

## **PUBLIC NOTICE**

**City of Lockhart  
Historical Preservation Commission  
5:30 p.m. Wednesday, February 5, 2025  
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 January 15, 2025 meeting.
4. Site visit associated with CFA-25-04 (see Agenda Item 7 below for a summary of the proposal).
5. CFA-25-02. Consider a request by Leigha Struthers for approval of a Certificate for Alteration for a window sign on part of Lot 1, Block 23, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 107 E. San Antonio St.
6. CFA-25-03. Consider a request by Lindsey Trumper for approval of a Certificate for Alteration for a sign on the front door glass on part of Lot 2, Block 17, Original Town of Lockhart, on property zoned CCB and located at 110 S. Commerce St.
7. CFA-25-04. Consider a request by Charlie Tames of Gloria Group Partners, LP for approval of a *revised* Certificate for Alteration for the enlargement of a rooftop structure on part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB and located at 119 West San Antonio St.
8. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
9. Adjournment.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 8:30 a.m. on the 29<sup>th</sup> day of January, 2025.**

**City of Lockhart**  
**Historical Preservation Commission**  
**January 15, 2025**

**MINUTES**

Members Present: Christine Ohlendorf, Jerry Haug, Ron Faulstich, Marcia Proctor, Ray Ramsey, Frank Gomillion, Kevin Thuerwaechter

Members Absent: None

Staff Present: David Fowler, Kevin Waller, Romy Brossman

Public Present: Gabriel Morey (applicant, Agenda Item 5), Lindsey Trumper (applicant, Agenda Item 6), Jayden Williams

1. Call meeting to order. Chair Ohlendorf called the meeting to order at 5:30 p.m.
2. Elect Chair and Vice-Chair for 2025.

*Commissioner Proctor moved to nominate Chair Ohlendorf and Vice-Chair Thuerwaechter to continue in their current roles. After conferring, the current Chair and Vice-Chair agreed to exchange roles so that Mr. Thuerwaechter would be Chair and Ms. Ohlendorf would be Vice Chair. Commissioner Ramsey seconded, and the motion passed with a vote of 7 - 0.*

Newly-appointed Chair Thuerwaechter took the gavel to lead the Commission.

3. Citizen comments not related to an agenda item. None
4. Consider the minutes of the November 20, 2024, meeting.

*Commissioner Gomillion moved to approve the minutes as presented. Vice-Chair Ohlendorf seconded; the motion passed by a vote of 7 - 0.*

Commissioner Ramsey arrived at approximately 5:35 p.m.

5. CFA-24-14. Consider a request by Gabriel Morey for approval of a Certificate for Alteration for two wall signs on part of Lot 1, Block 23, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 101 E. San Antonio St.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes to replace the two "Eldorado" signs on the Brock building with new signs for the future "Charlotte's" restaurant and bar. One of the existing signs is located on the East San Antonio Street wall façade, above the second-story windows, with the other sign on the North Main Street façade, above the side-entry door. The two proposed signs, one being a painted wall sign and the other a projecting wall sign, will be placed in the same locations as those they are replacing. The

painted wall sign on the East San Antonio Street façade will read “Charlotte’s” with a sunrise graphic above the text. This sign will feature a white, all-caps font against a black background. The projecting blade-style wall sign on the North Main Street façade will feature the same content as the painted sign with the addition of “Lockhart, Texas” in an all-caps font beneath the business name. This sign will feature a black font against a white background. The sign material will be acrylic, situated within a metal box frame. This sign will utilize the same mounting bracket as the previous sign, with the addition of two overhead cables for additional reinforcement from wind gusts, to be fastened to the building through the mortar joints. Neither proposed sign will be illuminated. Staff recommends approval of both signs.

Applicant Gabriel Morey of 512 Bois D’Arc St. and Jayden Williams of 821 S. Main St. discussed the proposal. Mrs. Williams clarified that the sunrise graphic will, in fact, not appear on the painted sign on the E. San Antonio St. façade. She also noted that the projecting sign on N. Main St. will have the sunrise graphic, and clarified that the font will be white on a black background, similar to the painted sign.

Commissioner Proctor inquired as to whether the painted sign would overlap beyond the existing painted sign on the E. San Antonio Street façade.

Mr. Morey and Mrs. Williams confirmed that only the area of the existing sign will be painted over. No additional brick will be painted.

Commissioner Faulstich asked about the size of the existing mounted sign.

Mr. Morey replied that the sign projects 80 inches from the building. The new sign will be the same size as that existing, will be mounted to the existing base, and will not be illuminated. Also, the new sign will be supported by existing cable supports, so there will be no drilling into the brick.

*Commissioner Gomillion moved to approve CFA-24-14. Commissioner Faulstich seconded; the motion passed by a vote of 7 - 0.*

6. CFA-25-01. Consider a request by Lindsey Trumper for approval of a Certificate for Alteration for the repainting of the front wall façade to a different color on part of Lot 2, Block 17, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 110 S. Commerce St.

Mr. Waller reported that the proposal is for the repainting of the front wall façade of the subject property to a different color. A new commercial business will replace the former Good Things grocery store, and will offer coffee, small food items, plants, and gifts. The new color will be applied to the front façade both above and beneath the awning, and is proposed to be a tan shade. Mr. Waller explained that the applicant also proposes a sign for the business, which wasn’t submitted in time for this meeting and will be presented at the next. Staff recommends approval of the repainting.

Applicant Lindsey Trumper, 7704 Manassas St., Austin, TX, introduced herself to the Commission. Mrs. Trumper explained that the paint color will be more of a tan-olive blend, and provided the Commission with paint chip samples.

*Commissioner Faulstich moved to approve CFA-25-01. Commissioner Ramsey seconded; the motion passed by a vote of 7 - 0.*

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

Mr. Waller reported that two applications for signage have been received for the next regularly scheduled meeting of February 5, 2025, the deadline of which to submit is January 22.

Commissioner Proctor asked for a status update on the plans for the former Carver School and downtown fire station enhancement projects.

