

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, November 1, 2023
Municipal Building – Glosserman Room
308 West San Antonio Street**

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the October 18, 2023 meeting.
4. HL-23-01. Hold a PUBLIC HEARING and consider a request by Lauren Siegel of The Judge's House, LLC, for a recommendation to the City Council to **remove** the official City Historic Landmark "HL" designation of a single-family residence and detached garage accessory building, as provided in Chapter 64 "Zoning", Section 64-196(n), and in Chapter 28 "Historic Districts and Landmarks", Sections 28-5 and 28-6, and amending the Historic Zoning Overlay Map supplement to the Official Zoning map accordingly, on Lot 1, Block 1, Arnette McDaniels Subdivision, zoned RMD (Residential Medium Density), with an overlay zoning classification of Historic Landmark (HL), located at 703 W. San Antonio Street.
5. CFA-23-34. Consider a request by Susan Silberman of Grain and Seed, LLC, for approval of a Certificate for Alteration for door glass replacement and tile replacement on parts of Lots 5 and 6, Block 17, Original Town of Lockhart, zoned CMB (Commercial Medium Business) and located at 215 East Market Street and 105 South Colorado 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 1:30 p.m. on the 26th day of October, 2023.

**City of Lockhart
Historical Preservation Commission
October 18, 2023**

MINUTES

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

Member Absent: Michel Royal

Staff Present: Evan Olszewski, David Fowler, Yvette Aguado

Public Present: Tamara Carlisle (Applicant, Agenda Item 4), Shawn Martinez (Applicant, 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 October 4, 2023, meeting.

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

4. CFA-23-32. Consider a request by Tamara Carlisle for approval of a Certificate for Alteration for a wall sign and the repainting of a previously painted building with a different color on part of Lot 5, Block 19, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 113 South Main Street.

Planning Staff Evan Olszewski provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes a wall sign as well as the repainting of the building's front wall façade. The sign will be placed in the same location above the awning as the previous sign for the former Westy's Pharmacy, and measure 52.5 square feet, which represents the 7% maximum allowed sign area of the wall facade. Staff recommends approval.

Applicant Tamara Carlisle, 1700 Rabb Rd., Austin, TX 78704, came forward to respond to questions and to discuss the proposal with Commission members.

Discussion continued regarding the installation process for the signage.

Vice-Chair Reagan moved to approve CFA-23-32, with a condition that the sign be mounted through the mortar and not brick. Commissioner Ramsey seconded, and the motion passed by a vote of 6-0.

5. CFA-23-33. Consider a request by Shawn Martinez for approval of a Certificate for Alteration for a replacement side exterior door, the sloping of the sidewalk in front of the door, and the addition of two structural braces to the truss system on parts of Lots 5 and 6, Block 13, Original Town of Lockhart, zoned CCB, and located at 218 South Main Street.

Mr. Olszewski provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes an exterior side door replacement to be an out-swinging exit door, measuring three feet by six feet 8 inches, and of metal construction. The proposal also includes the sloping of an approximate 20-foot section of sidewalk in front of the door at a 1/20 ratio in an up and back down manner for the sidewalk's full depth, with the high point meeting the door. Finally, the applicant proposes the addition of two, two-inch by six-inch structural braces to the truss system to make the truss structure more stable for sheetrock and insulation purposes. Staff recommends approval.

Robert Steinbomer, 321 San Jacinto St., Lockhart, TX, provided clarification regarding the sloping of the sidewalk and why it is necessary.

Commissioner Thuerwaechter moved to approve CFA-23-33 as presented. Vice-Chair Reagan seconded, and the motion passed by a vote of 6-0.

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

Mr. Fowler reported that an application to remove a Historic Landmark designation for a residential property will be considered at the Commission's regularly scheduled November 1 meeting, as well as one other application received by the deadline.

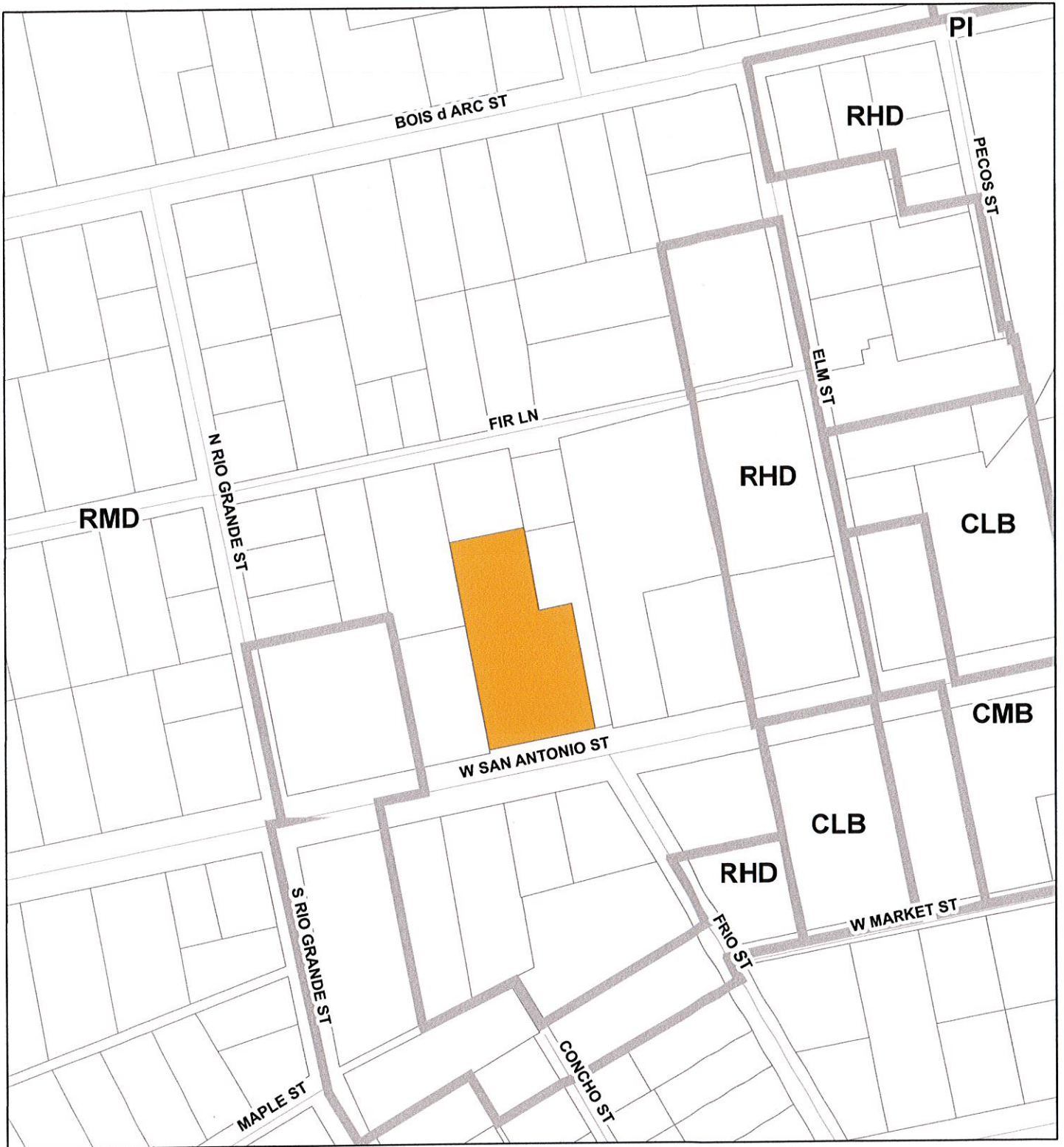
7. Adjournment.

