PUBLIC NOTICE

City of Lockhart Historical Preservation Commission 5:30 p.m. Wednesday, August 6, 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 June 4, 2025 meeting.
- 4. <u>CFA-25-12</u>. Consider a request by Don O'Neil for approval of a *revised* Certificate for Alteration for a color change to a front door replacement on part of Lot 4, Block 22, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 119 N. Main St.
- <u>CFA-25-14</u>. Consider a request by Amy Bramwell of Studio Steinborner Architecture & Interiors for approval of a *revised* Certificate for Alteration for window replacements on part of Lot 6, Block 20, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 201 West Market St.
- 6. <u>CFA-25-17</u>. Consider a request by Gabriel Morey for approval of a Certificate for Alteration for new signage, various exterior improvements, and structural interior improvements, on Lot 5-A, Block 22, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 113 North Main St.
- 7. Discuss potential future agenda item topics, including plaques for historic landmarks, ivy growing against buildings downtown, and a potential limitation on the amount of time that uncovered awning or canopy frames can remain as is.
- 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 3:30 p.m. on the 31st day of July, 2025.

City of Lockhart Historical Preservation Commission June 4, 2025

MINUTES

Members Present: Kevin Thuerwaechter, Christine Ohlendorf, Ray Ramsey, Ron Faulstich,

Jerry Haug, Marcia Proctor, Frank Gomillion

Members Absent: None

Staff Present: David Fowler, Kevin Waller, Romy Brossman

Public Present: None

1. <u>Call meeting to order.</u> Chair Thuerwaechter 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 May 7, 2025, meeting.

Commissioner Ramsey moved to approve the minutes as presented. Commissioner Ohlendorf seconded; the motion passed by a vote of 4-0, with 3 members abstaining.

4. CFA-25-14. Consider a request by Amy Bramwell of Studio Steinbomer Architecture & Interiors for approval of a Certificate for Alteration for various exterior improvements to Lockhart Fire Station #1 on part of Lot 6, Block 20, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 201 West Market St.

Planning Staff Kevin Waller presented the staff report via PowerPoint presentation. The applicant proposes various exterior improvements to Fire Station #1. Those improvements include the following: roof replacement with associated asbestos removal, replacement or restoration of all windows with asbestos removal, new gutters and downspouts, restoration of the bell tower, replacement of the bell tower roof, replacement of overhead garage doors, repainting of all exterior wood features, and repointing the brick and mortar joints as needed. The applicant is still pricing out window options; therefore, windows should be excluded from consideration when making a motion. The windows will be presented at the next meeting after the applicant has finalized their window selection. If the applicant decides to simply restore the existing windows, they will not need to come back before the Commission for consideration.

Applicant Amy Bramwell, 4303 Medical Pkwy., Austin, TX, introduced herself to the Commission. She reported that window prices are changing, and it may be more cost-effective to have the windows restored versus replacing them. Currently, the window options are being weighed.

Chair Thuerwaechter asked if the bell will be restored and made functional.

Ms. Bramwell confirmed that restoration of the bell is not being considered at this time. She then presented samples of roof replacement tiles, which the Commission passed around and discussed amongst themselves.

Commissioner Gomillion moved to approve **CFA-25-14**, with the exclusion of the windows, which will be presented at a future meeting. Commissioner Faulstich seconded; the motion passed by a vote of 7 - 0.

5. <u>CFA-25-16.</u> Consider a request by Alexander Scott of 3rd Rock Electrical Contractors, LLC for approval of a Certificate for Alteration for a new electric utility pole and associated equipment to serve an existing building on part of Lot 6, Block 19, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 119 South Main St.

Mr. Waller presented the staff report via PowerPoint presentation. The applicant proposes to install a new utility pole to support the electrical needs of the future "Big Bob's Bowling & Billiards" business for the subject property. The new electric pole will be located across West Market Street from the subject property. A new electrical conduit will connect the proposed pole to the west end of the building on the subject property, to run beneath and across West Market Street. The proposed design has been discussed with both the Electric Superintendent and Public Works Director, who each support the project as proposed. Staff recommends approval, with the condition that the applicant continues to work with the City Electric and Public Works Departments throughout all stages of the project.

Applicant Alexander Scott, 706 Lantana Ave., Lockhart, TX, reported that his proposals have been directed by City personnel and what is allowed. The proposal minimizes additional clutter in the downtown area. He then reviewed other options and limitations. Mr. Scott confirmed that the new pole will be set by a third party contractor recommended by the City.

