

## **PUBLIC NOTICE**

**City of Lockhart  
Historical Preservation Commission  
5:30 p.m. Wednesday, September 6, 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 August 16, 2023 meeting.
4. TA-23-01. Consider a request by Martin Spellerberg of Spellerberg Associates, LLC for an initial on-site investigation and recommendation to City Council for approval of a Tax Abatement to include various interior improvements, a new HVAC unit on the roof, 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 different material, to a building in the Historic District on part of Lot 4, Block 19, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 103 South Main Street.
5. CFA-23-29. Consider a request by Ronda Reagan for approval of a Certificate for Alteration for the repainting of a previously painted building with a different color, and the addition of column supports to a previously approved, future awning on part of Lot 6, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 112 North Main Street.
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 1:00 p.m. on the 30<sup>th</sup> day of August, 2023.**

**City of Lockhart  
Historical Preservation Commission  
August 16, 2023**

**MINUTES**

Members Present: Christine Ohlendorf, Ronda Reagan, Kevin Thuerwaechter, John Lairsen, Ron Faulstich

Members Absent: Ray Ramsey, Michel Royal

Staff Present: Kevin Waller, Yvette Aguado, David Fowler

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

1. Call meeting to order. Chair Lairsen 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 August 2, 2023, meeting.

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

4. CFA-23-28. Consider a request by Marty Spellerberg for approval of a Certificate for Alteration for various interior improvements and a new HVAC unit on the roof for a future Tax Abatement application 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 via PowerPoint presentation. He reported that the applicant proposes various interior improvements, as well as a new HVAC on the roof for the purposes of a future Tax Abatement application submission. The interior improvements include the reconfiguring of certain non-load bearing office partitions, electrical upgrades, the replacement of a sink on the first floor, and the removal of carpeting and certain areas of drop-ceiling. Staff recommends approval.

Applicant Martin Spellerberg, 6312 Woodhue Dr., Austin, Texas, came forward to discuss and answer questions from the Commission regarding the proposed improvements.

Discussion continued with Commission members and the applicant.

*Vice-Chair Reagan moved to approve CFA-23-28 as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 5-0.*

5. Consider a text amendment to the Historic Districts and Landmarks Ordinance to require that all awnings be considered through the Certificate for Alteration review procedures, without a "Pre-approved" option.

Mr. Waller suggested that the Commission make a formal recommendation to City Council to approve the change and require that all awnings come before the Commission for approval with a Certificate for Alteration.

*Vice-Chair Reagan moved to recommend that the City Council delete Section 28-11(c)(4), Historic Districts and Landmarks Ordinance, which removes the pre-approved option and requires that all awnings be subject to the Certificate for Alteration review procedures. Chair Lairsen seconded, and the motion passed by a vote of 5-0.*

6. Continue discussion of a potential amendment to Chapter 60, Article II to address the trimming and pruning of protected trees, including an amendment to the definitions section (Section 60-28).

Mr. Waller reported that the Commission members had expressed a desire for a Historic Tree Preservation Ordinance, to ensure that large, ornate trees are not pruned in such a way that creates blight to the neighborhood. Staff reviewed and found that Section 60-28 (Definitions) currently addresses the pruning of protected trees in the definition of "removal", and Staff's position is that no Ordinance revisions are necessary. Staff does propose the amendment of Section 60-28, specifically the "tree" definition, to also include Class II trees as protected trees in addition to the Class I category, as that class is defined in the "Evaluation of Shade Trees" article.

Staff and Commission members entered discussion.

*The Commission tabled this item to a future meeting by consensus, until the City Council addresses trees further.*

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

Mr. Waller stated that the next regularly scheduled meeting would be held September 6, with one Tax Abatement application already submitted and one anticipated Certificate for Alteration application to be submitted by the deadline.

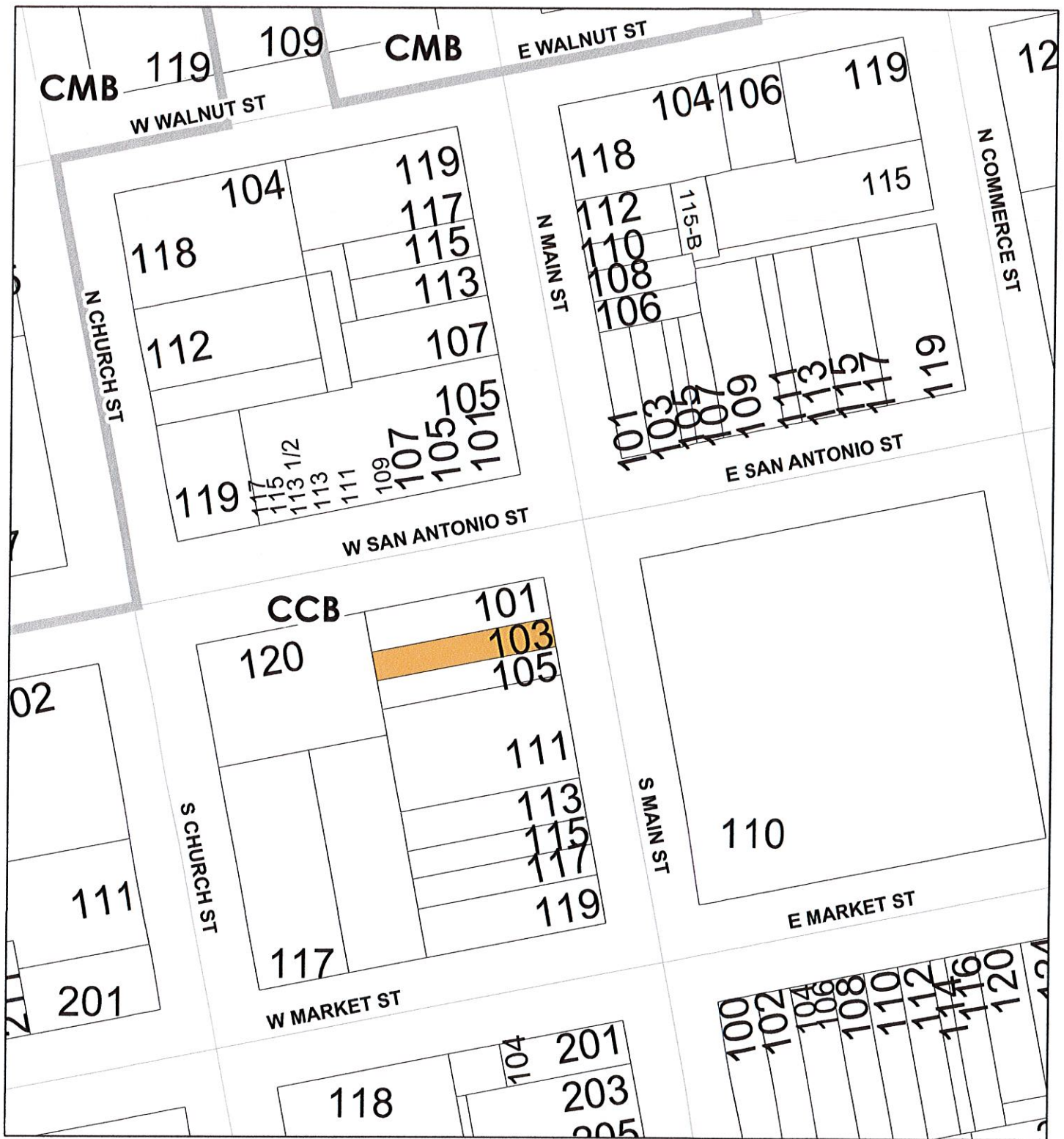
8. Adjournment.

*Commissioner Faulstich moved to adjourn the meeting, and Commissioner Thuerwaechter seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:16 p.m.*

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

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

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



**TA-23-01**

103 S MAIN ST

MULTIPLE IMPROVEMENTS



Subject Property



Zoning Boundary

scale 1" = 100'

**CASE SUMMARY**

---

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW* CASE NUMBER: TA-23-01

REPORT DATE: September 1, 2023

HISTORICAL PRESERVATION COMMISSION DATE: September 6, 2023

CITY COUNCIL DATE: *Pending*

APPLICANT'S REQUEST: Various interior improvements, new HVAC unit on roof, new window on rear building façade, re-pitching of the roof, and roof replacement with a different material

STAFF RECOMMENDATION: ***Approval***

SUGGESTED CONDITIONS: None

HISTORICAL PRESERVATION COMMISSION RECOMMENDATION: *Pending*

**BACKGROUND DATA**

---

APPLICANT: Martin Spellerberg

OWNER: Spellerberg Associates, LLC, c/o Martin Spellerberg

SITE LOCATION: 103 S. Main St.

LEGAL DESCRIPTION: Part of Lot 4, Block 19, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial

PROPOSED USE OF PROPERTY: Same as above

ZONING CLASSIFICATION: CCB (Commercial Central Business)

**ANALYSIS OF ISSUES**

---

PROJECT DESCRIPTION: The applicant proposes both exterior and interior improvements to an existing commercial building in the Historic District, and has requested a Tax Abatement for municipal taxes with the attached application. The improvements were initially approved by the Commission through two Certificates for Alteration, one on July 19, 2023 (CFA-23-25), and the other on August 16, 2023 (CFA-23-28). A portion of the improvements includes a new window on the rear façade of the building, the re-pitching of the roof, and replacement of the roof with a different material. The window will replace 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. The roof will be re-pitched in a low spot near the center of the building to correct a standing water issue. Currently, the roof is composed of an ethylene propylene diene monomer (EPDM) rubber material, which is proposed to be replaced with a white thermoplastic polyolefin (TPO) material. Additional improvements will include repairs to the roof deck as needed, a new roof hatch to replace that existing, a new HVAC installation on the roof, repair of the existing HVAC systems, replacement of the awning canvas with that of identical material and design, the reconfiguring of certain non-load bearing office partitions, electrical upgrades, the replacement of a sink on the first floor, and the removal of carpeting and certain areas of drop-ceiling. The existing and proposed HVAC roof units will not be visible from a public street. Section 28-10 of the Historic Districts and Landmarks Ordinance excludes work that is considered "Ordinary Maintenance" from the requirements for a Certificate for Alteration. Although some of the above improvements are considered ordinary maintenance, all improvements for which a tax abatement application is submitted require a review and certificate for alteration by the Commission (Section 28-21(b)).

**COMPATIBILITY:** The proposed improvements will enhance the building's appearance and will not have adverse impacts on the Courthouse Square.

**COMPLIANCE WITH STANDARDS:** Two Certificates for Alteration have been approved for the proposed improvements, as discussed above, and a building permit, electrical permit, and any other necessary permits must first be secured, prior to beginning work. Staff has determined that the submitted tax abatement application meets the guidelines set forth in Section 28-22. A complete copy of the application packet, a copy of Chapter 28, Division 2 (Tax Abatement), and a summary of the tax abatement review procedure, including consideration by the City Council, are included with your agenda packet materials.

**ALTERNATIVES:** None necessary.

# Spellerberg Associates

Art Studios at 103 S Main St

## Work To Be Done

### Part 1 – Demolition

- Remove all carpet and foam underlay (except in one room on the first floor)
- Reset or remove protruding nail heads

### Upstairs

#### Front

- Demolish drop ceiling
- Demolish duct chase/cabinet in front room
- Remove shelving from cubbies

#### Back

- Remove the existing exhaust fan with motor and louver and set aside;
- Demolish the existing ¾ inch plywood shelving and store for reuse;
- Demolish existing particleboard, sheetrock and metal stud shelving unit located in the middle of the room;
- Demolish existing sheetrock duct chase;
- Remove debris;

### Downstairs

- Remove certain ceiling fixtures;
- Remove certain partitions;
- Remove existing stainless-steel sink and cabinet at the hand-washing station below stairs. Asbestos abatement by specialized firm;
- Demolish damaged ceiling tiles and rail in the rear entry hall

# Spellerberg Associates

Art Studios at 103 S Main St

## Part 2 – Roof

- Remove the existing sheet rubber roofing material;
- Remove the existing roof hatch. Repair hole;
- Repair roof deck as required;
- Re-pitch roof from front to back;
- Install new thermal insulation above existing roof deck;
- Install new roof hatch, which will be a manufactured product with frame included.
- Install new TPO roof membrane;

## Part 3 – Carpentry/Construction

### Upstairs

- Repair the floor as required;

### Front

- Extend partition wall to new ceiling height;
- Use 2x4 with ¾-inch plywood to reconstruct the supply air duct chase along South wall

### Rear

- Leave existing ceiling rafters exposed;
- Construct studio spaces using new 2x4 partition walls. Install OSB 7/16" thickness on both sides of each partition wall. Attach the new partitions to existing 2x6 frame where possible;
- Reconstruct the supply air duct chase along the South wall. Meet code requirements. Use ¾-inch plywood if allowed, other non-combustible material if required.
- Frame the existing opening in the back (West) wall. Install a wooden casement window approximately 57 inches wide by 80 inches tall. Install window seals and trim to prevent entrance of air and water.

### Downstairs

- Repair floorboards as needed; Install ¼-inch Masonite, stapled or screwed to existing subfloor.
- Replace sink at the hand-washing station with a free-standing 20-gallon mop sink in the same location
- Frame studio spaces with new partition walls using wood 2x4 frames. Install OSB 7/16" thickness to cover existing walls and new partition walls.
- Smooth the texture of one particular partition wall.



# Spellerberg Associates

Art Studios at 103 S Main St

## Part 4 – Electrical

- All electrical work shall comply with NFPA 70, National Electrical Code (NEC) or the current Code approved by the City of Lockhart.
- Retain existing 150-amp main breaker and service entrance.

### Electrical for HVAC

- As the existing panel will not support the additional HVAC needs, we will install a sub-panel which can accommodate the new mini-split.
- Retain existing Federal Pacific panels and existing operable Federal Pacific circuit breakers;
- Add new Square-D, QO or equivalent panel with bolt-on circuit breakers as needed

### Outlets, Fixtures, Etc.

- Install two new 120-volt, 20-amp duplex outlets in each of the eight partitioned studio spaces. Locate the outlets high on the wall.
- Replace fluorescent lamps throughout with LED
- Install wired smoke/carbon dioxide detectors
- Repair, replace and install new emergency signage and lighting

## Part 5 – HVAC

- Repair or replace the rooftop mounting brackets for AC units as needed

### 4-ton Central system (Serving Downstairs)

- Install a new 4-ton roof-top condensing unit and gas-electric air handling unit/furnace;
- Install new roof penetrations;
- Retain and rework the existing filter grill and return air plenum;
- Build a new raised platform for the horizontal-mounted air handling unit to provide a slope of not less than 1/8" per foot for the condensate drain line, the drain line shall be a minimum 3/4" diameter PVC pipe with provision for flushing and clean-out;
- Rework existing supply ducting to connect to existing supply air ducting;
- Rebuild duct chase with plywood if allowed by code, or non-combustible material if required.
- Reuse and reinsulate existing copper refrigerant lines when possible, replace with larger ones if required.
- Retain existing thermostat, relocate to new position.

# Spellerberg Associates

Art Studios at 103 S Main St

## 2.5-ton Central system (Serving Upstairs Front)

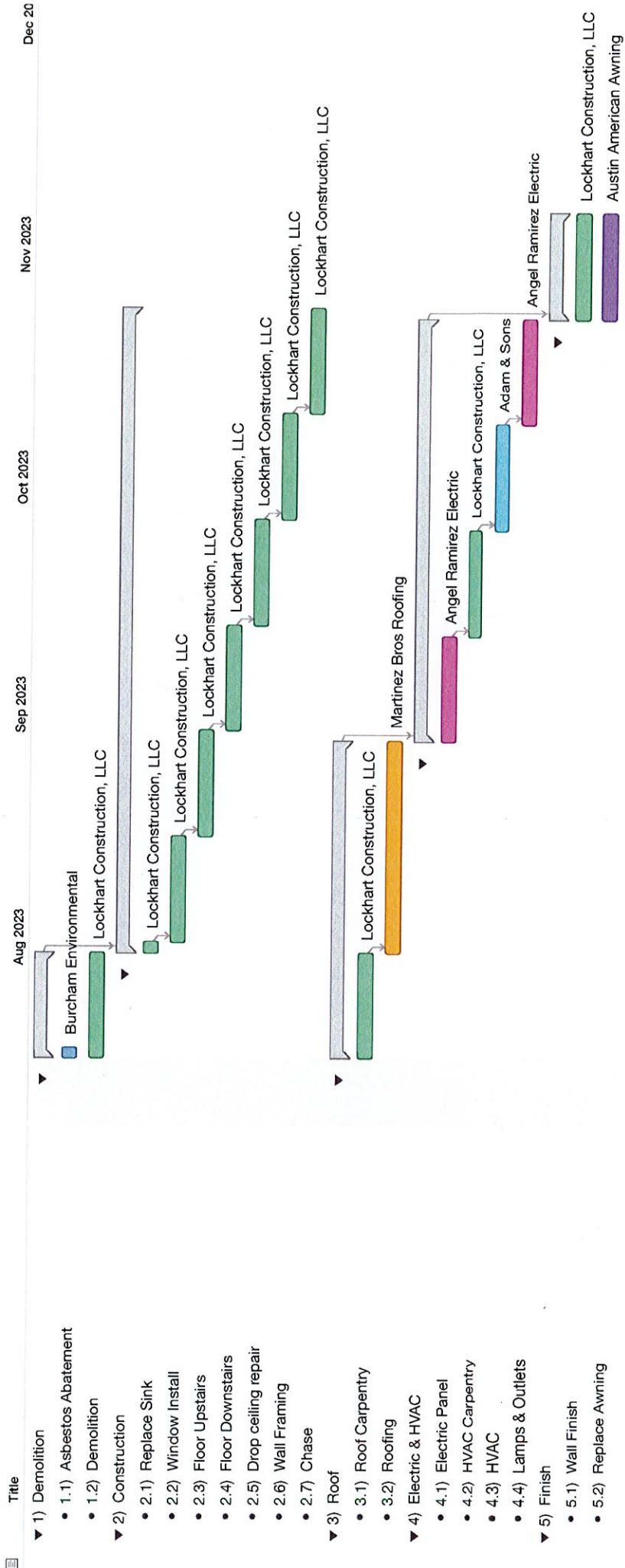
- Retain existing 2 ½ ton unit
- Move the external unit to a new location on the roof. Install new roof penetrations.
- Remediate Settlement trap Red Tag issue
- Remediate vent pipe Red Tag issue
- Replace ducting

## New 2-ton Mini Split (Serving Upstairs Rear)

- Mini Split system with cassettes

## Condensate Run-off

- Consolidate condensate run-off from all three HVAC systems into one line 3/4" PVC line
- Penetrate floor at a location along the South wall
- Run line across the ceiling above hallway ceiling tiles, down the sink wall and tie into the PVC sink drain.
- Approximately 46' of PVC drain line.



# Spellerberg Associates

Art Studios at 103 S Main St

## Budget Estimate

Roofing <i>Martinez Bros. Roofing, Lockhart</i>	\$45,000-59,900
Construction/Carpentry <i>Lockhart Construction, LLC, Lockhart</i>	\$26,900-35,800
HVAC <i>Adam &amp; Sons, Lockhart</i>	\$12,600-16,800
Electrician <i>Angel Ramirez Electric, Lockhart</i>	\$10,200-13,500
Architectural Design <i>A. M. Smith, Lockhart</i>	\$3,000-4,000
Awning <i>Austin American Awning, Lockhart</i>	\$2,200-2,900
Asbestos Removal <i>Burcham Environmental Services, LLC, Wimberley</i>	\$1,500-2,000
Misc. Supplies	\$7,400-9,800
Permits & Fees	<u>\$500-700</u>
<b>Total</b>	<b>\$109,300-145,400</b>

# Spellerberg Associates

Art Studios at 103 S Main St

## Addendum to City of Lockhart Historic Property Preservation Tax Abatement Application

Question 4. Current assessed property value:

- \$335,210

Question 5. Estimated property value upon completion:

- \$335,210

Question 7. Description of Current Use:

**Spellerberg Projects Art Gallery & Studios.** We are located at 103 S Main St, Lockhart, on the Square, in the Historic District. We have operated an art gallery in the building's storefront since 2016. Exhibitions rotate monthly, with gallery hours on Saturdays and First Fridays.

Behind the gallery, we offer artist studios and private offices for rent to artists and community organizations. This project will optimize the studio spaces.

- There will be eight studios. These will be semi-private cubicles, each about 100 square feet. Each studio can be occupied by either one or two artists.
- There will be two private offices. Offices are approximately 275 square feet each.

In addition to their designated cubicles and offices, tenants have access to two common areas:

- The 1st floor "Artist's Lounge," in the center of the building, with couches and a kitchenette. This will encourage social interaction, community, and the exchange of creative ideas.
- The 2nd floor "Flex Space." This space may be used by tenants for meetings, workshops, photo shoots, etc.

Tenants share the 1st floor restroom.

# Spellerberg Associates

Art Studios at 103 S Main St

This is a project of **Spellerberg Associates LLC**, founded in Austin in 2015. Our primary business is offering digital consulting services to museums in the United States. Current clients include the Andy Warhol Museum, Pittsburgh; the Akron Art Museum, Ohio; the Contemporary at Blue Star, San Antonio; the Museum of Contemporary Photography, Chicago; the Rubin Museum, New York; the Terra Foundation for American Art, Chicago; and others.

