

## **PUBLIC NOTICE**

**City of Lockhart  
Historical Preservation Commission  
5:30 p.m. Wednesday, August 2, 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 July 19, 2023 meeting.
4. CFA-23-26. Consider a request by Alexander Smith of 3<sup>rd</sup> Rock Electrical Contractors, LLC for approval of a Certificate for Alteration for the replacement of electrical meter cans, panels, and risers on part of Lot 4, Block 22, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 117 North Main Street.
5. CFA-23-27. Consider a request by William Wachel, P.E., of the City of Lockhart, for approval of a Certificate for Alteration for the Lockhart Downtown Revitalization Project.
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
7. Adjournment.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 10:30 a.m. on the 27<sup>th</sup> day of July, 2023.**

**City of Lockhart**  
**Historical Preservation Commission**  
**July 19, 2023**

**MINUTES**

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

Members Absent: John Lairsen, Ron Faulstich

Staff Present: Kevin Waller, Yvette Aguado, David Fowler

Public Present: Marty Spellerberg (Applicant, Agenda Item 4), Shawn Martinez

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 July 5, 2023, meeting.

*Vice-Chair Reagan moved to approve the minutes as presented. Commissioner Thuerwaechter seconded, and the motion passed by a vote of 5-0.*

4. CFA-23-25. Consider a request by Marty Spellerberg for approval of a Certificate for Alteration for a new window on the rear building façade, the re-pitching of the roof from the east to west sides, and replacement of the roof with a new material on part of Lot 4, Block 19, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 103 South Main Street.

Planning Staff Kevin Waller provided a brief overview of the proposal. He reported that the applicant proposes a new window, which includes replacing an exhaust fan within what appears to be a historic window opening at the center of the second story at the rear façade, to include a wooden casement with a single pane of glass. In addition, the roof will be re-pitched in a low spot near the center of the building to correct a standing water issue. Finally, the existing ethylene propylene diene monomer (EPDM) rubber roof material will be replaced with a white thermoplastic polyolefin (TPO) material. Staff recommends approval.

Applicant Marty Spellerberg, 6312 Woodhue Dr., Austin, discussed details of the project and answered questions from the Commission.

Mr. Shawn Martinez, 523 Cibilo St., Lockhart, the general contractor for the project, came forward to provide additional details and responded to questions from the Commission.

*Commissioner Ramsey moved to approve CFA-23-25 as presented. Commissioner Royal seconded, and the motion passed by a vote of 5-0.*

5. Presentation by City Engineer Will Wachel and discussion on the downtown improvements project.

City Engineer Will Wachel, TRC Engineers, provided an overview of the downtown improvements project. The improvements generally include the update of aging water and sewer infrastructure, the upgrade and modernization of the downtown streetscape and drainage, providing pedestrian-friendly spaces, improving traffic flow and safety, preserving the number of parking spaces, and enhancing the overall aesthetic of downtown.

Discussion ensued between the Commission and Mr. Wachel regarding parking spaces (no net loss), as well as the proposed sidewalk replacements, street resurfacing, and drainage improvements.

Vice-Chair Reagan inquired as to how the trees in the center island medians along South Main Street, East Market Street, and South Commerce Street would be preserved, of which growth is currently stunted, due primarily to excessive topsoil cover.

Mr. Wachel explained that he would bring this concern up with his team, and work to find a solution as the project progresses.

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 August 2<sup>nd</sup>, with one application submitted by the deadline.

Vice-Chair Reagan suggested a future agenda item to address an intrusive vine that is obscuring electrical panels and creating a hazard for multiple buildings in the pocket park area at the northeast corner of San Antonio Street and Main Street.

Mr. Fowler replied that this is more of a code enforcement issue than a Commission item to review, and that he would report to the proper staff.

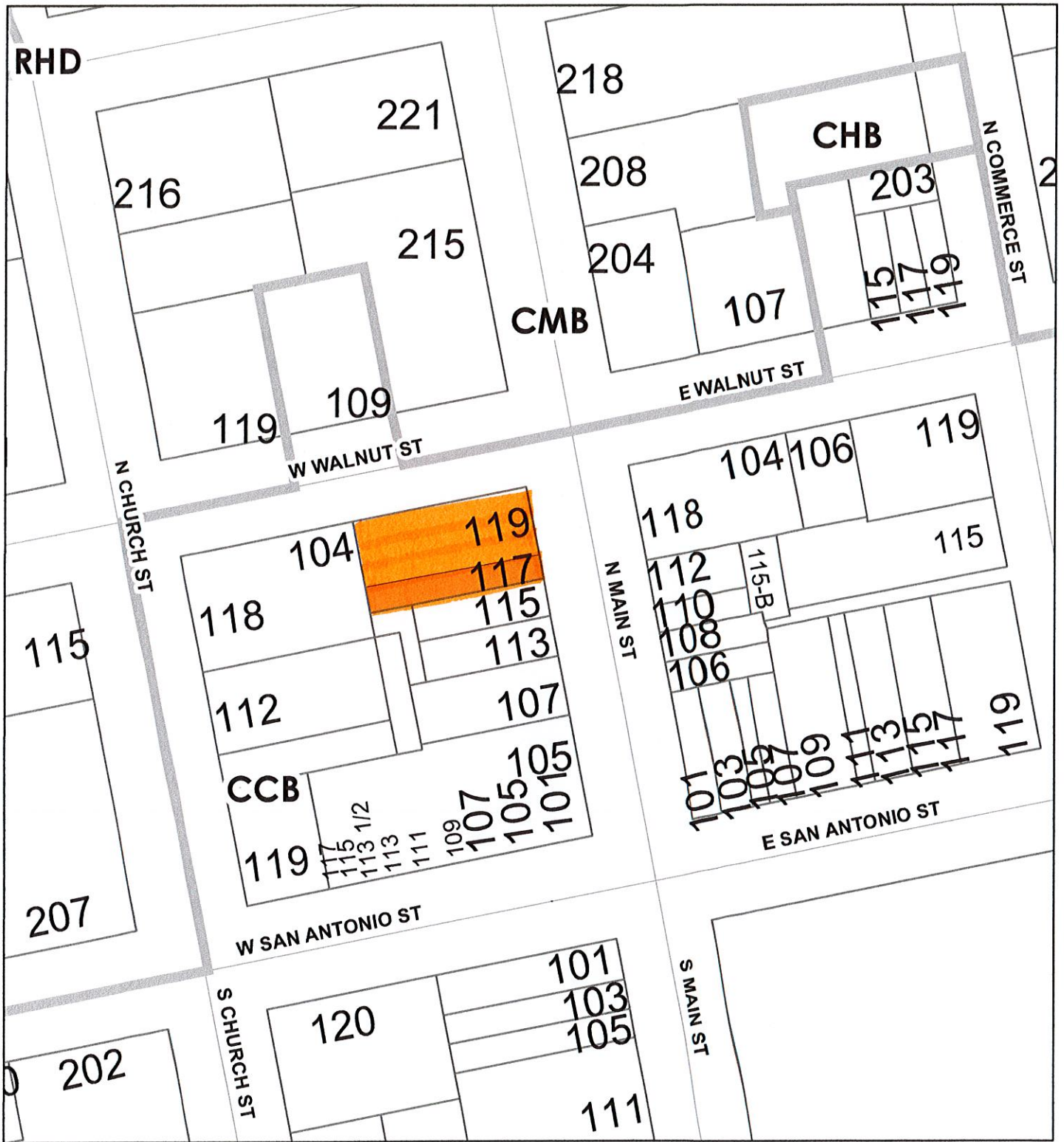
7. Adjournment.

