

## **PUBLIC NOTICE**

**City of Lockhart  
Historical Preservation Commission  
5:30 p.m. Wednesday, October 4, 2023  
Municipal Building – Glosserman Room  
308 West San Antonio Street**

### **AMENDED AGENDA**

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the September 6, 2023 meeting.
4. CFA-23-30. Consider a request by Jamee Warden for approval of a Certificate for Alteration for two window signs on parts of Lots 4 and 5, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 115 North Commerce Street, Suite 101.
5. CFA-23-31. Consider a request by Christopher St. Leger for approval of a Certificate for Alteration for the painting of the currently unpainted exterior of a City-registered Historic Landmark single-family residence, removal of a rear storm porch addition, reconstruction of the rear building façade, construction of a new rear balcony, railing, and columns, enlargement of the rear deck, construction of a new patio off of the rear door, replacement of the roof, a new garage door for the detached garage, painting of the detached garage's currently unpainted exterior to match the residence's proposed exterior paint, and a new, front-yard brick driveway, on Lot 1, Block 1, Arnette McDaniels Subdivision, zoned RMD (Residential Medium Density), and located at 703 West San Antonio 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 12:00 p.m. on the 28<sup>th</sup> day of September, 2023.**

**City of Lockhart  
Historical Preservation Commission  
September 6, 2023**

**MINUTES**

Members Present: Ray Ramsey, Christine Ohlendorf (5:32pm), Ronda Reagan, John Lairsen, Ron Faulstich

Members Absent: Michel Royal, Kevin Thuerwaechter

Staff Present: Kevin Waller, Yvette Aguado, Evan Olszewski

Public Present: Marty Spellerberg (Applicant, Agenda Item 4), Ronda Reagan (Applicant, Agenda Item 5)

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:30 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the August 16, 2023, meeting.

*Commissioner Ramsey moved to approve the minutes as presented. Commissioner Faulstich seconded; the motion passed by a vote of 4-0.*

Commissioner Ohlendorf arrived at 5:32 pm.

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 of the 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.

The Commission and Staff left the Glosserman Room at approximately 5:35 p.m. to conduct a site visit to the property for an initial, baseline investigation, pre-improvements, and returned to the Glosserman Room at approximately 6:05 p.m. for a formal recommendation and vote to the City Council.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes both exterior and interior improvements to an existing commercial building, and has requested a Tax Abatement for municipal taxes. A portion of the improvements includes a new window on the rear façade of the building to replace an exhaust fan within what appears to be a historic window opening to include a wooden casement with a single pane of glass. The proposal also includes the re-pitching of the roof to correct a standing water issue, the replacement of the roof with a white thermoplastic polyolefin (TPO) material, repairs to the roof deck as needed, roof hatch replacement, new HVAC installation on the roof, repairs to the existing HVAC systems, replacement of the awning canvas with that of

identical material and design, reconfiguring of certain non-load-bearing office partitions, electrical upgrades, replacement of a sink on the first floor, and removal of carpeting and certain areas of drop-ceiling. All improvements for which a Tax Abatement application is submitted require a review and Certificate for Alteration by the Commission (Section 28-21(b)). 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). Staff recommends approval of the Tax Abatement.

Applicant Martin Spellerberg, 6312 Woodhue Dr., Austin, Texas, came forward to respond to questions from Commission members.

*Chair Lairsen moved to recommend approval of TA-23-01 to the City Council. Commissioner Ramsey seconded, and the motion passed by a vote of 5-0.*

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.

Mr. Waller provided a brief overview of the proposal via PowerPoint presentation. The proposal is for the repainting of the currently painted white front wall façade, as well as the addition of column supports to a future awning that was previously approved by the Commission in November 2019. The new paint color, "Black Fox", 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. Four metal or wood columns, to be painted black, are proposed to support the future awning.

Applicant Ronda Reagan, 412 W. San Antonio St., Lockhart, TX, came forward to respond to Commissioners' questions regarding her project. She added that in speaking with the contractor, it has now been decided to repaint the building in the same white color as that existing, in order to maintain a variety of building colors on the block.

*Chair Lairsen moved to approve CFA-23-29, with the repainting to now be the same white color as that existing. Commissioner Ohlendorf seconded, and the motion passed by a vote of 4-0, with Vice-Chair Ronda Reagan abstaining as the applicant.*

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

Mr. Waller reported that no applications had been submitted by the deadline; therefore, the next regularly scheduled meeting would be held Wednesday, October 4, 2023.

7. Adjournment.

*Commissioner Faulstich moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:33 p.m.*

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

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

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



**CASE SUMMARY**

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STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner *KW* CASE NUMBER: CFA-23-30  
REPORT DATE: September 27, 2023  
MEETING DATE: October 4, 2023  
APPLICANT'S REQUEST: Two window signs  
STAFF RECOMMENDATION: **Approval**  
CONDITIONS: None

**BACKGROUND DATA**

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APPLICANT: Jamee Warden  
OWNER: Cynthia Alvarez  
SITE LOCATION: 115 N. Commerce St., Suite 101  
LEGAL DESCRIPTION: Parts of Lots 4 and 5, 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**

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PROJECT DESCRIPTION: Proposed are two window signs for the new Mr. Brown's Pet Stop business establishment. The two vinyl decal signs include one in the large window panel to the left of the front door, and the other on the small window panel above the door. The sign in the larger panel includes the business logo, featuring a graphic of the namesake dog, "Mr. Brown" in a heel position, within a half-circle outline. The smaller sign above the door simply reads "Pet Stop" in an all-caps font.

COMPATIBILITY: These signs are not of a scale or design that would detract from the character of the Courthouse Square. Other window signs are located along the same block as the subject property, including those for the Stampworthy Goods retail store on the adjacent property to the south, and the Harvest Gold beauty salon on the property to the north.

COMPLIANCE WITH STANDARDS: The signs comply with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration.

ALTERNATIVES: None necessary.



↑ 3' ↓

← 3' →

← 3' →

PET STOP

115

115 N COMMERCE ST  
#101





CERTIFICATE FOR ALTERATION  
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CPA-23-30  
Page 2 of \_\_\_ Reviewed: KW

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

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

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

Applicant Signature [Signature]

Date: 8/3/23

Verified By: Kevin Walker Date: 9/27/23 Action:

Date:



**SIGN PERMIT APPLICATION**

SP - 23 - \_\_\_\_\_

CITY OF  
**Lockhart**  
TEXAS

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

**CONTRACTOR/OWNER**

<sup>Tenant</sup>  
CONTRACTOR NAME Jamee Warden LICENSE NO. \_\_\_\_\_

DAY-TIME TELEPHONE 970 281-9979 ADDRESS \_\_\_\_\_

E-MAIL mrbrownspetstop@gmail.com \_\_\_\_\_

OWNER NAME Cynthia Alvarez ADDRESS 355 Old Luling

DAY-TIME TELEPHONE 512-787-0207 Road

E-MAIL cjalv@aol.com Lockhart TX  
78644

**PROPERTY**

ADDRESS OR GENERAL LOCATION 115 N Commerce St #101

ZONING CLASSIFICATION CCB HISTORIC LANDMARK OR DISTRICT (Y/N) \_\_\_\_\_

NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 1

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE \_\_\_\_\_  
Retail; Service