**Martin Spellerberg**, owner, is a digital designer, developer and consultant with over twenty years of experience. He is a thought leader who regularly speaks at industry conferences and publishes in peer-reviewed publications. He directs a network of freelance contractors to provide solutions for clients across the United States. He is currently pursuing a Masters of Business Administration degree from Texas State University, San Marcos.



Caldwell County Appraisal District  
 PROPERTY 16942 R  
 Legal Description  
 LOT LOCKHART, BLOCK 19 LOT PT 4

PROPERTY APPRAISAL INFORMATION 2023  
 SPELLERBERG ASSOCS LLC  
 6312 WOODHUE DR  
 AUSTIN, TX 78745-3734

OWNER ID  
 212739  
 OWNERSHIP  
 100.00%

Ref ID: A  
 1300000-019-004-70  
 Ref ID2: R16942  
 Map ID 01-801

SITUS 103 S MAIN ST LOCKHART, TX 78644

APPR VAL METHOD: Cost  
 SKETCH for Improvement #1 (COMMERCIAL)

**GENERAL**

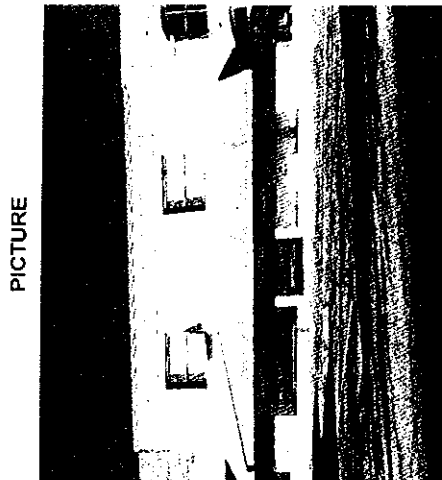
JTILITIES  
 TOPOGRAPHY LAST APPR. YR EAGLE 2020  
 ROAD ACCESS LAST INSP. DATE 01/04/2023  
 ZONING HD & COB  
 BUILDER  
 NEXT REASON  
 REMARKS LECTRO STUDIO/SPELLERBERG PROJECT  
 GALLERY

BUILDING PERMITS  
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO  
 04/21/2015 \*\*\*\*\* GITZ PROPERTIES WDM/L 2015-003398  
 03/19/2014 \*\*\*\*\* GITZENDANNER STESWD 141221  
 07/12/2005 \*\*\*\*\* BLOWMERTH TODD & WD 053433

SUBD: SLKT NBHD:1602 123.00%  
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE  
 MA MAIN AREA C CG3/CM 1,276.0 78.69 1 1900 1989 G 100,410 75% 100% 100% 100% 100% 0.75 75,310  
 MA2 MAIN AREA SE C 1,276.0 69.25 1 0 88,360 75% 100% 100% 100% 100% 0.75 66,270  
 MA2 MAIN AREA SE C 1,144.0 69.25 1 0 79,220 75% 100% 100% 100% 100% 0.75 59,420  
 STG ATTACHED STO C 1,144.0 31.48 1 0 36,010 75% 100% 100% 100% 100% 0.75 27,010  
 OP COVERED PORC C 1,176.0 15.74 1 2016 2,270 75% 100% 100% 100% 100% 0.75 2,080  
 COMMERCIAL STCD: F1  
 LECTRO STUDIO/SPELLERBERG PROJECT GALLERY  
 1 5,016.0  
 230,090

IMPROVEMENT FEATURES  
 Construction Style 1 F 0  
 Foundation 1 S 0  
 Exterior Wall 1 B 0  
 Roof Style 1 G 0  
 Heating/Cooling 1 C 0



PICTURE

**EXEMPTIONS**

HS CAP LOSS - 0  
 ASSESSED VALUE = 335,210

Entities  
 CAD 100%  
 CLH 100%  
 FTM 100%  
 GCA 100%  
 SLH 100%  
 WPC 100%  
 WUG 100%

Values  
 IMPROVEMENTS 283,010  
 LAND MARKET + 52,200  
 MARKET VALUE = 335,210  
 PRODUCTIVITY LOSS - 0  
 APPRAISED VALUE = 335,210

SUBD: SLKT NBHD:1602 100.00%  
 L# DESCRIPTION CLS TABLE SC HS METH DIMENSIONS UNIT PRICE GROSS VALUE IRR Wells: 0 Capacity: 0  
 1 COMMERCIAL H01 COMMERCIAL N SOIMTX 2,378.00 SQ 21.95 52,200 1.00 A 1.00 A 52,200  
 Comment LOT SIZE PER DEED SFT  
 IRR Acres: 0 Oil Wells: 0  
 MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE  
 52,200 NO 0.00  
 52,200 0



# TAX RECEIPT

11/04/2022 01:20PM

Caldwell County Appraisal District  
 211 Bufkin Ln.  
 P.O. Box 900  
 Lockhart, TX 78644

**Receipt Number**  
**1157033**

Date Posted 11/04/2022  
 Payment Type P  
 Payment Code Full  
 Total Paid **\$5,311.18**

**PAID BY:**

SPELLERBERG ASSOCS LLC  
 6312 WOODHUE DR  
 AUSTIN, TX 78745-3734

Property ID	Geo	Legal Acres	Owner Name and Address								
16942	0300000-019-004-70	0.0000	SPELLERBERG ASSOCS LLC 6312 WOODHUE DR AUSTIN, TX 78745-3734								
Legal Description											
O.T. LOCKHART, BLOCK 19, LOT PT 4											
Situs	DBA Name										
103 S MAIN ST LOCKHART, TX 78644											
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Farm to Market											
Road Plum Creek	2022	0.00010	230,100	40451	N	0.23	0.00	0.00	0.00	0.00	0.23
Underground Water	2022	0.01590	230,100	40451	N	36.59	0.00	0.00	0.00	0.00	36.59
Lockhart ISD Plum Creek	2022	1.12230	230,100	40451	N	2,582.41	0.00	0.00	0.00	0.00	2,582.41
Conservation District	2022	0.01620	230,100	40451	N	37.28	0.00	0.00	0.00	0.00	37.28
City of Lockhart	2022	0.60060	230,100	40451	N	1,381.98	0.00	0.00	0.00	0.00	1,381.98
Caldwell County	2022	0.55310	230,100	40451	N	1,272.69	0.00	0.00	0.00	0.00	1,272.69
											<b>5,311.18</b>

**Balance Due As Of 11/04/2022: .00**

Tender	Details	Description	Amount
Check	1375		5311.18
			<b>5311.18</b>

Operator Batch  
 ROCIOC 9655 (11012022RC)

**Total Paid**  
 5,311.18

**TEXAS HISTORICAL COMMISSION**  
*real places telling real stories*

August 21, 2019

Martin Coleman Spellerberg  
Spellerberg Associates LLC  
6312 Woodhue Dr.  
Austin, TX 78745-373

PROPERTY: 103 S. Main Street, Lockhart, Caldwell County  
PROJECT NUMBER: THPTC-0506-19-082  
APPLICATION: Part A  
DECISION: Building Certified Historic

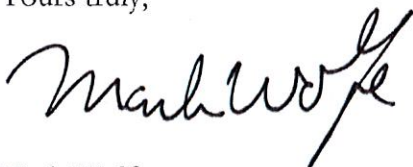
Dear Mr. Spellerberg,

The Texas Historical Commission (THC) has reviewed your Texas Historic Preservation Tax Credit (THPTC) Application, Part A: Evaluation of Significance, for the above-named property, which corresponds with Federal Rehabilitation Tax Credit project #40551. This letter represents the official determination of the Executive Director of the THC. THC received notification of the National Park Service's review of your Part 1 application on August 5, 2019 and, as such, has determined that the property listed above is a certified historic structure for the purposes of the THPTC program.

Congratulations on completing the first part of your tax credit application. If you have not done so already, the next step in the application process is submission of the Part B – Description of Rehabilitation. Note that the Part B should be submitted as early as possible in the course of the project. Our reviewers are available to consult with you on your planned work to ensure compliance with program requirements and the Secretary of Interior's Standards for Rehabilitation.

Thank you for your interest in the cultural heritage of Texas, and we look forward to working with you on this project. **If you have any questions concerning our review of the Part A application, please contact Greg Smith at [greg.smith@thc.texas.gov](mailto:greg.smith@thc.texas.gov), or at 512-463-6013. If we can be of assistance regarding further steps in the application process or to communicate with your tax credit project reviewer, please contact Kylie Woodlock at [kylie.woodlock@thc.texas.gov](mailto:kylie.woodlock@thc.texas.gov), or at 512-475-0129.**

Yours truly,



Mark Wolfe,  
State Historic Preservation Officer  
Executive Director, Texas Historical Commission



MAY 28 2019

Texas Historic Preservation Tax Credit Application  
Part A: Evaluation of Significance

Division of Architecture

Read instructions carefully before completing application. No certification will be made unless a completed, signed application form has been received. Type or print clearly in black ink. If additional space is needed, attach blank sheets. Please submit only **one** copy of this application and supporting materials. Please do not use spiral binding, binders or folders to submit your application. You may submit your application in person, via courier service or U.S. Mail. E-mailed or faxed applications will not be accepted. **Note:** If you wish to participate in the Federal program, you must submit the appropriate Federal application(s) to the THC. Visit [www.nps.gov/tys](http://www.nps.gov/tys) to download applications.

Please Check One:  State and Federal Application  State Only Application

Property Name: 103 S. Main Street

Property Address: 103 S. Main Street Lockhart Caldwell 78644-2740  
Street City County Zip Code

Historic Designation (select all that apply)	
<input type="checkbox"/> Individually listed on the National Register of Historic Places	<input checked="" type="checkbox"/> Contributing resource in existing National Register District
<input type="checkbox"/> Individually listed as a Recorded Texas Historic Landmark	<input type="checkbox"/> Contributing resource in certified Local Historic District
<input type="checkbox"/> Individually listed as a State Antiquities Landmark	Name of district: _____
<input type="checkbox"/> This is a preliminary request for individual determination of eligibility for the National Register of Historic Places	<input type="checkbox"/> This is a preliminary request for a property outside the Area or Period of Significance of an existing district

Applicant			Project Contact		
Name Martin Coleman Spellerberg			Name		
Organization Spellerberg Associates LLC			Organization		
Address 6312 Woodhue Dr			Address		
City Austin	State Texas	Zip 78745-373	City	State	Zip
Telephone 737-333-9760	Email marty@spellerberg.org		Telephone	Email	
Property Owner 1			Property Owner 2		
Name Martin Coleman Spellerberg			Name		
Organization Spellerberg Associates LLC			Organization		
Address 6312 Woodhue Dr			Address		
City Austin	State Texas	Zip 78745-373	City	State	Zip
Telephone 737-333-9760	Email marty@spellerberg.org		Telephone	Email	

THC Official Use Only

THPTC -0504-19-082

The Texas Historical Commission has reviewed Part A for the above-named property and has determined that the property:

is currently listed individually on the National Register, or as a State Antiquities Landmark or Recorded Texas Historic Landmark.  
Date of listing \_\_\_\_\_ Name as listed \_\_\_\_\_

contributes to the significance of a district or functionally-related complex listed in the National Register.  
Date of listing 1978 Name as listed Caldwell County Courthouse Historic District

does not contribute to the significance of the above-named district or property.

Preliminary determinations of eligibility:

appears to meet the National Register Criteria for Evaluation or criteria for approval as a SAL or RTHL, and will likely be listed as such if nominated according to official procedures.

does not appear to meet the criteria for individual listing in the National Register or as a SAL or RTHL.

appears to contribute to the significance of a potential historic district, which will likely be listed if duly nominated.

appears to contribute to the significance of a registered historic district if the period or area of significance as currently documented in NPS/THC records is expanded.

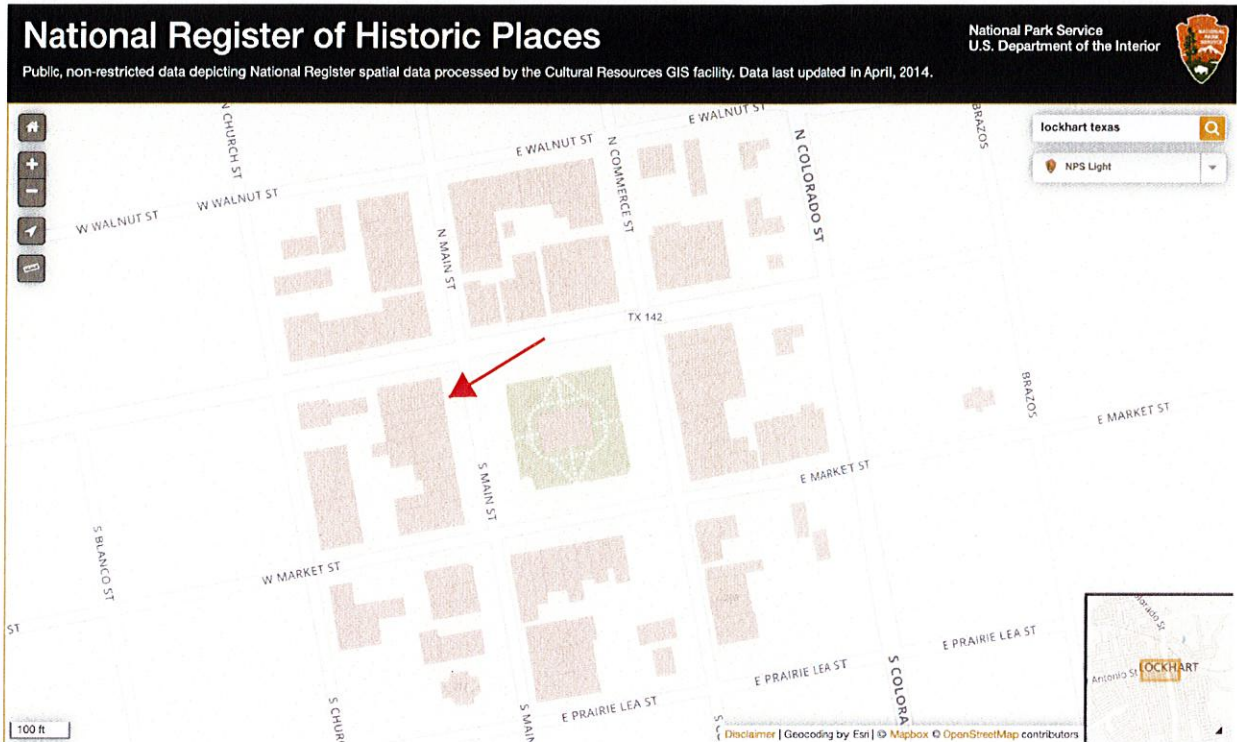
does not appear to qualify as a certified historic structure.

cannot be evaluated because insufficient information has been provided.

Mark Wolfe  
Texas Historical Commission Authorized Signature

8/23/19  
Date 3/2019

## National Register



### Caldwell County Courthouse Historic District

Reference Number: 78002902

Resource Type: District

Address: Courthouse Sq. and environs

City: Lockhart

County: Caldwell

State: TEXAS

Certification Date: 19780103

Multi Resource Name:

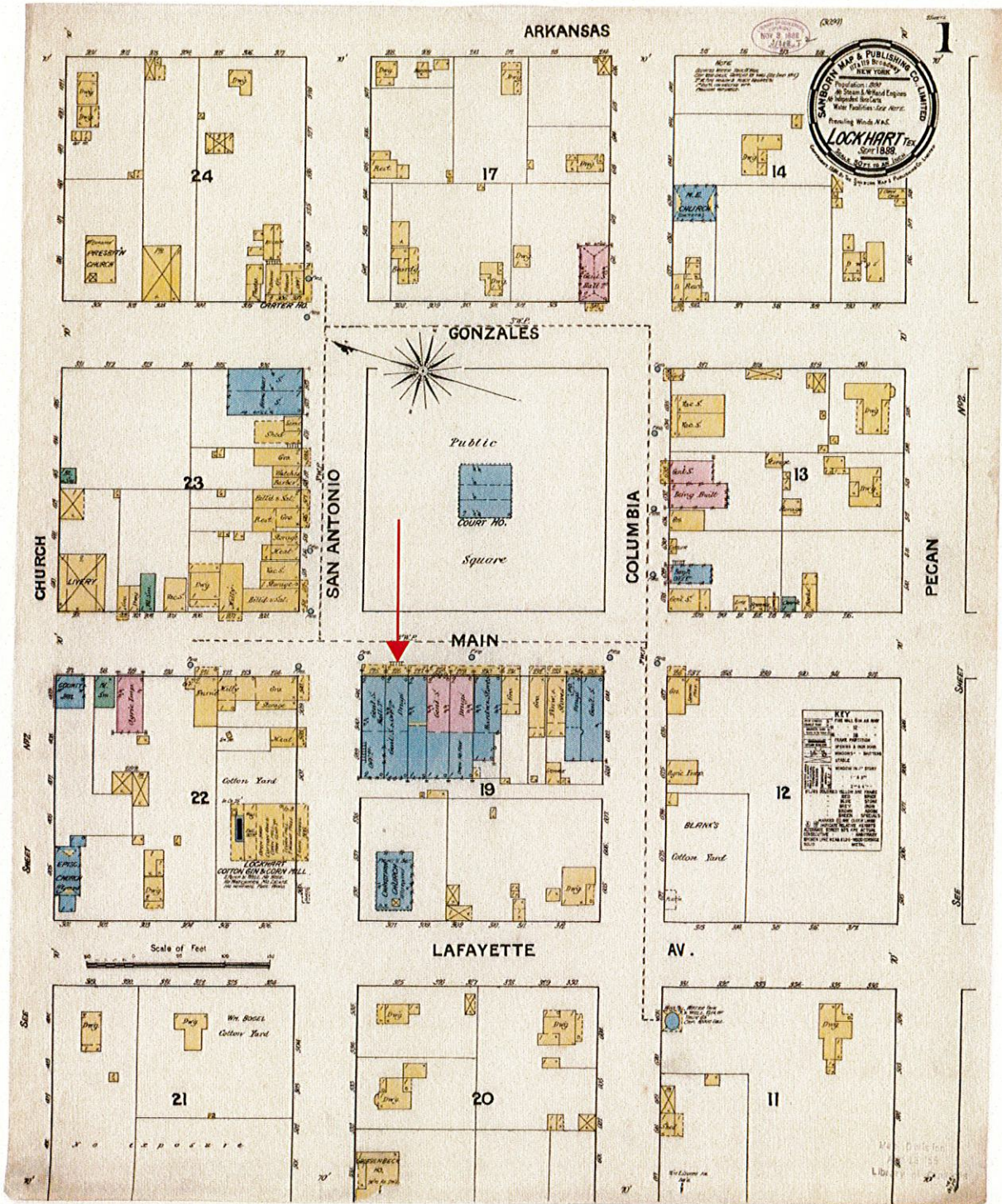
# of Contributing Buildings: 67

# of Contributing Objects: 0

# of Contributing Sites: 0

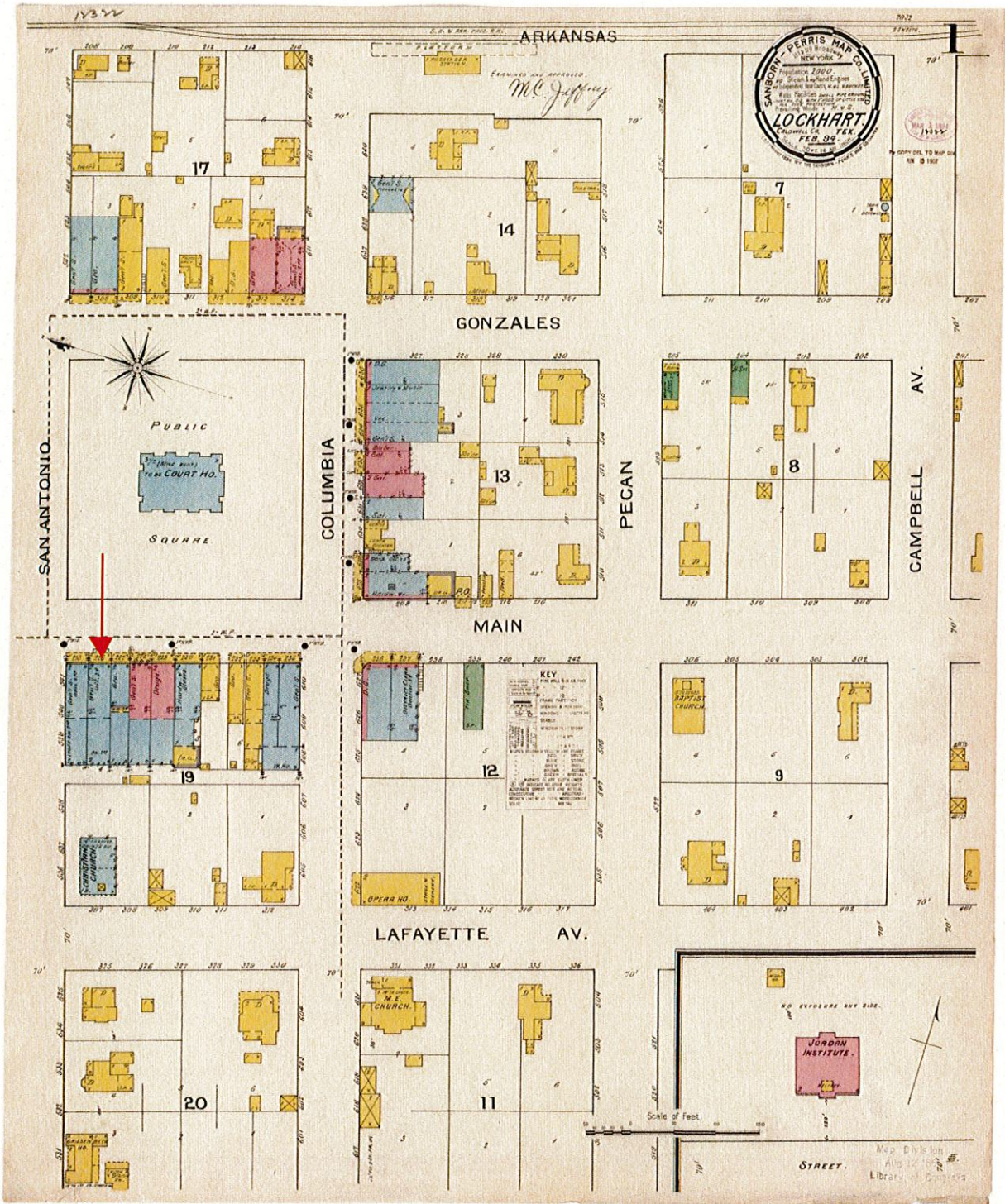
# of Contributing Structures: 0

# Sanborn Map, Lockhart, 1888



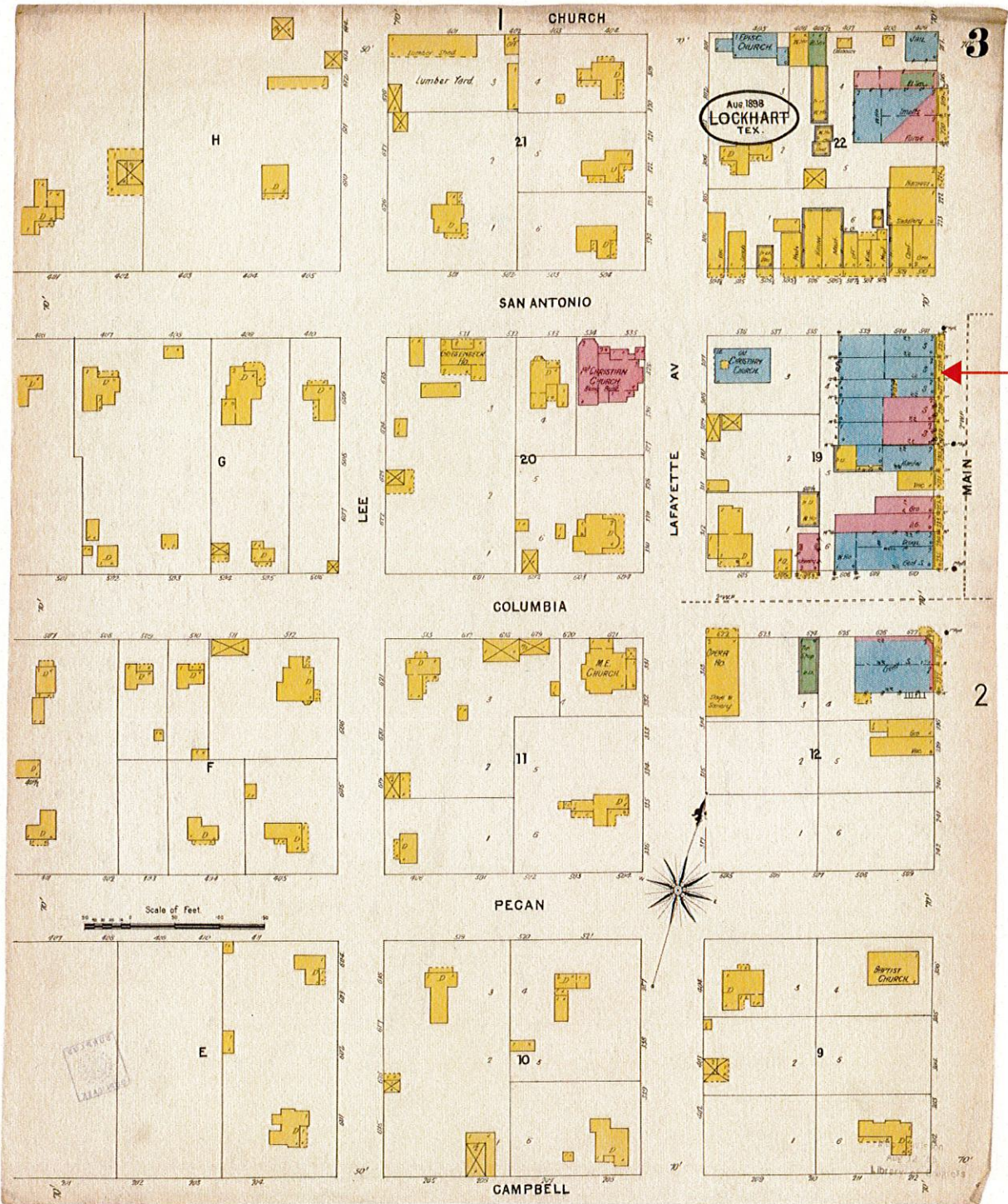
Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

# Sanborn Map, Lockhart, 1894



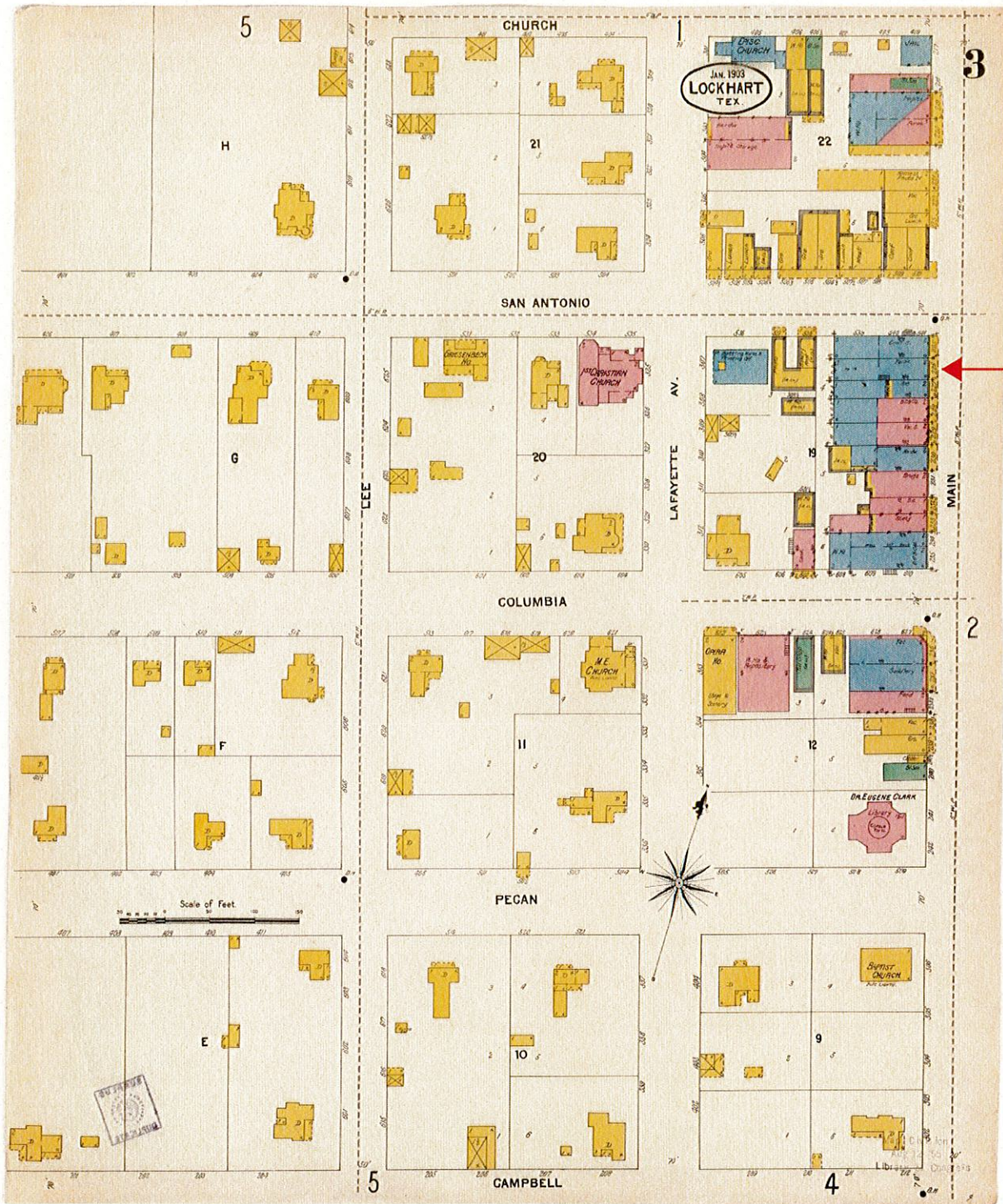
Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

**Sanborn Map, Lockhart, 1898**



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

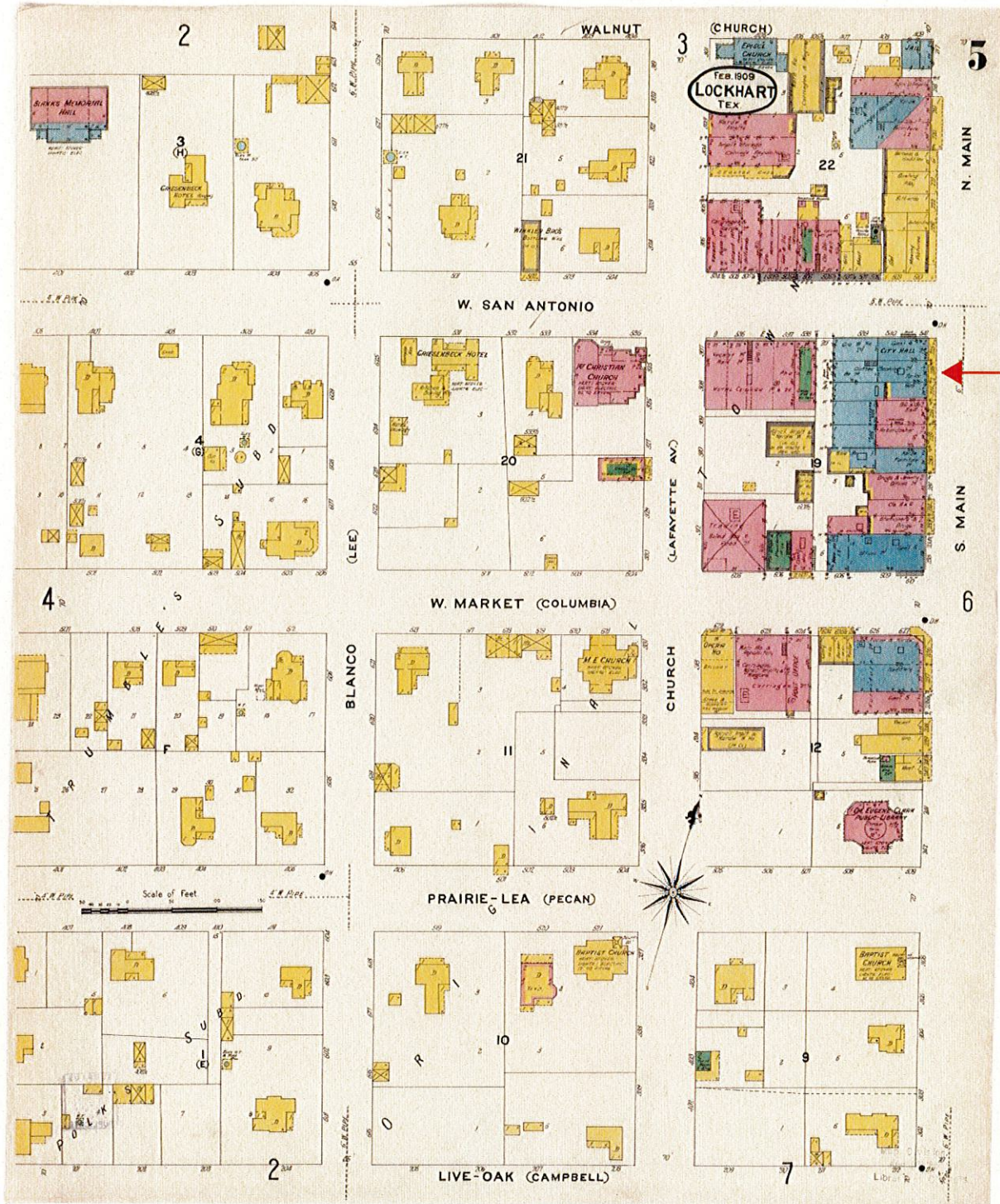
**Sanborn Map, Lockhart, 1903**



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

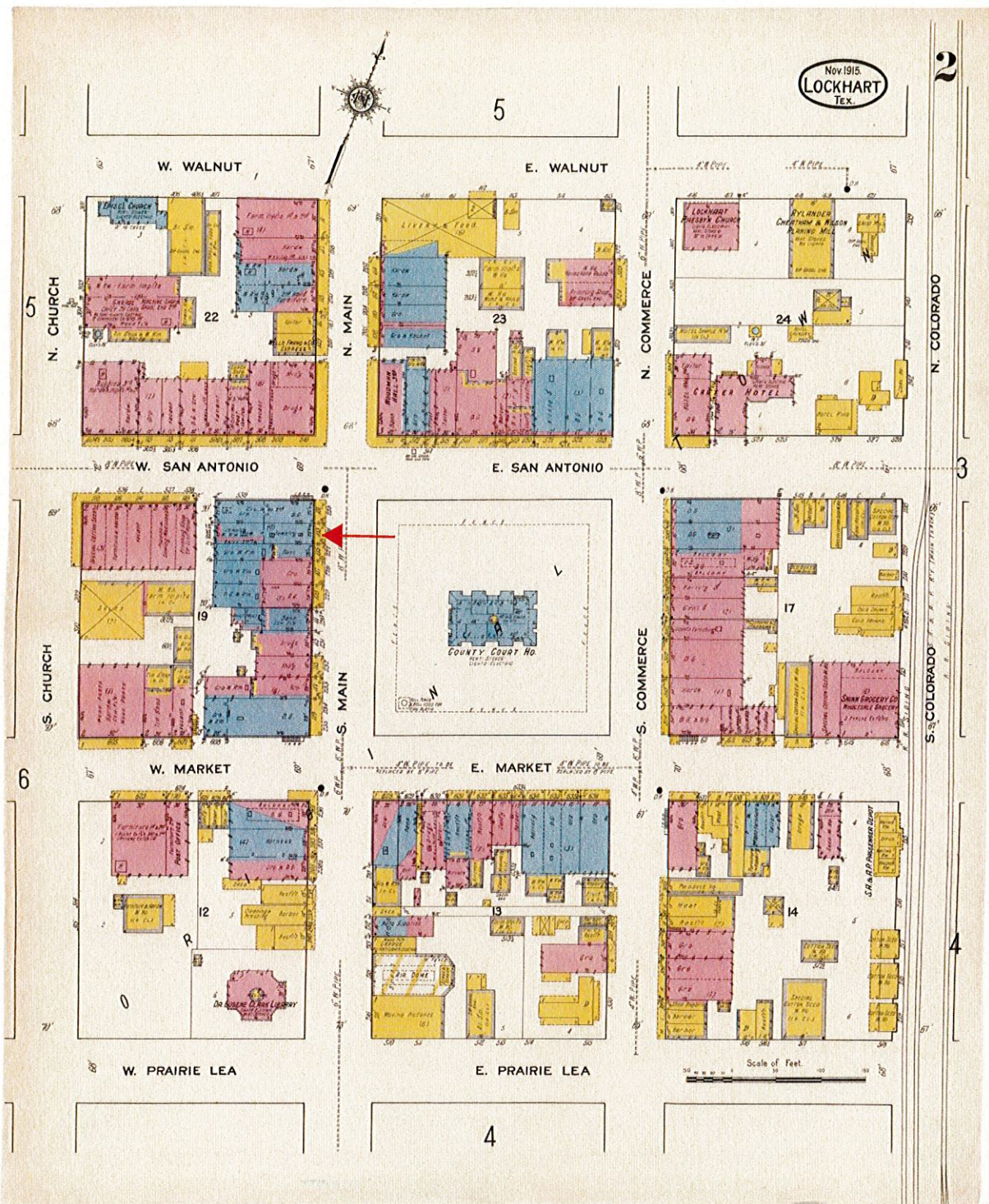


**Sanborn Map, Lockhart, 1909**



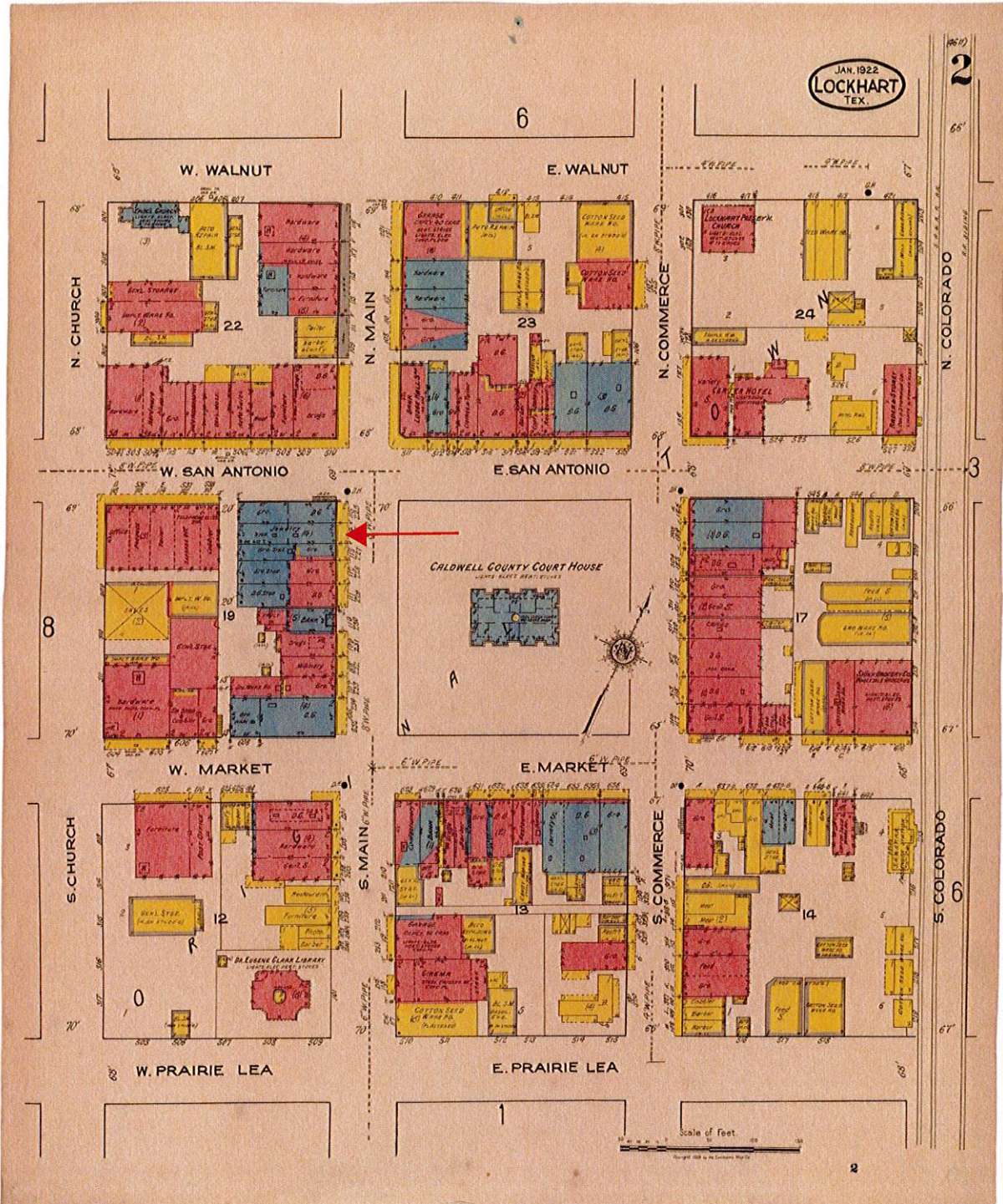
Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

Sanborn Map, Lockhart, 1915



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

**Sanborn Map, Lockhart, 1922**



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

## Historical Photo #1



The Star Building-Lockhart National Bank, 1903-1915  
Photo shows railing around balcony