*Commissioner Ohlendorf moved to adjourn the meeting, and Commissioner Royal seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:57 p.m.*

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

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

\_\_\_\_\_  
John Lairsen, Chairman



**CFA-23-26**

117 N MAIN ST. & 119 N. Main St.



REPLACE ELECTRICAL METER  
CANS, PANELS, AND RISERS

 Subject Property

 Zoning Boundary

scale 1" = 100'

**CASE SUMMARY**

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STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner *KW* CASE NUMBER: CFA-23-26  
REPORT DATE: July 27, 2023  
MEETING DATE: August 2, 2023  
APPLICANT'S REQUEST: Replacement of electrical meter cans, panels, and risers  
STAFF RECOMMENDATION: **Approval**  
CONDITIONS: None

**BACKGROUND DATA**

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APPLICANT: Alexander Smith, 3<sup>rd</sup> Rock Electrical Contractors, LLC  
OWNER: Kent Black, KBCB Investments, LLC  
SITE LOCATION: 117 and 119 N. Main St.  
LEGAL DESCRIPTION: Part of Lot 4, Block 22, Original Town of Lockhart  
EXISTING USE OF PROPERTY: Commercial  
PROPOSED USE OF PROPERTY: Same  
ZONING CLASSIFICATION: CCB (Commercial Central Business)

**ANALYSIS OF ISSUES**

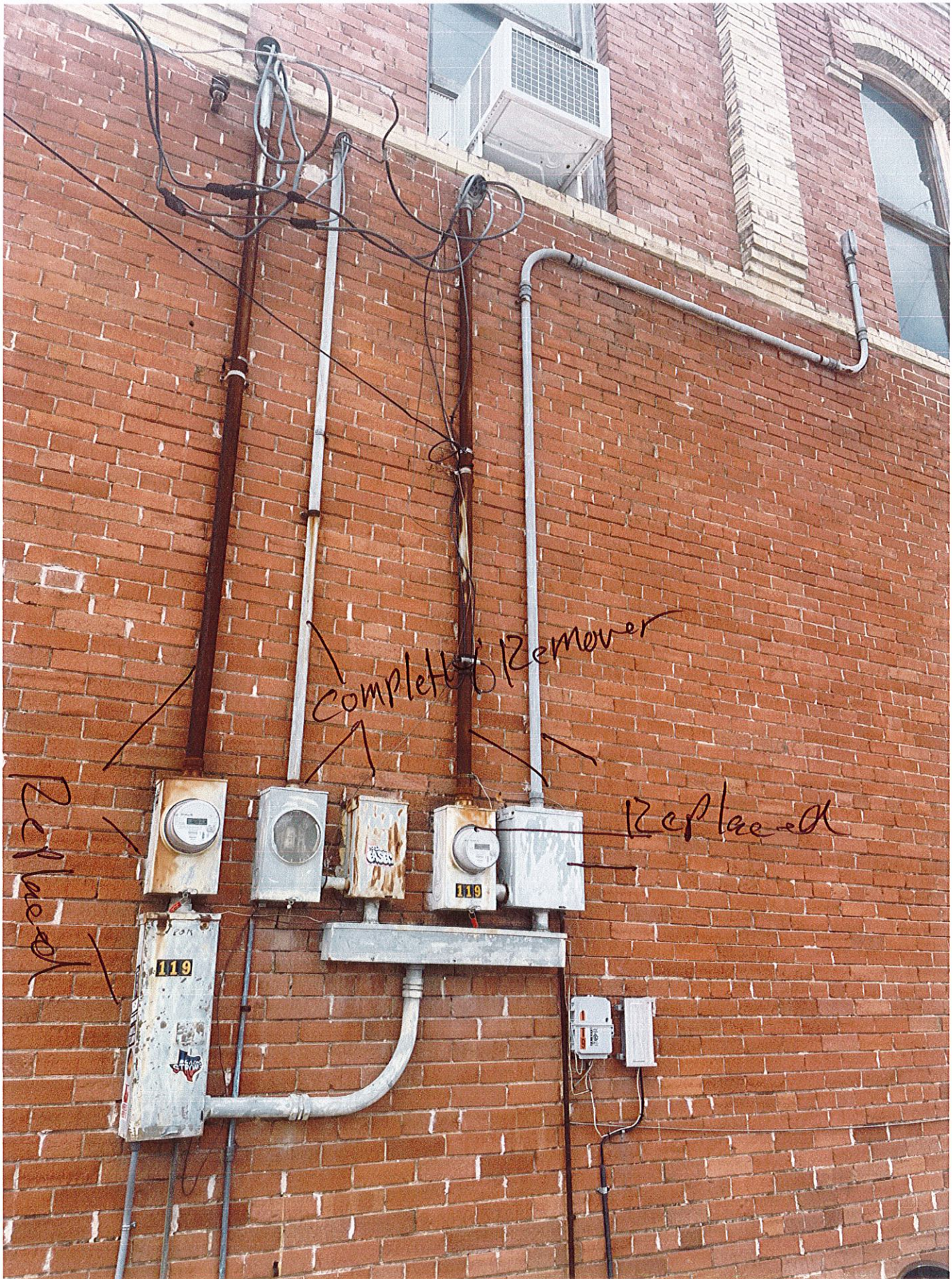
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**PROJECT DESCRIPTION:** The applicant proposes to replace the electrical paneling components visible on the north wall façade of the building facing West Walnut Street. The specific components to be replaced include electrical meter cans, panels, and risers, which will slightly alter the design and overall appearance of the existing components. Currently, there are three separate meter cans, panels, and risers on the north façade. Of these three, the centrally located cluster will be removed entirely, with the other two to be replaced. A diagram with specifications of the new electrical panels, as well as photos of the existing components, are included with your agenda packet materials.