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Mr Brown's Pet Stop

**REQUESTED PERMIT**

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

NEW SIGN \_\_\_\_\_ STRUCTURAL REPAIR \_\_\_\_\_ STRUCTURAL ALTERATION/RELOCATION

TYPE OF SIGN PROPOSED (Check all that apply)  WALL <sup>(window)</sup> \_\_\_\_\_ MARQUEE

LOW PROFILE \_\_\_\_\_ MEDIUM PROFILE \_\_\_\_\_ HIGH PROFILE

\_\_\_\_\_ INSTITUTIONAL \_\_\_\_\_ DEVELOPMENT ENTRANCE \_\_\_\_\_ RESIDENTIAL IDENTIFICATION

79% of 192 sq ft = 151.68 max. allowed  
Proposed signage = 12 sq ft

### CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 192 SQ. FT.  
IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE \_\_\_\_\_ FT.  
HEIGHT TO TOP OF SIGN \_\_\_\_\_ FT. TOTAL SIGN FACE AREA (One side only) 12 SQ. FT.  
ILLUMINATION  NONE \_\_\_\_\_ INTERNAL \_\_\_\_\_ REFLECTED \_\_\_\_\_ BARE BULB

### SUBMITTAL REQUIREMENTS

DRAWING, PREFERABLY SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) The location of the proposed sign on the site or building, including dimensioned references to adjacent building features or nearest property line, as appropriate; 2) Dimensions of the sign and sign structure, including foundation or mounting details; 3) Material and electrical specifications; 4) Name of sign manufacturer, if applicable; and, 5) If the sign is to be freestanding and over six feet high, certification by a licensed engineer for structural compliance with the building code.

LIST OF SIGN FACE AREA OF ALL EXISTING SIGNS, IF ANY, ON THE SAME BUILDING FACADE (for attached signs) OR ALONG EACH STREET FRONTAGE OF THE PROPERTY (for freestanding signs).

COPY OF STATE PERMIT OR AUTHORIZATION IF APPLICATION IS FOR AN OFF-PREMISE SIGN.

COMPLETED APPLICATION FOR A CERTIFICATE OF ALTERATION IF SIGN IS IN HISTORIC DISTRICT OR ON HISTORIC LANDMARK PROPERTY.

PERMIT FEE OF ~~\$10.00~~ <sup>\$100.00</sup>, PLUS ~~\$0.25~~ <sup>\$1.00</sup> PER EACH SQUARE FOOT OF SIGN AREA ~~OVER 40 SQUARE FEET~~, (applied to only one side of double-faced signs), PAYABLE TO THE CITY OF LOCKHART WHEN THE PERMIT IS ISSUED. \* Per new fee schedule effective 9/1/23. -KW

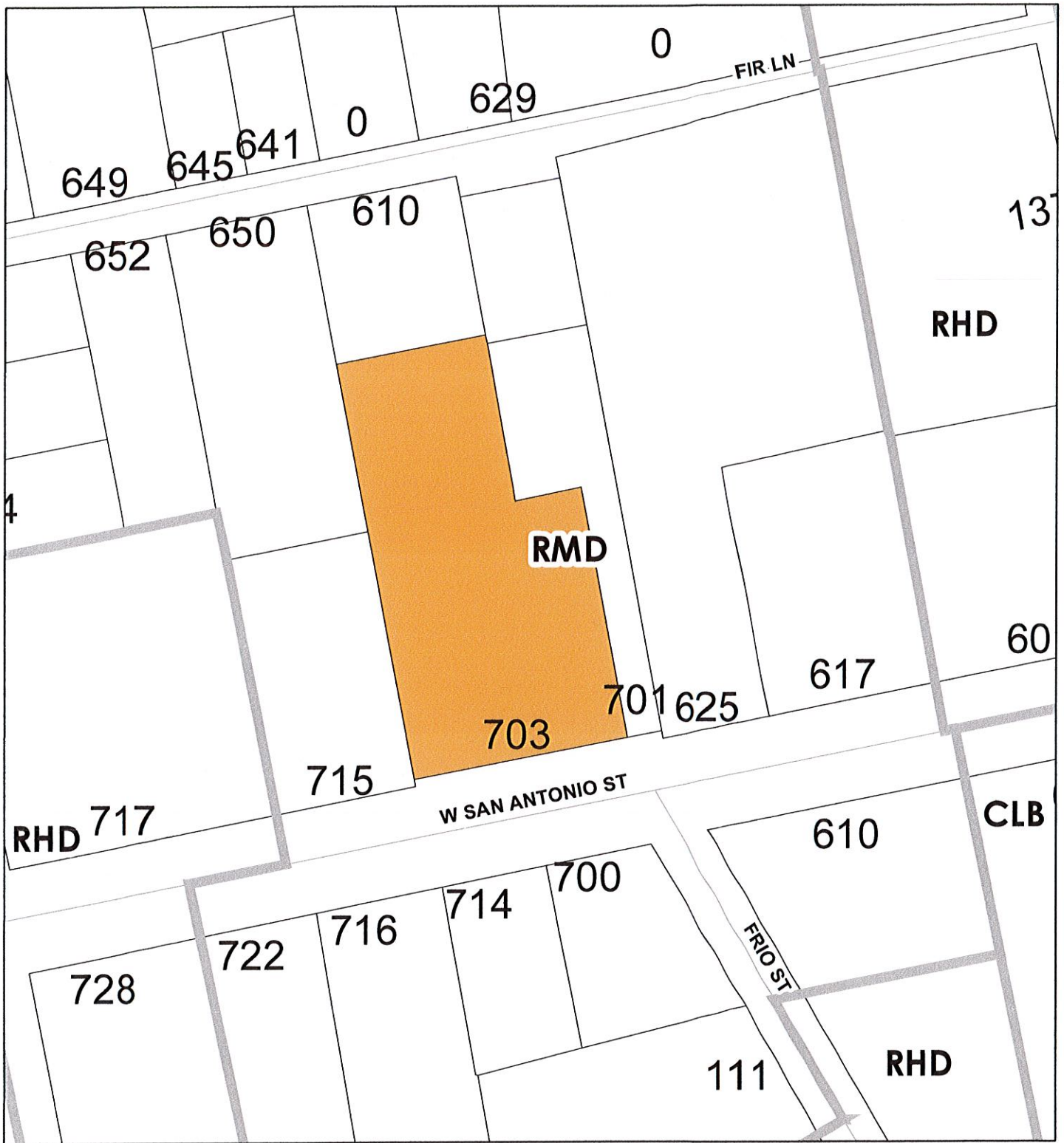
I HEREBY AFFIRM THAT IF I AM NOT OWNER OF THE PROPERTY UPON WHICH THE SIGN IS TO BE LOCATED, I AM AUTHORIZED BY THE PERSON, ORGANIZATION, OR BUSINESS ENTITY OWNING THE PROPERTY TO REPRESENT THEM IN THIS APPLICATION. TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND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