Joseph Resendez, Assistant City Manager for the City of Lockhart, stated that he has been working with the Public Works and Electric Departments on this project. Mr. Resendez then shared technical information regarding guy wires, power requirements, and any impacts this project may have with the Downtown Revitalization Project currently underway.

Commissioner Gomillion moved to approve **CFA-25-16**, with Staff's recommended condition to continue to work with the City Electric and Public Works Departments throughout all stages of the project. Commissioner Faulstich seconded; the motion passed by a vote of 7 - 0.

6. Discuss the possibility of prohibiting fabric awnings in the Historic District.

Mr. Waller made the presentation, providing historical and present-day photos of businesses on the Lockhart Square. During a previous Commission meeting, certain members requested an item for a future meeting to discuss the possibility of prohibiting fabric awnings in the Historic District, due to a perceived lack of aesthetic appeal and historic compatibility in relation to metal canopies. Staff reviewed historical photographs of the Square, and observed that metal canopies were predominant features on many buildings in Lockhart during the first half of the 20th century. According to a 2004 publication from the National Park Service, fabric awnings were introduced in the mid-19th century, with metal canopies

becoming prevalent starting in the 1950s. In summary, both fabric awnings and metal canopies are considered to be historic, with awnings predating canopies in the evolution of building features.

The Commission discussed current fabric awnings on the Square, and the importance of proper upkeep to maintain a good appearance. They discussed the pros and cons of each type, noting engineering is required for canopies but not for awnings.

Staff member David Fowler noted that the most recent canopies to be installed in the Historic District have a "modern look", which differentiates them from the older canopies on the Square.

Commissioner Gomillion asked Staff for confirmation that any new, proposed awning or canopy would be required to come before the Commission for approval.

Mr. Waller responded that pre-approved options are no longer available, and that any proposed awnings or canopies would come before the Commission for approval.

Commissioner Proctor asked if the ordinance contains guidelines for awning maintenance.

Mr. Waller replied that the ordinance states that "ordinary maintenance is encouraged." He also noted that there is a penalty section in the ordinance that may contain provisions.

Commissioner Proctor asked Staff to research changing the word "encouraged" to "required."

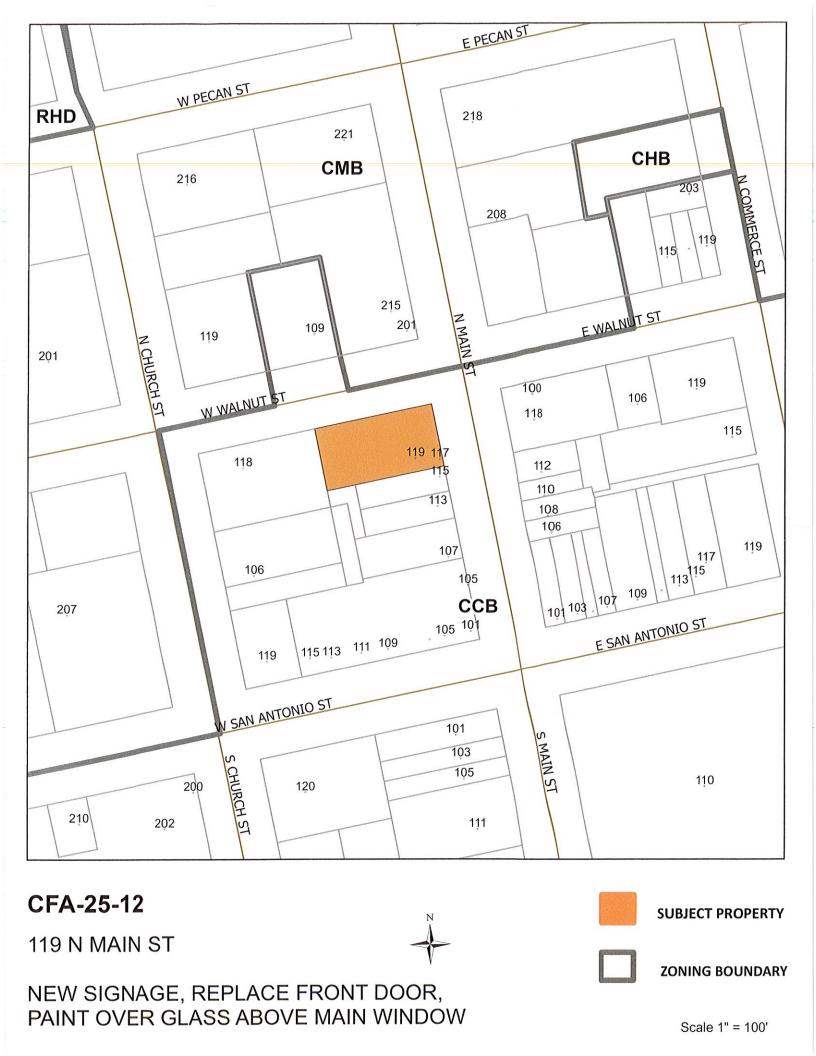
7. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