Mr. Waller replied that he recently reached out to the owners of the former Carver School property for an update on the future building improvements, and that Planning Director David Fowler has contacted the Fire Department for an update on planned improvements to the downtown fire station. Following Mr. Waller's inquiry, he received an email from a representative of the Carver property, stating that there have been new developments in the pre-restoration phase which includes assessments of the building and property. Following the outcome of the assessments, the ownership group will be better prepared to answer questions of the Commission in a meeting.

Commissioner Faulstich asked for an update on the work being done on the roof of the Masur Building.

Mr. Fowler replied that we expect to receive a submission soon regarding the work on the roof, which would be a third item on the next agenda.

8. Adjournment.

*Commissioner Faulstich moved to adjourn the meeting, and Commissioner Proctor seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 5:52 p.m.*

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

\_\_\_\_\_  
Romy Brossman, Recording Secretary

\_\_\_\_\_  
Kevin Thuerwaechter, Chairman





**CFA-25-02**

107 E SAN ANTONIO ST

WINDOW SIGN



-  **SUBJECT PROPERTY**
-  **ZONING BOUNDARY**

Scale 1" = 100'

# STAFF REPORT

# CERTIFICATE FOR ALTERATION

## CASE SUMMARY

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STAFF: Evan Olszewski, Planner  
REPORT DATE: January 29, 2025  
MEETING DATE: February 5, 2025  
APPLICANT'S REQUEST: New vinyl window decal  
STAFF RECOMMENDATION: **Approval**  
CONDITIONS: None

CASE NUMBER: CFA-25-02

## BACKGROUND DATA

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APPLICANT: Leigha Struthers  
OWNER: Tamara Carlisle  
SITE LOCATION: 107 East San Antonio Street  
LEGAL DESCRIPTION: Part of Lot 1, 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 is the installation of a new white vinyl window decal approximately nine square feet in size (32" by 36") on the west storefront window. A new commercial business called "Hart of the Square Artisan House" will replace the Rollfast Ranchwear store. The decal will portray the store's logo and name. Also included in the proposal is a one-square-foot vinyl decal depicting the store's hours, which is exempt from the CFA requirement. Staff has communicated with the applicant that any future signage or other exterior alterations associated with the new business will also require a Certificate for Alteration. A Sign Permit would also be required, along with the Certificate for Alteration.

**COMPATIBILITY:** The proposed vinyl decal will not present adverse impacts to the Courthouse Square Historic District. There are numerous examples of similar signs on the Square, including one two doors down to the west at the Jennifer Lindberg gallery. The proposed sign will replace an existing decal of similar size and associated with the outgoing business in the same location.

**COMPLIANCE WITH STANDARDS:** The proposed sign is in compliance with the Historic Districts and Landmarks Ordinance and the required sign permit has been filed to be approved after the CFA hearing. Vinyl window decals are encouraged in the Courthouse Square Historic District, as they allow tenants flexibility with signage and meet the criteria for CFA approval concerning low-impact methods that do not alter essential building features.

**ALTERNATIVES:** None necessary.

FRONT WINDOW DECAL  
MEASURING : 32" X 36"

COLOR: WHITE VINYL

HART OF THE SQUARE

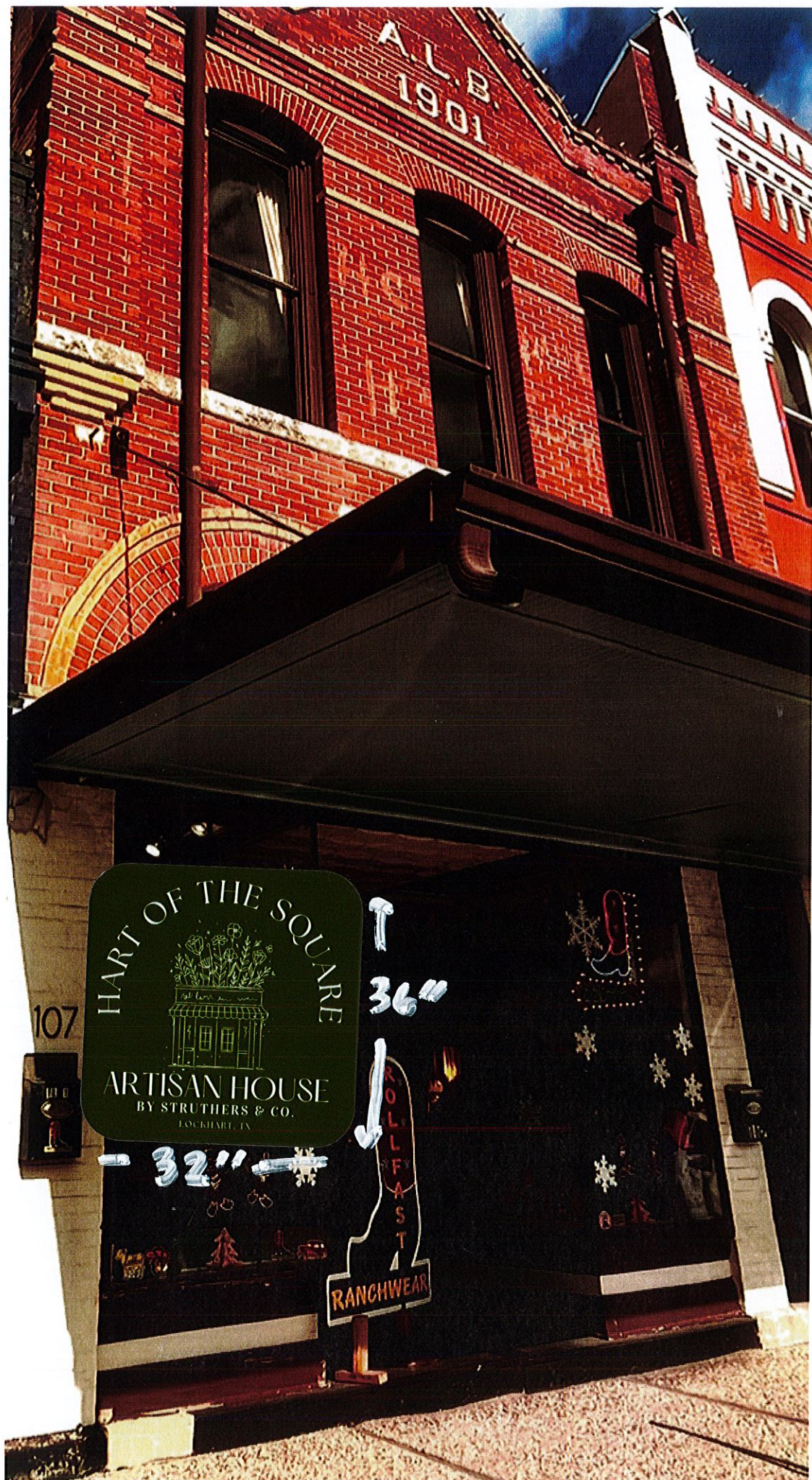


ARTISAN HOUSE

BY STRUTHERS & CO.