SIGNATURE [Signature] DATE 9/5/23  
PRINTED OR TYPED NAME Aimee Warden

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

### OFFICE USE ONLY

APPROVED BY \_\_\_\_\_ Planning \_\_\_\_\_ Building Inspection  
PERMIT NUMBER SP - 23 - \_\_\_\_\_ CERT. FOR ALTERATION NUMBER CFA - 23 - 30  
DATE \_\_\_\_\_ FEE \$112.00 RECEIPT # \_\_\_\_\_



**CFA-23-31**

703 W SAN ANTONIO ST

REAR FACADE AND PATIO RENOVATIONS



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-23-31  
REPORT DATE: September 28, 2023  
MEETING DATE: October 4, 2023  
APPLICANT'S REQUEST: Exterior improvements to a Historic Landmark single-family residence and detached garage  
STAFF RECOMMENDATION: ***Approval of the proposed improvements, and denial of the painting of the residence and detached garage***  
CONDITIONS: None

**BACKGROUND DATA**

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APPLICANT: Christopher St. Leger  
OWNER: Lauren Siegel, The Judge's House, LLC  
SITE LOCATION: 703 West San Antonio St.  
LEGAL DESCRIPTION: Lot 1, Block 1, Arnette McDaniels Subdivision  
EXISTING USE OF PROPERTY: Single-family residence  
PROPOSED USE OF PROPERTY: Same  
ZONING CLASSIFICATION: RMD (Residential Medium Density)

**ANALYSIS OF ISSUES**

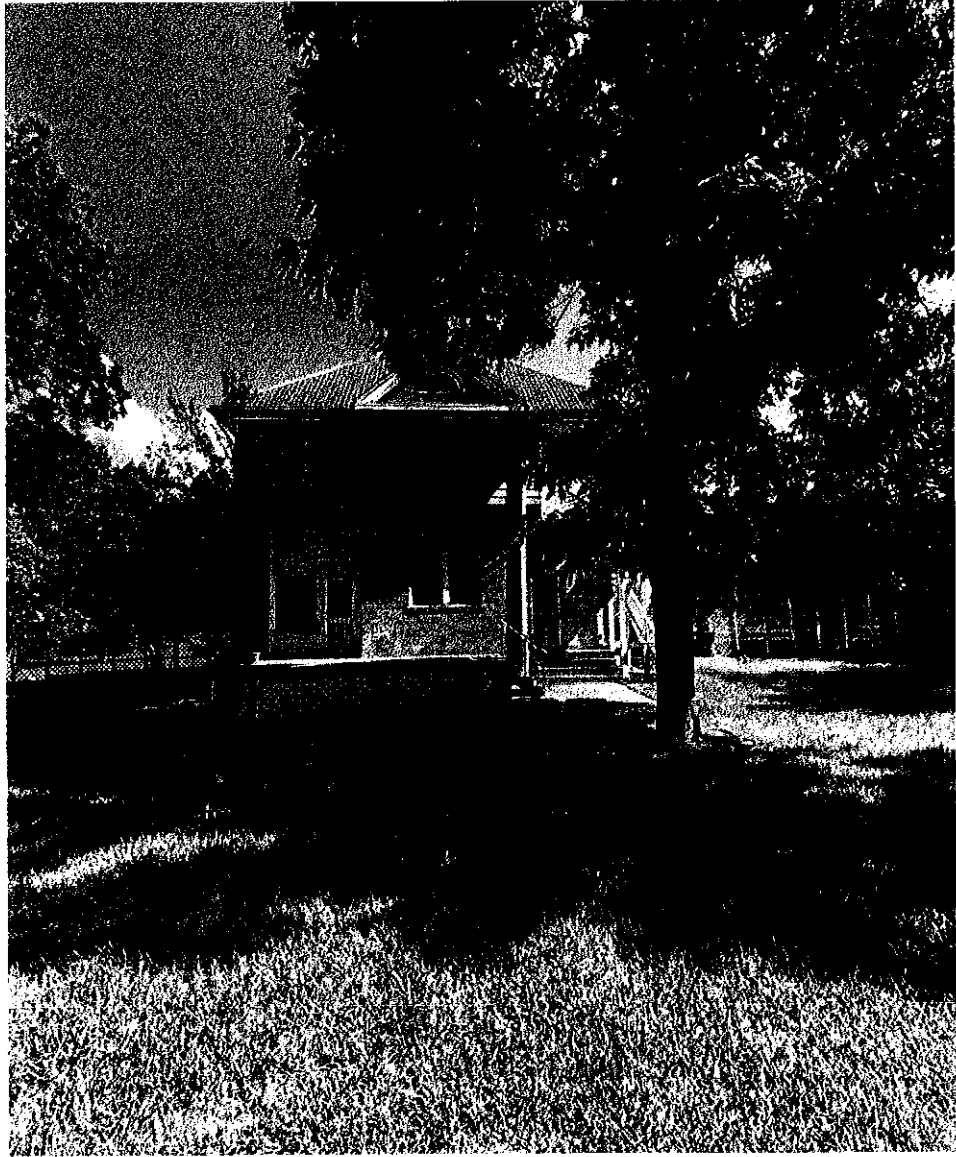
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PROJECT DESCRIPTION: The applicant proposes multiple exterior improvements to a City-registered Historic Landmark single-family residence, historically known as the "Edward August Masur House", as well as to a detached garage on the property. Specifically, the project components include the painting of the residence's currently unpainted brick exterior in a dark green shade, the painting of the currently unpainted detached garage to match the residence's proposed color, removal of the wood-clad storm porch addition at the rear of the residence, reconstruction of the rear façade with an all-brick material, construction of a new rear balcony, railings, and columns, replacement of the existing rear deck with a larger deck, construction of a new patio off of the rear door, replacement of the residence's metal roof with a roof of the same material and similar design, the addition of a new garage door on the west wall of the detached garage, and the addition of a new brick driveway to replace the existing gravel driveway in the southwest corner of the property at West San Antonio Street. Other proposed improvements are considered to be ordinary maintenance, and include the repainting of the residence's trim and columns with the same white color as that existing, repairing the brick exterior of both the house and garage where needed, as well as the renovation of the kitchen and bedrooms without impacting load-bearing walls. According to a discussion with the Building Department, a building and electrical permit have been issued for the proposed improvements. Upon the Department's discovery of the property's Historic Landmark status, the contractor was asked to cease all work until after the review and approval of a Certificate for Alteration. The property owner has informed Staff that the only work completed thus far was the removal of the rear deck. Please refer to the architectural renderings and photos enclosed with your agenda packet materials.