Mr. Waller stated that the next regularly scheduled meeting would be held on Wednesday, July 2^{nd} . The agenda for that meeting would include any window replacements for Fire Station #1, as well as any other items that are submitted by the deadline.

8. Adjournment.

Commissioner Proctor moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 7 - 0, and the meeting adjourned at 6:30 p.m.

Approve		
, , , , , , , , , , , , , , , , , , ,	(date)	
Romy Brossman, Recording Secretary	Kevin Thuerwaechter, Chairman	



STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner CASE NUMBER: CFA-25-12

REPORT DATE: April 30, 2025 [Updated July 29, 2025]

MEETING DATE: August 6, 2025

APPLICANT'S REQUEST: Color change for front door replacement

STAFF RECOMMENDATION: Approval

CONDITIONS: None

BACKGROUND DATA

APPLICANT: Don O'Neil

OWNER: Kent Black, KBCB Investments, LLC

SITE LOCATION: 119 N. Main St.

LEGAL DESCRIPTION: Part of Lot 4, 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

PROJECT DESCRIPTION AND BACKGROUND: On May 7, 2025, the Commission approved a Certificate for Alteration (CFA-25-12) for a front door replacement, the covering of the clerestory windows, a projecting wall sign, and a sign on the glass panel of the new front door, located at 119 North Main St. The Commission's approval was made subject to the condition that the clerestory window openings above the front door and main display window be covered with a wood panel to be painted the same red color as existing for a seamless appearance, in place of simply painting over the clerestory windows above the main window.

<u>UPDATE July 29, 2025</u>: Staff recently observed that the front door replacement was painted a white color, in place of the approved red color at the May 7 meeting. Following a conversation with the applicant, it was explained that he now prefers the white color, and requests to keep that color. Since the new color deviates from what was approved, and represents a change of color from the original red door, the proposal must be considered by the Commission.

COMPATIBILITY: The door's proposed white color will not detract from the character of the Courthouse Square Historic District. Another single-pane glass door with a white panel frame can be found on the same block, specifically at the Magnolia gift shop, located at 105 N. Main St. The Texas Farm Bureau Insurance building also has a similar door composition, located at 108 E. Market St.

COMPLIANCE WITH STANDARDS: The front door's color change, as noted above, is subject to approval of this Certificate for Alteration.

ALTERNATIVES: None necessary.

Kevin Waller

From:

don@theatticlockhart.com

Sent:

Wednesday, July 23, 2025 9:45 AM

To:

Kevin Waller

Cc: Subject: David Fowler RE: The Attic Door

Attachments:

PXL_20250618_013159966.jpg

This email originated from an external sender. Please exercise caution before clicking on any links or attachments.

Kevin,

Below (and attached) is a photo of the exterior with the white door. We would like to request that it stays white instead of the originally approved plan to paint it red like the rest of the building.



Thanks! Don

From: Kevin Waller < kwaller@lockhart-tx.org> Sent: Wednesday, July 23, 2025 9:25 AM

To: don@theatticlockhart.com

Cc: David Fowler <dfowler@lockhart-tx.org>

Subject: RE: The Attic Door

Don:

We can use the same application as before; there will be no new application fee. Please submit a photo of the white door, with a written request to keep the white color, in place of the red color that was approved, and we can take that to the next Commission meeting of August 6. However, the deadline to submit for that meeting is today. Please provide this information by today for that meeting.

Thank you,

Kevin

From: don@theatticlockhart.com <don@theatticlockhart.com>

Sent: Wednesday, July 23, 2025 9:17 AM **To:** Kevin Waller < kwaller@lockhart-tx.org

Subject: RE: The Attic Door

This email originated from an external sender. Please exercise caution before clicking on any links or attachments.

Hi Kevin,

Thanks for reaching out, I've been meaning to email you about this for some time and I've just been so busy getting things ready it slipped my mind. After seeing what it looked like when we re-hung the door, we'd like to keep it white instead of red. What is the process for requesting this variation from the original plan? Do I need to resubmit the same paperwork, or is there an addendum to fill out?