LOCKHART, TX







VINYL FOR  
FRONT DOOR

12" x 12"

- This is  
the EXEMPT  
sign  
(under  
two  
square  
feet)



# Hours

**MONDAY 11 AM- 5 PM**

**TUESDAY CLOSED**

**WEDNESDAY CLOSED**

**THURSDAY 10AM - 7 PM**

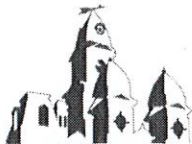
**FRIDAY 10AM - 7 PM**

**SATURDAY 10AM - 7 PM**

**SUNDAY 11AM- 5 PM**

107 E San Antonio St.





# Lockhart

TEXAS

## CERTIFICATE FOR ALTERATION APPLICATION

CFA-25-02

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

### APPLICANT / PROPERTY OWNER

APPLICANT NAME LEIGHA STRUTHERS

ADDRESS 1600 STATE PARK RD

DAY-TIME TELEPHONE 512.944.8453

LOCKHART, TX

E-MAIL LRSTRUT@GMAIL.COM

OWNER NAME TAMARA CARLISLE

ADDRESS 102 S COMMERCE

DAY-TIME TELEPHONE 512.657.1950

LOCKHART, TX

E-MAIL TAMARACARLISLE@GMAIL.COM

PERSON DOING WORK STRUTHERS & CO.

ESTIMATED COST \$ 200

### PROPERTY

LEGAL DESCRIPTION PART OF LOT 1, BLOCK 23 ORIGINAL TOWN OF LOCKHART

ADDRESS 107 E SAN ANTONIO ST. LOCKHART, TX ZONING CLASSIFICATION CCB

### 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:

VINYL WINDOW DECAL APPROX MEASUREMENT OF  
STORE NAME & LOGO "ARTISAN HOUSE BY STRUTHERS & CO."  
HART OF THE SQUARE "

**APPLICATION FEE OF \$50.00, payable to the City of Lockhart** Receipt Number: R01347536

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 [Signature] DATE 1-14-25

PROPERTY OWNER SIGNATURE [Signature] DATE \_\_\_\_\_

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

- |                                     |                                     |            |   |
|-------------------------------------|-------------------------------------|------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>QMO</u> | 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>CCB</u><br>Check one: Historic Landmark <input type="checkbox"/> Historic District <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>QMO</u> | 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"?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>QMO</u> | 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"/> | <u>QMO</u> | 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"/> | <u>QMO</u> | 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"/> | <u>QMO</u> | 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"/>            | <u>QMO</u> | 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"/> | <u>QMO</u> | 4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____<br>Has any work actually started? <input type="checkbox"/> Describe: _____   |

### Section Three

- |                                     |                                     |            |   |
|-------------------------------------|-------------------------------------|------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>QMO</u> | 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"/> | <u>QMO</u> | 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"/> | <u>QMO</u> | 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"/> | <u>QMO</u> | 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"/>            | <u>QMO</u> | 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: EWAN OLSZEWSKI

Date of Verification: 11/27/2025

Certificate No. CFA-25-02 Date Submitted 1/14/25

**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.

**SIGN PERMIT APPLICATION**SP - 25 -

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**CONTRACTOR NAME LEIGHA STRUTHERSLICENSE NO. 06358462DAY-TIME TELEPHONE (512) 944-8453ADDRESS 1600 STATE PARK RDE-MAIL LRSTRUT@GMAIL.COMLOCKHART, TX 78644OWNER NAME TAMARA CARLISEADDRESS 102 S. COMMERCEDAY-TIME TELEPHONE (512) 657-1850LOCKHART, TXE-MAIL TAMARAKCARLISE@GMAIL.COM78644**PROPERTY**ADDRESS OR GENERAL LOCATION 107 E SAN ANTONIO ST. LOCKHART, TX 78644ZONING CLASSIFICATION CCBHISTORIC LANDMARK OR DISTRICT (Y/N) YNUMBER OF STREET FRONTAGES (Property lines abutting a public street) 1PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE RETAIL, CREATIVE STUDIONAME OF BUSINESS TO OWN OR USE PROPOSED SIGN ARTISAN HOUSE BY STRUTHERS<sup>+</sup>  
HART OF THE SQUARE CO.**REQUESTED PERMIT**

PROPOSED CONSTRUCTION (Check all that apply)



ON-PREMISE

☐ OFF-PREMISE☒ NEW SIGN☐ STRUCTURAL REPAIR☐ STRUCTURAL ALTERATION/RELOCATION

TYPE OF SIGN PROPOSED (Check all that apply)



WALL

☐ MARQUEE☐ LOW PROFILE

MEDIUM PROFILE

☐ HIGH PROFILE☐ INSTITUTIONAL

DEVELOPMENT ENTRANCE

☐ RESIDENTIAL IDENTIFICATION



## CHARACTERISTICS OF SIGN

71. of 600 sq. ft. = 42 sq. ft.  
proposed sign = 9 sq. ft.

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 600 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) 9 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 \$100, PLUS \$1.00 PER EACH SQUARE FOOT, (applied to only one side of double-faced signs), PAYABLE TO THE CITY OF LOCKHART WHEN THE PERMIT IS ISSUED.