Chair Lairsen moved to adjourn the meeting, and Commissioner Faulstich seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 5:53 p.m.

Approved: _____ (date)

Yvette Aguado, Recording Secretary

John Lairsen, Chairman



HL-23-01



 Subject Property

703 W SAN ANTONIO ST

EDWARD AUGUST MASUR HOUSE

HISTORIC LANDMARK TO BE REMOVED

scale 1" = 200'

STAFF REPORT REMOVAL OF HISTORIC LANDMARK DESIGNATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner *KW* CASE NUMBER: HL-23-01
REPORT DATE: October 17, 2023
MEETING DATE: November 1, 2023
APPLICANT'S REQUEST: Removal of a Historic Landmark designation
STAFF RECOMMENDATION: *Denial*

BACKGROUND DATA

APPLICANT AND 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

DESCRIPTION OF PROPOSAL: The applicant proposes to remove the official City Historic Landmark "HL" designation of a single-family residence on the subject property, which also includes a detached garage in the rear yard. In the application, the applicant explains that she had no knowledge of the property's landmark status at the time the property was purchased, and now wishes to remove this designation. According to Section 28-6(e), (f), and (j) of the Historic Districts and Landmarks Ordinance, the Commission must hold a public hearing when considering Historic Landmark applications, whether the application be to designate the property as a landmark or to remove the property from such designation. Following review of the application, the Commission will make a recommendation to the City Council. The Council's decision will then be announced at a future Commission meeting. If the Council approves the removal of the historic landmark designation, the Historic Overlay Zoning Map will be amended to remove the subject property from this designation.

BACKGROUND: The subject property received Historic Landmark designation, along with 10 other properties, by City Council action at its September 18, 2018 public hearing. The current owner purchased the property in June 2022, and although she claimed to have no knowledge of the landmark status as noted above, a map and table identifying all landmark properties has been posted to the City's website since the time of their respective landmark designations. In addition, notice of the landmark status was published in the Lockhart Post-Register after the properties' designations were approved. It should be noted that all landmark properties will soon be added to the City's official zoning map for further clarity (the Historic District is already shown), and the landmark designation will also be added to the deed records of the County Clerk for each affected property.

COMPATIBILITY: The submitted application is the first of its kind requesting to remove the subject property from a City Historic Landmark designation. If the proposed landmark designation is removed, any future improvements to the residence and detached garage may be out of character with the historic features attributed to these buildings. Removal of the property would reduce an already small inventory

of historic landmark properties from 12 properties to 11, which seems to be counterproductive to the City's desire that historic properties be added to the list of landmarks for preservation, not deducted from the list. In addition, the removal of the property from such designation would also disqualify the property owner from applying for and potentially receiving a tax abatement, which is a major incentive to preserve the property's historic character and receive tax benefits at the same time. The table below represents the current inventory of City-designated historic landmark properties, with the subject property shown in italics:

Address	Name	Application Submitted By	Current Owner
1000 Magnolia St.	McNeal - Swearingen House	H. Coyle Buhler	Same
1104 E. Market St.*	Lockhart Vocational High School	Royal Feast Masonic Lodge 214	Most Worshipful Prince Hall Grand Lodge, c/o Wilbur Curtis
217 N. Blanco	Joe Masur House	Edward and Anita Strayer	Same
219 Hackberry*	Karbach-Flowers Home	Robert and Barbara J. Hanna	Same
508 State Park Rd.*	Mebane Home	Billy and Patsy R. Visage	Robert L. and Joan T. Anchondo
<i>703 W. San Antonio St.</i>	<i>Edward August Masur House and Masur Carriage House</i>	<i>MJ and Kathy McCormick</i>	<i>The Judge's House, LLC, c/o Lauren Siegel</i>
400 S. Colorado	Brock Cabin	City of Lockhart	Same
731 S. Commerce St.	DuBoise/Baker House	Clare C. Brice	Same
412 W. San Antonio*	Coopwood House	Philip Von Kohl	Ronda Reagan
504 S. Main St.	John T. Storey Home	Margaret Riddle	Same
215 W. San Antonio St.	W.E. Field House	William Gold	Bryan Cady
515 S. Main St.	A. A. Storey House	Arnold G. Proctor Jr. & Marcia J. Proctor	Same

COMPLIANCE WITH STANDARDS: Removal of the property from a City Historic Landmark designation must follow the same review procedures as the application for a Historic Landmark designation, which includes a Public Hearing before both the Commission and City Council (Section 28-6(j)).

ALTERNATIVES: Staff recommends **denial** of the application, and that the subject property be retained as a historic landmark as an alternative to the proposed removal of landmark designation for the reasons given above.

* Recorded Texas Historic Landmark

This application is to rescind a current Historical Designation with the City of Lockhart.

We purchased 703 W. San Antonio Street in 2022 from Len and Donna Gabbay with no knowledge of it being designated a Historical Landmark. They purchased it in 2020 from Michael and Kathy McCormick. Not only were we not informed, but we specifically inquired about potential Historical Designation in the purchase process, and in the sellers' disclosure it was *specifically* called out as *not* being a Historic Designated Landmark. Further, in our title and deed search, there was no evidence of it being a registered Historical Landmark.