Let me know what the process is and I'll get on it asap.

Thanks!! Don

From: Kevin Waller < kwaller@lockhart-tx.org > Sent: Wednesday, July 23, 2025 8:26 AM

To: Don O'Neil < don@theatticlockhart.com > Cc: David Fowler < dfowler@lockhart-tx.org >

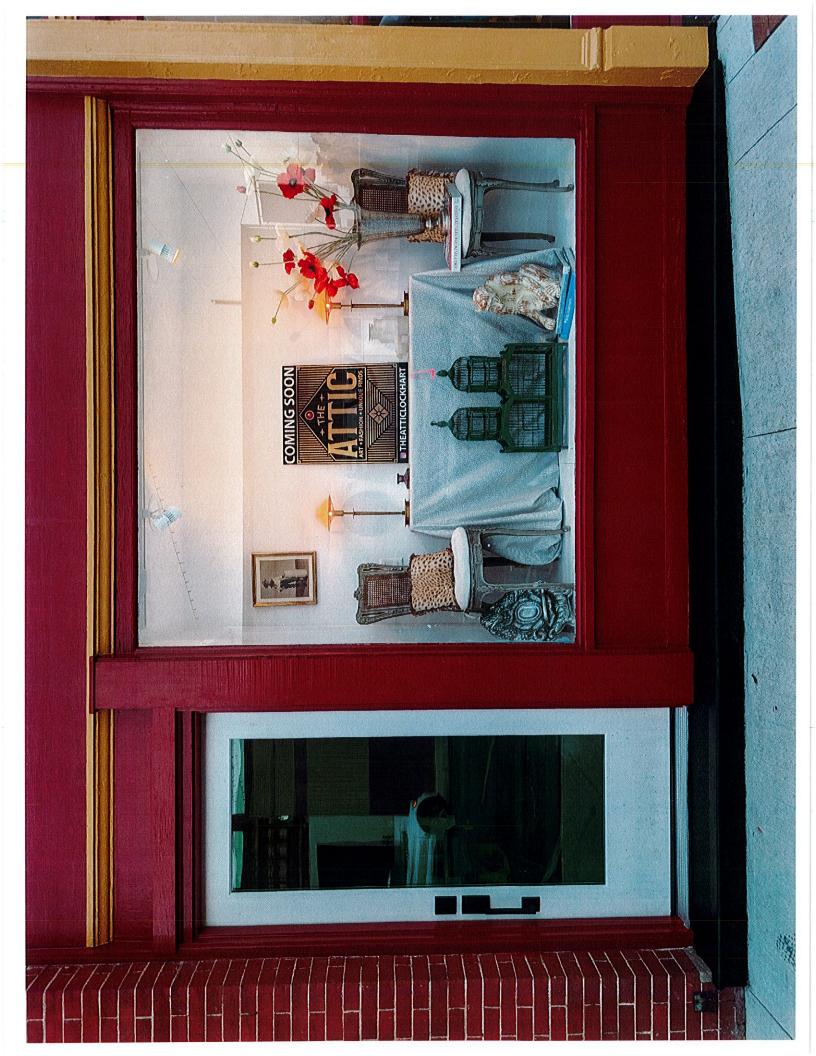
Subject: The Attic Door

Good morning Don:

Yesterday, I noticed that the new door for The Attic business was a white color. I presume that this will be painted red, in accordance with the Historical Commission's approval?