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

SIGNATURE LSM DATE Jan. 15, 2025

PRINTED OR TYPED NAME Leigha Struthers

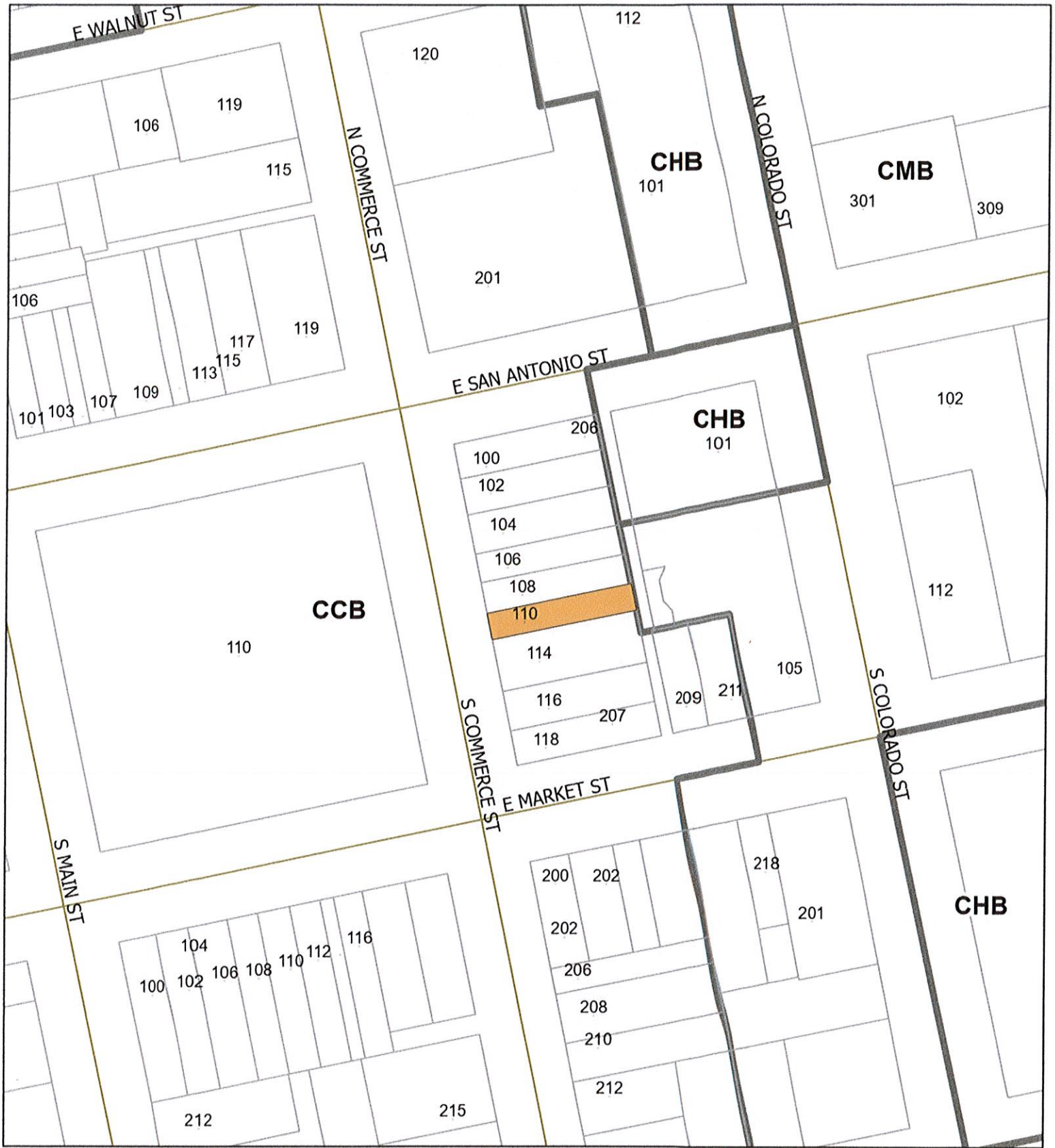
**NOTE: All freestanding signs require a pre-pour foundation inspection to verify the location and reinforcement of the sign. It is the contractor's responsibility to call for the inspection.**

## OFFICE USE ONLY

APPROVED BY LSM Planning Building Inspection

PERMIT NUMBER SP - 25 - CERT. FOR ALTERATION NUMBER CFA - 25 - 02

DATE      FEE \$109.00 RECEIPT #



**CFA-25-03**

110 S COMMERCE ST

WINDOW SIGN



**SUBJECT PROPERTY**



**ZONING BOUNDARY**

Scale 1" = 100'

# STAFF REPORT

# CERTIFICATE FOR ALTERATION

## CASE SUMMARY

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STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW* CASE NUMBER: CFA-25-03  
REPORT DATE: January 29, 2025  
MEETING DATE: February 5, 2025  
APPLICANT'S REQUEST: New sign on front door glass  
STAFF RECOMMENDATION: **Approval**  
CONDITIONS: None

## BACKGROUND DATA

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APPLICANT: Lindsey Trumper  
OWNER: Twelfth Hole Ventures, LLC, c/o Mark Shaw  
SITE LOCATION: 110 S. Commerce St.  
LEGAL DESCRIPTION: Part of Lot 2, Block 17, 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: A sign is proposed to be affixed to the front-door glass of the new "thorn & bred" retail establishment. The vinyl sign will be located within the glass panel on the left entry door. This sign will feature the business logo, including the name "thorn & bred" with gold and red lettering, and a red coffee cup with cactus graphic beneath the text. The Commission recently approved the repainting of the front building façade on this property to a different color at its January 15, 2025 meeting.

COMPATIBILITY: The proposed sign is not of a scale or design that would detract from the character of the Courthouse Square Historic District. Numerous window signs can be found on the Square, including on the same block as the subject property, such as at the Independence Title company, Commerce Gallery, and the Panaderia Los Angeles Mi Arcangel bakery.