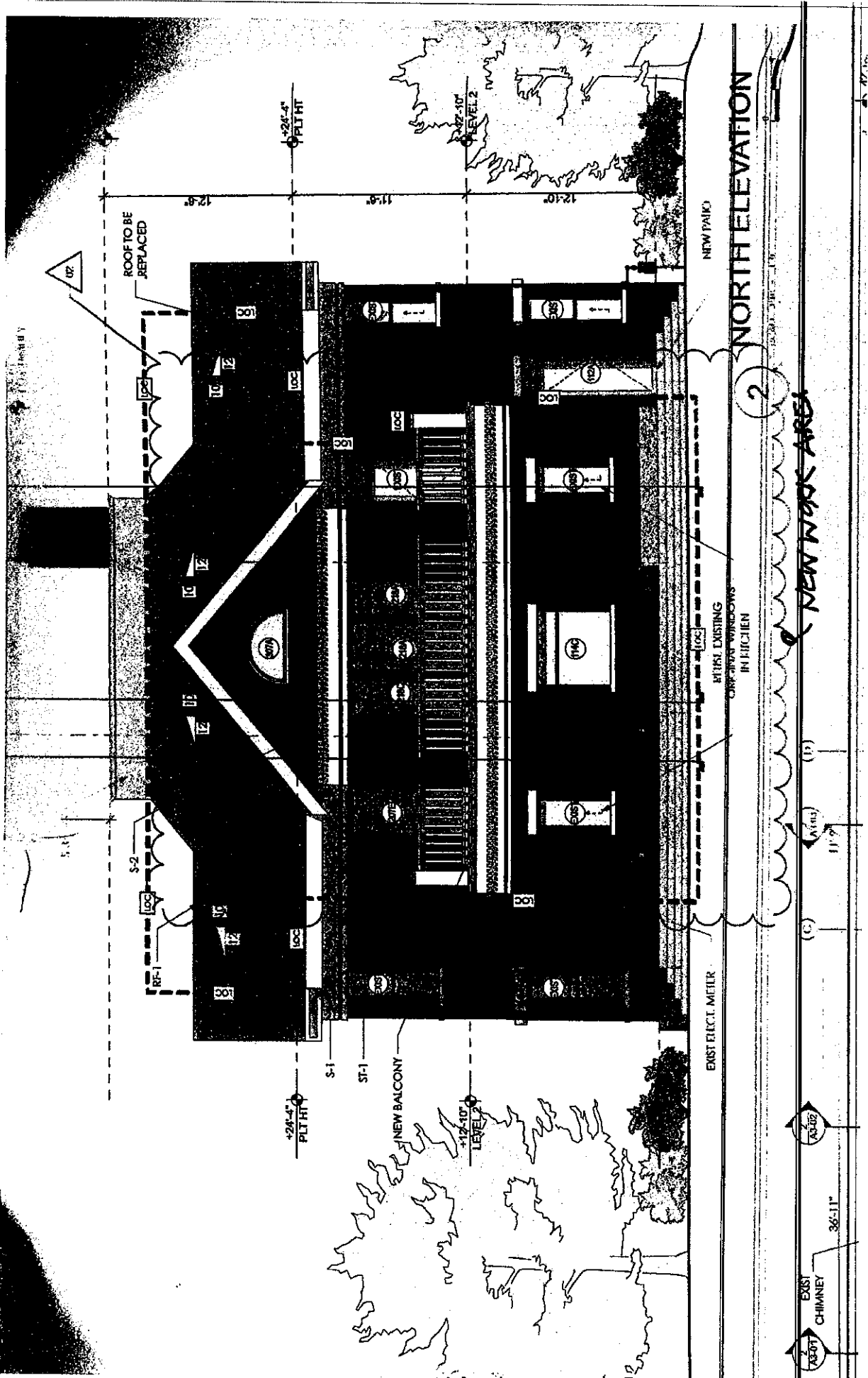
**COMPATIBILITY:** The proposed improvements will enhance the historic character of the residence as a City-registered Landmark within an already-established residential neighborhood, with the exception of the proposed painting of the exterior. Painting the building will substantially change the appearance of a longtime residential fixture in the city, and is not a project component that Staff would support.

**COMPLIANCE WITH STANDARDS:** Although there are no design guidelines for the proposed improvements in the Historic Districts and Landmarks Ordinance, the property's designation as a Historic Landmark subjects the proposal to approval of this Certificate for Alteration and the issuance of building and electrical permits, and any other necessary permits.

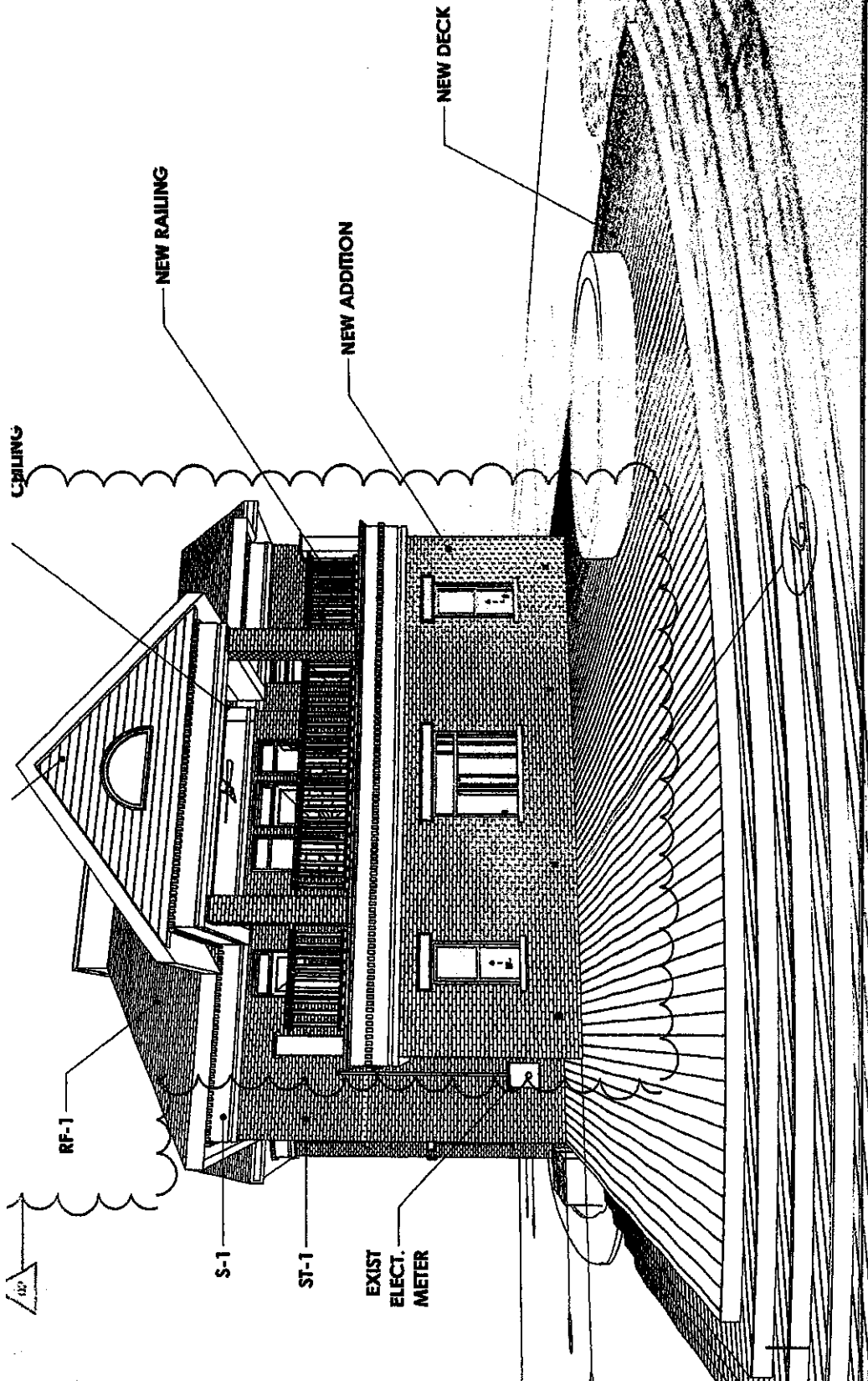
**ALTERNATIVES:** Staff recommends denial of the painting of the residence and detached garage project components, and believes that leaving their exteriors unpainted is the best alternative to maintain the buildings' historic nature.