Thank you,

Kevin





CERTIFICATE FOR ALTERATION APPLICATION CFA-25-12

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

APPLICANT / PROPERTY OWNER	
APPLICANT NAME The Attic, Inc./Don O'Neil	ADDRESS 119 N. Main St
DAY-TIME TELEPHONE 702-496-1842	Lockhart, TX 78644
E-MAIL don@theatticlockhart.com	
OWNER NAME Kent Black	ADDRESS 119 N. Main St
DAY-TIME TELEPHONE <u>512-565-9283</u>	Lockhart, TX 78644
E-MAIL kent@blacksbbq.com	
PERSON DOING WORK TBD	ESTIMATED COST <\$1,000
PROPERTY	
	· Lockhart, Block 22 Part of Lot 4
ADDRESS 119 N. Main St, Lockhart TX 78644	ZONING CLASSIFICATION CCB
GENERAL INFORMATION	
modification of property designated as Historic, if such outward appearance of a building, structure, object, site	ed by City Code for all signage, construction, alteration, or activities will change the architecture, design, finishes, or e, area, or district, as viewed from the exterior (Ord. 93-19, ork affecting load-bearing walls. A City Sign Permit and/or . Only fully completed applications will be accepted.
PROJECT DESCRIPTION AND ATTACK	HMENTS
THE PROPOSED WORK WITH DIMENSIONS, MATER APPLICABLE), TECHNICAL SPECIFICATIONS, ETC ATTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PRO Replace front door with single glass pane door, door decals with them with existing red color, add hanging sign from existing	VIDE A DESCRIPTION OF THE PROPOSED WORK HERE: logo and hours, paint over existing windows that have tin-foil in
APPLICATION FEE OF \$50.00, payable to	
TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AN	D ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, ENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS DATE DATE
PROPERTY OWNER SIGNATURE	3lock DATE 4/23/25
HISTORICAL PRESERVATION COMMISSION APP	ROVAL DATE

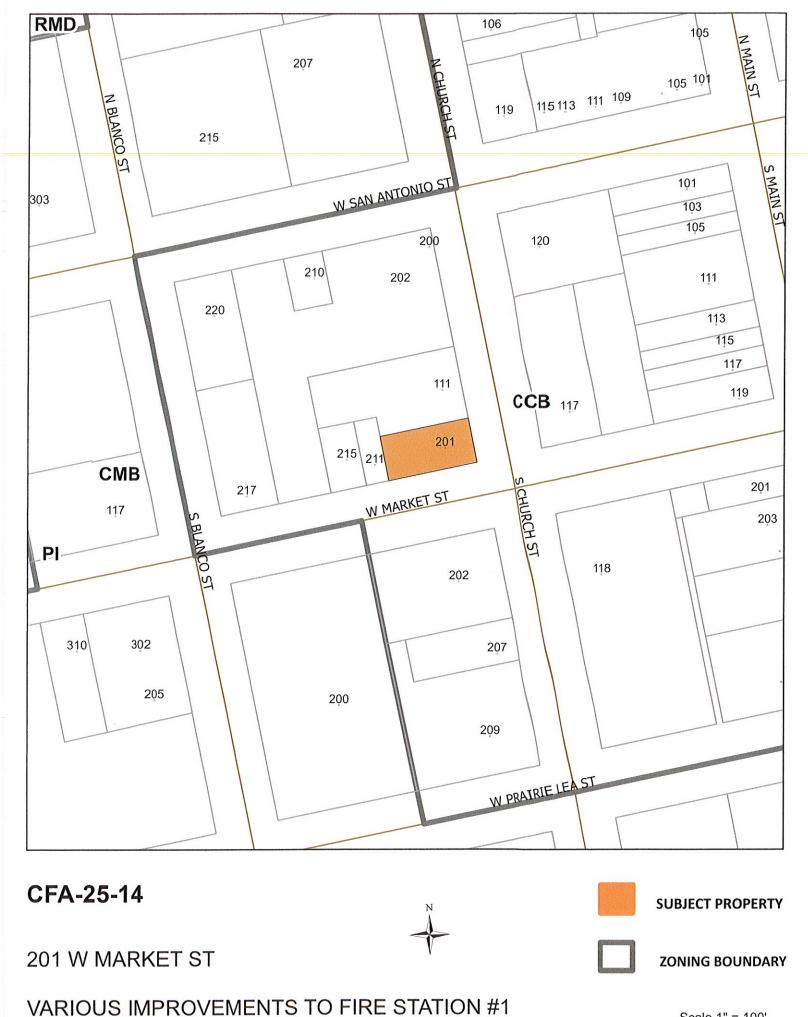
CERTIFICATE FOR ALTERATION- SCOPE OF WORK QUESTIONNAIRE

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.

Con	istru	iction sna	all not begin prior to authorization by the approval of the Certificate for Alteration.
Yes	No	Verified	SCOPE OF WORK QUESTIONS
1		Vial	Section One
Δ.			 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? Check one: Historic Landmark Historic District x
<u></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"?
X -	_	KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
(<u>X</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.)?
	1	. 1	Section Two
/		KW	 Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental, or unforeseen property damage? When did damage occur?
- A	<u>X</u>	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?
<u> </u>		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.)
(\sim	KW	4. Has a permit been issued for any of the proposed work? Date: Permit No Has any work actually started? Describe:
\		v. 1	Section Three
7	_	km/	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?
	5	KM	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?
*	<u>/</u>	KM	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
_ (_	KM	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?
<u>X</u> -		KM	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: Kerin Waller Date of Verification: 4/30/25 7/29/25			
Date of Verification: 4730/25 7/29/25			
Certificate No. CFA-25-12 Date Submitted 4/23/25			

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.