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

ALTERNATIVES: None necessary.





thorn  
& bred

110

COFFEE HOUSE  
Late January

No Smoking





NOTICE -  
AN APPLICATION TO SELL  
AND CONSUME ALCOHOLIC  
BEVERAGES IS PROPOSED  
FOR THIS LOCATION.  
TYPE OF BUSINESS:  
NAME OF APPLICANT:  
ADDRESS OF APPLICANT:

110

thorn  
& bred



1. Location is left
2. glass pane of front door.
3. 16"x16", will be applied with vinyl decal adhesive
4. Material = vinyl
5. Sign manufacturer – Printing Solutions



5.5  
TDP OF SIGN

10" BRICK TO SIGN



**CERTIFICATE FOR ALTERATION APPLICATION****CFA-25.03**

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

**APPLICANT / PROPERTY OWNER**APPLICANT NAME Lindsey TrumperADDRESS 110 S Commerce St.DAY-TIME TELEPHONE 217-549-5467Lockhart, TX 78644E-MAIL thornandbred@gmail.comOWNER NAME Twelfth Hole Ventures LLCADDRESS 7345 Dominique DrDAY-TIME TELEPHONE 214-417-3726Dallas, TX 75214E-MAIL markshaw7345@gmail.comPERSON DOING WORK selfESTIMATED COST \$100**PROPERTY**LEGAL DESCRIPTION O.T. LOCKHART, BLOCK 17, LOT PT 2ADDRESS 110 S Commerce St., Lockhart, TX 78644ZONING CLASSIFICATION CCB**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:

Addition of vinyl company logo on the glass pane of the left-side door glass panel.

**APPLICATION FEE OF \$50.00, payable to the City of Lockhart**Receipt Number: R01348056

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 [Signature]DATE 1/21/2025PROPERTY OWNER SIGNATURE [Signature]DATE 01/21/2025

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

- |                                     |                                     |           |   |
|-------------------------------------|-------------------------------------|-----------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>KW</u> | 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>lockhart CCB</u><br>Check one: Historic Landmark <input checked="" type="checkbox"/> Historic District <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>KW</u> | 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"?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>KW</u> | 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"/> | <u>KW</u> | 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"/> | <u>KW</u> | 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"/> | <u>KW</u> | 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"/>            | <u>KW</u> | 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"/> | <u>KW</u> | 4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____<br>Has any work actually started? _____ Describe: _____  |

### Section Three

- |                                     |                                     |           |   |
|-------------------------------------|-------------------------------------|-----------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>KW</u> | 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"/> | <u>KW</u> | 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"/> | <u>KW</u> | 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"/> | <u>KW</u> | 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"/>            | <u>KW</u> | 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: 1/29/25

Certificate No. CEA-25-03 Date Submitted 1/22/25

**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.



# SIGN PERMIT APPLICATION

SP - 25 - \_\_\_\_\_

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

CONTRACTOR NAME N/A LICENSE NO. \_\_\_\_\_

DAY-TIME TELEPHONE \_\_\_\_\_ ADDRESS \_\_\_\_\_

E-MAIL \_\_\_\_\_

OWNER NAME Lindsey Trumper ADDRESS 110 S Commerce St

DAY-TIME TELEPHONE 217-549-5467 Lockhart, TX 78644

E-MAIL thornandbred@gmail.com

## PROPERTY

ADDRESS OR GENERAL LOCATION 110 S Commerce St., Lockhart, TX 78644

ZONING CLASSIFICATION ~~D~~CCB HISTORIC LANDMARK OR DISTRICT (Y/N) Y

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

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Coffee shop

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Thorn & Bred

## REQUESTED PERMIT

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

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

TYPE OF SIGN PROPOSED (Check all that apply) X Window \_\_\_\_\_ WALL \_\_\_\_\_ MARQUEE

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

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

710 of 835 sq = 5814.50 Max. allowed sign area  
proposed sign = 1.8

## CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 835 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) 1.8 SQ. FT.

ILLUMINATION X 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 \$100, PLUS \$1.00 PER EACH SQUARE FOOT, (applied to only one side of double-faced signs), APPLICATION FEE OF \$101.80  
PAYABLE TO THE CITY OF LOCKHART WHEN THE PERMIT IS ISSUED.

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

SIGNATURE 


DATE 1/21/2025

PRINTED OR TYPED NAME Lindsey Trumper

**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 - 25 -     

CERT. FOR ALTERATION NUMBER CFA - 25 - 03

DATE     

FEE \$101.80

RECEIPT #



**CFA-25-04**

119 W SAN ANTONIO ST

ROOF TOP STRUCTURE ENLARGEMENT



**SUBJECT PROPERTY**



**ZONING BOUNDARY**

Scale 1" = 100'

# STAFF REPORT

# CERTIFICATE FOR ALTERATION

## CASE SUMMARY

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

CASE NUMBER: CFA-25-04

REPORT DATE: January 29, 2025

MEETING DATE: February 5, 2025

APPLICANT'S REQUEST: Rooftop structure enlargement

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

## BACKGROUND DATA

---

APPLICANT: Charlie Tames, c/o Gloria Group Partners, LP

OWNER: Gloria Group Partners, LP

SITE LOCATION: 119 West San Antonio St.

LEGAL DESCRIPTION: Part of Lot 1, Block 22, Original Town of Lockhart

EXISTING USE OF PROPERTY: Vacant commercial building

PROPOSED USE OF PROPERTY: Commercial

ZONING CLASSIFICATION: CCB (Commercial Central Business)

## ANALYSIS OF ISSUES

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**PROJECT DESCRIPTION:** On July 5, 2023 and September 4, 2024, the Commission approved various exterior and structural interior improvements to the "Joe Masur Building", one of which included a remodel and expansion of the rooftop elevator housing structure. In early November 2024, Staff discovered that the rooftop structure was being constructed at dimensions larger than what was approved by the Commission and represented on the approved building plans. According to the review of a conceptual elevation drawing for the rooftop structure as constructed, the length of the roof overhang extends 11 feet further southward from the structure than was approved, and the height of the overhang is 7 inches higher than approved. According to an email discussion with the applicant on January 29, 2025, the project engineer determined that the larger dimensions of the roof overhang are necessary, due to potential issues with high winds. The engineer explains: "...the new steel columns supporting the new rooftop deck roof overhang are required to resist the high wind uplift forces at this elevation above grade. Specifically, the steel columns are located at the center column gridline of the existing building, which has steel columns that are continuous from the roof framing to the foundation level in the basement. In order to transfer the wind uplift forces into the light wood-framed building system, we needed to attach them to the existing steel columns along this gridline." It should also be noted that the Commission's September 2024 approval was in response to another component of the project that was not initially constructed as approved, being the pattern of the upper and lower window panels on the first floor of the West San Antonio Street building façade.