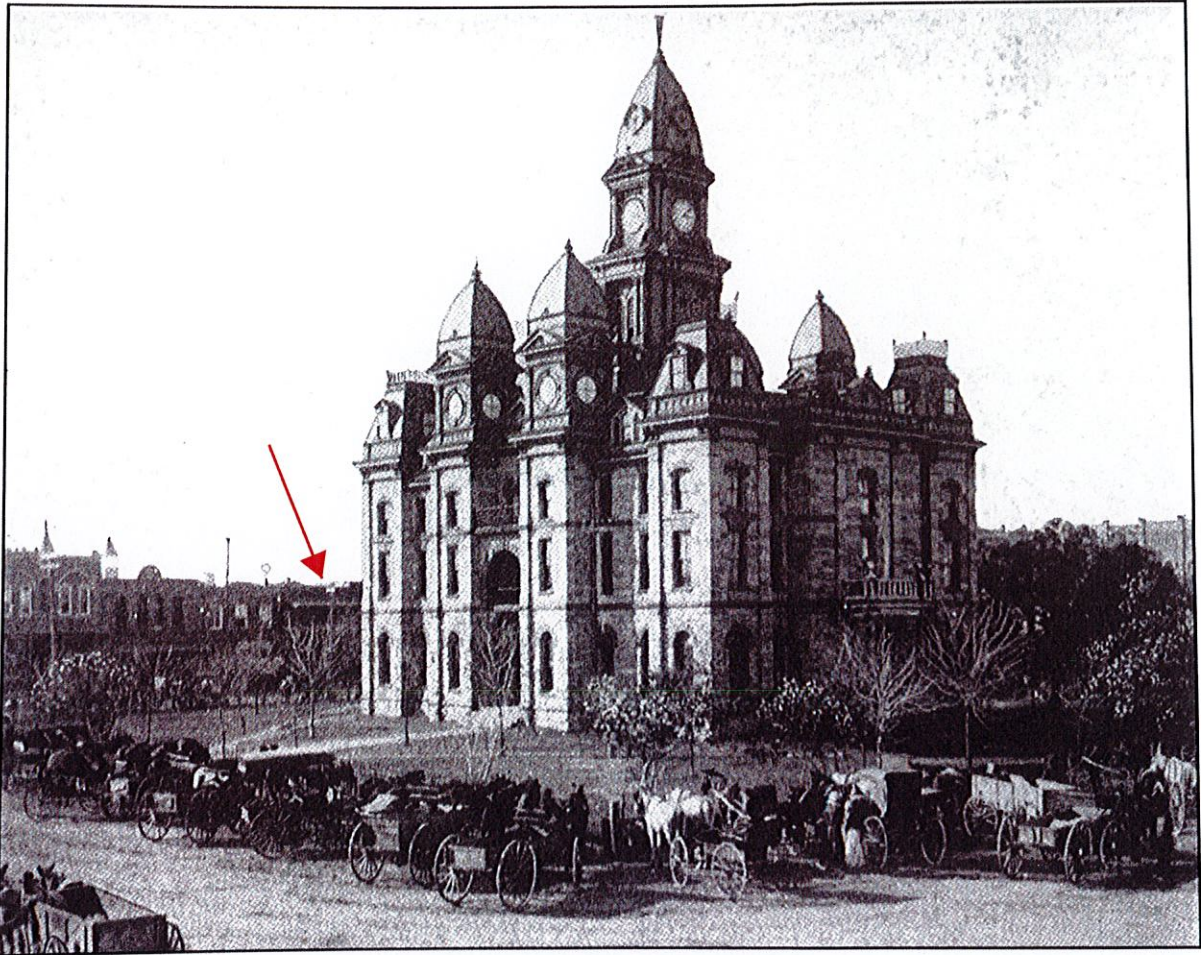
Photo taken between 1902 and 1924 when Lockhart National Bank was located at 101 E. San Antonio Street (Withers, pp. 6, 9)

### Sources:

Historical Caldwell County, where roots intertwine, pg. 426, Briscoe F 392 C2 H577Reagan, Ronda A., "Lockhart: Images of America", page 27

A Pictorial History: Remembering Lockhart's first 150 years, 1852-2002, Lockhart Post Register, inside cover

**Historical Photo #2**



County Courthouse looking Northwest, 1905-1909

Source: A Pictorial History: Remembering Lockhart's first 150 years, page 11

**Historical Photo #3**



Winter scene, 1909

Source: Reagan, Ronda A., "Lockhart: Images of America", page 43

Original source: Caldwell County History Center

**Historical Photo #4**



West side of Square, looking south, W. H. Lewis & Co., 1915-1925  
Shows roofed balcony

Sources:

Historical Lockhart, then and now by Zona Adams Withers, page 10, Briscoe F394 L78 W573  
A Pictorial History: Remembering Lockhart's first 150 years, 1852-2002, page 25

**Historical Photo #5**



Northwest Corner of Square, Wranitzky Bros. 1916

Sources:

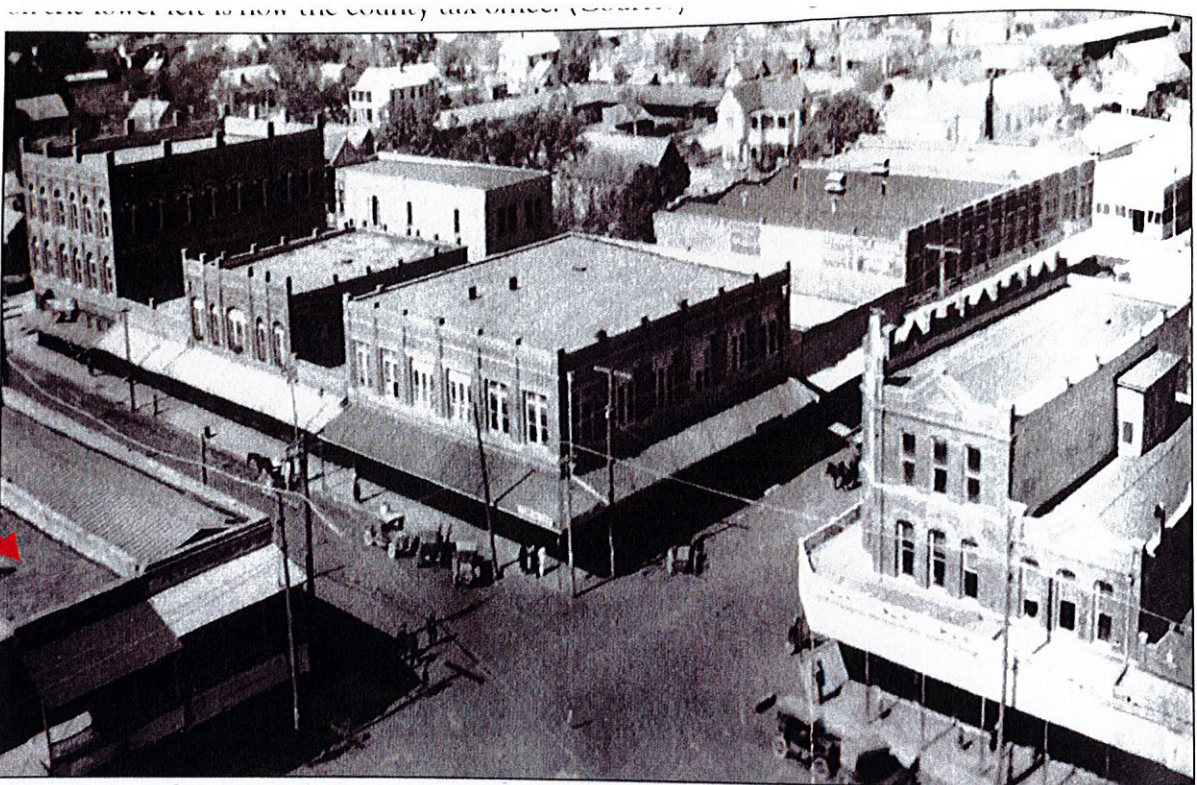
Reagan, Ronda A., "Lockhart: Images of America", page 30

A Pictorial History: Remembering Lockhart's first 150 years, 1852-2002, page 43

Original Source: Gerry and Conrad Ohlendorf Collection



**Historical Photo #6**



This view is of the northwest corner of [unclear] [unclear]

Aerial view, 1921-1923

Source #1: Reagan, Ronda A., "Lockhart: Images of America", page 64

Original source: Eugene Clark Library

Historical Photo #7

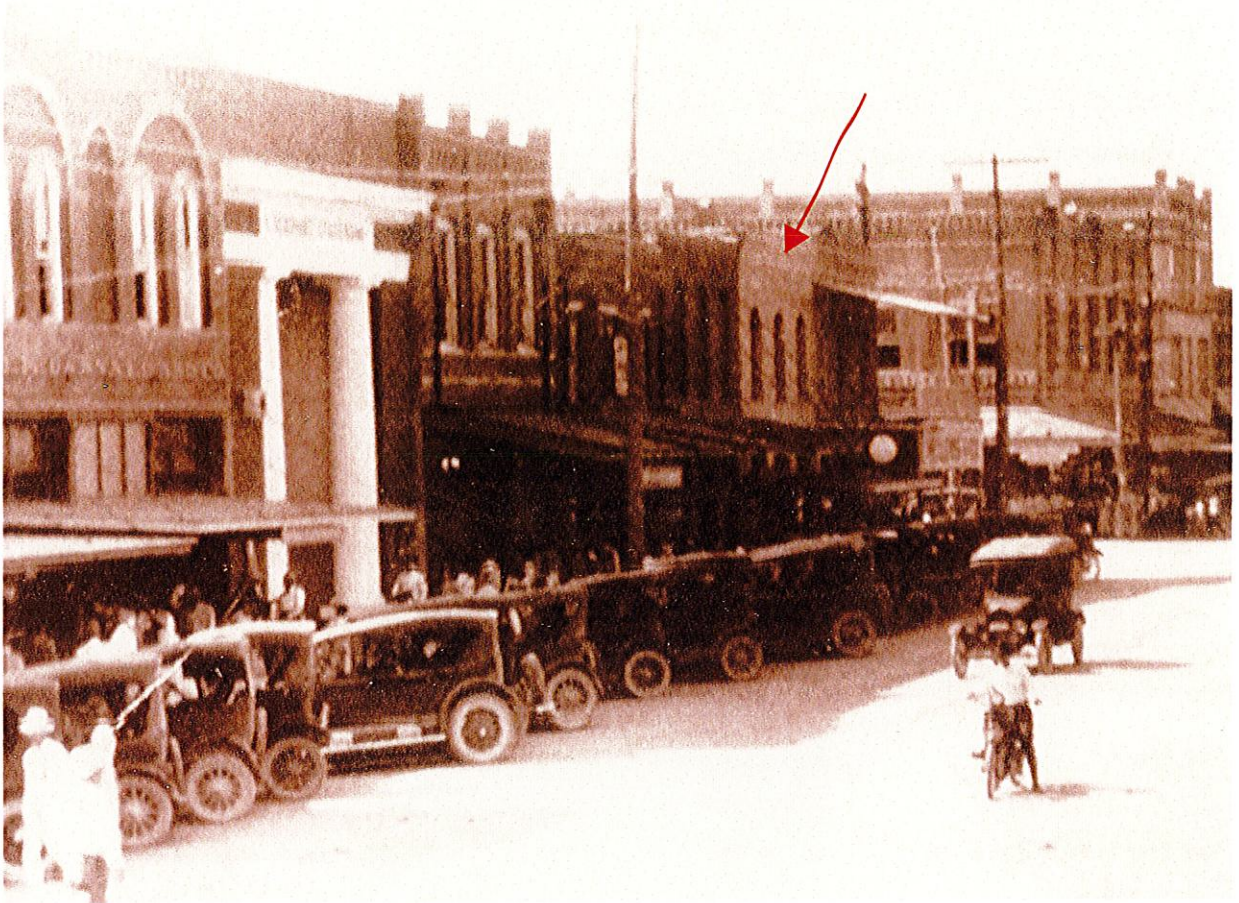


November 1923 Confederate Monument unveiled on the Courthouse lawn

Confederate Monument, 1923

Source: A Pictorial History: Remembering Lockhart's first 150 years, 1852-2002, page 52

**Historical Photo #8**



Bank Pillars and Parked Cars: Stone front, without balcony, 1922-1923

Source: A Pictorial History: Remembering Lockhart's first 150 years, 1852-2002, page 62

**Historical Photo #9**

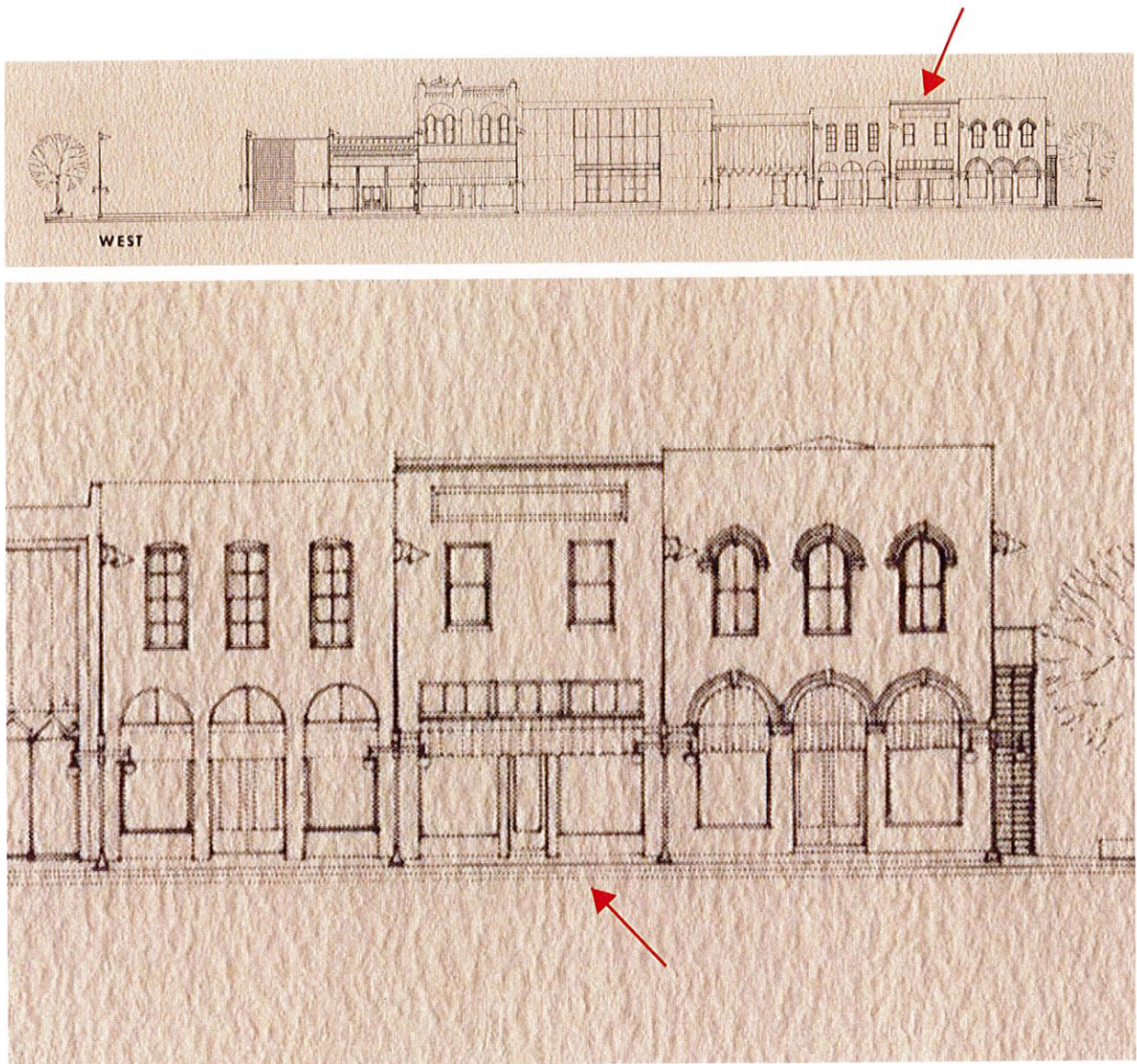


Parade Float, 1948

Source #1: Reagan, Ronda A., "Lockhart: Images of America", page 124

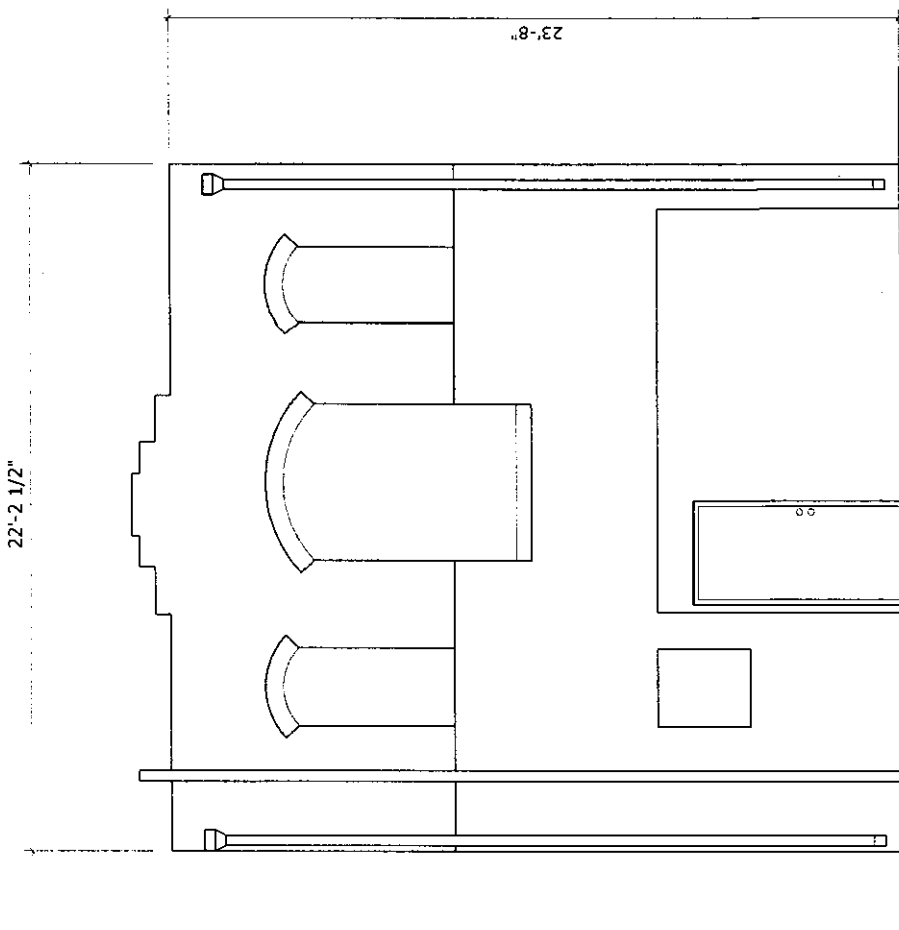
Original Source: Eugene Clark Library

**Historical Photo #10**

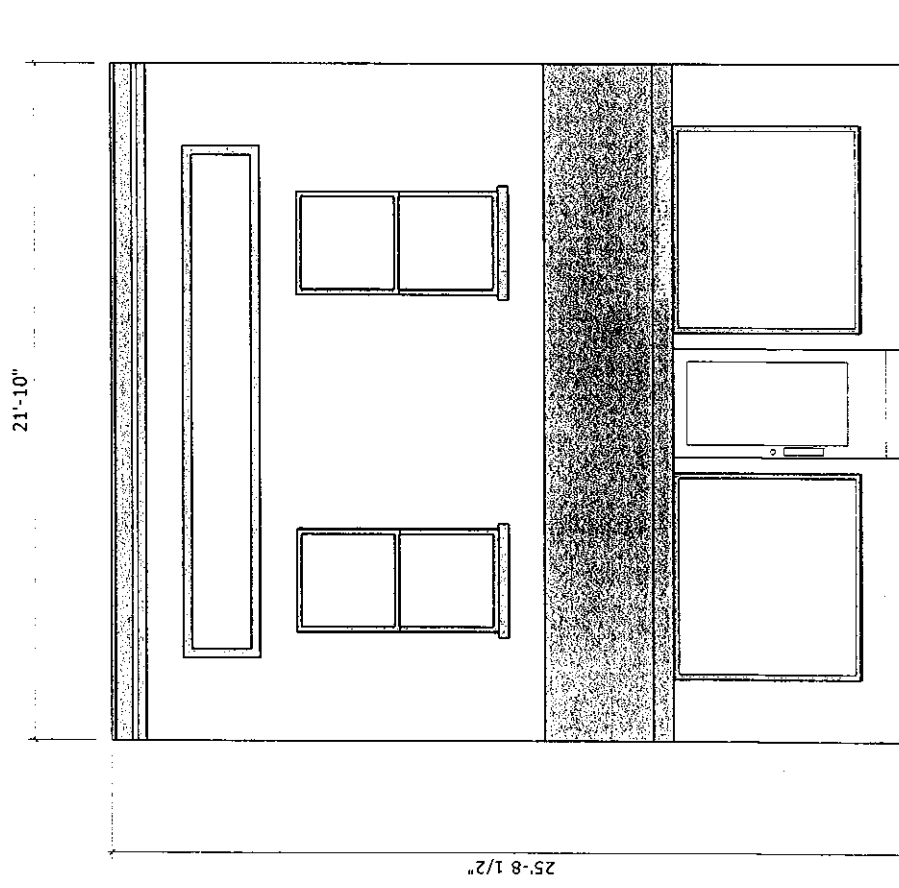


Sketch of buildings facing Square, 1968

Source: Courthouse Square, Lockhart, Texas by Garland Anderson, 1968, pg. 10.