Scale 1" = 100'



STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner

CASE NUMBER: CFA-25-14

REPORT DATE: May 28, 2025 [Updated July 30, 2025]

MEETING DATE: August 6, 2025

APPLICANT'S REQUEST: Window replacements

STAFF RECOMMENDATION: Approval

CONDITION: New window footprint matches that of the existing openings, without cutting/trimming of

window openings and brickwork.

BACKGROUND DATA

APPLICANT: Amy Bramwell, Studio Steinbomer Architecture & Interiors

OWNER: City of Lockhart Fire Department SITE LOCATION: 201 West Market St.

LEGAL DESCRIPTION: Part of Lot 6, Block 20, Original Town of Lockhart

EXISTING USE OF PROPERTY: City Fire Station #1

PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION AND BACKGROUND: On June 4, 2025, the Commission approved a Certificate for Alteration (CFA-25-14) for various exterior improvements to Lockhart Fire Station #1, on property located at 201 West Market St. The improvements are as follows: roof replacement with a different material, and associated asbestos removal; new gutters and downspouts; restoration of the bell tower and replacement of the bell tower roof; replacement of the overhead doors with similar-style doors (repainting to a deep shade of red for all doors, overhead and otherwise); repainting of trim, architectural millwork, and windows with a soft white color; re-pointing of brick and mortar as needed; and various non-load-bearing interior improvements (the re-pointing and interior components are considered ordinary maintenance, and were not subject to the Certificate for Alteration). The Commission's approval excluded the window replacements element included with the application package, as the applicant had noted that the existing windows might instead be restored.

<u>UPDATE July 29, 2025</u>: The applicant has chosen to replace the windows, as it was determined that their restoration was unfeasible. Since the new windows will represent a change in appearance from the existing windows, Commission review is required. Although the applicant states that the new windows will be of like proportion and a similar profile to the existing windows, the new windows will not contain the horizontal wood panelboard on the upper window sash on the arch-top portion. The window frames will be a soft shade of white, as originally proposed with the other building improvements. Please refer to the color illustrations enclosed with your packet materials.

COMPATIBILITY: The proposed windows will enhance the building's appearance, and will not detract from the character of the Courthouse Square Historic District. Numerous examples of arched windows with exposed arch-tops can be found on the Square.

COMPLIANCE WITH STANDARDS: The proposed window replacements are subject to approval of this Certificate for Alteration, and the issuance of a building permit. Although the applicant's materials state that the new windows will be of like proportion and a similar profile to the existing windows, it was brought to Staff's attention that an illustrative drawing with the materials seems to indicate shorter, and potentially wider, windows than what would match the existing window openings. In order to avoid any cutting of the existing brick wall to match a new window with a potentially different footprint, Staff recommends that the footprint of the new windows matches the existing footprint and window openings as a condition of approval.

ALTERNATIVES: None necessary.



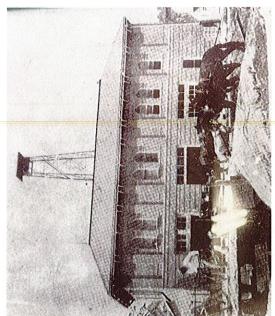
CHANGE OVER THE YEARS

IN POPULATION AND THE ADDITIONAL DEMAND FOR FIRE AND RESCUE SERVICES, THE CITY IS DEDICATING FUNDS TO UPDATING THE ELECTRICAL AND LIFE SAFETY ITEMS IN THE BUILDING, SINCE IT'S OPENING IN 1914, LOCKHART FIRE STATION #1 HAS SEEN MULTIPLE REPAIRS, RENOVATIONS, FINISH AND PAINT SCHEME CHANGES OVER THE YEARS. DUE TO THE INCREASE INCLUDING A 2ND FLOOR INTERIOR REMODEL.

THESE EARLIER IMAGES OF THE STATION SHOW THE ARCHED TOP SASHES ON THE WOOD WINDOWS, A LIGHTER COLOR ON ALL WINDOWS, DOORS AND TRIM, AS WELL AS DECORATIVE ARCHITECTURAL WOODWORK SUCH AS THE BRACKETS AND RAFTER TAILS.

THIS PHOTO ALSO SHOWS THE BELL TOWER MOUNTED TO THE ROOF.