Upon learning of its designation, we reached out to Kathy McCormick who confirmed that she voluntarily submitted 703 W. San Antonio Street to be designated a City of Lockhart Historical Landmark, with the understanding that it could be reversed at any time.

This was further confirmed at a hearing with the Lockhart Historic Commission on October 4th, 2023 where they said we would be able to rescind the designation should we so choose.

For a written description of the historic and architectural significance of the house, please see Kathy McCormick's application submittal from 2018/ 2019. But we are not sure it's applicable to this request.

ARNETTE MCDANIELS SUBDIVISION

A subdivision of a 0.945 acre tract and a 0.487 acre tract out of the Byrd Lockhart Survey A-17 in the City of Lockhart, Caldwell County, Texas

STATE OF TEXAS
COUNTY OF Caldwell

I, W. H. Hinkle, registered professional land surveyor, State of Texas, hereby certify that this plat is a true and correct representation of a street line on the ground and all monuments and markers were set and placed under my direct supervision and in true and correct to the best of my knowledge.

IN WITNESS WHEREOF, my hand and seal, this the 17th day of February, 2022

DATE 2-17-2022

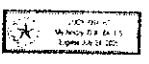
Leonard Gabbay
LEONARD GABBAY
783 W. SAN ANTONIO STREET
LOCKHART, TEXAS 78644

Donna Daniels
DONNA DANIELS
783 W. SAN ANTONIO STREET
LOCKHART, TEXAS 78644

STATE OF TEXAS
COUNTY OF Caldwell

Before me, the undersigned authority, personally appeared Leonard Gabbay, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated by him.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th day of February, 2022

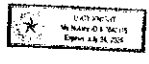


Jerry L. Hinkle
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF Caldwell

Before me, the undersigned authority, personally appeared Donna Daniels, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated by her.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th day of February, 2022



Jerry L. Hinkle
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF CALDWELL

I, Jerry L. Hinkle, registered professional land surveyor, State of Texas, hereby certify that this plat is a true and correct representation of a street line on the ground and all monuments and markers were set and placed under my direct supervision and in true and correct to the best of my knowledge.

IN WITNESS WHEREOF, my hand and seal, this the 15th day of Feb, 2022



Jerry L. Hinkle
Registered Professional
Land Surveyor #5459

STATE OF TEXAS
COUNTY OF CALDWELL

I, Steve Lamb, City Manager of the City of Lockhart, do hereby certify that this plat was approved by the City of Lockhart, Caldwell County, Texas, on the 18th day of February, 2022.

Steve Lamb
CITY OF LOCKHART, MANAGER

STATE OF TEXAS
COUNTY OF CALDWELL

I, Yanasa Rodriguez, County Clerk in and for Caldwell County, Texas do hereby certify that the foregoing instrument with its certificates of authentication was filed for record in my office the 12th day of February, 2022, at 2:02 o'clock P.M., and duly recorded on the 18th day of February, 2022, in the Plat Records of Caldwell County, Texas in Plat Cabinet D at Slide 57.

Yanasa Rodriguez
County Clerk, Caldwell County, Texas

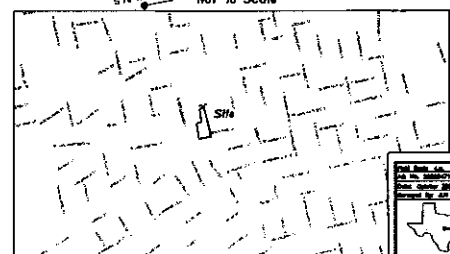
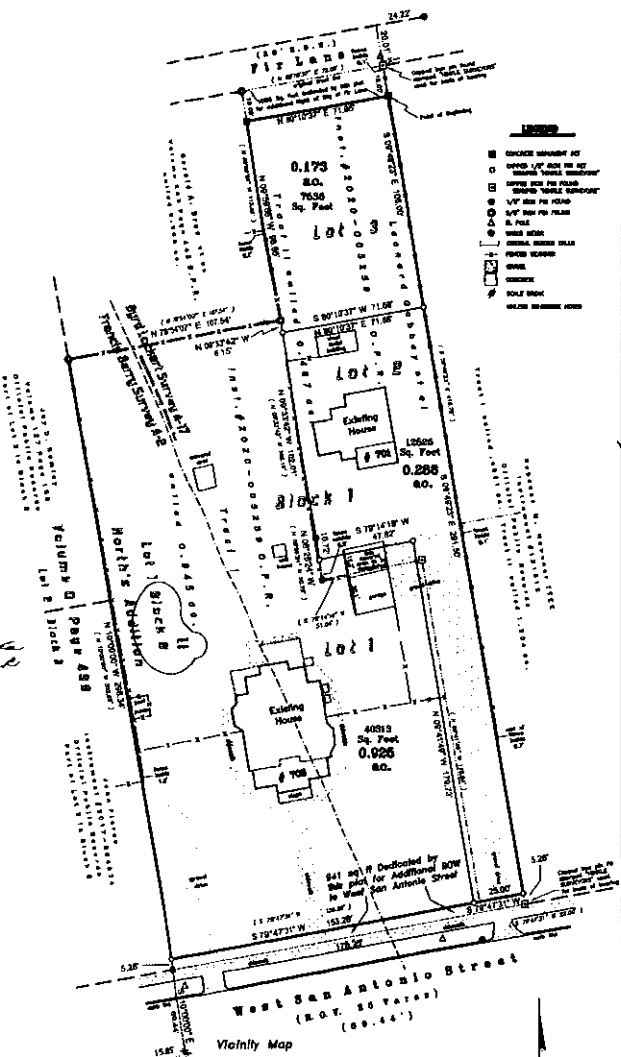
LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of the Byrd Lockhart Survey A-17 and being also a part of Lot 1 in Block 48 of the Original Town of Lockhart as recorded in Volume Q Page 507 of the Deed Records of Caldwell County, Texas and being also a part of Lot 1 in Block 8 of North's Addition as recorded in Volume Q Page 498 of the said Deed Records and being also a part of a tract of land designated as Tract II called 0.487 acres and a part of a tract of land designated as Tract I called 0.945 acres and conveyed to Leonard Gabbay et al by deed recorded in Instrument #2020-005259 of the Official Public Records of Caldwell County, Texas and being more particularly described as follows:

- BEGINNING** at a to a concrete monument set in the East line of the said 0.487 acre tract and adjacent West line of a tract of land designated as Tract I called 0.945 acres and conveyed to Rebecca M. Hinkle by deed recorded in Instrument #131512 of the Official Public Records of Caldwell County, Texas for the NE corner this tract and from which point a capped iron pin found marking the NE corner of the said 0.487 acre tract bears N 09°49'27" W 15.00 feet.
- THENCE** S 08 degrees 49 minutes 23 seconds E with the East line of the said 0.487 acre tract and the adjacent West line of the above mentioned 0.945 acre tract and the adjacent West line of a tract of land designated as Tract II called 1.204 acres and conveyed to the said However in the said instrument #131512 3996.50 feet to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" in the North line of W. San Antonio Street (as now dedicated by this plat) for the SE corner this tract and from which point a capped iron pin found stamped "HINKLE SURVEYORS" bears N 09°49'27" W 15.00 feet.
- THENCE** S 78 degrees 47 minutes 31 seconds W with the South line of the said 0.945 acre tract and partially over and across the said Lot 1 North's Addition 376.58 feet to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" in the West line of the said Lot 1 Block 8 and the West line of the said 0.945 acre tract for the SW corner this tract and from which point a 5/8" iron pin found marking the SW corner of the said Lot 1 Block 8 and the SE corner of Lot 2 in Block 8 of North's Addition and the SW corner of the above mentioned 0.945 acre tract bears S 10°00'00" E 5.28'.
- THENCE** N 10 degrees 00 minutes 08 seconds W with the West line of the said Lot 1 in Block 8 and the East line of the said Lot 2 in Block 8 of the said North's Addition and with the West line of the said 0.945 acre tract 298.34 feet to a 5/8" iron pin found in the NW corner of the said 0.945 acre tract and in the SW corner of a tract of land called 0.282 acres and conveyed in Gerald A. Drew et al by deed recorded in Volume 243 Page 445 of the Official Public Records of Caldwell County, Texas for the NW corner this tract.
- THENCE** N 79 degrees 54 minutes 07 seconds E with the South line of the said 0.282 acre tract and over and across the said Lot 1 in Block 8 and entering the said Lot 1 in Block 48 and crossing the common line of the said Barry and Lockhart Surveys and with the North line of the said 0.945 acre tract and the South line of the above mentioned 0.282 acre tract 103.54 feet to a 5/8" iron pin found in the SE corner of the said 0.282 acre tract and the NE corner of the said 0.945 acre tract and the West line of the said Tract II called 0.487 acres for an off corner this tract.
- THENCE** N 08 degrees 59 minutes 54 seconds W with the East line of the said 0.282 acre tract and with the West line of the said 0.487 acre tract 184.85 feet to a concrete monument set for the NW corner this tract and from which point a 5/8" iron pin found in the NW corner of the said 0.487 acre tract bears N 09°59'58" W 15.00 feet.
- THENCE** N 80 degrees 10 minutes 37 seconds E over and across the said 0.487 acre tract 71.95 feet to the place of beginning containing 1.386 acres of land more or less.



- ### SURVEYOR'S NOTES:
- 1) The Lots shown to be in Flood Zone "X" according to FEMA Panel #48055CD1206 effective date June 15, 2012. FLOOD ZONE "X" is areas determined to be outside the 1% annual chance floodplain.
 - 2) Lot 1, Lot 2 and Lot 3 Block 1 are currently zoned Residential Medium Density (RMD) and surrounding lots are zoned Residential Medium Density (RMD) as shown on plat.
 - 3) A four-foot wide public sidewalk shall be constructed along the south side of W. Law by the owner of Lot 1, Block 1, prior to issuance of a Certificate of Occupancy for any structure on that lot.
 - 4) A 20-foot front building setback on each lot and other setbacks shall be in accordance with City of Lockhart Zoning Ordinance.
 - 5) RECORD OWNERS OF LAND: Leonard Gabbay and Donna Daniels
DESIGNER OF PLAT: Hinkle Surveyors, PO Box 1027, Lockhart TX 78644 (512) 398-7000
DATE OF PREPARATION: October 2021
SURVEYOR: Jerry L. Hinkle, R.P.L.S. #5459 PO Box 1027, Lockhart TX 78644 (512) 398-7000
 - 6) Boundary Closure: 1 in 85338"
Lot Closure: Lot 1-1' in 203961"; Lot 2-1' in 66909"; Lot 3-1' in 66385"

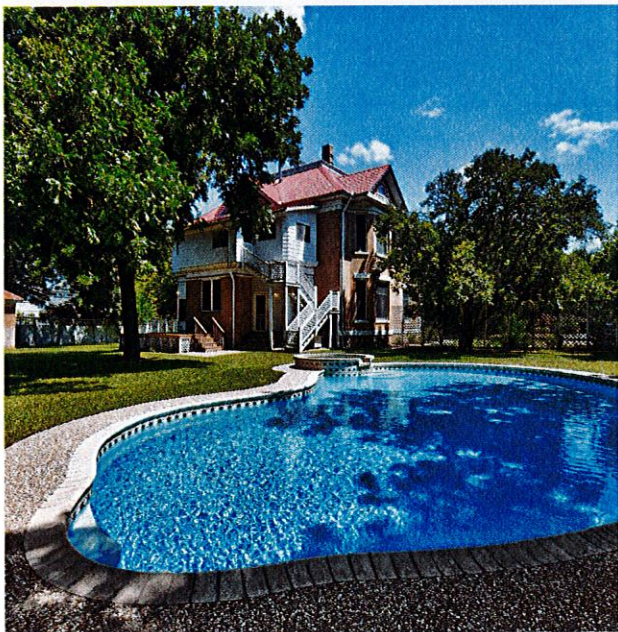


HINKLE SURVEYORS
P.O. Box 1027 1108 S. Main Street Lockhart, TX 78644
Ph: (512) 398-7000 Fax: (512) 398-7003
www.hinklesurveyors.com