Existing West Elevation [Rear]



Existing East Elevation [Front]

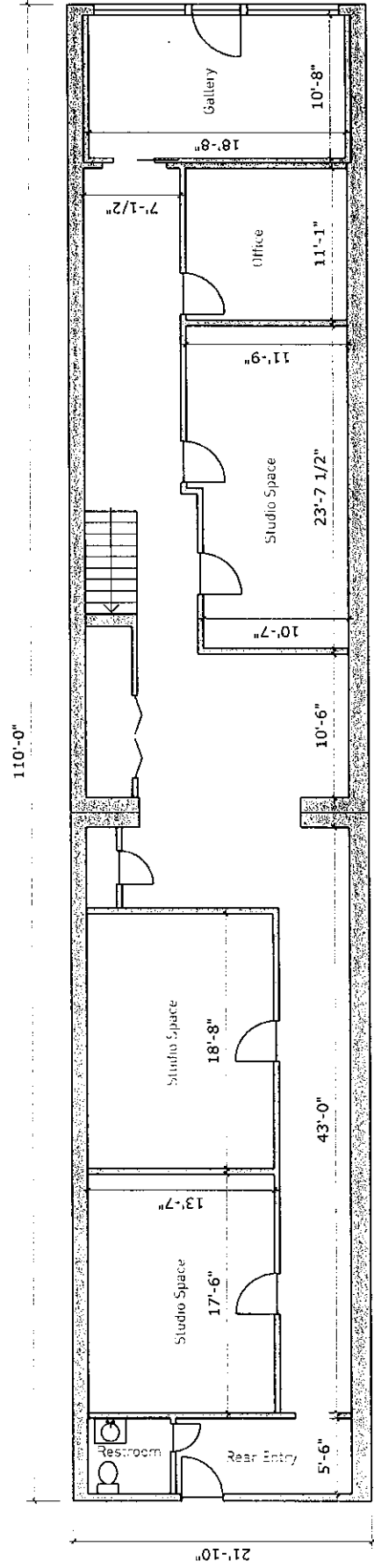
06/23/2023

Spellerberg Projects Gallery - 103 S Main St - Lockhart, TX - Remodel and Updates

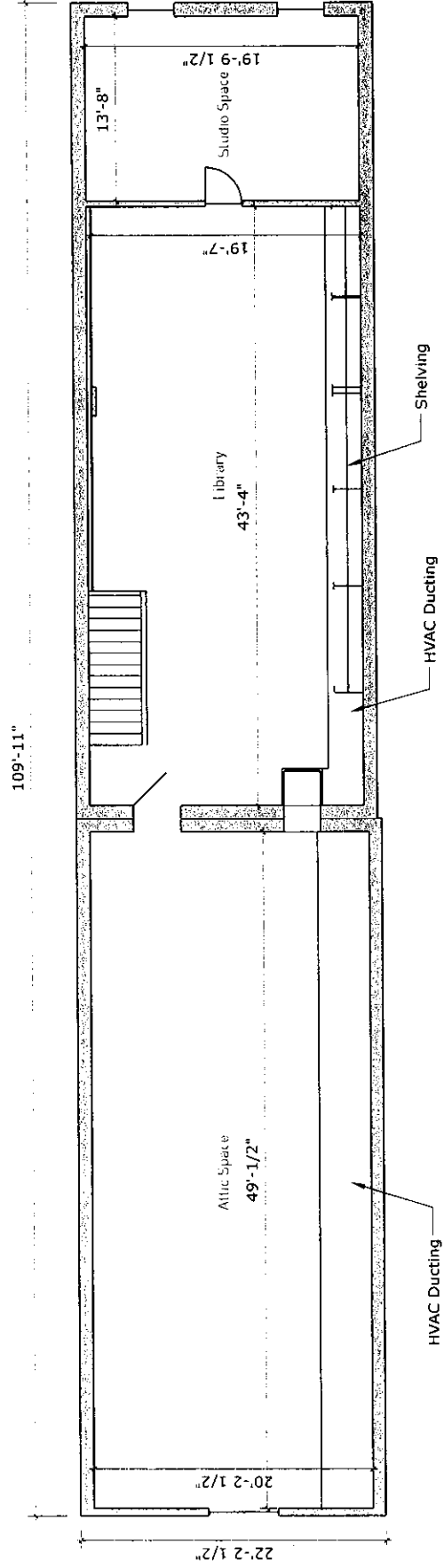
311 S Guadalupe, Lockhart, TX 78644 512 785-8695

Drawing 01

A M SMITH



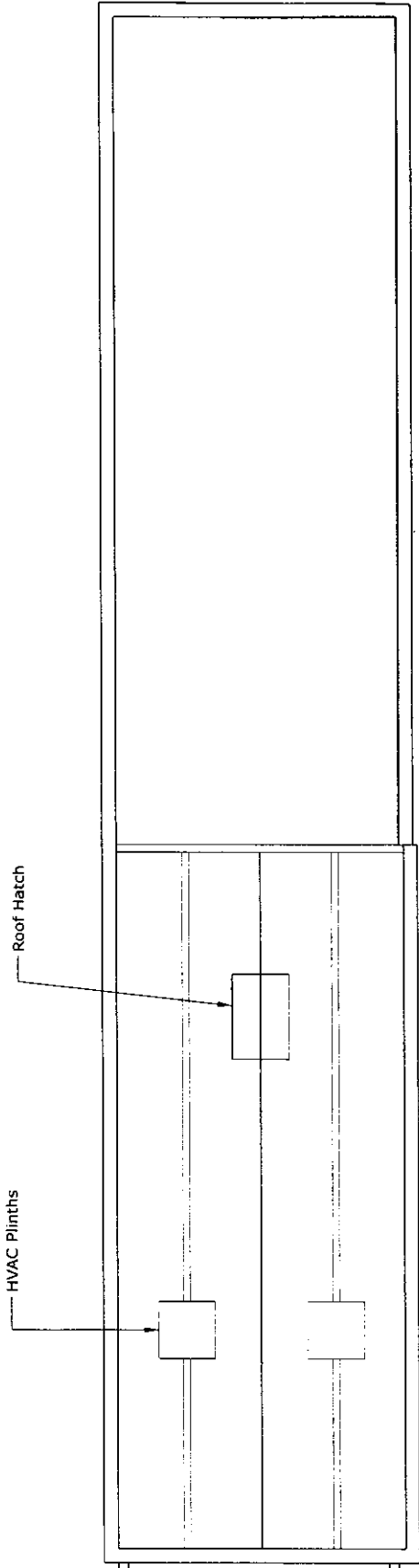
Existing Ground Floor Plan



Existing Second Floor Plan

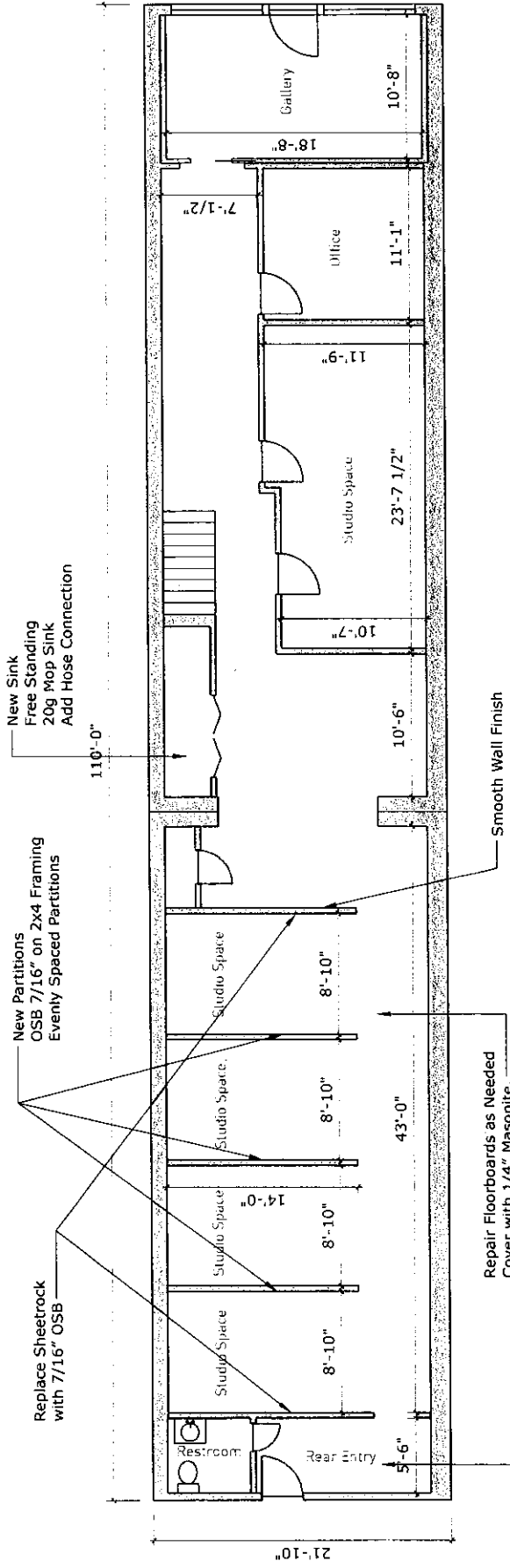
A M SMITH





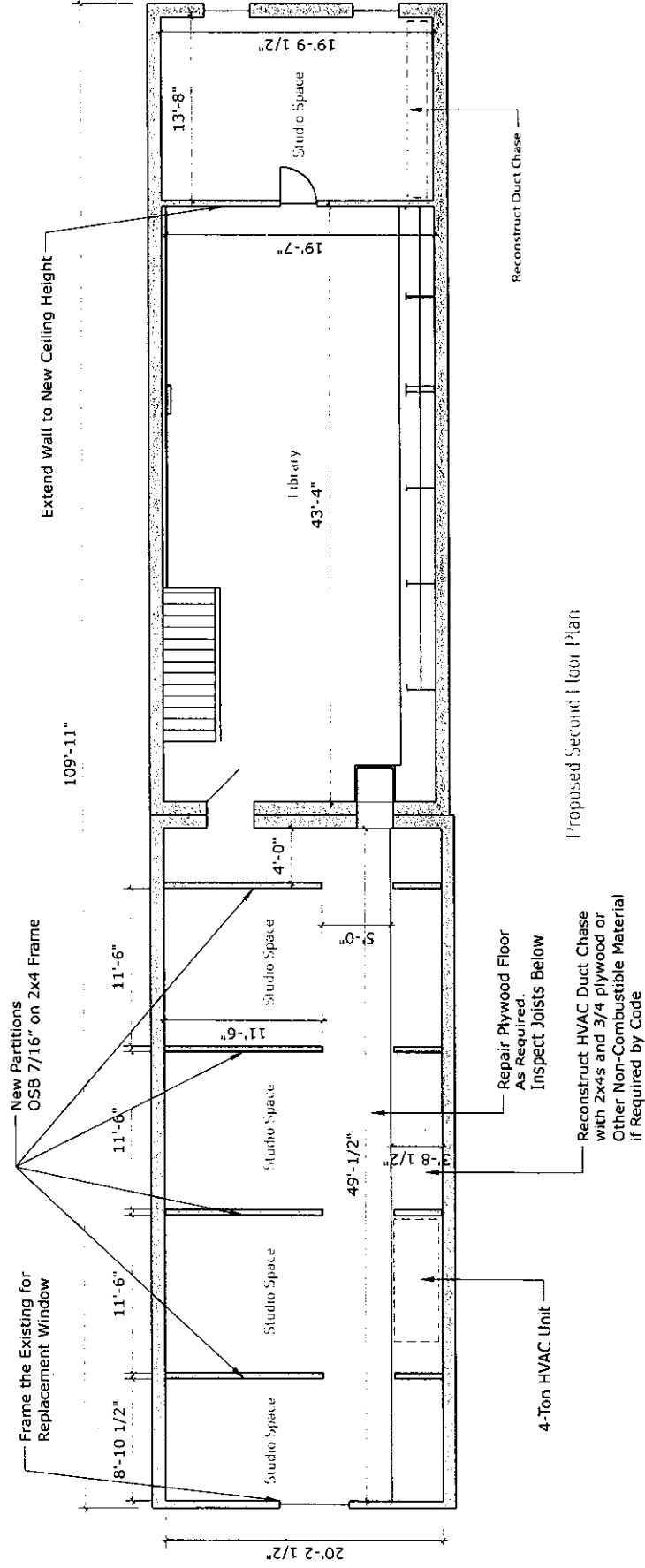
Existing Roof Plan

A M SMITH



Proposed Ground Floor Plan

A M SMITH



Proposed Second Floor Plan

A M SMITH

Spellerberg Projects Gallery - 103 S Main St - Lockhart, TX - Remodel and Updates

06/23/2023

Drawing 06

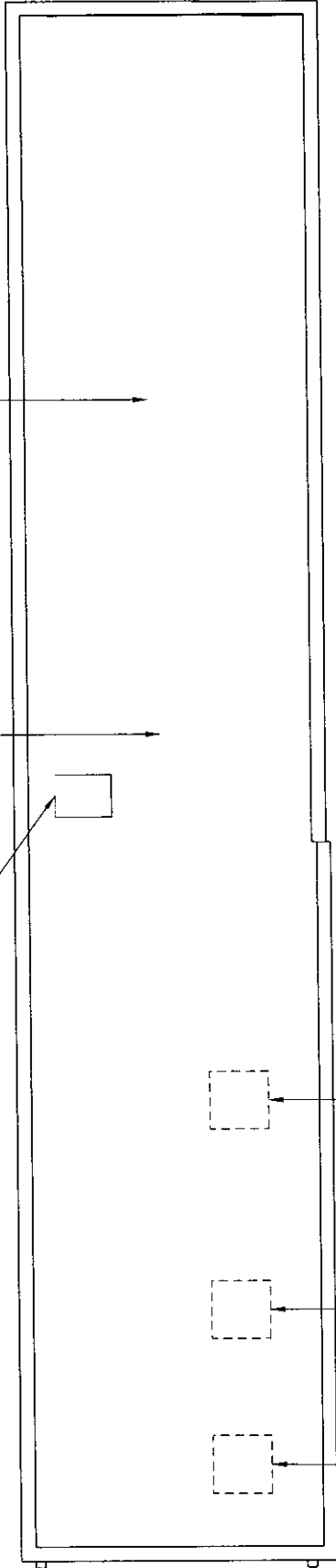
3115 Guadalupe, Lockhart, TX 78644 512 785-8695

Re-slope Roof from Front to Back (E to W)

Install New Roof Hatch Spec TBD

Install New Thermal Insulation Above Roof Deck

Install New TPO Membrane



Proposed Roof Plan

Re-install 2-Ton Unit at New Location on Metal Base

4-Ton Unit at Existing Location on Metal Base

2 Ton Minisplit on Metal Base

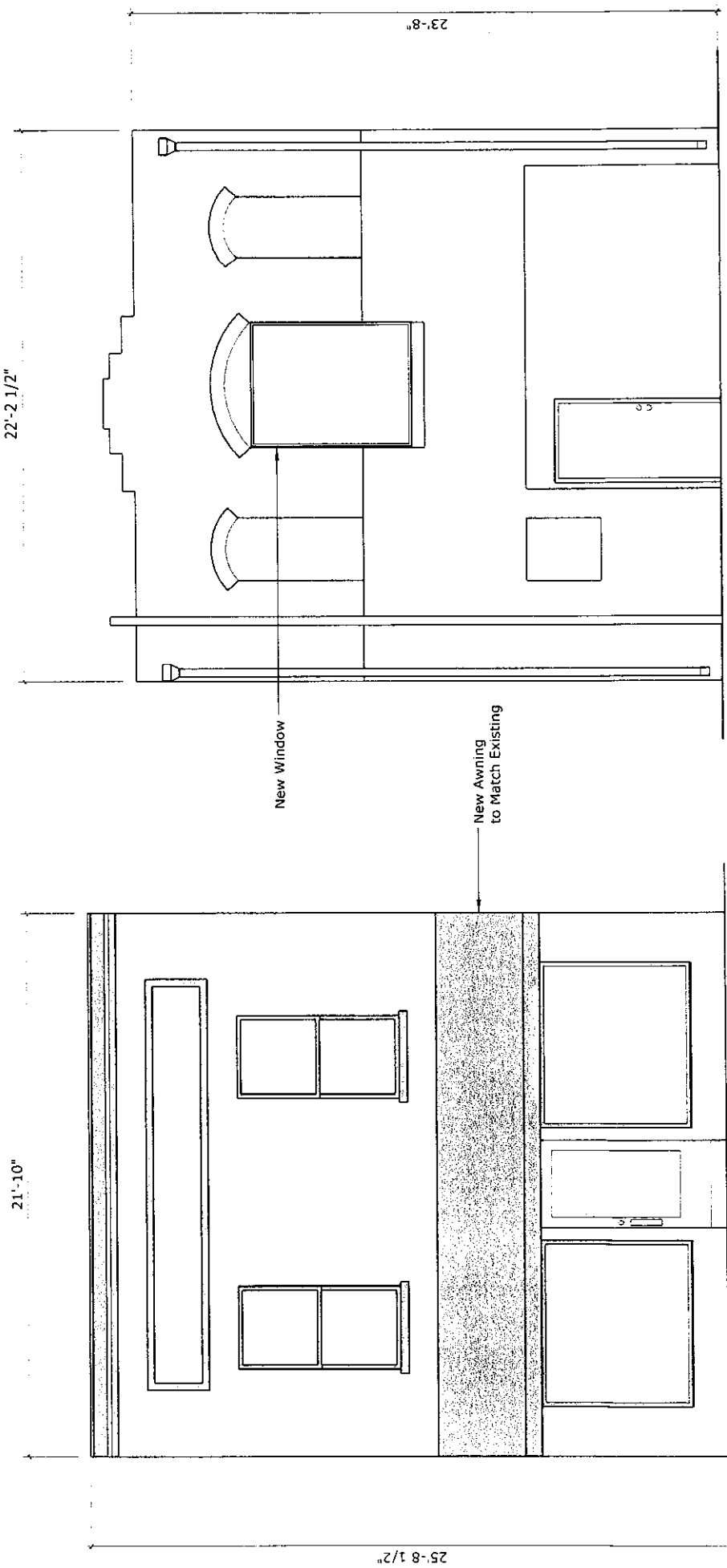
A M SMITH

Spellerberg Projects Gallery - 103 S Main St - Lockhart, TX - Remodel and Updates

Drawing 07

06/23/2023

3115 Guadalupe, Lockhart, TX 78644 512 785-8695



22'-2 1/2"

23'-8"

New Window

New Awning  
to Match Existing

21'-10"

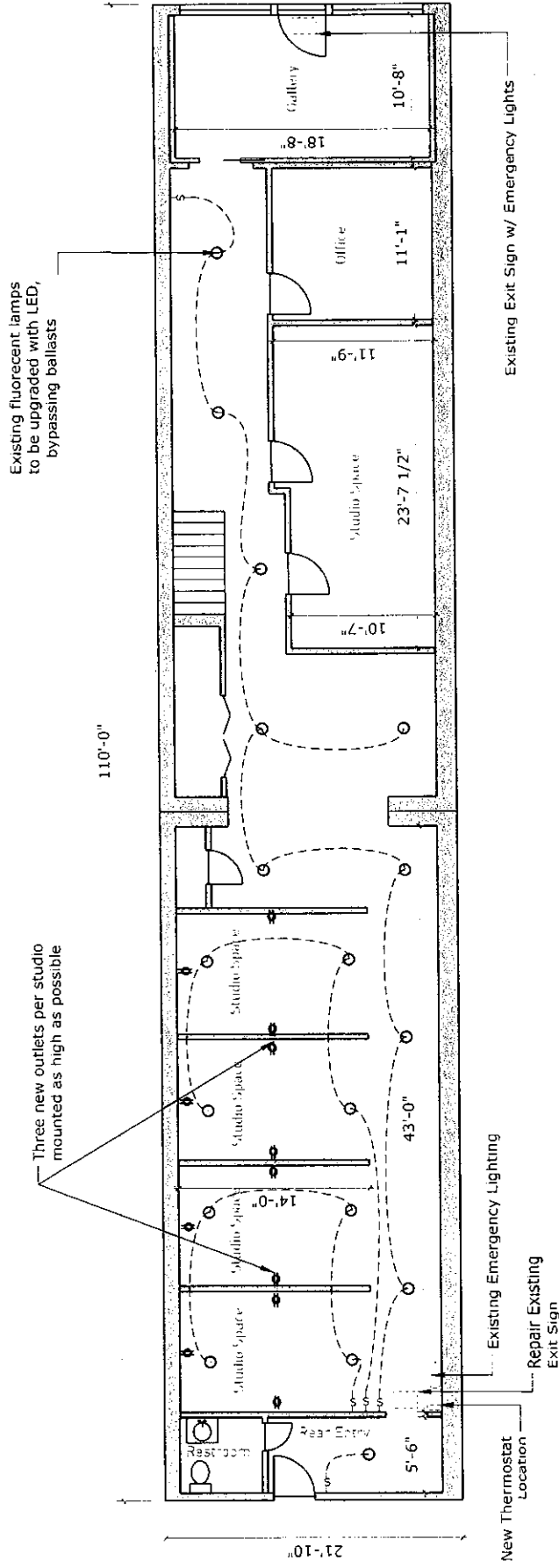
25'-8 1/2"

Proposed West Elevation (Rear)

Proposed East Elevation (Front)