PHOTO SOURCE: UNKNOWN



Studio | steinbomer

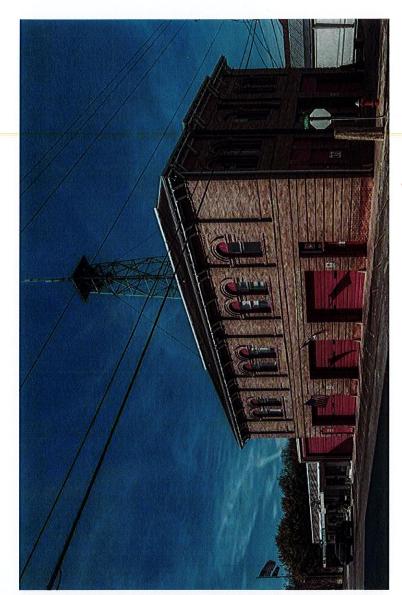


THE STATION TODAY

TODAY, IN ORDER TO MAINTAIN THE SAFETY OF THE BUILIDNG AND TO PROTECT THIS HISTORIC STRUCTURE FROM THE FURTHER DAMAGE, THE STATION IS IN NEED OF REPAIRS.

THE EXISTING WINDOWS HAVE FAILED WEATHERPROOFING AND BROKEN SASHES WITH LEAD PAINT AND ASBESTOS CONTAINING GLAZING COMPOUNDS, MAKING THEM DIFFICULT TO REPAIR. THE BRICK WALL IS IN NEED OF SPOT REPOINTING, AND THE ROOF IS CLAD WITH ASBESTOS TILE AND IS IN NEED OF REPLACEMENT.

WHAT WAS ONCE PAINTED "FIRE-ENGINE RED" HAS FADED IN MOST AREAS TO A HEAVILY DISTRESSED RED. WOOD PANELING HAS BEEN APPLIED TO THE FACE OF THE ARCH TOP WINDOW SASHES AND TRIM, AND WHITE PAINT IS FLAKING AWAY FROM THE ARCHITECTURAL MILLWORK AND BRACKETS.



Studio steinbomer

PAINT IS FADED AND FLAKING FROM THE MILLWORK AND TRIM BELOW.

WINDOW SASHES ARE SPLIT, HAVE FAILED WEATHERPROOFING AND SEALS RESULTING IN DAMAGE TO THE INTERIOR OF THE BUILDING AND THE BUILDING AND THE BRICK WALL, AND CONTAIN ASBESTOS CONTAINING GLAZING COMPONENTS AND LEAD PAINT.

WOOD PANELBOARD COVERS THE ARCH-TOP UPPER WINDOW SASH TO SCREEN THE DROPPED CEILING AT THE INTERIOR. WE ARE PROPOSING THE WINDOWS BE REPLACED WITH WOOD WINDOWS OF LIKE PROPORTION AND SIMILAR PROFILE.





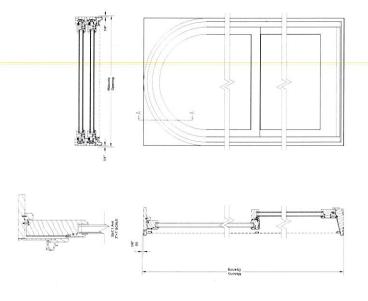
Studio steinbomer





ACTUAL EXTERIOR

- EXISTING WINDOWS ARE A SQUARE FRAME WITH ROUNDED SASH ON INTERIOR.
- ONLY ARCHED TOPS SHOW FROM EXTERIOR.
- REPLACEMENT WINDOWS WILL FOLLOW THE SAME INSTALLATION.



MARVIN ULTIMATE VARIATION DOUBLE HUNG



EXTERIOR - SAME WINDOW VIEWED FROM EXTERIOR



NOTE: FOR ILLUSTRATION PURPOSES ONLY. NOT SUGGESTIVE OF ACTUAL STYLE, COLOR, OR INSTALLATION.