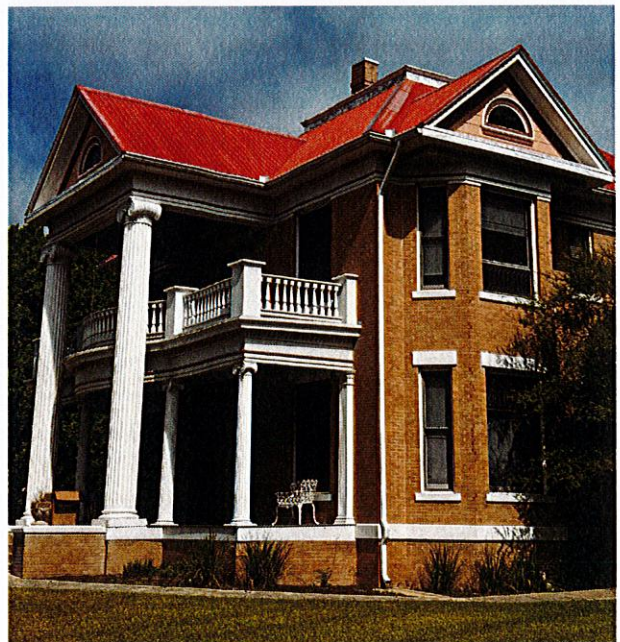
FRONT



WEST SIDE



EAST SIDE



BACK OF HOUSE - PRE CONSTRUCTION



BACK OF HOUSE - CURRENTLY/ MID CONSTRUCTION







HISTORIC LANDMARK APPLICATION

APPLICATION TO REMOVE A LANDMARK FROM LANDMARK DESIGNATION

Lockhart TEXAS

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

APPLICANT / PROPERTY OWNER

NAME: LAUREN SIEGEL ADDRESS: 84 Chalmers Ave
DAY-TIME TELEPHONE: 818-521-9796 Austin TX 78702
E-MAIL: Lauren@bangersaustin.com

PROPERTY

ADDRESS OR GENERAL LOCATION: 703 W. San Antonio Street
LEGAL DESCRIPTION (IF PLATTED): Lot 1, Block 1, Arnette McDaniels Subdivision
HISTORICAL NAME (IF KNOWN): Edward August Masop House
EXISTING USE OF BUILDING(S): Residential Home

HISTORICAL SIGNIFICANCE

BUILDER/ARCHITECT (IF KNOWN): Unknown
DATE OF ORIGINAL CONSTRUCTION (IF KNOWN): 1907 (we think?)
STATE OR NATIONAL HISTORIC DESIGNATION(S) (IF ANY): No state or National Designation

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 REQUEST HISTORIC LANDMARK DESIGNATION ON THE PROPERTY OWNER'S BEHALF IS REQUIRED, AND MUST BE SIGNED AND DATED BY THE PROPERTY OWNER.

SIGNATURE OF PROPERTY OWNER: [Signature]
PRINTED NAME: Lauren Siegel DATE: 10/10/23

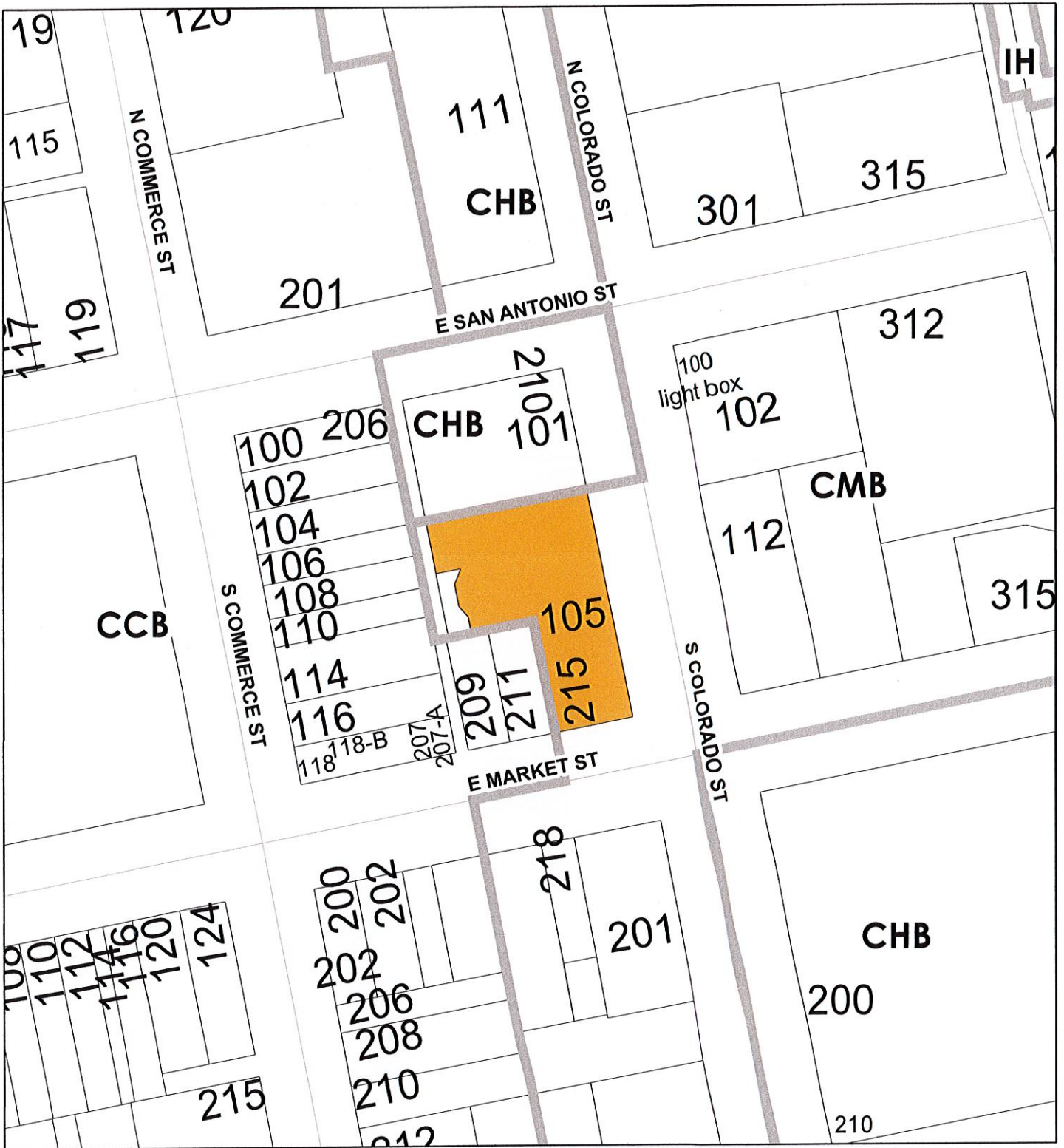
SUBMITTAL REQUIREMENTS

PLEASE ATTACH THE FOLLOWING INFORMATION TO THE APPLICATION:

1. A WRITTEN STATEMENT DESCRIBING THE HISTORIC SIGNIFICANCE OF THE PROPERTY, INCLUDING NAMES AND DATES FOR SIGNIFICANT PEOPLE ASSOCIATED WITH THE PROPERTY (BUILDERS, ARCHITECTS, PREVIOUS OWNERS, ETC.) PLEASE PROVIDE REFERENCES AND SOURCES FOR ANY RESEARCH PROVIDED.
2. A WRITTEN ARCHITECTURAL DESCRIPTION OF THE BUILDING(S) TO BE DESIGNATED, INCLUDING ARCHITECTURAL STYLE(S), FEATURE(S), ETC. PLEASE INCLUDE ANY INFORMATION REGARDING MAJOR ALTERATIONS OR ADDITIONS TO THE PROPERTY THAT HAVE HAPPENED OVER TIME. PLEASE PROVIDE REFERENCES AND SOURCES FOR ANY RESEARCH PROVIDED.
3. LOCATION MAP OF THE PROPERTY.
4. CURRENT COLOR PHOTOGRAPHS OF ALL FOUR SIDES OF THE PROPERTY.
5. ANY RELEVANT DOCUMENTATION REGARDING THE HISTORY OF THE PROPERTY (HISTORIC PHOTOGRAPHS, NEWSPAPER ARTICLES, ARCHITECTURAL DRAWINGS, SECONDARY SOURCES, ETC.)
6. **APPLICATION FEE OF \$50.00**, PAYABLE TO THE CITY OF LOCKHART.

OFFICE USE ONLY

CASE NUMBER: HL- 23 . 01 ACCEPTED BY: Kevin Waller
DATE SUBMITTED: 10/10/23 RECEIPT NUMBER: R01253551
HISTORICAL PRESERVATION COMMISSION MEETING DATE: 11/1/23
HISTORICAL PRESERVATION COMMISSION RECOMMENDATION: _____
CITY COUNCIL MEETING DATE: _____
CITY COUNCIL DECISION: _____ VOTE: _____



CFA-23-34

215 E MARKET ST &
105 S COLORADO ST (US183)



 Subject Property

 Zoning Boundary

REPLACE DOOR GLASS AND
REPLACE ENTRYWAY TILING

scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner *KW* CASE NUMBER: CFA-23-34
REPORT DATE: October 26, 2023
MEETING DATE: November 1, 2023
APPLICANT'S REQUEST: Door glass replacement and tile replacement
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

BACKGROUND DATA

APPLICANT: Susan Silberman
OWNER: Grain and Seed, LLC
SITE LOCATION: 215 East Market Street and 105 South Colorado Street
LEGAL DESCRIPTION: Parts of Lots 5 and 6, Block 17, Original Town of Lockhart
EXISTING USE OF PROPERTY: City Administration and Economic Development Offices
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CMB (Commercial Medium Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes to replace the window glass in the double-door entryway on the north building façade, in addition to the glass in the two side doors on the east (South Colorado Street) façade, and proposes to replace the entryway tile on both the north and south facades. Specifically, the leaded glass panels will be replaced with tempered, ¼-inch glass to match the other existing window and door glass panels on the south façade. The new porcelain entryway tiles will each measure 8 5/8-inch by 9 7/8 inch, of a hexagonal shape, and primarily black in color with flakes of gold, red, and gray. Photos of the glass panels to be replaced, as well as of the door glass on the south façade to which the new glass will be matched, in addition to the existing and proposed entryway tiles, are included with your agenda packet materials.

COMPATIBILITY: The proposed glass panel replacements will provide a consistent, uniform appearance with the existing window and door glass on the building's south façade, and along with the tile replacement, will not adversely impact the historic character of the Courthouse Square and downtown area.

COMPLIANCE WITH STANDARDS: Although there are no design guidelines for the proposed glass or tile replacements in the Historic Districts and Landmarks Ordinance, the proposal is subject to approval of this Certificate for Alteration and the issuance of building permits.

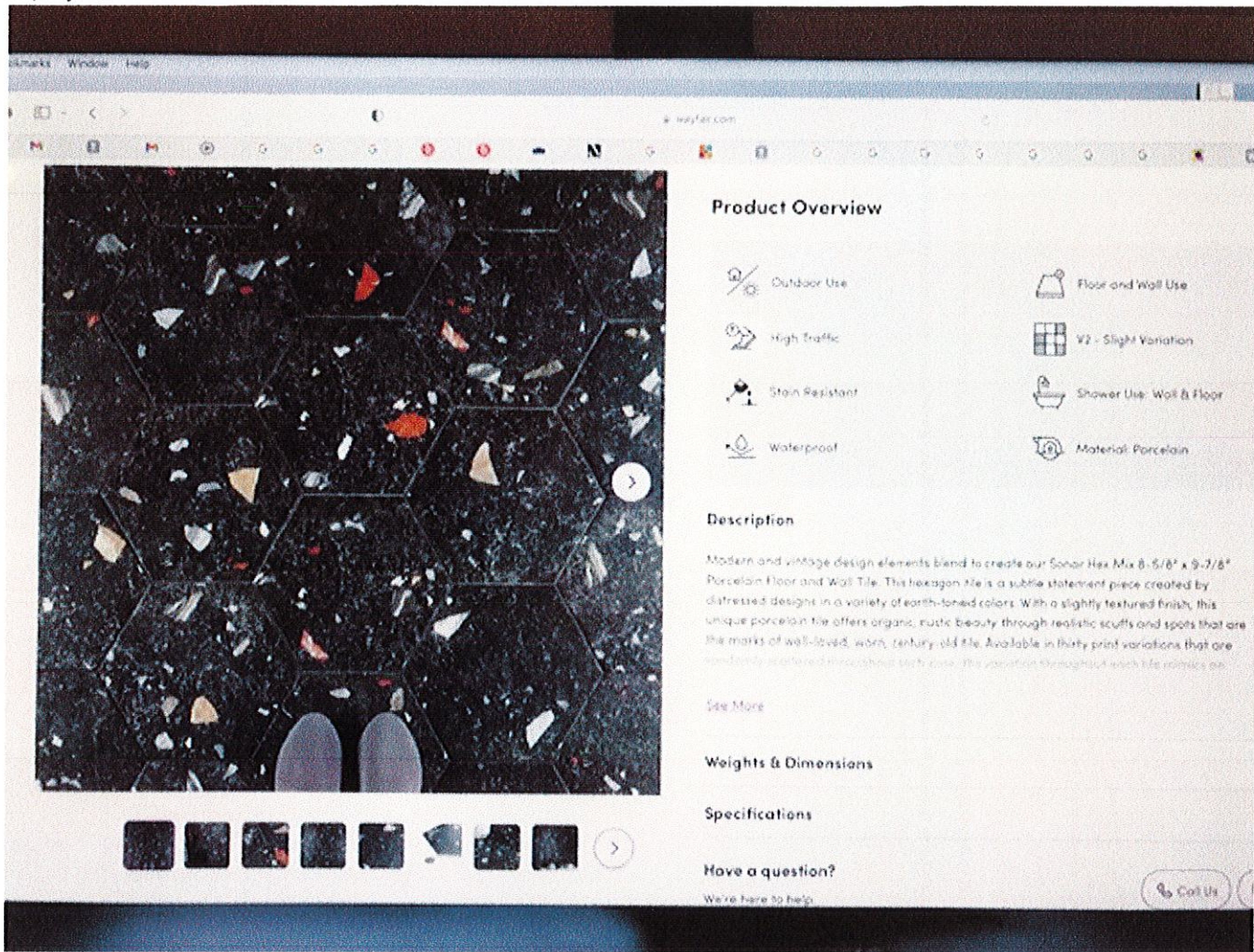
ALTERNATIVES: None necessary.