A. M. SMITH

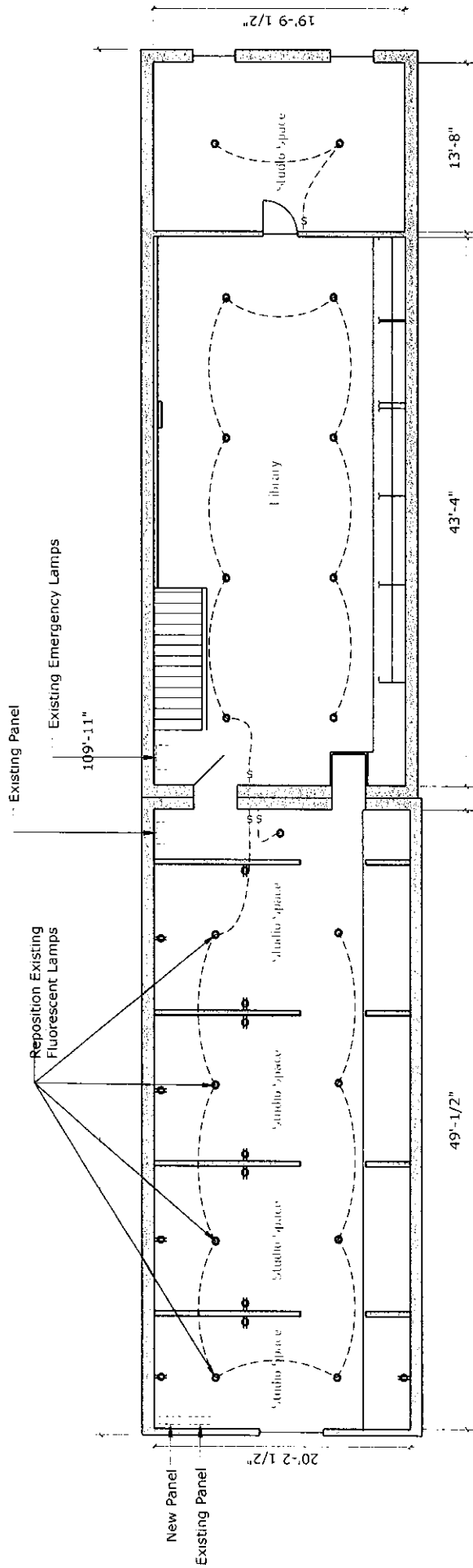
- Replace fluorescent lamps throughout
- Repair emergency lighting throughout building
- Add wired smoke & carbon monoxide detectors per code
- Add additional emergency lighting & exit signage per code



Ground Floor Electrical Plan

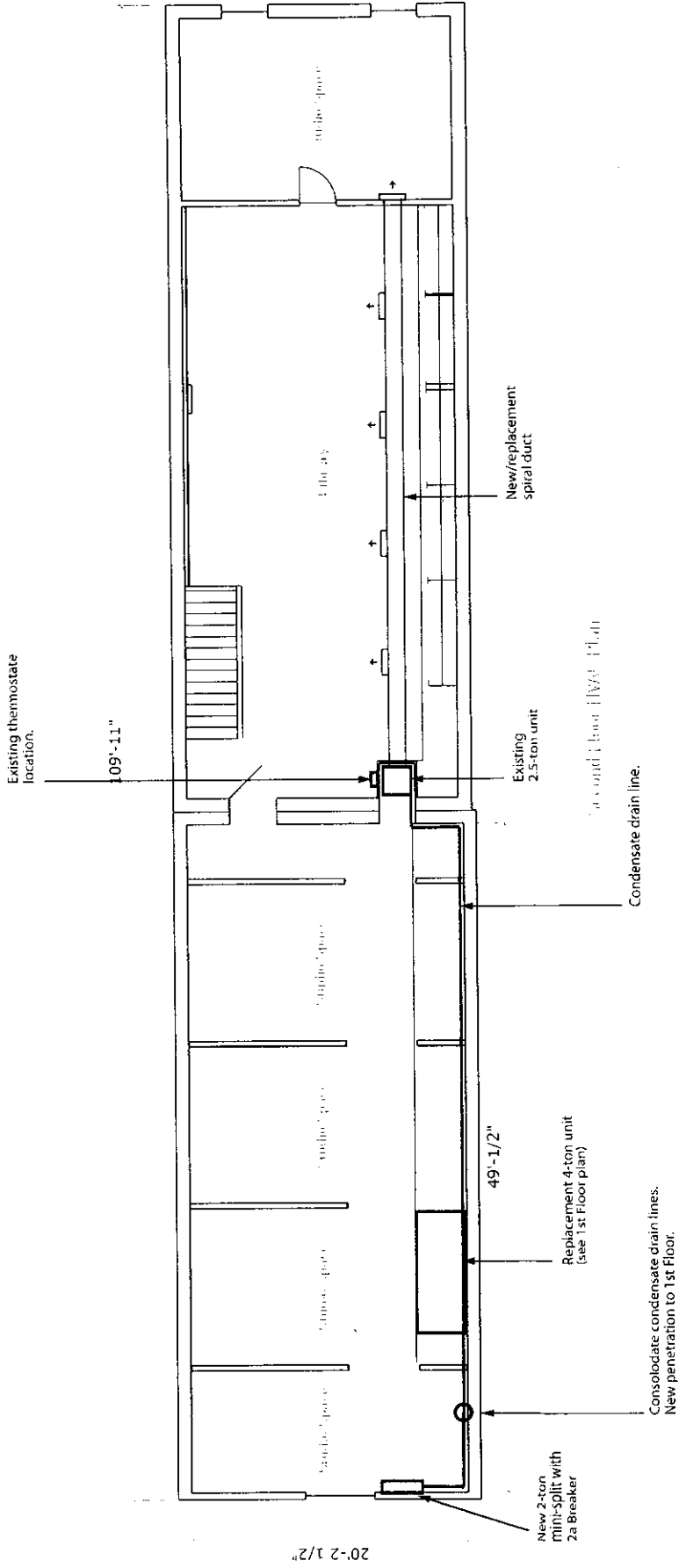
A. M. SMITH

- Replace fluorescent lamps throughout
- Repair emergency lighting per code of building
- Add wired smoke & carbon monoxide detectors per code
- Add additional emergency lighting & exit signage per code

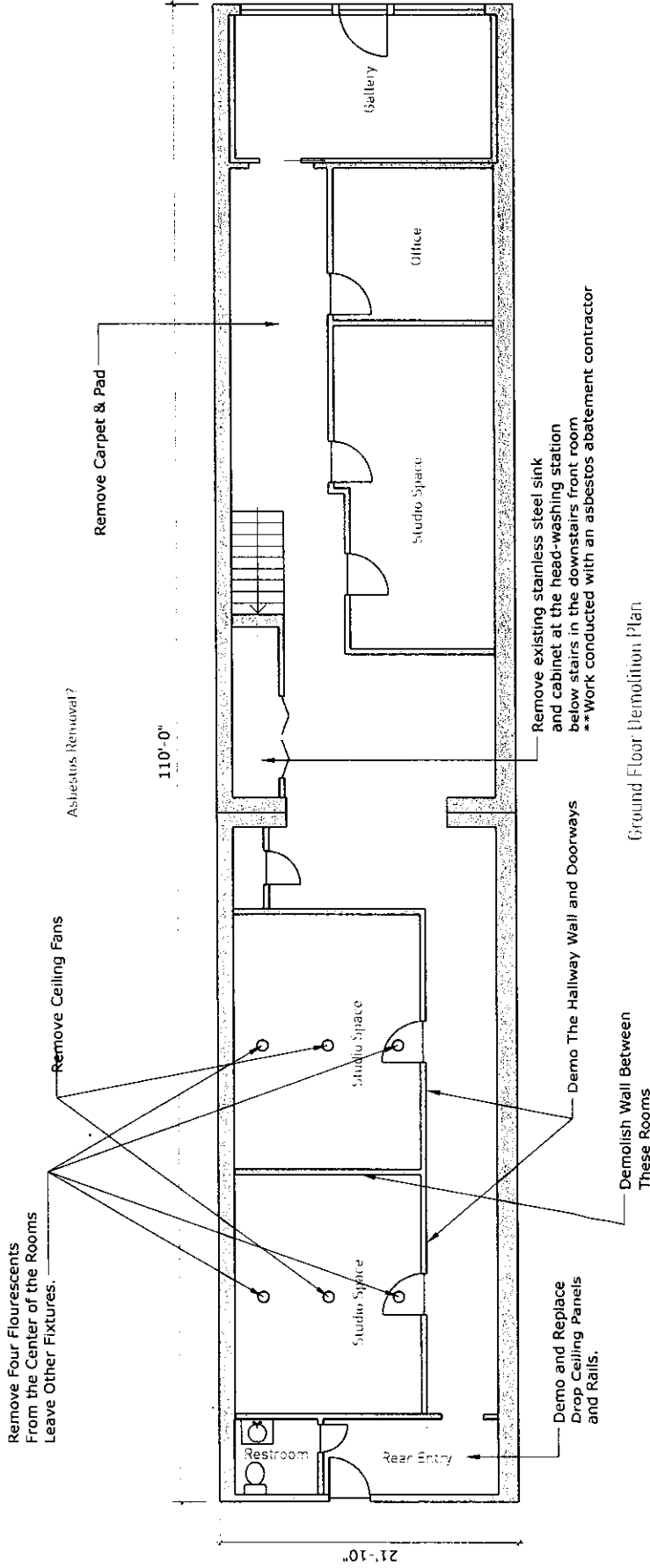


Second Floor Electrical Plan

A M SMITH

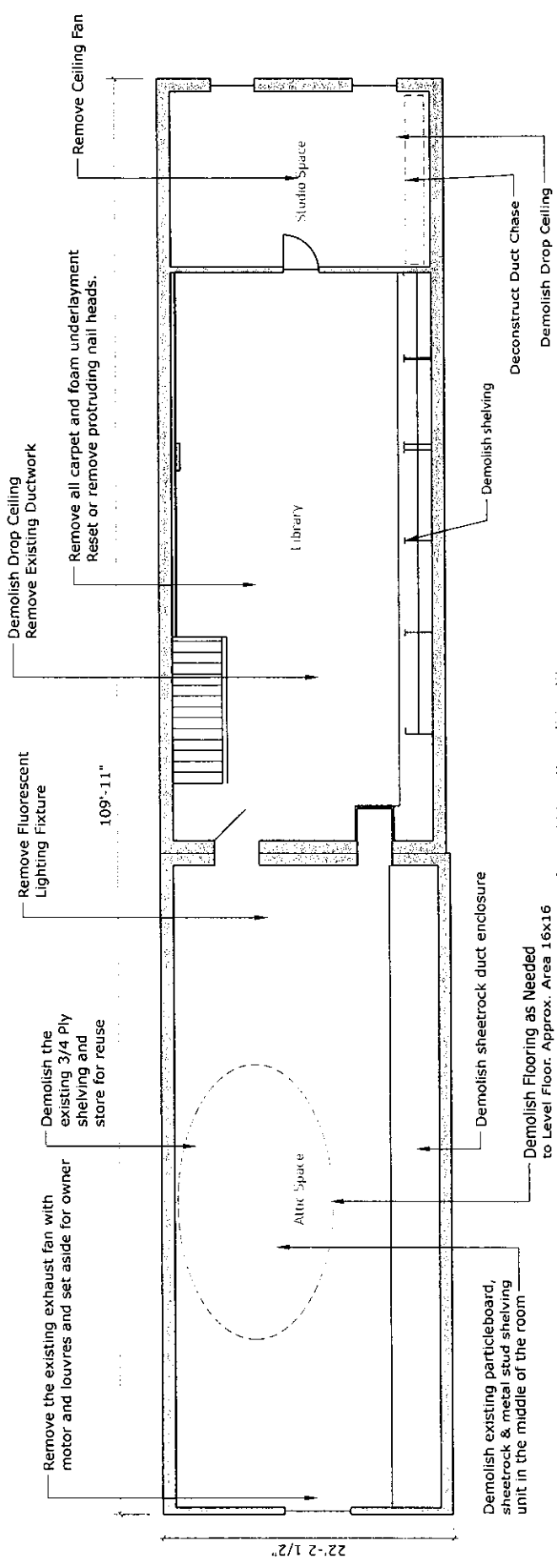






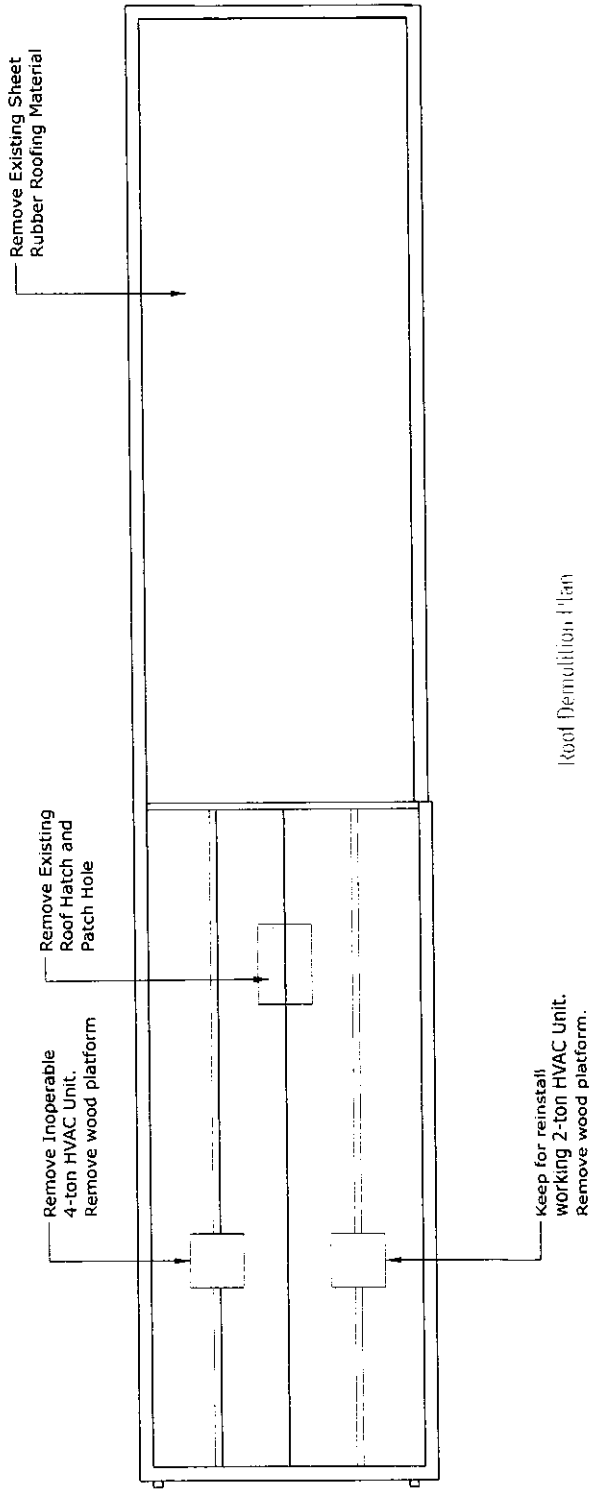
Ground Floor Demolition Plan

A M SMITH



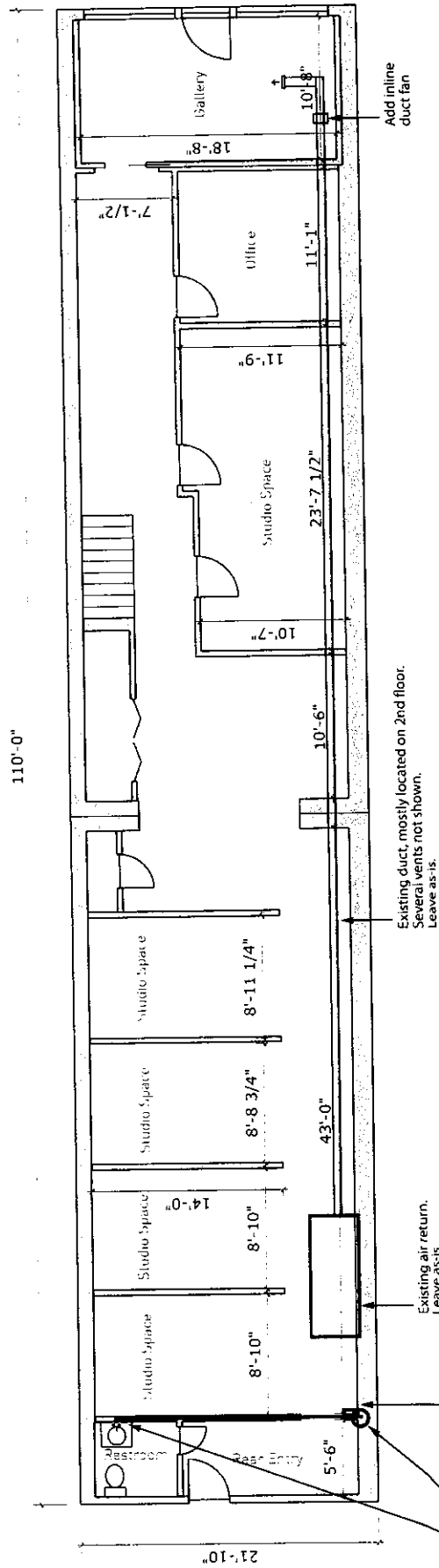
Second Floor Demolition Plan

A M SMITH



Roof Demolition Plan

A. M. SMITH



Ground Floor HVAC Plan

Condensate drain line.  
 New 2nd floor penetration.  
 Connects to sewer line  
 via restroom sink.



# Lockhart TEXAS

## HISTORIC PROPERTY PRESERVATION TAX ABATEMENT APPLICATION

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

### APPLICANT / PROPERTY OWNER

Martin Spellerberg, Owner  
NAME: Spellerberg Associates LLC  
DAY-TIME TELEPHONE: 737-333-9760  
E-MAIL: marty@spellerberg.org

MAILING ADDRESS: 6312 Woodhue Dr, Austin TX 78745

### PROPERTY

ADDRESS: 103 S Main St, Lockhart TX 78644

LEGAL DESCRIPTION (IF PLATTED): Part of Lot 4, Block 19, Original Town of Lockhart

SIZE: 2,378 SQUARE FEET OR 0.055 ACRE(S) ZONING CLASSIFICATION: Commercial (CCB)

### HISTORICAL SIGNIFICANCE

BUILDER/ARCHITECT (IF KNOWN): \_\_\_\_\_

DATE OF ORIGINAL CONSTRUCTION (IF KNOWN): ca. 1888

CITY, STATE, OR NATIONAL HISTORIC DESIGNATION(S) (IF ANY): Building Certified Historic, Texas Historical Commission

HISTORICAL NAME(S) OF BUILDING(S) (IF KNOWN): \_\_\_\_\_

### PROPERTY OWNER AUTHORIZATION

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

IF THE APPLICATION IS NOT SUBMITTED BY THE PROPERTY OWNER OF RECORD, A LETTER AUTHORIZING THE APPLICANT TO ACT ON THE PROPERTY OWNER'S BEHALF IS REQUIRED, AND MUST BE SIGNED AND DATED BY THE PROPERTY OWNER. AN E-MAILED AUTHORIZATION FROM THE PROPERTY OWNER TO THE PLANNING DEPARTMENT IS ALSO ACCEPTABLE.

\*PLEASE NOTE THAT A CERTIFICATE FOR ALTERATION MUST BE APPROVED BY THE HISTORICAL PRESERVATION COMMISSION, PRIOR TO APPROVAL OF THE REQUESTED TAX ABATEMENT.

SIGNATURE OF PROPERTY OWNER: M Spellerberg

PRINTED NAME: Martin Spellerberg DATE: Jun 26, 2023

## SUBMITTAL REQUIREMENTS

1. AN AFFIDAVIT BY THE OWNER DESCRIBING THE HISTORIC SIGNIFICANCE OF THE STRUCTURE(S) IN NEED OF TAX RELIEF, INCLUDING ANY RELEVANT OR USEFUL INFORMATION REGARDING THE HISTORY OF THE STRUCTURE(S) (HISTORICAL PHOTOGRAPHS, NEWSPAPER ARTICLES, ARCHITECTURAL DRAWINGS, ETC.)
2. A PLAN AND DETAILED WRITTEN DESCRIPTION OF THE IMPROVEMENTS, ENHANCEMENT, REHABILITATION, AND/OR PRESERVATION ("WORK") FOR WHICH TAX ABATEMENT IS REQUESTED.
3. A SITE PLAN SHOWING THE TYPE, NUMBER, AND LOCATION OF ALL EXISTING IMPROVEMENTS ON THE PROPERTY (PRIMARY AND ACCESSORY BUILDINGS, FENCES, SIGNS, ETC.)
4. A COPY OF THE LAST PAID TAX RECEIPT, AN ITEMIZED STATEMENT OF THE CURRENT ASSESSED PROPERTY VALUE, AND A COPY OF THE PROPERTY'S CURRENT APPRAISAL CARD AND PROPERTY TAX RECORD ON FILE AT THE CALDWELL COUNTY APPRAISAL DISTRICT.
5. AN ITEMIZED STATEMENT OF COSTS FOR THE PROPOSED WORK AND ESTIMATED PROPERTY VALUE UPON COMPLETION.
6. A SCHEDULE OF THE ESTIMATED CONSTRUCTION TIME WITH START AND COMPLETION DATES OF THE PROPOSED WORK.
7. A DETAILED STATEMENT OF THE CURRENT AND PROPOSED USE FOR THE PROPERTY.
8. IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.
9. **APPLICATION FEE OF \$125.00**, PAYABLE TO THE CITY OF LOCKHART.