**COMPATIBILITY:** Although the proposed change includes the enlargement of a design element of the building that has already been approved by the Commission, the difference in scale between what was approved and what is currently under construction might present compatibility issues with the overall character of the Courthouse Square Historic District. The applicant states in the application that the change in dimensions of the rooftop overhang will not be noticeable when viewed from the front of the property. While this is mostly true due to the roof extension moving towards the front of the building, a



side or angled perspective certainly yields a different appearance than what was approved initially. Other rooftop structures in the area include that for residential use at the new mixed-use building currently under construction at 120 and 124 E. Market St., as well as atop the Ascension-Seton Lockhart Health Center building located at 209 S. Church St., one block west of the Historic District boundary.

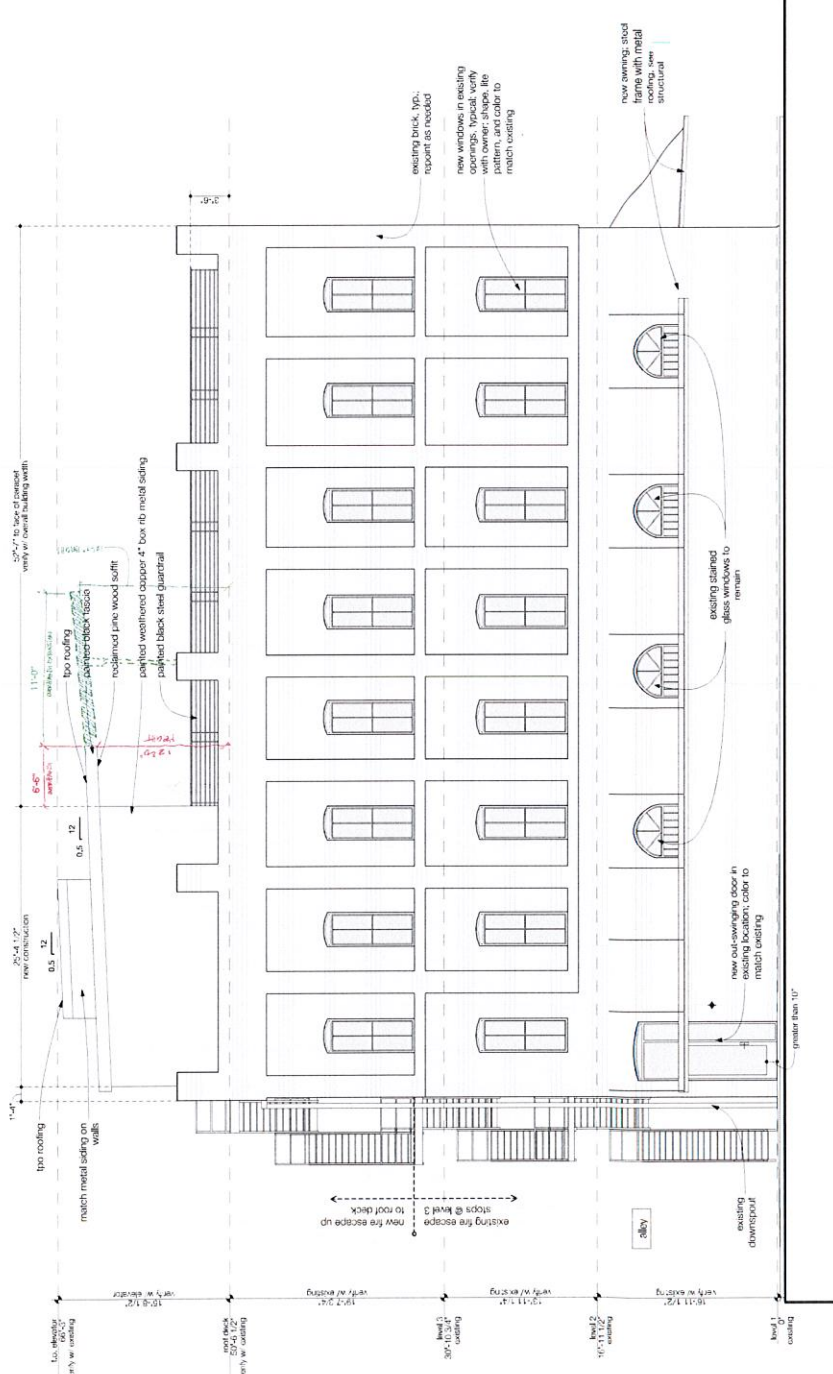
**COMPLIANCE WITH STANDARDS:** The change in dimensions of the rooftop structure is subject to approval of this Certificate for Alteration, as well as the issuance of a new building permit for the revisions. Since the work has already begun prior to securing approval from the Building Department and the Commission, a double-fee must be paid for the permit at the time of issuance.

**ALTERNATIVES:** An alternative measure would simply be to construct the rooftop structure as originally approved by the Commission and as reflected on the approved building plans. However, according to the project engineer, the original design could compromise the structure's integrity during inclement weather events, as noted above.

**ELEVATION NOTES:**  
 1. Elevations are diagrammatic and do not show existing masonry detailing.  
 2. See A1.2 for ADA notes and requirements.  
 3. See A1.3 for Specifications and Window & Door Schedules.  
 4. See A4 series for ADA, door and interior elevations.  
 refer to A3 series for additional height information