**COMPATIBILITY:** This project will not have adverse impacts on the Courthouse Square, and will replace aging components with new equipment that will improve the electrical units' overall appearance.

**COMPLIANCE WITH STANDARDS:** Although there are no design guidelines for the proposed improvements in the Historic Districts and Landmarks Ordinance, the improvements are subject to approval of this Certificate for Alteration and the issuance of building and electrical permits.

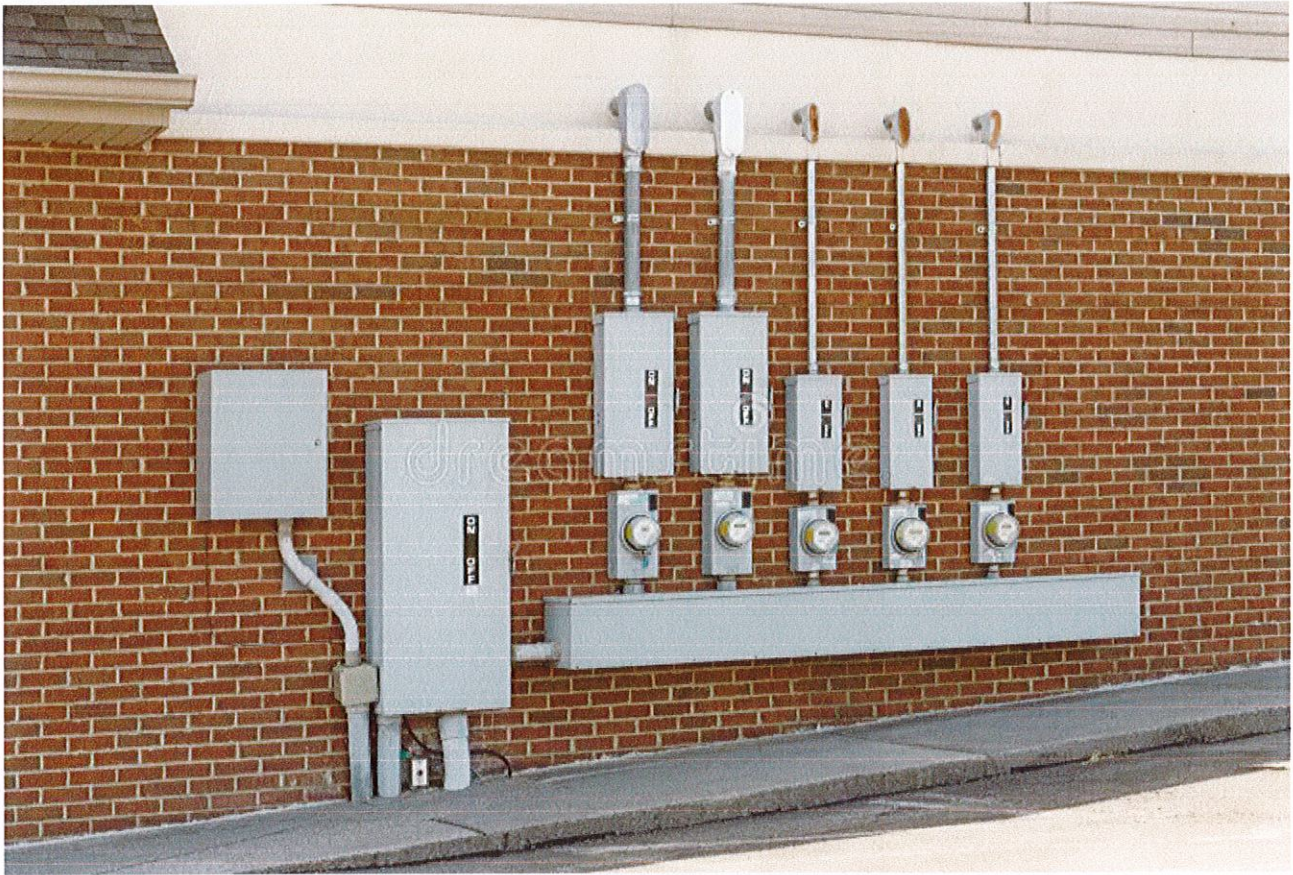
**ALTERNATIVES:** None necessary.