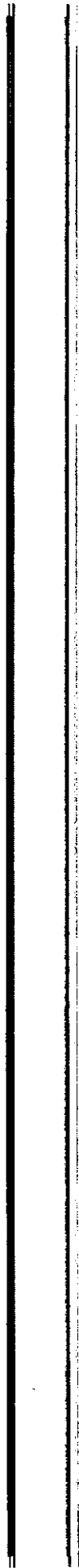
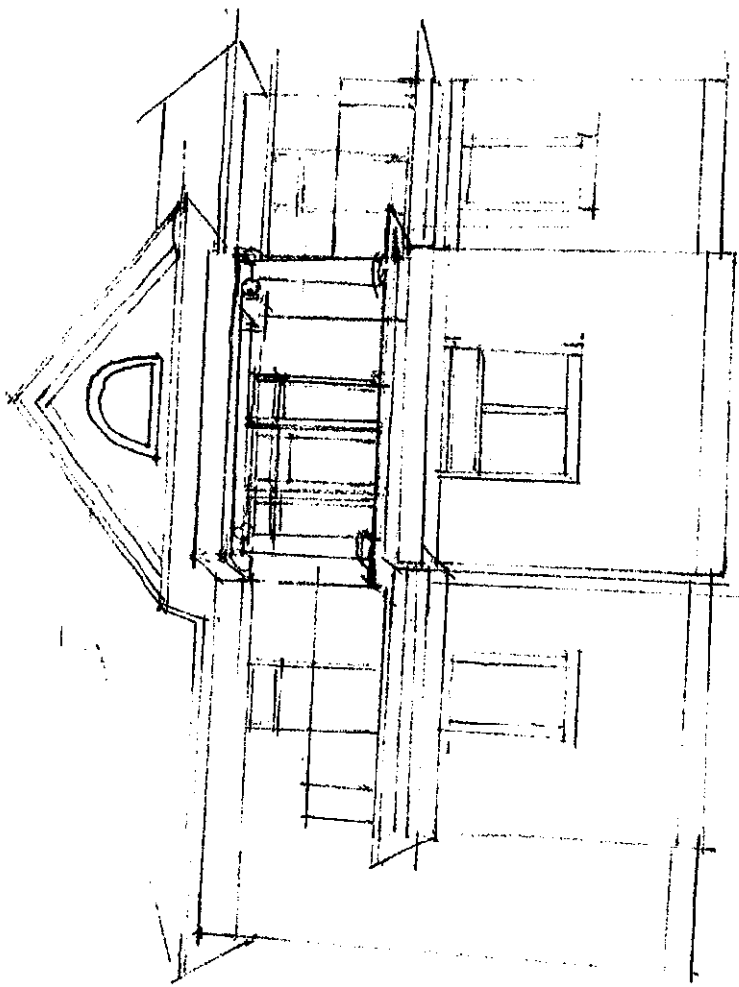