Sketch for Historic  
 REVIEW 01/16/25

San Antonio Street





hp

119 Lockhart

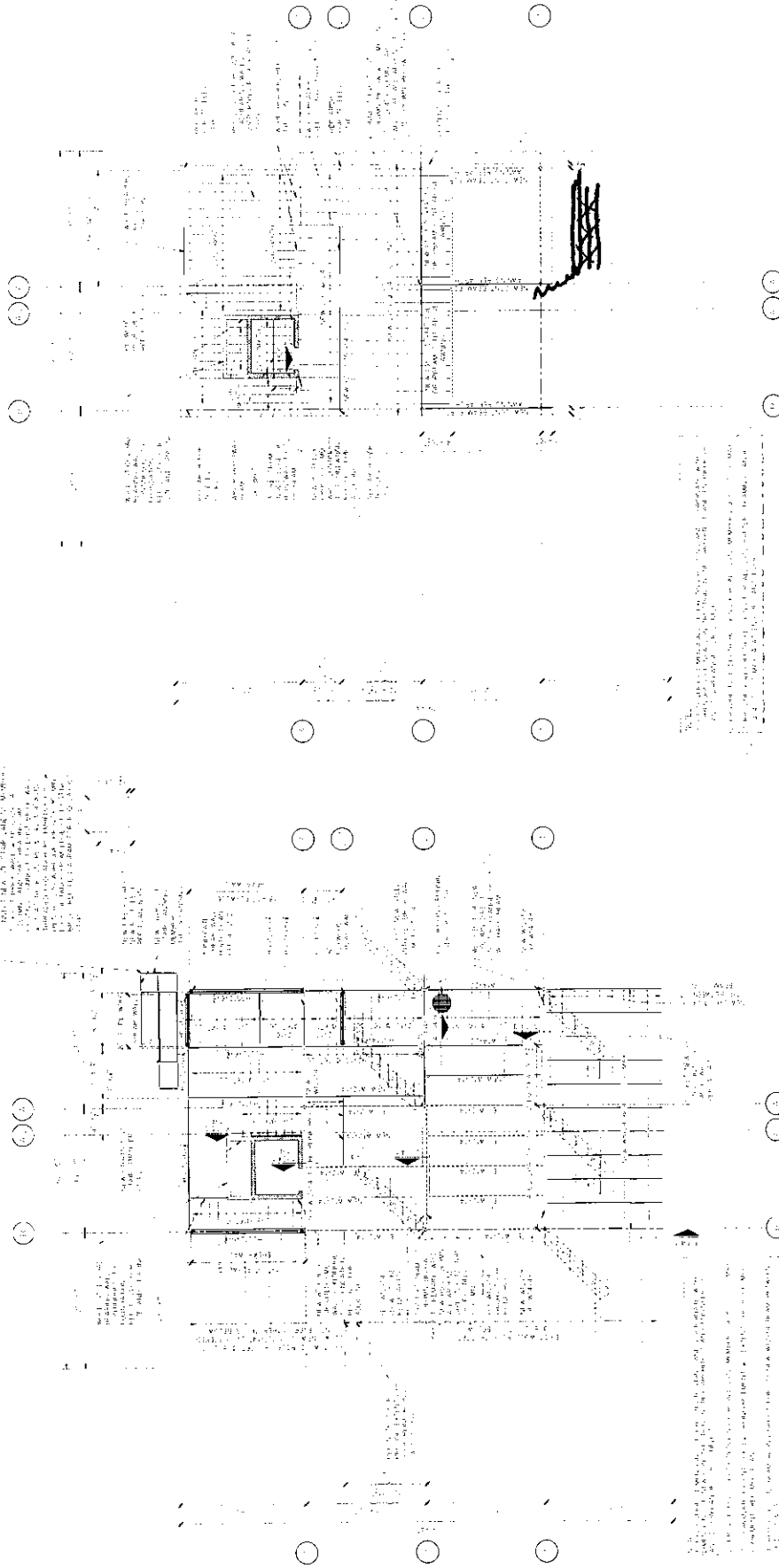
1211 E. 11th St.  
Austin, Texas 78702  
512.479.4100  
www.FKArchitects.net



119 Lockhart  
119 W San Antonio Street  
Lockhart, Texas 78644

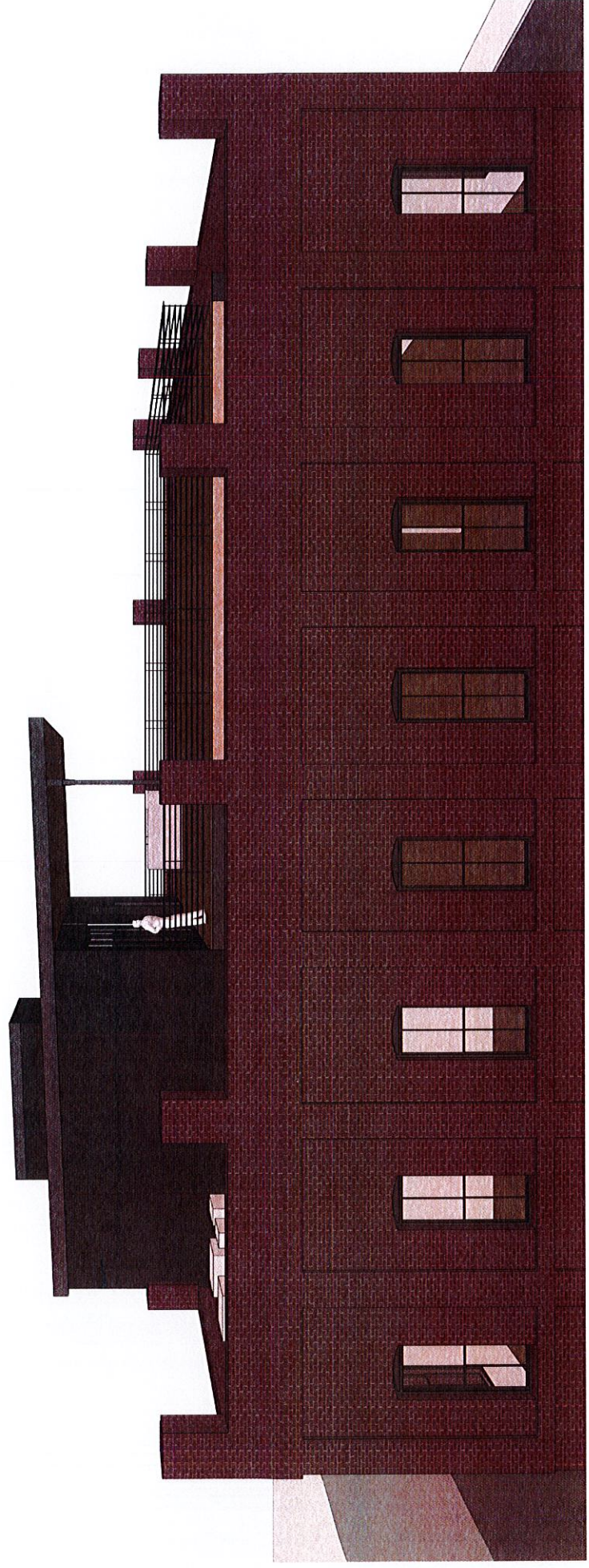
REVISIONS  
DATE DESCRIPTION  
1 08/01/2017 Create Rev  
2 08/01/2017 Add Detail Rev  
3 08/01/2017 Add Detail Rev