Existing electrical panels



- Existing electrical panels -



- Example image of proposed work -





# ELLIOTT ELECTRIC SUPPLY

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212 Lucinda  
78130-0000, TX New Braunfels  
Phone: 830-626-6880  
Fax: 830-626-8075  
JustinSpencer@elliottelectric.com



## CH24B200INT Panel *Eaton Corp*

Catalog Number	CH24B200INT
Manufacturer	Eaton Corp
Description	Eaton CH Oem Interior Assembly, CH 3/4-Inch Main Breaker Oem Loadcenter Interior, Single-Phase, 24 CKTS, 24-Pole, 200A, Type CSR
Weight per unit	2.7 (lbs/each)
Product Category	20210706150443

### Features

amperage rating	STRGHT BLADE PLG&CONNEC
Coil Voltage	12.0000 IN X 12.0000 IN X 6.0000 IN
Cord Type	Commercial / Institutional Buildings / Structures - Commercial / Institutional Buildings / Structures - Other
media	Yes
number of spaces	45 A

### Material, Color, and Finish

Color	Generation - Renewable Energy - Alternative EnergyOtherGeneration - Conventional Energy - Conventional EnergyDatacenters - IT Space: CI and Hyper ConvergedMarine Vessels and Equipment - Marine Vessels and Equipment - Other
material composition	Not Applicable

### Dimensions and Weight

Size	EPDM Rubber Construction - Fully Shielded and Fully Submersible for a Variety of Applications. IEEE 386 Interfaces Provide Convenient Energized Connection with other 200 Amp Loadbreak or Deadbreak Components. Compact Size Enables Installation in your Existing Cabinetry, Saving you Money. Number 4 AWG Ground Lead Tethered to the Jacket Withstands 10,000 Amps for 10 Cycles without Fusing. Ground Lead Also Controls ENd Plug when Ejected, Preventing Uncontrolled Trajectory and Maintains the Housing Shield
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JustinSpencer@elliottelectric.com

## Descriptions

Description	PANEL
extra long description	ETN CH24B200INT OEM Interior 24 spa
Features	Eaton s CH 3/4-inch loadcenters enclose CH circuit breakers for power distribution and circuit protection in residential and light commercial applications. Also called a breaker box, electrical box or even a fuse box, the main function is to take electricity supplied by the utility and distribute it throughout the home to feed lights and receptacles. Covers are typically packaged separately and available as surface or flush mount.
Long Description	Eaton CH OEM interior assembly, CH 3/4-inch Main Breaker OEM loadcenter interior, single-phase, 24 ckts, 24-pole, 200A, Type CSR
Product Type	Oem Interior 24 Space, 200a
Special Features	45 A

## Manufacturer Information

Brand	Eaton Corp
GTIN	00786689647544
Manufacturers Part Number	CH24B200INT
series	Open Office, Retail
sub brand	Open Office, Retail
UPC	786689647544

## Taxonomies, Classifications, and Categories

Category Description	Pole Line Construction Material & Equipment
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## Trade Size

aperture size	UL Listed,EUSERC Approved
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## Packaging

Carton	1
Package	20
Weight Per each	2.7

## Uses, Certifications, and Standards

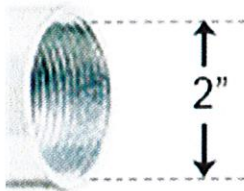
Application	Stationary Machinery and Equipment Outside Factory - Stationary Machinery and Equipment Outside Factory - Other
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JustinSpencer@elliottelectric.com



## **GAL2 2" Rigid Conduit** *Republic Con-Nucor Tube*

Catalog Number	GAL2
Manufacturer	Republic Con-Nucor Tube
Description	Electrical Metal Conduit, Electrical Raceway System Application, Blue (Cap) Color, 2.067 In;52.50 MM Conduit Inner Diameter, 2.375 In;60.33 MM Conduit Outer Diameter, Hot Dip Galvanized Finish, 9 FT 11 In Length, Made In Usa, Steel Material, 10 CT Package Quantity, Superior Protection, Strength, Safety and Ductility For Your Most Demanding Wiring Job Special Features, Ansi/Nema Standard;File #E79211;UI 1242;UI Standard Standards Met, 2 In;53 MM Trade Size, 3.52 LB/FT Weight
Weight per unit	3.5 (lbs/ft)
Product Category	GRC Conduit

### **Descriptions**

Description	2" RIGID CONDUIT
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### **Manufacturer Information**

Brand	Conduit
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### **Taxonomies, Classifications, and Categories**

Category Description	GRC Conduit
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### **Availability**

minimum qty	10
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### **Packaging**

Carton	10
Package	600
Weight Per foot	3.52

## CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: <u>7/6/23</u>	DATE APPROVED: _____	CERTIFICATE NUMBER: <u>CFA-23-36</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>Alexander Scott</u> <u>3rd Rock Electrical</u>	Property Owner <u>Kent Black</u>
Mailing Address <u>706 Lantana</u> <u>Lockhart TX / 215 Dawnridge</u> <u>Sa TX 78213</u>	Mailing Address <u>215 N Main St</u> <u>Lockhart TX 78644</u>
Telephone <u>210-643-3397 / 210-274-7012</u>	Telephone <u>512 565 9283</u>
Person Doing Work <u>3rd Rock Electrical</u>	Estimated Cost <u>\$100</u>
Property Legal Description <u>Part of Lot A, Block 23 Original Town of Lockhart</u>	
Property Street Address <u>117 N Main St &amp; 119 N. Main St.</u>	
Property City Zoning Designations <u>CCB</u>	Location Map Attached _____

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

Description of Proposed Work
<u>Replace meter can, panel &amp; Riser on Building</u>
<u>Electric</u>
<u>- Work to be located on north building facade -</u>
Please - Attach Scope of Work Questionnaire <input type="checkbox"/> Attach Sketches/Illustrations <input type="checkbox"/> Are Detailed Plans Available? <input type="checkbox"/>

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

Applicant Signature: <u>Alexander Scott</u>	Date: <u>6-28-23</u>
Property Owner Signature: <u>Kent Black</u>	Date: <u>7-5-23</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-23-26  
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"/>		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? <input checked="" type="checkbox"/>
<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"/>		KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
	<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 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 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"/>		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 checked="" type="checkbox"/>	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? _____ Describe: _____
Section Three			
<input checked="" type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
<input checked="" type="checkbox"/>		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"/>		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?