1, A



This is how an individual Proposed replacement tile looks.

T.B.



Example of how proposed tiles will look when placed together.

Replicating a worn concrete appearance with floating fragments of large stones, our Sonar Hex Black 8-5/8 in. x 9-7/8 in. Porcelain Floor and Wall Tile lends a burst of terrazzo-look energy to any space. This hexagon tile features various sized speckled pattern variations in mixed color tones that are set on a faded charcoal black base glaze, offering dramatic contrast and dimension to the design. The slightly textured, mixed finish surface features a weathered, mottled look, replicating the beauty of aged stone. This trending stone-look design is visually appealing and versatile, and blends beautifully with a range of design styles from vintage industrial to modern day. Its impervious, frost resistant, and durable features make it an ideal choice for both commercial and residential indoor and outdoor installations including, kitchens, bathrooms, backsplashes, showers, hallways, entryways, patios, and fireplace facades. Tile is the better choice for your space. This tile is made from natural ingredients, making it a healthy choice as it is free from allergens, VOCs, formaldehyde, and PVC.

Additional Resources

From the Manufacturer

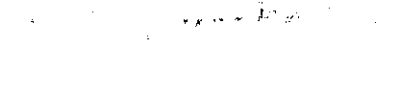
Specifications



Dimensions

Approximate Tile Size	9x10
Product Length (in.)	9.88 in

1.D

Product Thickness (mm)	10 mm	
Product Width (in.)	8.63 in	
Suggested Grout Line Size	3/16	

Details

Application Location	Backsplash, Floor, Wall
Break Strength (lb.)	495 lb
Color Family	Black
Color/Finish	Black; Mixed Finish
Commercial / Residential	Commercial / Residential
DCOF Rating	Greater than or equal to 0.42
Edge Type	Pressed
Flooring Look	Stone Look
Flooring Product Type	Porcelain Tile
Indoor/Outdoor	Outdoor
Installation Method	Mortar
Location	Bathroom, Fireplace, Garage, Kitchen, Shower
Minimum Acclimation Period	No Acclimation Required
Returnable	90-Day
Tile Features	Chemical Resistant, No Additional Features
Tile Finish	Mixed
Tile Format	Standard

Tile Format	Standard
Tile Material	Porcelain
Water Protection	Water Resistant

Warranty / Certifications

Manufacturer Warranty	None
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How can we improve our product information? Provide feedback.

Questions & Answers

3 Questions



1. Ea

✓ 11.50 Square Feet Per Box

✓ 25 Pieces Per Box

Features

- A sample of this product may be a partial piece cut from the full-size tile to provide an affordable and convenient way for customers to judge the quality and finish of this item.
- This tile has a PEI rating of 4, meaning it is suitable for floor and wall use in heavy-duty residential and commercial installations.
- Ideal for backsplashes, bathrooms, showers, kitchens, and entryways
- Slip-resistant; This product meets or exceeds the minimum standard for slip resistance
- Waterproof, frost-resistant; Intended for indoor and outdoor installations.
- It is recommended you purchase a minimum of 10% overage to account for design cuts and patterns
- This Product has a PEI Rating of 4 (endurance and hardness indicator) and therefore is suited for all residential uses (walls and floors) and light-duty commercial applications.

See Less

Weights & Dimensions

Specifications

Have a question?

Go to top

I have underlined pertinent specifications here and provided other documents outlining them.

In summary:

1. PEI Rating 4 - heavy traffic
2. Mildew Resistant, Rust Resistant, Scratch Resistant, Stain Resistant, Heat Resistant, Slip Resistant, Fire Resistant and Fire Resistant
3. DCOF Rating Above 0.42 (Slip resistant)
4. Water Absorption Rating: Impervious

ELITE TILE

TILE SPECIFICATION GUIDE

The proposed tile belongs to Elite Tile from Merola. This is the specification guide to understand it better.



INDUSTRY STANDARDS

The American Society for Testing and Materials (**ASTM**) and the American National Standards Institute (**ANSI**) are nationally recognized organizations, which identify and develop industry test methods and technical standards.

All tile products distributed by Elite Tile are **Grade 1, First-Quality** products and meet or exceed the requirements of **ANSI A137.1**. Please refer to individual product pages for item-specific technical data.

SCOF, DCOF

The tile industry uses ASTM C1028-06 to measure the Coefficient of Friction (**COF**), or the relative slip resistance of tile surfaces. This procedure measures the maximum force required to initiate motion, or slip, across the tile surface. The values are recorded and averaged to determine the Static COF (**SCOF**). A newer standard, called Dynamic Coefficient of Friction (**DCOF**) AcuTest, is an evaluation of the COF of a tile surface under known conditions using a standardized sensor prepared according to a specific protocol ANSI A326.3.

Measurements are made using a tribometer, under wet conditions using a 0.05% sodium lauryl sulfate solution to establish a thin film as would be present when a slip occurs. Because many variables affect the risk of a slip occurring, the SCOF and DCOF measurement shall not be the only factor in determining the appropriateness of a tile for a particular application.