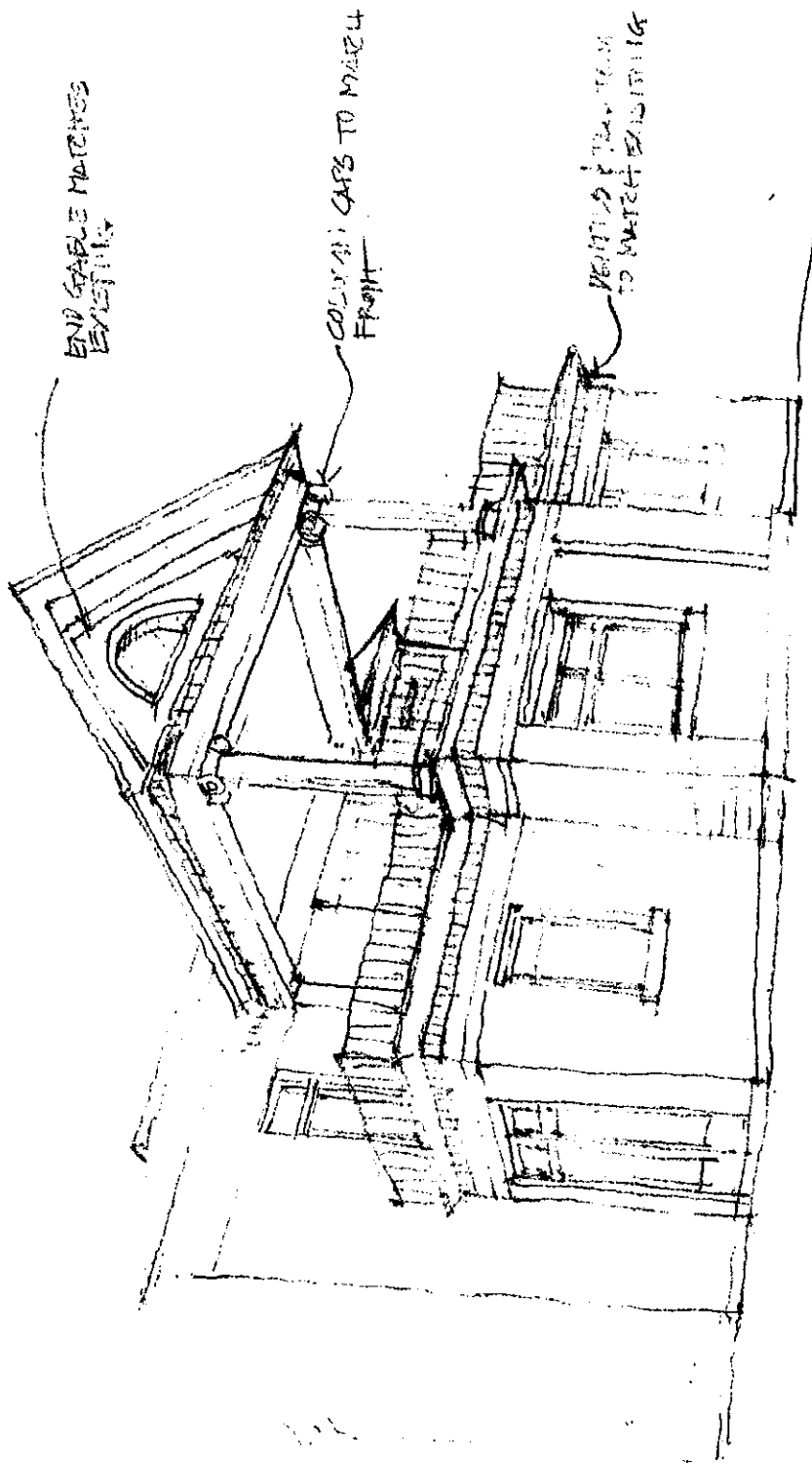




(2) AXONOMETRIC

B

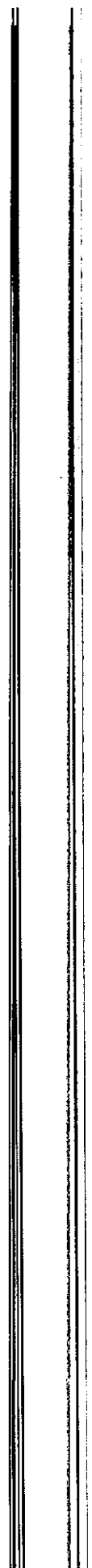




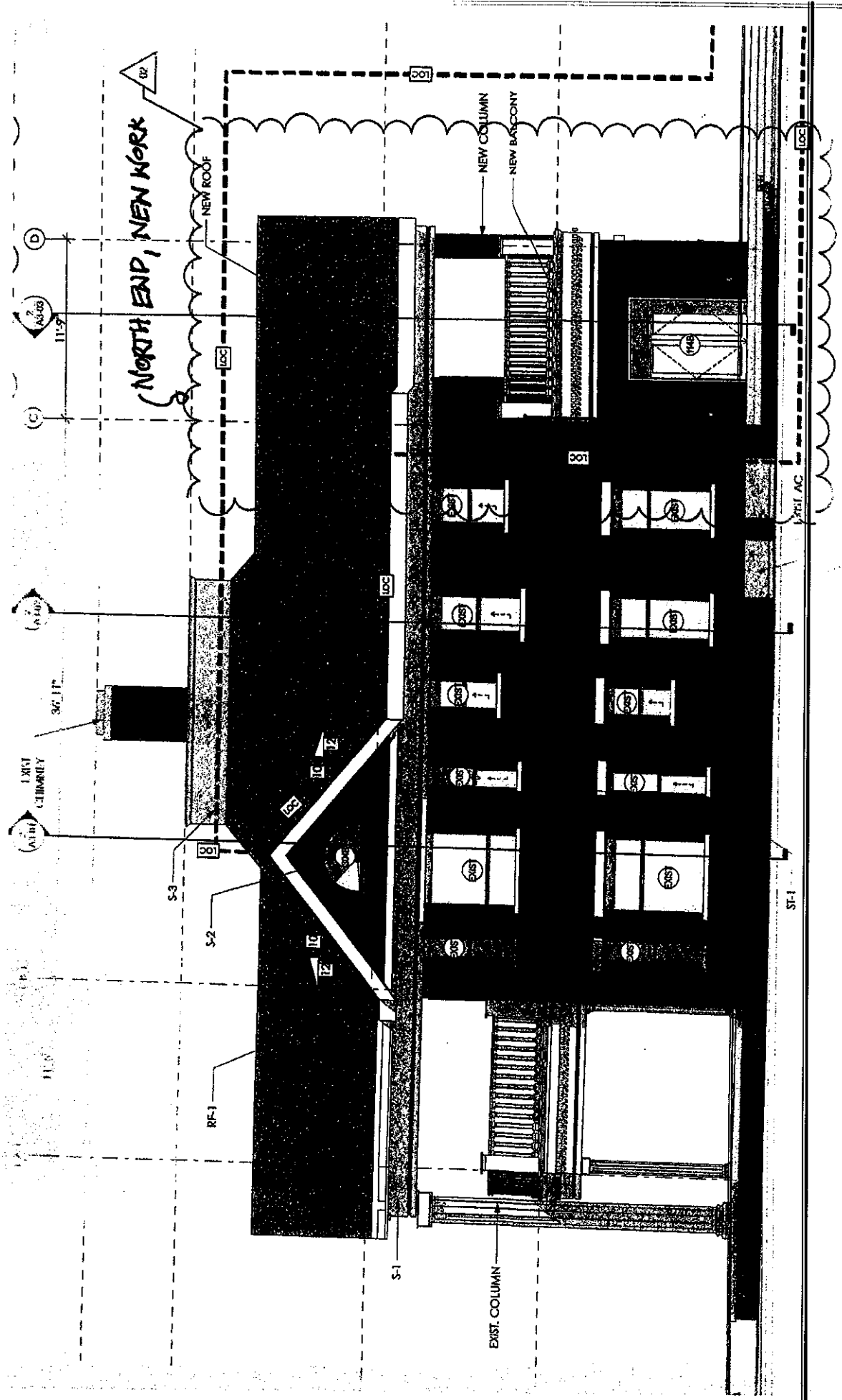
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EXISTING