XCSX

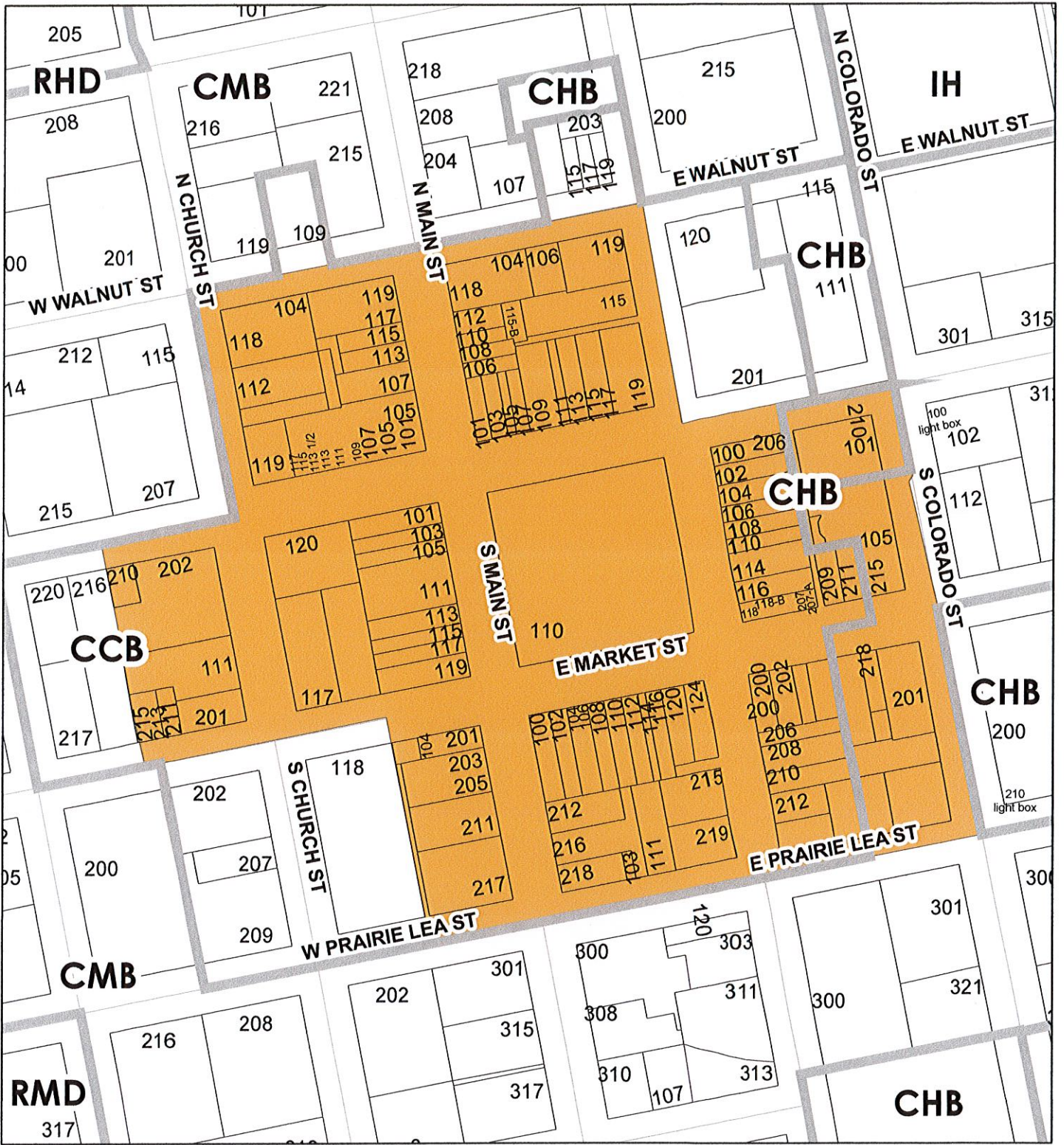
The undersigned owner or authorized agent attests that the statements made above and on any attached explanations are true and agrees that this Scope Of Work Questionnaire and any attachments shall become a part of the application and the Certificate For Alteration cited and will be the limit of construction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

Applicant Signature: Alexander Galt

Date: 6-28-23

Verified By: Kenin Walker Date: 7/27/23 Action:

Date:



**CFA-23-27**

**LOCKHART DOWNTOWN  
REVITALIZATION PROJECT**



 Subject Property

 Zoning Boundary

scale 1" = 200'

**CASE SUMMARY**

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STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner *KW* CASE NUMBER: CFA-23-27  
REPORT DATE: July 27, 2023  
MEETING DATE: August 2, 2023  
APPLICANT'S REQUEST: Various downtown improvements proposed for the Lockhart Downtown Revitalization Project.  
STAFF RECOMMENDATION: **Approval**  
CONDITIONS: None

**BACKGROUND DATA**

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APPLICANT: William Wachel, P.E., City of Lockhart  
OWNER: City of Lockhart  
SITE LOCATION: Downtown Lockhart, generally within the Courthouse Square Historic District  
ZONING CLASSIFICATION: CCB (Commercial Central Business)

**ANALYSIS OF ISSUES**

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PROJECT DESCRIPTION: The Lockhart Downtown Revitalization Project includes various needed public improvements to the Courthouse Square, an overview of which was presented at the Commission's July 19, 2023 meeting. These improvements, currently in the advanced design stage, include the replacement of the underground infrastructure in the downtown area, replacement of sidewalks to include the addition of curb bump-outs at intersections, and replacing the center island medians along San Antonio Street, Commerce Street, Market Street, and Main Street to include new landscaping. Street pavement will be replaced within the project area as well, with the pavement project limits to end at Walnut Street to the north, Church Street to the west, Prairie Lea Street to the south, and Colorado Street to the east. The crosswalks and sidewalk bump-outs will utilize masonry pavers on all ends of the four street intersections surrounding the County Courthouse building. The improvements will involve the reconfiguration of parking spaces downtown, which will result in a net loss of 8 spaces and maintain the current diagonal parking layout. North Main Street and North Commerce Street, and South Main Street and South Commerce Street south of the Market Street intersection, will become one-way streets to enhance traffic and pedestrian safety. Visual renderings are included with your agenda packet materials.