## OFFICE USE ONLY

CASE NUMBER: TA- 23 - 01      DATE SUBMITTED: 8/21/23

ACCEPTED BY: Kevin Walker      RECEIPT NUMBER: \_\_\_\_\_

HISTORICAL PRESERVATION COMMISSION MEETING DATE: 9/6/23

HISTORICAL PRESERVATION COMMISSION RECOMMENDATION: \_\_\_\_\_

CITY COUNCIL MEETING DATE: \_\_\_\_\_

CITY COUNCIL DECISION OF ELIGIBILITY: \_\_\_\_\_

APPLICANT SWORN STATEMENT OF COMPLETION — DATE SUBMITTED: \_\_\_\_\_

HISTORICAL PRESERVATION COMMISSION SITE INVESTIGATION DATE: \_\_\_\_\_

HISTORICAL PRESERVATION COMMISSION APPROVAL DATE: \_\_\_\_\_

CITY NOTIFICATION TO APPRAISAL DISTRICT — DATE: \_\_\_\_\_

## DIVISION 2. TAX ABATEMENT

**Sec. 28-20. Tax abatement for preservation of historic properties.**

Historical preservation contributes to the economic development, growth and expansion of a community. The following tax abatement program is designed to encourage historical preservation in the city and to provide guidelines, criteria, and procedures for such tax abatements consistent with stated policy, and incorporate the components, requirements and criteria included in sections 28-21 through 28-24.

(Code 1982, § 12.5-20; Ord. No. 93-19, pt. 20, 9-21-93; Ord. No. 2017-03, § I, 2-7-17)

**Sec. 28-21. General criteria and guidelines of tax abatement program.**

(a) An historic landmark or a property in an historic district in need of tax relief to encourage improvement and preservation in accordance with the provisions of this chapter and which is improved, enhanced, rehabilitated, restored and/or preserved as certified by the commission may have a tax abatement granted, subject to the approval and conditions of the city.

(b) The enhancement qualifying for a tax abatement shall be either interior or exterior, or both, but shall require a review and certificate for alteration by the commission.

(c) Eligibility for a tax abatement shall not be limited as to zoning classification or use, but shall be subject to the property owner(s), tenant(s), and the city entering into a tax abatement agreement.

(d) A minimum threshold for qualification to participate shall be established based on a minimum cost of qualifying enhancement which equals or exceeds the minimum tax abatement allowed.

(e) The minimum tax abatement allowed shall be an amount equal to the previous two years of city taxes actually paid on the property. The city council may set a different minimum abatement.

(f) The total tax abatement shall not exceed the owner's and/or tenant's total out-of-pocket cost of the enhancement certified by the commission.

(g) The maximum tax abatement allowed shall be one of the following effected for a maximum term of ten years:

- (1) The qualified property may have no assessed value for City of Lockhart ad valorem taxation for a period of five tax years after the completion of the certified enhancement. Thereafter, the qualified property shall be reappraised and assessed at a 50 percent rate for an additional consecutive five-year period.
- (2) The property may receive an abatement of the city ad valorem taxation of the added value in the eligible property as determined by the increase in the assessed value in the property as a result of the improvements and preservation.

(h) Any tax abatement granted shall begin on the first day of the first tax year after verification of completion of the rehabilitation and/or preservation required for certification, provided that the building shall comply with the applicable zoning regulations for its use and location.

(i) Any property which receives a tax abatement shall be designated and zoned historic (H or HL) by the city council prior to verification. To qualify and receive the tax relief as specified in this section, the property must be zoned historic (H or HL) and be maintained in a minimal condition equal to the condition at the time of verification.

(j) The historical preservation officer shall inspect and verify to the tax authorities annually that the property qualifies for the scheduled tax abatement.

(k) The work which is certified for tax abatement must be completed within one year of the certification and agreement. The certified and/or verified tax abatement shall carry with the property. A property may be certified and verified for additional work and receive more than one tax abatement concurrently, but not to exceed the limits allowed by the tax abatement program.

(Code 1982, § 12.5-21; Ord. No. 93-19, pt. 21, 9-21-93; Ord. No. 2017-03, § I, 2-7-17)

**Sec. 28-22. Application for tax abatement.**

(a) Application for an historic property preservation tax abatement pursuant to this section shall be filed with the city manager for review by the commission which will make a recommendation to the city council. Each application shall be signed and sworn to by the owner of the property and shall:

- (1) State the legal description and a map of the property proposed for certification;
- (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
- (3) Include a plan and detailed written description of the improvements, enhancement, rehabilitation and/or preservation ("work") for which tax abatement is requested;
- (4) A list of the kind, number and location of all improvements to the property;
- (5) A copy of the last paid tax receipt and itemized statement of the current assessed property value;
- (6) Include an itemized statement of costs for the proposed work and estimated property value upon completion;
- (7) Include a schedule of the estimated construction time with start and completion dates of the proposed work;
- (8) Authorize the members of the commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification;
- (9) Include a detailed statement of the current and proposed use and zoning for the property;



(10) Provide any additional information to the commission which the owner deems relevant or useful, such as the history of the structure; and

(11) Processing and appraisal fees may be required by the city at the time of application.

(b) Each application shall contain sufficient documentation confirming or supporting the information submitted therein. The approval of tax abatement will depend upon the quality of the information provided by the applicant.

(Code 1982, § 12.5-22; Ord. No. 93-19, pt. 22, 9-21-93)

#### **Sec. 28-23. Certification for tax abatement.**

Upon receipt of the sworn application, the commission shall make an investigation of the property and shall certify the facts to the city within 30 days along with the commission's documentation for approval or disapproval of the application for abatement. Upon receipt of the certified application for tax abatement as well as the recommendation of the commission, the city council shall within 30 days approve or disapprove eligibility of the property for tax relief pursuant to sections 28-21 through 28-24. In determining eligibility, the City of Lockhart shall first determine that the applicant is in compliance with all the requirements of these sections and the city Code. The certification for tax abatement for specified work shall be valid for one year. The city shall require the property owners, tenants and city enter into a tax abatement agreement which may set further conditions on the tax abatement authorized. The verification and subsequent tax abatement may carry with the property provided the conditions of the abatement are met and the city is in agreement.

(Code 1982, § 12.5-23; Ord. No. 93-19, pt. 23, 9-21-93; Ord. No. 2017-03, § I, 2-7-17)

#### **Sec. 28-24. Verification for tax abatement.**

Upon completion of the preservation and/or rehabilitation, the certified applicant shall submit a sworn statement of completion acknowledging that the enhancement and preservation work as certified by the commission is complete. The commission, upon receipt of the sworn statement of completion, but no later than 30 days thereafter, shall make an investigation of the property and shall approve or disapprove the fact that the property has been substantially completed as required for certification. If verification or completion shall be deemed unfavorable, the certified applicant shall be notified in writing, listing the work required to complete the preservation and/or rehabilitation in order to secure the tax abatement provided herein. If the verification of completion is favorable, the commission shall notify the City of Lockhart in writing of compliance. The city shall notify the tax authorities, and thereafter the tax assessor-collector shall provide the property with the tax abatement authorized by the agreement and program, provided the property is maintained in a minimal condition equal to the condition at the time of verification.

(Code 1982, § 12.5-24; Ord. No. 93-19, pt. 24, 9-21-93)



**CASE SUMMARY**

---

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW* CASE NUMBER: CFA-23-29  
REPORT DATE: August 31, 2023  
MEETING DATE: September 6, 2023  
APPLICANT'S REQUEST: Repainting of a previously-painted building with a different color, and the addition of column supports to a previously approved, future awning  
STAFF RECOMMENDATION: ***Approval of the repainting, and approval of the awning column supports if the Commission deems appropriate***  
CONDITIONS: None

**BACKGROUND DATA**

---

APPLICANT: Ronda Reagan  
OWNER: 7G Texan, LLC, c/o Ronda Reagan  
SITE LOCATION: 112 N. Main St.  
LEGAL DESCRIPTION: Part of Lot 6, Block 23, Original Town of Lockhart  
EXISTING USE OF PROPERTY: Commercial  
PROPOSED USE OF PROPERTY: Same  
ZONING CLASSIFICATION: CCB (Commercial Central Business)

**ANALYSIS OF ISSUES**

---

PROJECT DESCRIPTION: Proposed is the repainting of the front wall façade of the subject property that is currently painted white, as well as the addition of column supports to a future awning that was previously approved by the Commission in November 2019 (CFA-19-21). The new paint color, "Black Fox", is proposed to be the same color utilized at The Pearl business next door, and will be applied to the front façade beneath the original orange brick section, exclusive of the steel framing around the windows and iron, pillar-like features on either side of the double-door entry. The application states that the painter might utilize a light pressure-washing to clean the surface, prior to painting, and that the pillar-type features may be cleaned of rust buildup and then sealed. The pressure-washing and cleaning is considered to be ordinary maintenance, and is not subject to the Certificate for Alteration review procedures. Four metal or wood columns, to be painted black, are proposed to support the future awning. The applicant states that the columns will be attached to the building with bolts backed by metal plates inside the building, with metal support rods for additional support. It should be noted that the same awning supports were proposed with the awning approved by the Commission in 2019; however, in that approval (attached), the Commission specifically excluded the support columns. In a discussion with Public Works Director Sean Kelley and City Engineer Will Wachel on August 25, 2023, the City does not have an issue with the columns from an engineering perspective, provided that the awning and columns are designed by an engineer. The columns' construction would need to be coordinated with the City Engineer, since the sidewalks will soon be replaced as part of the Downtown Revitalization Project. The columns could present a safety hazard to vehicles parking in front of the building and possibly striking the columns, as the curbs to be reconstructed with the downtown project will remain fairly low, at 6 inches. Other awning columns exist downtown that predate the Historic Districts and Landmarks Ordinance, including those at Smitty's Market and the buildings at 203 and 205 South Main Street, north of the library and City Council chambers. The columns along Main Street, however, present minimal hazard, given the high curb height.

**COMPATIBILITY:** The repainting to a black color will not present adverse impacts to the District, and will extend the existing color at The Pearl business northward by one storefront space, while not overpowering the whole block. As mentioned above, awning support columns are also located at Smitty's Market and the two properties north of the City Council Chambers, but with a low curb at the subject property's location, columns could present safety hazards associated with vehicular parking.

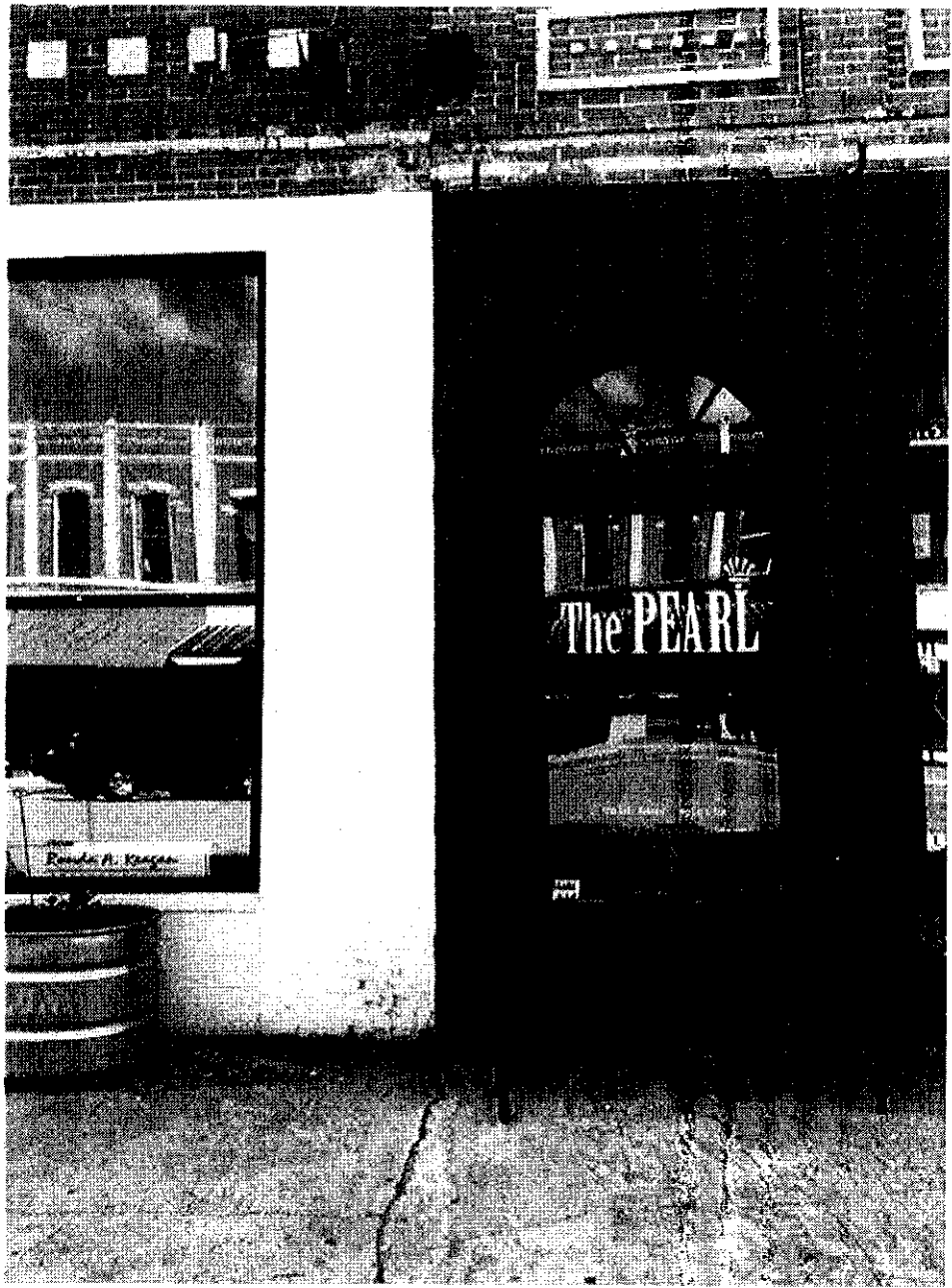
**COMPLIANCE WITH STANDARDS:** There are no design guidelines in the Historic Districts and Landmarks Ordinance for the repainting or support columns proposals, nor is a building permit required for repainting. The proposals are, however, subject to approval of this Certificate for Alteration.

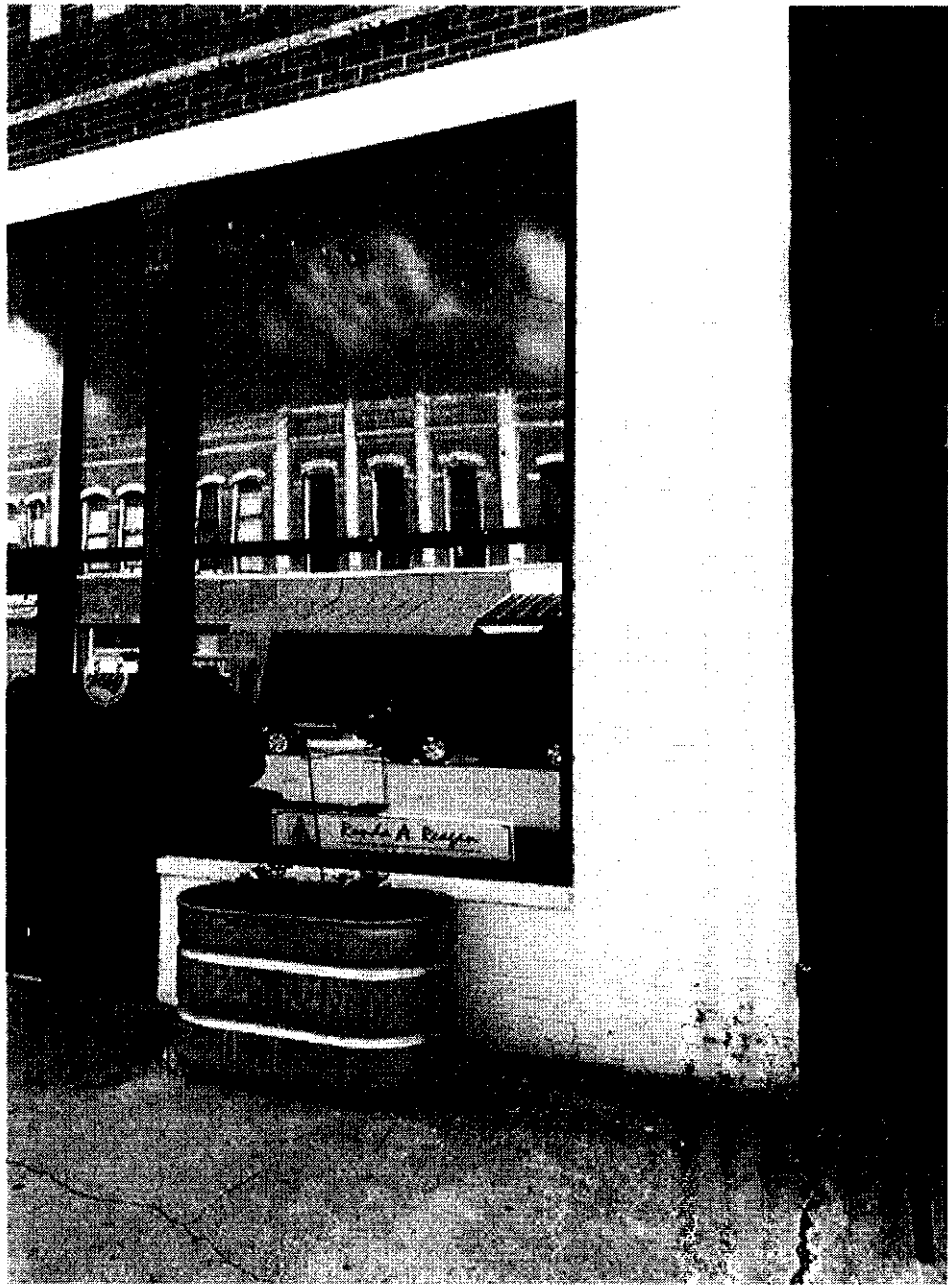
**ALTERNATIVES:** Awning support rods that attach directly to the building could be utilized in place of the proposed support columns, which is what the Commission envisioned when the columns were excluded from the 2019 awning approval. Further, utilizing support rods in lieu of columns would minimize any conflicts with the City's downtown improvements project as it relates to sidewalks.