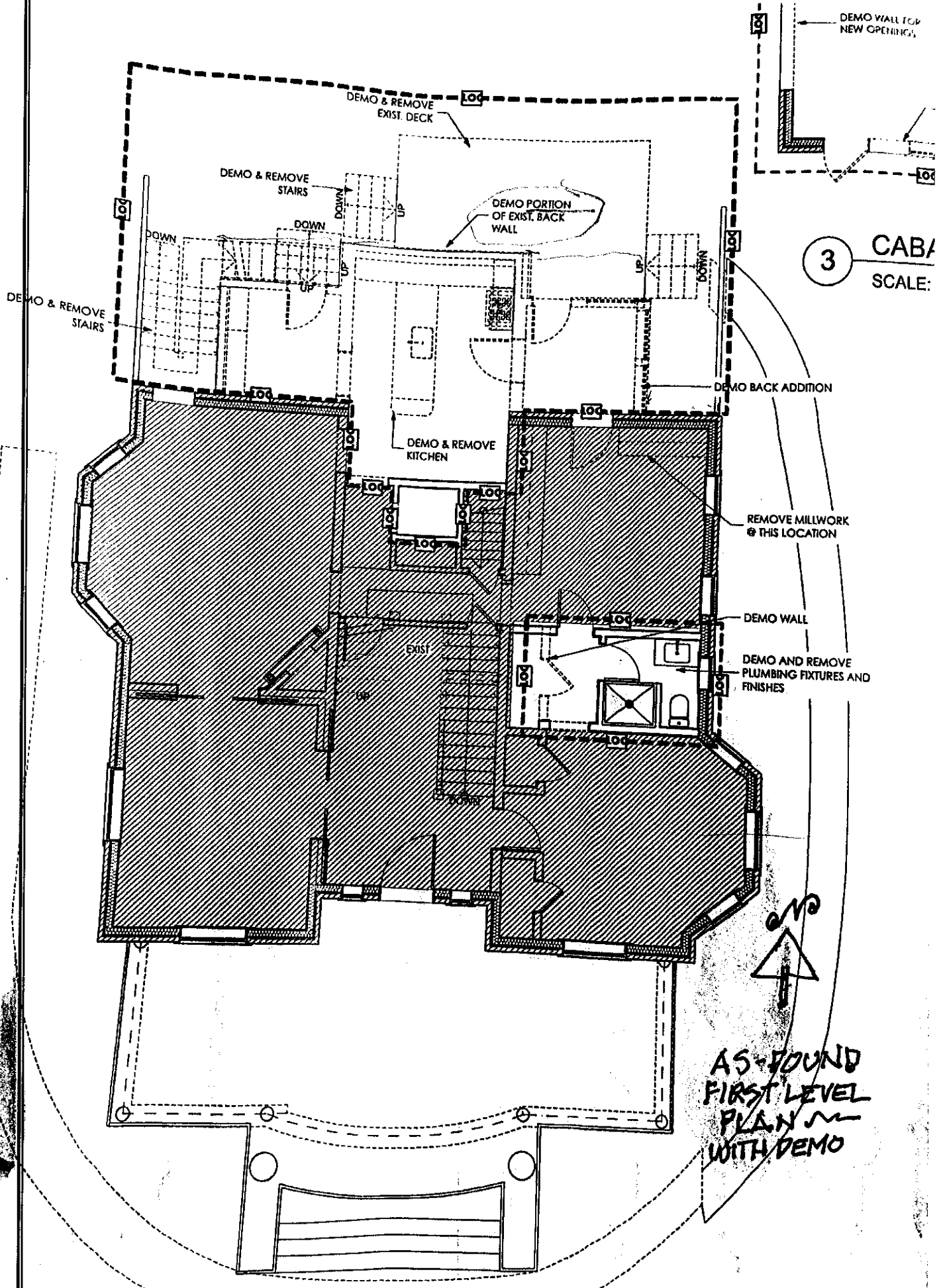
COLUMN COPS TO MATCH  
FRONT

HEIGHTS & TYP. TO  
MATCH EXISTING



# EAST ELEVATION



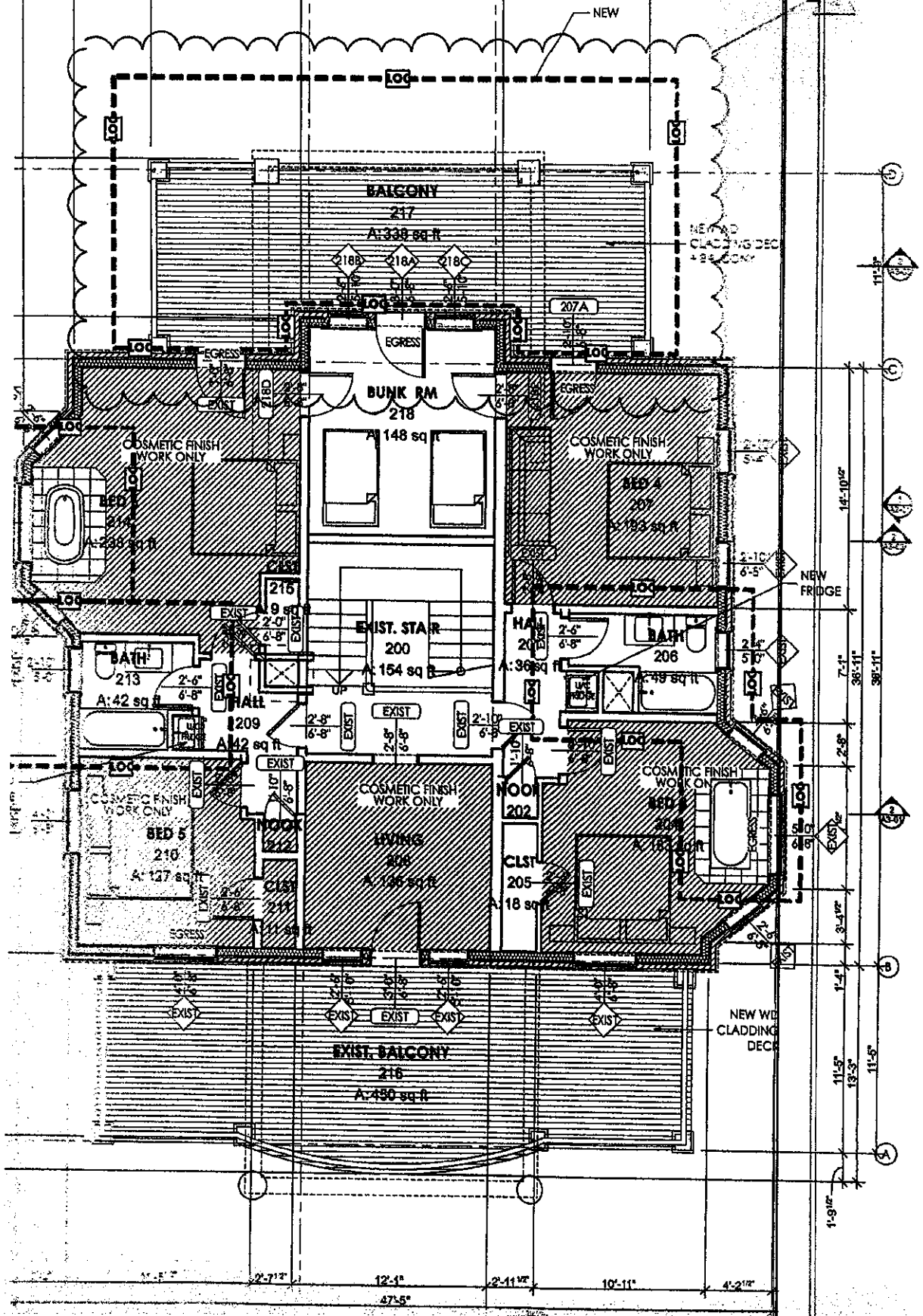


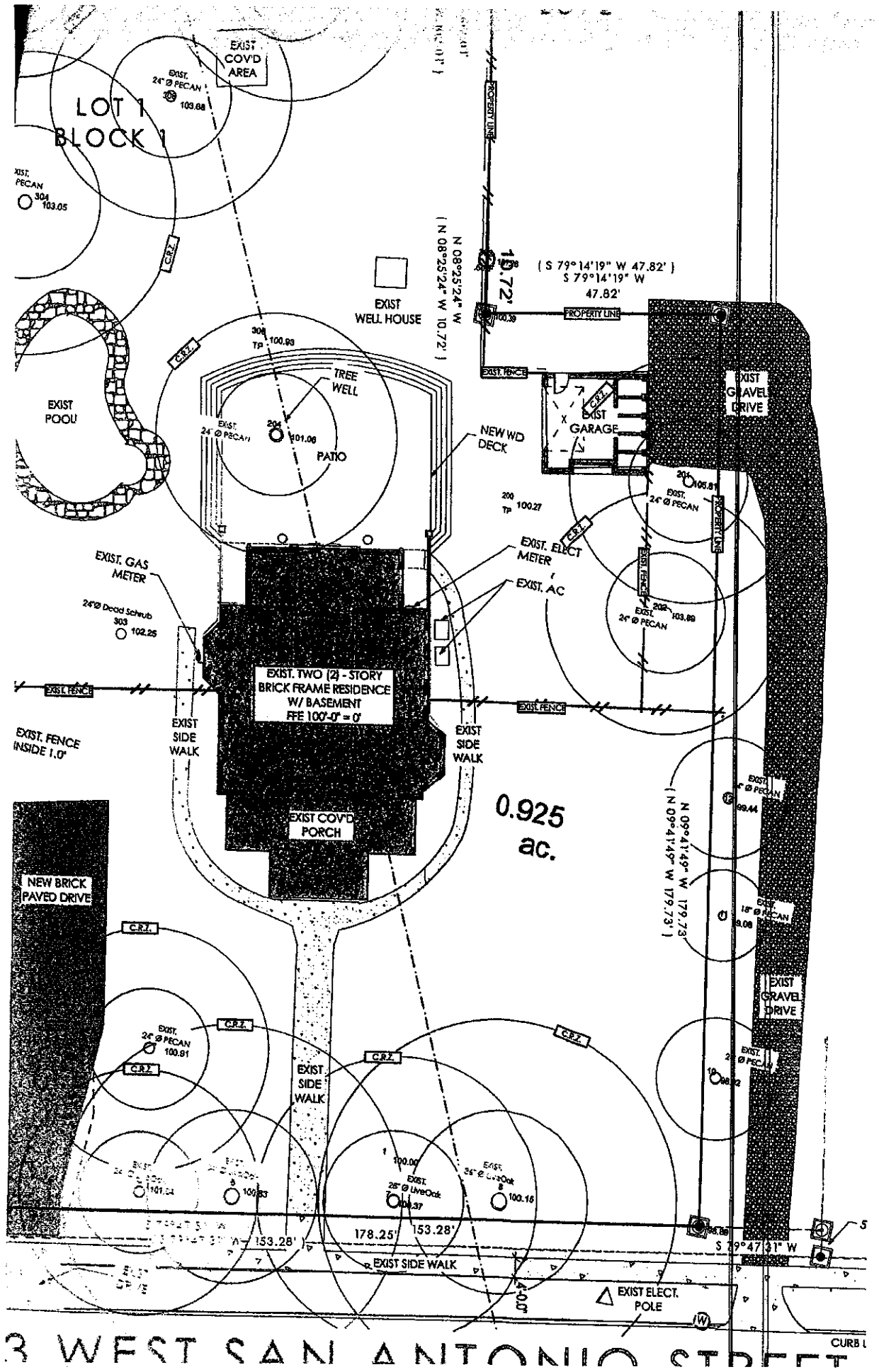
3 CAB/ SCALE:

AS FOUND  
 FIRST LEVEL  
 PLAN WITH DEMO



# SECOND LEVEL PLAN AS PERMITTED









**CERTIFICATE FOR ALTERATION APPLICATION**

**CFA-23-31**

# Lockhart TEXAS

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

**APPLICANT / PROPERTY OWNER**

**APPLICANT NAME** CHRIS ST. LEGER      **ADDRESS** 205 n. Pecos STREET  
**DAY-TIME TELEPHONE** 512-565-3981      LOCKHART, TX 78644  
**E-MAIL** Kristofleger3@gmail.com  
**OWNER NAME** LAUREN SIEBEL      **ADDRESS** 84 Chalmers AVE  
**DAY-TIME TELEPHONE** 818-521-9796      Austin TX 78702  
**E-MAIL** LAUREN@bangersaustin.com  
**PERSON DOING WORK** CHRIS ST. LEGER      **ESTIMATED COST** 1 MIL

**PROPERTY**

**LEGAL DESCRIPTION** ARNETTE McDANIELS SUBD BLOCK 1, LOT 1 ACRES 0.925  
**ADDRESS** 703 W. San Antonio St.      **ZONING CLASSIFICATION** RMD

**GENERAL INFORMATION**

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, area, or district, as viewed from the exterior (Ord. 93-19, Sec. 11 and 12). A CFA is also required for interior work affecting load-bearing walls. A City Sign Permit and/or City Building Permit may also be required by City Code. **Only fully completed applications will be accepted.**

**PROJECT DESCRIPTION AND ATTACHMENTS**

PLEASE INCLUDE PHOTOS OF THE PROJECT AREA WITH THE APPLICATION, AS WELL AS A DIAGRAM(S) OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING (IF APPLICABLE), TECHNICAL SPECIFICATIONS, ETC. THE DIAGRAM MAY BE HAND-DRAWN. ALL ATTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PROVIDE A DESCRIPTION OF THE PROPOSED WORK HERE:

REMOVE wood-clad storm porch addition in rear. Rehabilitate/renovate kitchen.  
Enhance rear facade and adjacent patio area. Abscess brick exterior throughout.  
Goal: extend life of brick, beautify, achieve uniformity.

**APPLICATION FEE OF \$50.00, payable to the City of Lockhart**      **Receipt Number:** R01248577

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.

**APPLICANT SIGNATURE**       **DATE** 9/18/23  
**PROPERTY OWNER SIGNATURE**       **DATE** 9/18/23  
**HISTORICAL PRESERVATION COMMISSION APPROVAL** \_\_\_\_\_      **DATE** \_\_\_\_\_

# CERTIFICATE FOR ALTERATION- SCOPE OF WORK QUESTIONNAIRE

This form must be completed by the applicant for a Certificate for Alteration. The Lockhart Historical Preservation Officer (HPO) shall independently verify all information provided on the application and attached questionnaire. The HPO shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. Additional information may be needed to complete the application and review process. Final review and action on the application for the Certificate for Alteration by the Lockhart Historical Preservation Commission in a public meeting is required. Any required explanations to answers given shall be attached. The proposed improvements represented on this application will be the limit of construction and alteration work undertaken.