COMPATIBILITY: This project will greatly enhance the appearance of the Courthouse Square and downtown area, and will also improve safety conditions for vehicular and pedestrian traffic alike.

COMPLIANCE WITH STANDARDS: Although there are no design guidelines for the proposed improvements in the Historic Districts and Landmarks Ordinance, the improvements are subject to approval of this Certificate for Alteration and the issuance of all necessary approvals and permits. Section 28-11(a) of the Historic Districts and Landmarks Ordinance specifies that those projects requiring a Certificate for Alteration also include those that will change the outward appearance of a "...site, area, or district." Further, Section 28-10(e)(1) provides that a Certificate for Alteration is required for a physical change in exterior elements, design, and finishes from grade level, including sidewalks, steps, and paving. It should be noted that due to the advanced stage of project design, the Commission is free to provide recommendations to City Council to assist the Council in making a decision, but should refrain from adding conditions of approval.

ALTERNATIVES: None necessary.



LOCKHART DOWNTOWN REVITALIZATION

## COURTHOUSE PERSPECTIVE

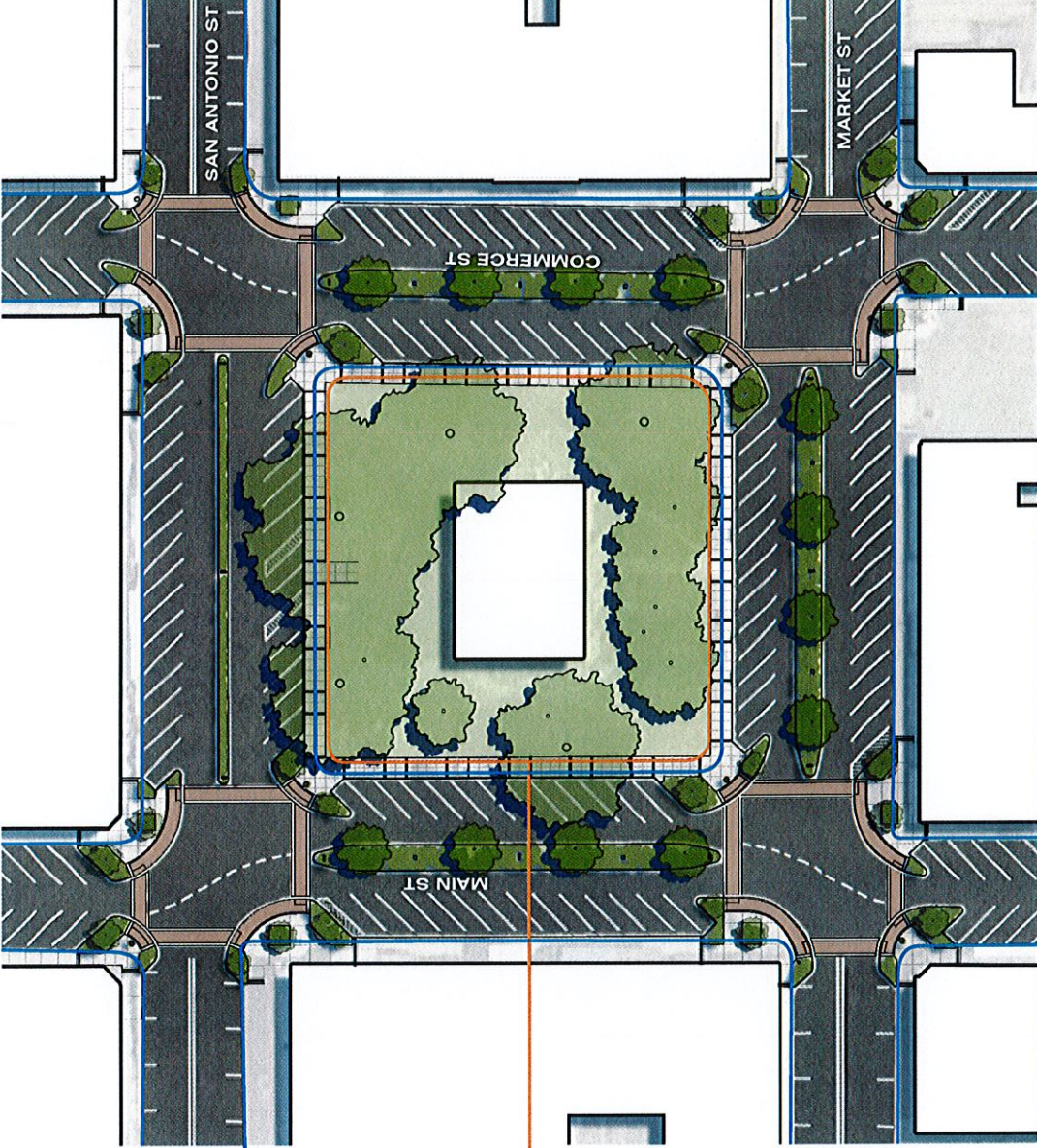
 Lockhart  
The BBQ Capital of Texas



RIALTO STUDIO  
LANDSCAPE ARCHITECTURE

JULY 2023





EXISTING CURB LINEWORK

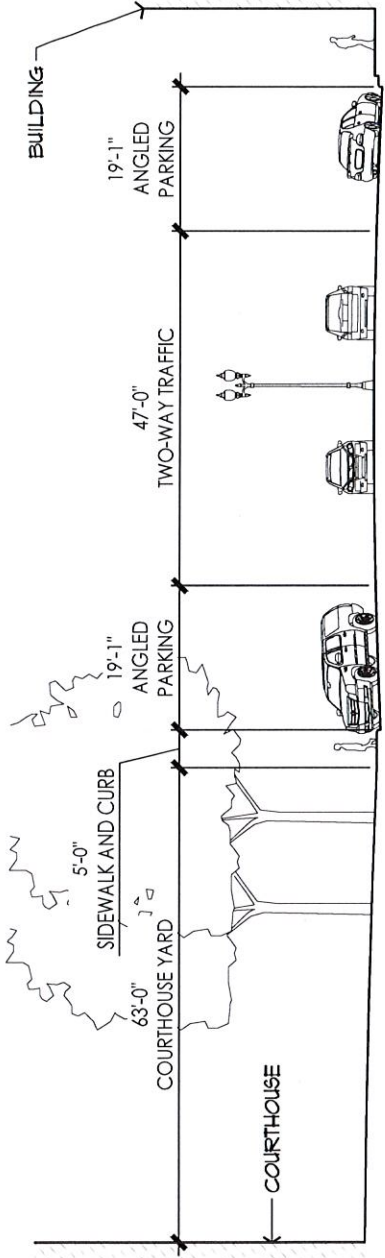
EXISTING SIDEWALK LINEWORK

JULY 2023

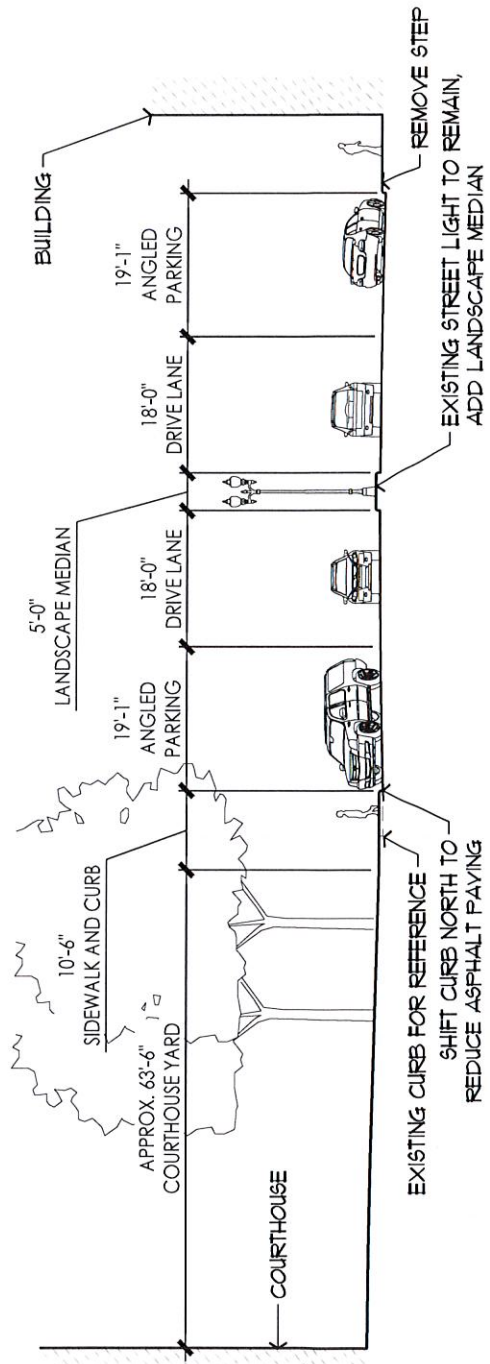
LOCKHART DOWNTOWN REVITALIZATION  
**COURTHOUSE CURB EXHIBIT**







EXISTING LAYOUT



PROPOSED LAYOUT



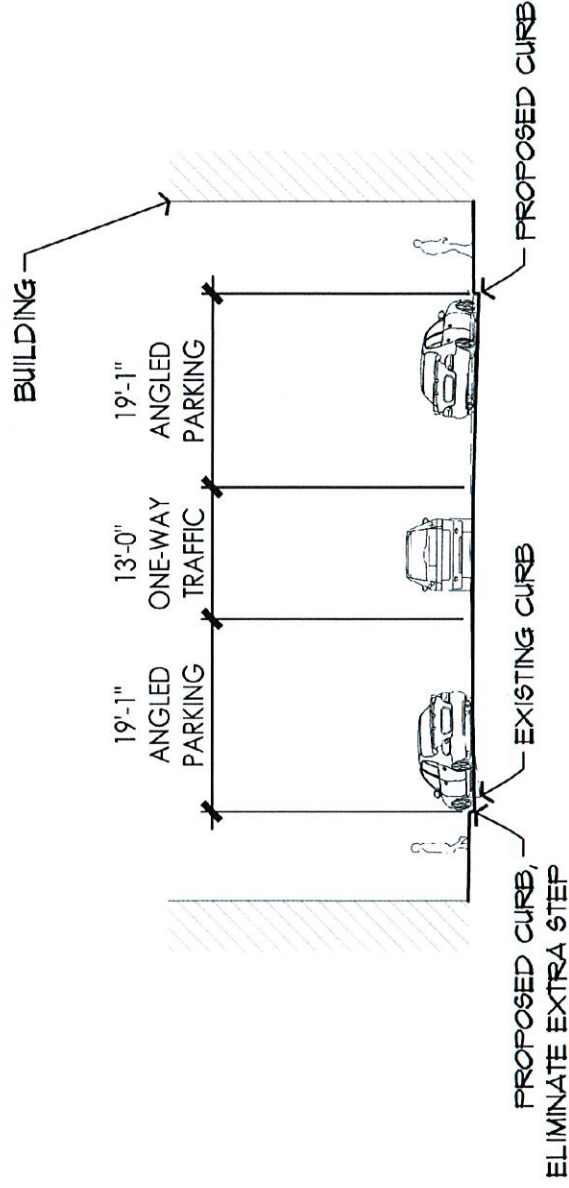
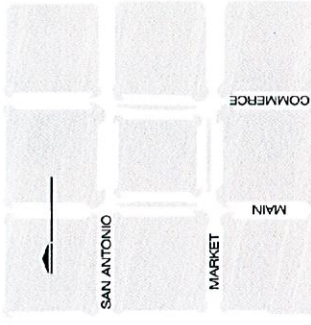
JULY 2023