WATER ABSORPTION

Water absorption is measured using ASTM C373-88. Individual tiles are weighed, saturated with water, and weighed again. The percent difference between the two values is the water absorption value. Tiles are categorized according to water absorption percentages as follows:

Impervious	Tiles absorbing 0.5% or less . (Frost-proof, can be used for outdoor applications)
Vitreous	Tiles absorbing more than 0.5% but not more than 3.0% . (Frost-proof, can be used for outdoor applications)
Semi-Vitreous	Tiles absorbing more than 3.0% but not more than 7.0% . (Not frost-proof, not recommended for outdoor applications)
Non-Vitreous	Tiles absorbing more than 7.0% . (Not frost-proof, not recommended for outdoor applications)

CHEMICAL RESISTANCE

Chemical resistance is measured using ASTM C650-04. A tile sample is placed in continuous contact with a selection of chemical agents for 24 hours, then the surface is rinsed and examined for visible staining or variation.

BREAK STRENGTH

Tiles used on floors and walls must be able to withstand the expected load-bearing capacity of various installations. The tile industry uses ASTM C648-04 to determine the strength and durability of the tile. The test method provides means for establishing whether or not a tile meets the strength requirements which may appear in tile specifications. Tile strength is the force in pounds-force (or newtons) necessary to cause an unsupported* tile to break.

*Breaking strength does not measure the weight limit of foot traffic or supported tile. The final strength of a tile installation is calculated by including (but not limited to) the tile, the installation materials and method, and subfloor.

Elite Tile recommends adherence to industry installation guidelines set forth here:

- ANSI A108.1**—Installation of ceramic tile with Portland Cement.
- ANSI A108.4**—Installation of ceramic tile with water resistant organic adhesives.
- ANSI A108.5**—Installation of ceramic tile installed with dry-set Portland Cement Mortar or Latex-Portland Cement Mortar.
- ANSI A108.6**—Installation for ceramic tile installed with chemical-resistant epoxy.

PEI RATING / ABRASION RESISTANCE

The durability of glazed tile is measured by observing the visible surface abrasion of the tile when subjected to the ASTM C1027-99 testing procedure. Tiles are classified into the following classes according to their durability:

- PEI 0 (Wall Use Only)**—Not recommended for use on floors.
- PEI 1 (Light Residential)**—Light-duty residential floors, bathrooms and bedrooms without direct access from outside; no scratching dirt can be present.
- PEI 2 (Residential)**—All interior walls and light foot traffic such as powder rooms and areas subject to normal footwear traffic with small amounts of scratching dirt.
- PEI 3 (Heavy Residential or Light Commercial)**—Medium-duty residential floors including kitchens, halls, corridors, balconies and areas used more often with normal footwear and moderate amount of dirt.
- PEI 4 (Commercial)**—Heavy-duty residential and commercial applications, including kitchens, entrances and sales floors.
- PEI 5 (Heavy Commercial)**—Areas subject to heavy pedestrian traffic over sustained periods, such as shopping centers, airport concourses, public walkways and industrial applications.

2. A



Photo of the 215 Market Street side for tile replacement

2. B



Photo of 105 S. Colorado Street side for tile replacement

3. A



Photo of the Market Street Side Front Door with sidelights that we charged out in 2021. The proposed glass will be exactly the same (tempered, 1/4 inch double pane, and color matched). This is what the end product will look like.

3.B



Photo of the Parking lot side front doors @ 1055. Alameda street.

There are currently two front doors w/ 1980's style repaired, color mismatched glass inserts. These will be replaced as described to be consistent w/ other doors and large picture windows.

3.C



These are two fogged doors facing the 183 side of our building. They require replacement because they are damaged, and instead of replacing them in glass w/ the current mis-colored matched single pane glass, we would like to upgrade to the tempered, double paned glass + color match to all other doors.



Lockhart TEXAS

CERTIFICATE FOR ALTERATION APPLICATION CFA-23-34

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

APPLICANT / PROPERTY OWNER

APPLICANT NAME Grain and Seed, LLC / member ADDRESS 3300 Bee Cave Road
DAY-TIME TELEPHONE 443-690-6454 Susan Silberman Suite 650 - #127

E-MAIL grainandseed@gmail.com Austin, TX. 78746

OWNER NAME Grain and Seed, LLC / member ADDRESS 3300 Bee Cave Road
DAY-TIME TELEPHONE 443-690-6454 Susan Silberman Suite 650 - #127

E-MAIL grainandseed@gmail.com Austin, TX. 78746

PERSON DOING WORK Lightning Glass Inc. ESTIMATED COST < \$1500
Replacng old w/ tile work < \$3500

PROPERTY

LEGAL DESCRIPTION O.T. Lockhart, Block 17, Lot 15, 6 Commercial Building
ADDRESS 215 Market Street and 105 S. Colorado Street Lockhart, TX. 78644 ZONING CLASSIFICATION CMB

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 see attached documents for photos and more details*

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:

We have two proposed projects: (1) Replace broken exterior entryway tile w/ slip resistant, aesthetically pleasing tile (2) Replace glass in 3 doors to match other Market Street side door. Large picture windows in color. Will use tempered 1/4 inch

APPLICATION FEE OF \$50.00, payable to the City of Lockhart Receipt Number: gbss up to code: color matched.

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 Grain and Seed, LLC / member / Susan Silberman DATE 10/17/2023

PROPERTY OWNER SIGNATURE Grain and Seed, LLC / member / Susan Silberman DATE 10/17/2023

HISTORICAL PRESERVATION COMMISSION APPROVAL _____ DATE _____

Please note Documents #1 pertain to tile proposed replacement, #2 to current state of tile, and #3 to glass windows.

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>CMB</u>
Check one: Historic Landmark <input type="checkbox"/> Historic District <input checked="" type="checkbox"/> <u>Edith Knudsen</u> |
| ✓ | — | KW | | | 2. Is this application for any construction or alteration work that is NOT described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"? |
| ✓ | — | KW | | | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
<u>We are upgrading the glass and improving the tile.</u> |
| — | ✓ | KW | | | 4. Will the construction or alteration covered by this application remove or physically change any structural elements of the property (i.e. interior or exterior load-bearing walls, columns, posts, foundations, footings, etc.)? |

Section Two

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

Section Three

- | | | | | |
|---|---|----|--|---|
| ✓ | — | KW | | 1. Will the construction or alteration covered by this application make a physical change to any design elements, features, or finishes visible from the exterior of the property? |
| ✓ | — | KW | | 2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element? |
| — | ✓ | KW | | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
<u>Our glass will be tempered and up to code.</u> |
| ✓ | — | 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 Walker

Date of Verification: 10/26/23

Certificate No. CFA-23-34 Date Submitted 10/18/23

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.