Lockhart  
07/08/23  
ROOF DECK 4  
ROOF POP-UP  
STRUCTURAL  
FRAMING PLAN  
S2.0



ROOF POP-UP  
2 STRUCTURAL FRAMING PLAN

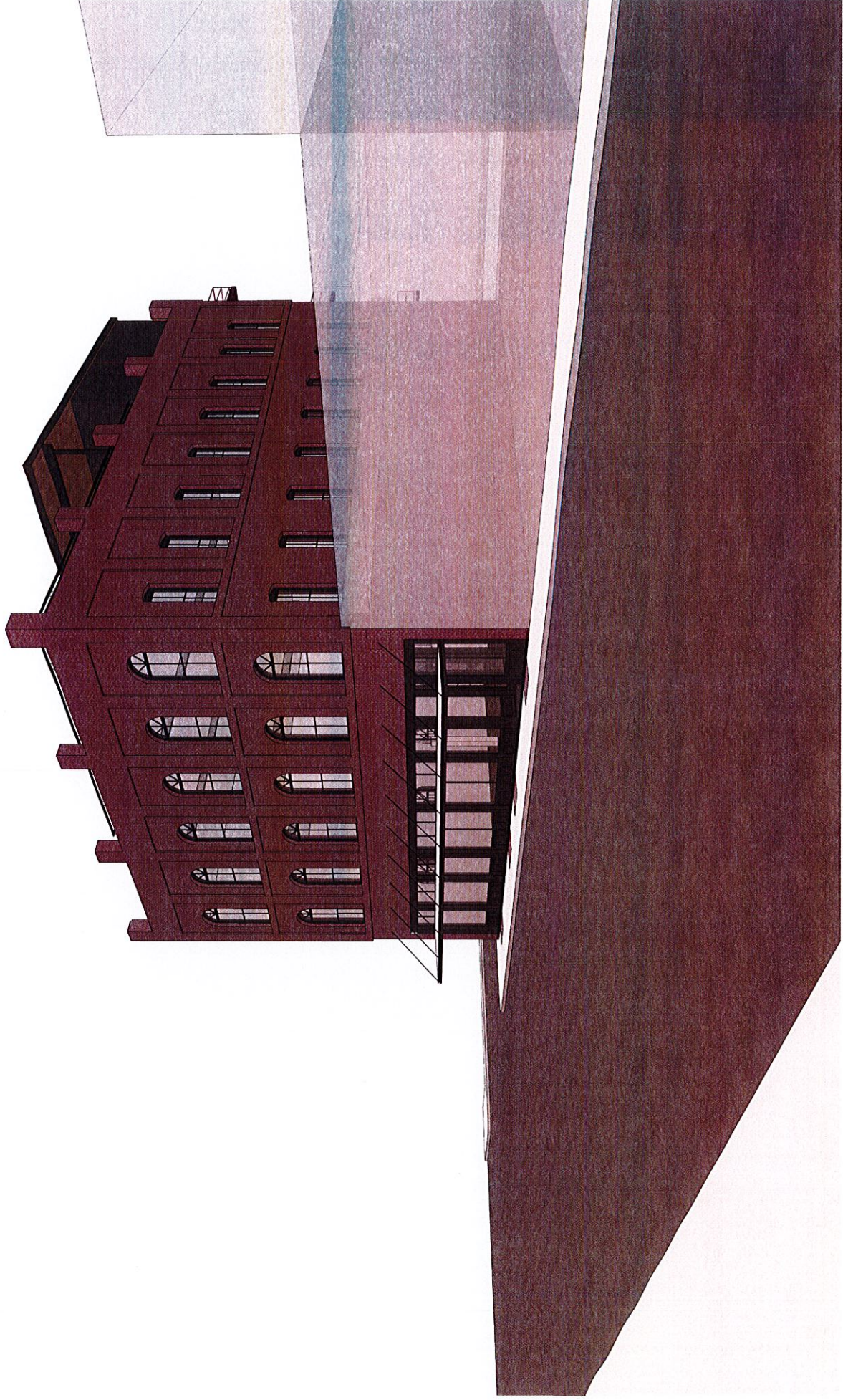
ROOF DECK  
1 STRUCTURAL FRAMING PLAN



**NOT FOR CONSTRUCTION, PERMIT OR REGULATORY APPROVAL**

119 W San Antonio - west elevation  
10/03/2024





**NOT FOR CONSTRUCTION, PERMIT OR REGULATORY APPROVAL**

119 W San Antonio - street view  
10/03/2024





# Lockhart

TEXAS

## CERTIFICATE FOR ALTERATION APPLICATION

CFA-25.0A

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

### APPLICANT / PROPERTY OWNER

APPLICANT NAME Gloria Group Partners / ADDRESS 119 W. San Antonio St  
Charlie James  
DAY-TIME TELEPHONE 512 Lockhart  
426-7733  
E-MAIL c@tamespartners.com  
OWNER NAME same ADDRESS \_\_\_\_\_  
DAY-TIME TELEPHONE \_\_\_\_\_  
E-MAIL \_\_\_\_\_  
PERSON DOING WORK Gloria Group Partners ESTIMATED COST \$2,000

### PROPERTY

LEGAL DESCRIPTION Part of Lot 1, Block 22, Original Town of Lockhart  
ADDRESS 119 W. San Antonio St ZONING CLASSIFICATION CCB

### 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:  
extend rooftop overhang by approx 11 ft and 7 inch high

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

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 [Signature] DATE 1/22/25

PROPERTY OWNER SIGNATURE Same as above DATE \_\_\_\_\_

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? CCB  
Check one: Historic Landmark — Historic District ✓
- ✓ — KW ✓ — KW ✓ — KW ✓ — 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"?
3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
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? Yes Describe: —

### Section Three

- ✓ — KW ✓ — KW ✓ — KW ✓ — 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?
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?
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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: 1/29/25

Certificate No. CFA-25-04 Date Submitted 1/22/25

**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.