**Construction shall not begin prior to authorization by the approval of the Certificate for Alteration.**

Yes No Verified

## SCOPE OF WORK QUESTIONS

### Section One

- |   |     |    |   |
|---|-----|----|---|
| ↓ | ___ | KW | 1. Is this application for construction or alteration on or at a property which is in a Historic District or a City-designated Historic Landmark? What is its zoning designation? <u>HL EG RMD</u><br>Check one: Historic Landmark <u>↓</u> Historic District ___ |
| ↓ | ___ | KW | 2. Is this application for any construction or alteration work that is <b>NOT</b> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?  |
| ↓ | ___ | KW | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?  |
| ↓ | ___ | KW | 4. Will the construction or alteration covered by this application remove or physically change any structural elements of the property (i.e. interior or exterior load-bearing walls, columns, posts, foundations, footings, etc.)?                               |

### Section Two

- |     |     |    |   |
|-----|-----|----|---|
| ___ | ↓   | KW | 1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental, or unforeseen property damage? When did damage occur? _____  |
| ___ | ↓   | KW | 2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?  |
| ↓   | ___ | KW | 3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.) |
| ↓   | ___ | KW | 4. Has a permit been issued for any of the proposed work? Date: <u>9/21/22</u> Permit No. <u>220921004</u><br>Has any work actually started? <u>Y</u> Describe: <u>Bathrooms / Kitchen walls</u>  |

### Section Three

- |   |     |    |   |
|---|-----|----|---|
| ↓ | ___ | KW | 1. Will the construction or alteration covered by this application make a physical change to any design elements, features, or finishes visible from the exterior of the property?                |
| ✓ | ___ | KW | 2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element? |
| ↓ | ___ | KW | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?  |
| ↓ | ___ | KW | 4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?                |
| ↓ | ___ | KW | 5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?                                 |

Scope of Work Questions Verified By: Kevin Waller

Date of Verification: 9/27/23

Certificate No. CFA-23-31 Date Submitted 9/19/23

**Please Note:** 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.