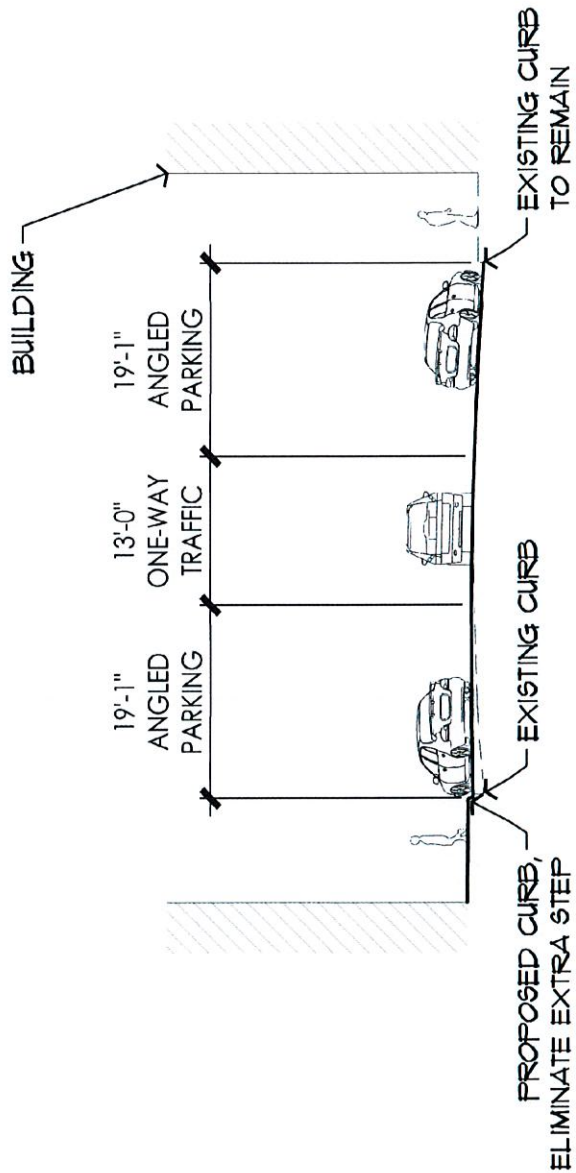
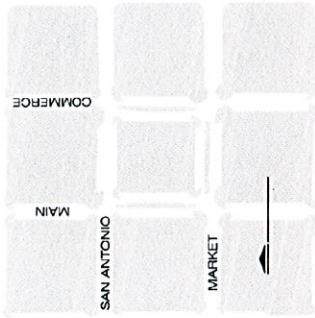
LOCKHART DOWNTOWN REVITALIZATION

**SAN ANTONIO STREET SECTION**



**RIALTO STUDIO**  
LANDSCAPE ARCHITECTURE





JULY 2023

LOCKHART DOWNTOWN REVITALIZATION

# SOUTH MAIN SECTION



**RIALTO STUDIO**  
LANDSCAPE ARCHITECTURE

## CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 7/26/23 DATE APPROVED: \_\_\_\_\_ CERTIFICATE NUMBER: CFA-23-27

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 City of Lockhart Property Owner City of Lockhart  
 Mailing Address 308 W. San Antonio St. Lockhart, TX 78644 Mailing Address 308 W. San Antonio St. Lockhart, TX 78644  
 Telephone 512.398.3461 Telephone 512.398.3461  
 Person Doing Work Contractor- Not Publicly Bid Yet Estimated Cost \$ 9.67 MM Total Project Cost  
 Property Legal Description Downtown Lockhart  
 Property Street Address Downtown Lockhart centered around Caldwell County Courthouse  
 Property City Zoning Designations CCB Location Map Attached yes

**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
The project includes replacing the aging, underground infrastructure in the downtown area.
The scope also includes the replacement of sidewalks, adding curb-bump outs at intersections, and adding medians along San Antonio, Main, Commerce, and Market streets ( around the Caldwell County Courthouse) to increase safety and to meet Texas Accessibility standards. Street pavement will be replaced within the project area, and the pavement limits will end at Walnut, Church and Prairie Lee streets. New pavement striping will meet current parking standards within the State of Texas, and landscaping will be included to beautify the area. The project will not alter any of the historic building structures in the downtown area.
<i>φ up to the west r.o.w. line of Colorado St.</i>
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: William Wachel Digitally signed by William Wachel  
DN: cn=US, E=wwachel@rockharts.com, O=TRC, OU=TRC, CN=William Wachel  
Date: 2023.07.26 19:39:05-0500 Date: 07/26/2023  
 Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 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-23-27  
Page 2 of 4 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>CCB</u> HL? <u>H?</u> <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	KW	2. Is this application for any construction or alteration work that is <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 checked="" type="checkbox"/>	<input type="checkbox"/>	KW	2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	KW	3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? <u>No</u> Describe: _____
Section Three			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	KW	1. Will the construction or alteration covered by this application make a physical change to any design elements, features or finishes visible from the exterior of the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	KW	2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	KW	4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?
<input checked="" type="checkbox"/>	<input checked="" 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: William A. Stachelf for the City of Lockhart Date: 07/26/2023

Verified By: Ker'in Walker Date: 7/27/23 Action: \_\_\_\_\_ Date: \_\_\_\_\_