1000 HILMSKYTA WOOD  
BLACKSMITH, GUNSMITH, YEAR

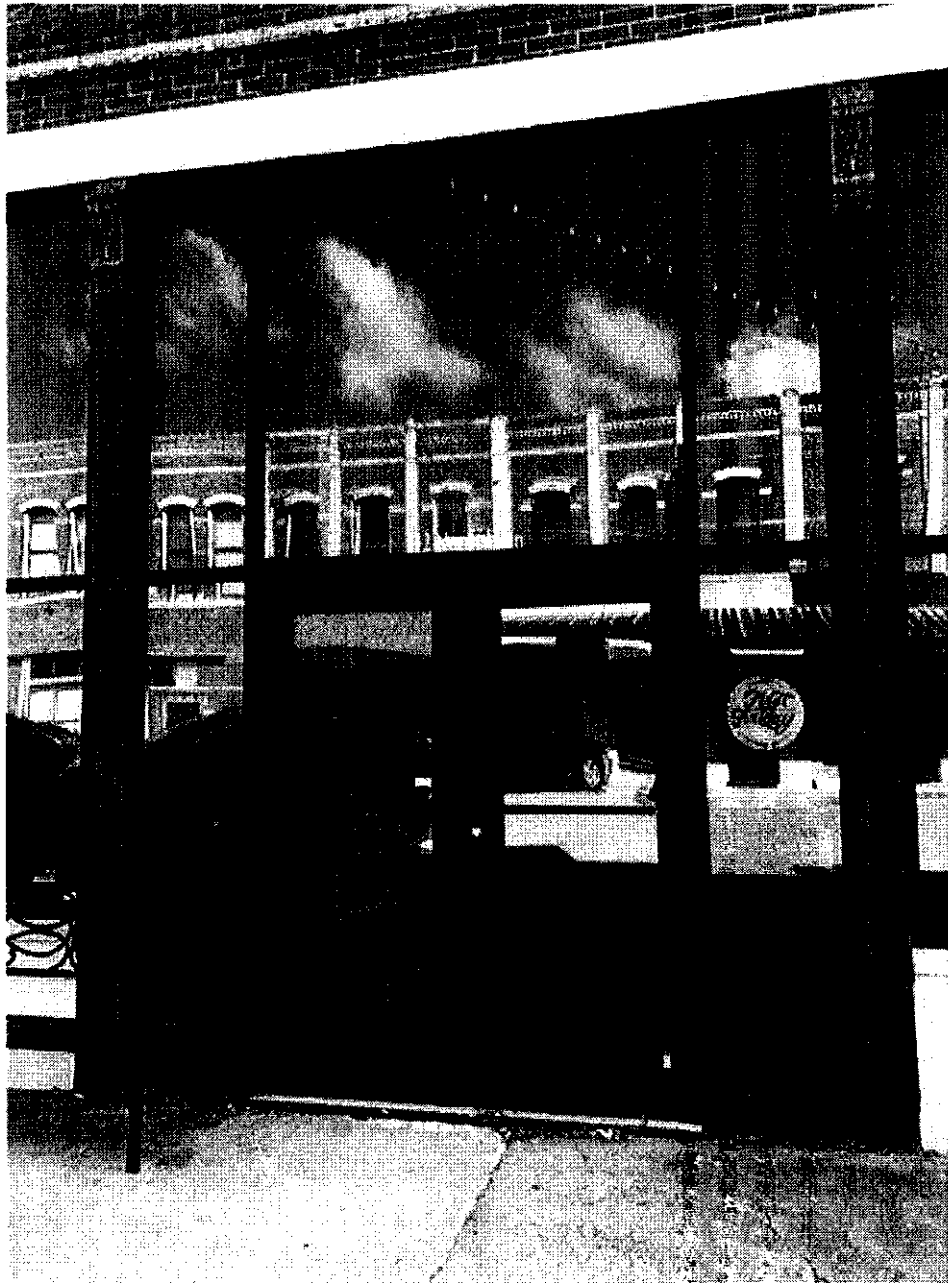


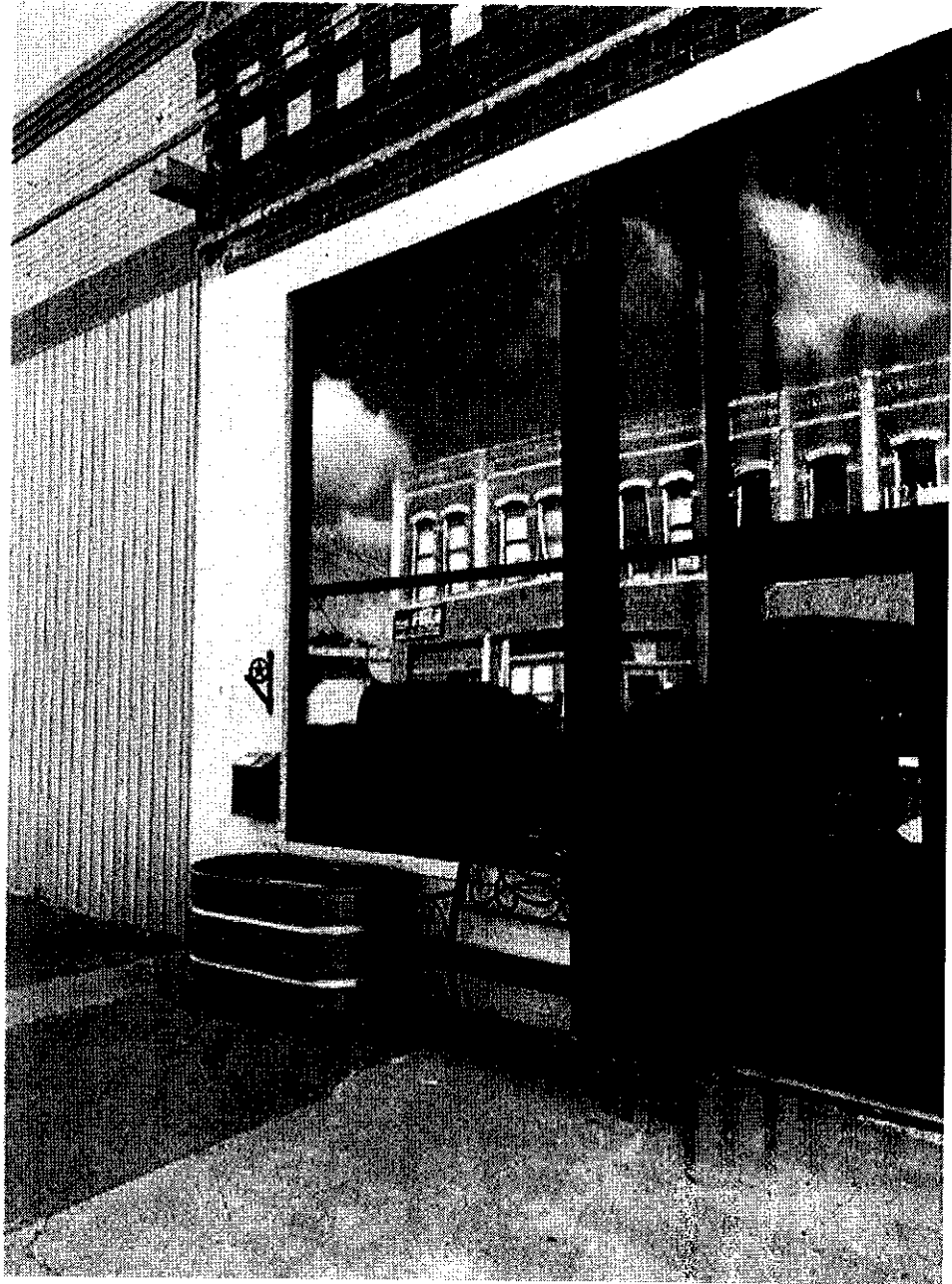








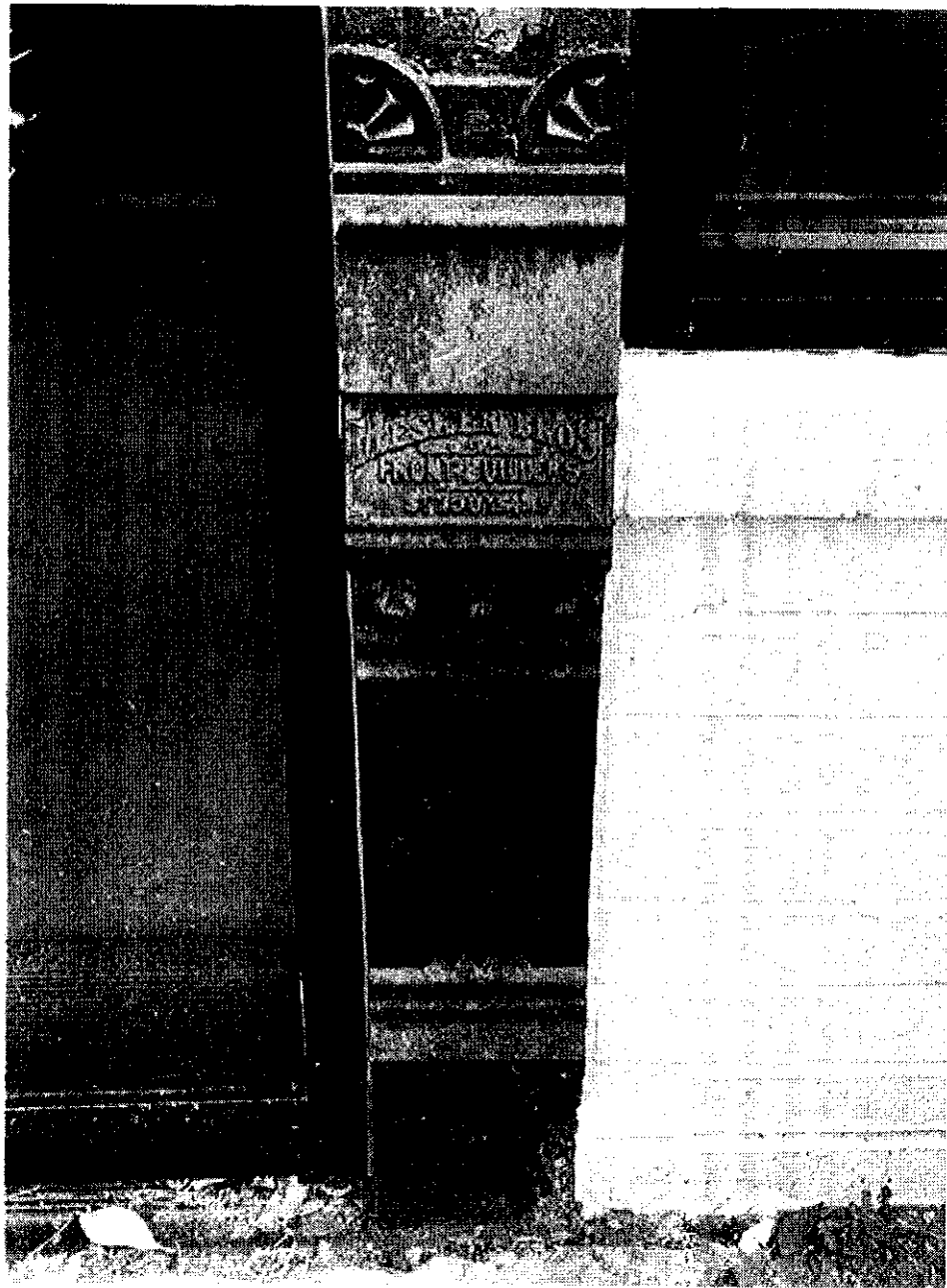




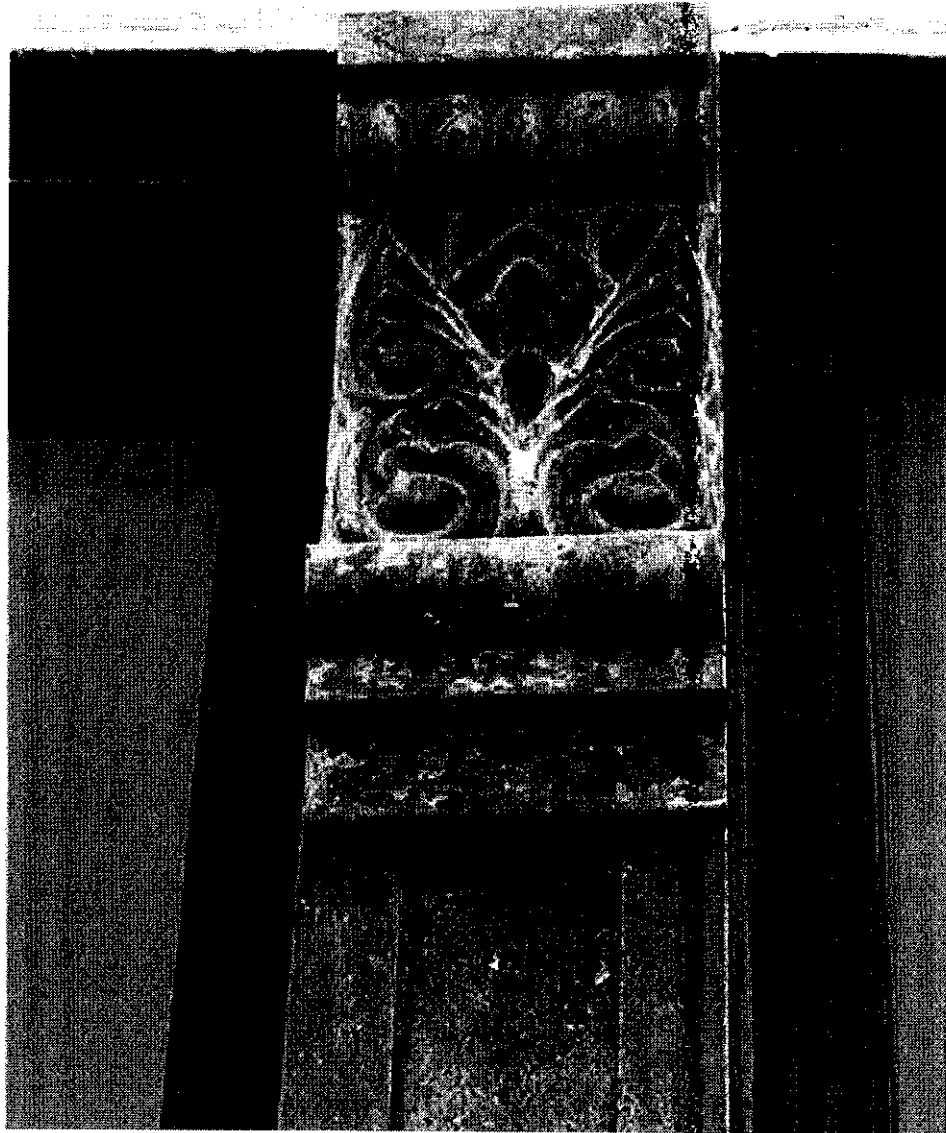
















## Kevin Waller

---

**From:** Ronda Reagan <rreagan2@gmail.com>  
**Sent:** Wednesday, August 23, 2023 6:00 PM  
**To:** Kevin Waller  
**Subject:** Re: CFA Application  
**Attachments:** Smitty's Canopy w posts.jpg; Posts at Smitty's.jpg; Attached to Canopy.jpg; Mounted on curb.jpg

This would be the type of post I would use since the sidewalks are going to be replaced. After they are done, who knows, I might re-apply to put in nicer posts. Mine would be painted black.

***Ronda Anton Reagan, Broker***  
***Ronda A. Reagan Properties, Inc.***  
*44 Years Helping People Build Wealth*  
112 N Main St, Lockhart  
Broker, CRS, GRI, ePRO  
**512-757-1121 (Cell)**

On Wed, Aug 23, 2023 at 2:40 PM Kevin Waller <[kwaller@lockhart-tx.org](mailto:kwaller@lockhart-tx.org)> wrote:

See you then- Kevin

---

**From:** Ronda Reagan <[rreagan2@gmail.com](mailto:rreagan2@gmail.com)>  
**Sent:** Wednesday, August 23, 2023 2:18 PM  
**To:** Kevin Waller <[kwaller@lockhart-tx.org](mailto:kwaller@lockhart-tx.org)>  
**Subject:** CFA Application

I will deliver it by 5 today. I have a meeting at 2:30. Should be over by 3:30.

*Cheers,*

*Ronda Reagan, Proprietor*

**The PEARL**



WE SUPPORT  
GREENWELL  
COUNTY AIR

FREE  
WEA

OP







## Kevin Waller

---

**From:** Ronda Reagan <rreagan2@gmail.com>  
**Sent:** Thursday, August 24, 2023 11:07 AM  
**To:** Kevin Waller  
**Subject:** Re: CFA Application  
**Attachments:** Truck 1.jpg; Truck 2 backed in.jpg; Truck 3.jpg; Truck 4 Hoppy's.jpg

Here are the photos I took to City Council showing that at the 45 degree angle parking, the cars and trucks will be 4 to 5 feet away from the posts.

I drew red X's on them when I handed them out to show where the posts would be.

**Ronda Anton Reagan, Broker**  
**Ronda A. Reagan Properties, Inc.**  
*44 Years Helping People Build Wealth*  
112 N Main St, Lockhart  
Broker, CRS, GRI, ePRO  
**512-757-1121 (Cell)**

On Wed, Aug 23, 2023 at 2:40 PM Kevin Waller <[kwaller@lockhart-tx.org](mailto:kwaller@lockhart-tx.org)> wrote:

See you then- Kevin

---

**From:** Ronda Reagan <[rreagan2@gmail.com](mailto:rreagan2@gmail.com)>  
**Sent:** Wednesday, August 23, 2023 2:18 PM  
**To:** Kevin Waller <[kwaller@lockhart-tx.org](mailto:kwaller@lockhart-tx.org)>  
**Subject:** CFA Application

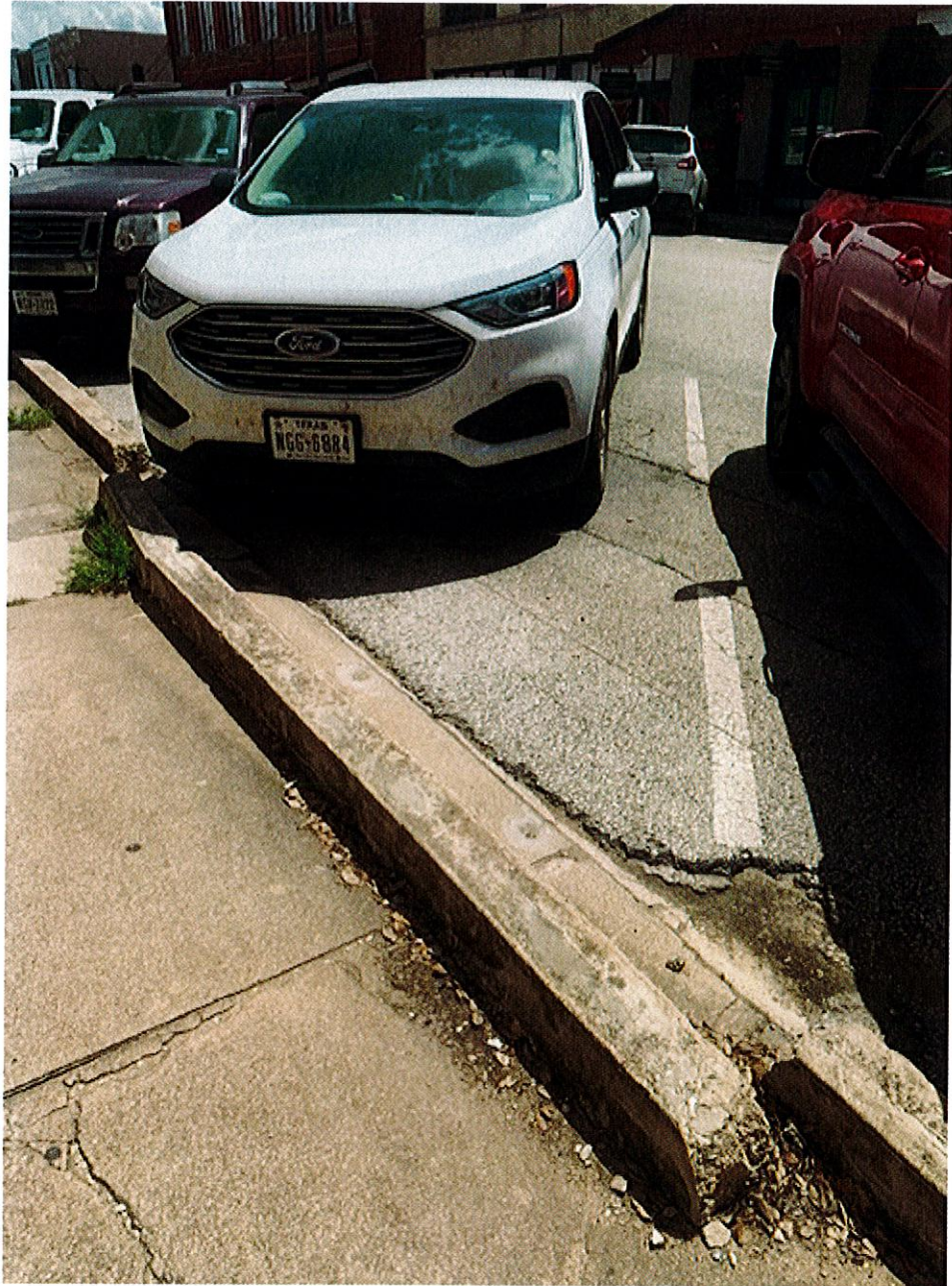
I will deliver it by 5 today. I have a meeting at 2:30. Should be over by 3:30.

*Cheers,*

*Ronda Reagan, Proprietor*











## CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 8/23/23 DATE APPROVED: \_\_\_\_\_ CERTIFICATE NUMBER: CFA-23-29

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 Ronda Reagan Property Owner 76 Texan LLC  
 Mailing Address 412 W. San Antonio St. Mailing Address same  
Lockhart, TX 78644  
 Telephone 512-757-1121 Telephone same  
 Person Doing Work not sure yet Estimated Cost \$1000 - \$1500  
 Property Legal Description O.T. Lockhart, Block 23, Lot Pt 6  
 Property Street Address 112 N. Main St.  
 Property City Zoning Designations CCB (Commercial Central Bus) Location Map Attached

**PHOTOS ARE REQUIRED SHOWING ALL THE AREAS TO BE AFFECTED BY THE WORK DESCRIBED:**

Include photos of: Area of Work  Full Elevation Showing Area Affected and/or Site

Description of Proposed Work
<p><u>Repaint over the white painted brick areas on the facade. Paint color to be "Black Fox" to match The PEARL next door. Metal/iron on front will not be painted. Painter may do a light pressure washing to clean the surface prior to painting. May clean metal post of rust + seal.</u></p> <p><u>Also regarding previously issued CFA for an awning or canopy for this property, we would like to add post supports on the front of it per the original canopy shown in photo attached.</u></p>
<p>Please - Attach Scope of Work Questionnaire <input checked="" type="checkbox"/> Attach Sketches/Illustrations <input checked="" type="checkbox"/> Are Detailed Plans Available? <input checked="" type="checkbox"/></p>

**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: Ronda Reagan Date: 8-8-23  
 Property Owner Signature: Ronda Reagan Date: 8-8-23  
 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-23-29  
Page 2 of \_\_\_ Reviewed: KW

The following questions must be answered and the form completed by the applicant for a Certificate For Alteration. This questionnaire shall be attached to any application for Certificate For Alteration. The Lockhart Historical Preservation Officer shall independently verify all information provided on the application and the attached questionnaires. The Lockhart Historical Preservation Officer shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. The Lockhart Historical Preservation Officer may approve the Certificate For Alteration prior to a commission hearing, based upon adequacy of the information provided and verification of the scope of work. Additional information may be needed to complete the application and review process. Final review and action on the application for Certificate For Alteration by the Lockhart Historical Preservation Commission at a property scheduled public hearing may be required. Any required explanations to answers given shall be in writing and attached.

Yes	No	Verified	Scope Of Work Questions
<b>Section One</b>			
✓		KW	1. Is this application for construction or alteration on or at a property which is in a Historic District or a designated Historic Landmark? What is its zoning designation? <u>CEB</u> HL? ___ H? <u>✓</u>
✓	<del>✓</del>	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.)
<b>Section Two</b>			
	✓	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: _____
<b>Section Three</b>			
✓		KW	1. Will the construction or alteration covered by this application make a physical change to any design elements, features or <u>finishes</u> 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: [Signature]

Date: 8-8-23

Verified By: Kevin Weller Date: 8/29/23 Action:

Date: