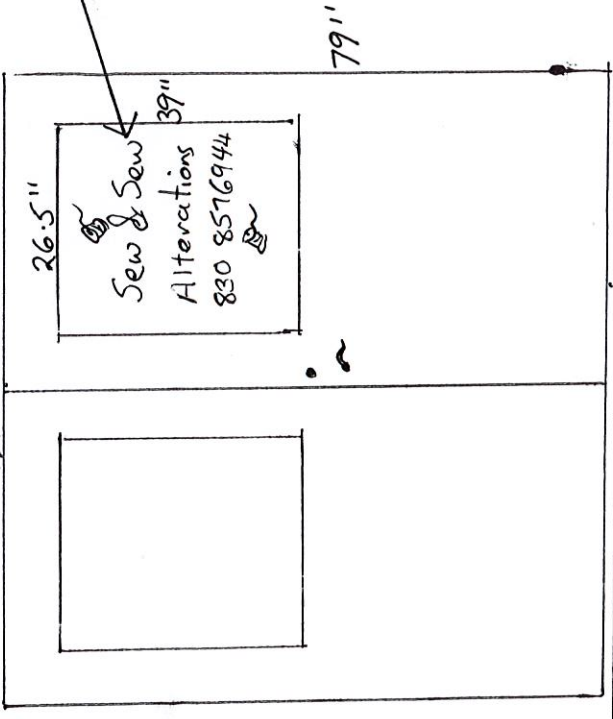
98" (8.2')

168" (14')

Awning 8"

ALTERATIONS

Hanging Wood sign suspended from edge of Awning. Sign dimension 5'-5" x 1" x 45" (1.725 ft)



Adhesive sign on glass door window. Sign dimensions 22" x 29" (A.43 ft)

**CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE**

Certificate No. CFA-23-12
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>CCR HL?</u> <u>H?</u> ✓
✓		KW	2. Is this application for any construction or alteration work that is NOT described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
✓		KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
	✓	KW	4. Will the construction or alteration covered by this application remove or, physically change any structural elements of the property? (i.e. Interior or exterior: load bearing walls, columns, posts, foundations, footings, etc.)
Section Two			
	✓	KW	1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental or unforeseen property damage? When did damage occur? _____
	✓	KW	2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?
✓		KW	3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)
	✓	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? _____ Describe: _____
Section Three			
✓		KW	1. Will the construction or alteration covered by this application make a physical change to any design elements, features or finishes visible from the exterior of the property?
✓	✓	KW	2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?
	✓	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
	✓	KW	4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?
✓		KW	5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?

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

Applicant Signature:  Date: _____

Verified By: Kevin Waller Date: 3/30/23 Action: _____ Date: _____

SIGN PERMIT APPLICATION

SP - 23 - _____

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

^{Business Owner}
CONTRACTOR NAME Cheryl Evans LICENSE NO. _____

DAY-TIME TELEPHONE 830 857 6944 ADDRESS 3011 Chalk Road

E-MAIL cheryl87275@icloud.com Harwood TX 78632

OWNER NAME Judy Chapman ADDRESS 2624 Scruggs Park Dr.

DAY-TIME TELEPHONE 817 614 3990 Richland Hills TX 76118

E-MAIL _____

PROPERTY

ADDRESS OR GENERAL LOCATION 215A West Market Street

ZONING CLASSIFICATION CCB 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 Clothing alteration
and repair.

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Sew & Sew

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

Window sign and Awning sign

71. of 114.34 sq ft = 80% Max. allowed Sign Area
Proposed Signage = 6.155 sq ft

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 114.34 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) 6.155 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.


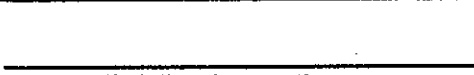
I HEREBY AFFIRM THAT IF I AM NOT OWNER OF THE PROPERTY UPON WHICH THE SIGN IS TO BE LOCATED, I AM AUTHORIZED BY THE PERSON, ORGANIZATION, OR BUSINESS ENTITY OWNING THE PROPERTY TO REPRESENT THEM IN THIS APPLICATION. TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND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

SIGNATURE  DATE 5/16/23

PRINTED OR TYPED NAME Cheryl Evans

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 - 23 - CERT. FOR ALTERATION NUMBER CFA - 23 - 12

DATE FEE \$10.00 RECEIPT #