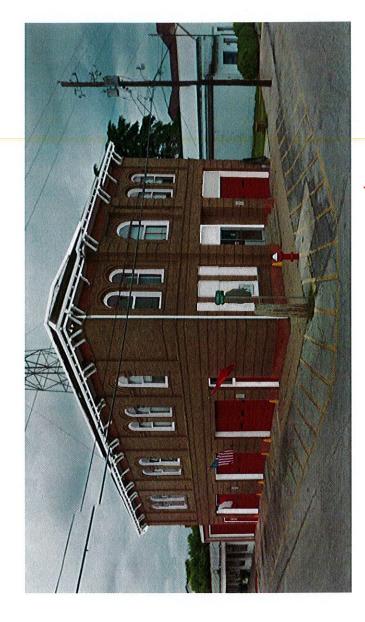


EXTERIOR COLOR SCHEME

COLOR STUDY OPTION #2 GIVEN THE DETERIORATION OF THE PAINT AND THE MAINTENANCE UPDATES NEEDED, THE BUILDING NEEDS TO BE RE-PAINTED. WE ARE SHOWING 2 OPTIONS, FOLLOWING IS COLOR STUDY OPTION #2:

CLASSIC LIGHT BUFF (SOFT SHADE OF WHITE) FOR ALL TRIM, ARCHITECTURAL MILLWORK, WINDOWS BOLERO (DEEP SHADE OF RED) DOORS (SHOWN BELOW)

PLEASE NOTE THAT THESE COLORS REPRESENT A GENERAL DESIGN DIRECTION; NOT THE FINAL COLOR SELECTIONS. FINAL COLORS WILL BE SELECTED FOLLOWING REVIEW AND APPROVAL OF SAMPLES MOCKED UP IN THE FIELD.



Studio | steinbomer

EXTERIOR WINDOW COLOR OPTIONS

Stone White

Coconut Cream



CERTIFICATE FOR ALTERATION APPLICATION CFA-25-14

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

APPLICANT / PROPERTY OWNER	
APPLICANT / PROPERTY OWNER APPLICANT NAME Amy Bramwell	ADDRESS 4303 Medical Parkway
DAY-TIME TELEPHONE 512-479-0022	Austin, TX 78756
E-MAIL amy@steinbomer.com	
OWNER NAME City of Lockhart	ADDRESS 105 S. Colorado St
DAY-TIME TELEPHONE 512-398-3461	Lockhart, Texas 78644
E-MAIL jresendez@lockhart-tx.org	
PERSON DOING WORK City of Lockhart	ESTIMATED COST 1.6 million
PROPERTY	
LEGAL DESCRIPTION Original Town of Loc	Khart Block 20, Part & Let C
ADDRESS 201 W. Market Street, Lockhart, Tx	ZONING CLASSIFICATION CCB
GENERAL INFORMATION	
Sec. 11 and 12). A CFA is also required for interior work City Building Permit may also be required by City Code.	Only fully completed applications will be accepted.
PROJECT DESCRIPTION AND ATTACHMENT OF THE PROJECT AREA WILLIAMS	
PLEASE INCLUDE PHOTOS OF THE PROJECT AREA WITHE PROPOSED WORK WITH DIMENSIONS, MATERIAL APPLICABLE), TECHNICAL SPECIFICATIONS, ETC. ATTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PROVID Abatement of cement asbestos roof and replacement with synthetic slate roof tiles	LS, METHOD OF ATTACHMENT TO THE BUILDING (IF THE DIAGRAM MAY BE HAND-DRAWN. ALL DE A DESCRIPTION OF THE PROPOSED WORK HERE: New gutters and downspouts Replacement of deteriorated window with new.
Replacement of deteriorated wood siding with new. New overhead garage	
APPLICATION FEE OF \$50.00, payable to the	e City of Lockhart Receipt Number: 60 1375
TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND A AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESEN CONCERNING THIS APPLICATION.	ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT
APPLICANT SIGNATURE AMV Bramwell	Digitally signed by Amy Branwell DN: C=US. E=any@steinbomer.con.O-Studio Sreinbomer. CheAmy Branwell Date: 2025.05.19 11:51:55:05:00' DATE 5-19-2025
PROPERTY OWNER SIGNATURE Surley	Steve Lewis DATE 5-19-2025
HISTORICAL PRESERVATION COMMISSION APPRO	CITED IS.

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

estimate for Alteration.	
Yes No Verified SCOPE OF WORK QUESTIONS	
Section One	
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? Check one: Historic Landmark Historic District	
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	
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?	
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?	
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.)	
X	
Section Three	
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?	
3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?	
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?	
X S. 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?	
Scans of Work Questions Valled Buy Knows Waller	
Scope of Work Questions Verified By: Kevin Waller	
Date of Verification: AG 13	
Certificate No. CFA-25-14 Date Submitted 5/120/25	
Revised: 7/23/25	

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.

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner

CASE NUMBER: CFA-25-17

REPORT DATE: July 31, 2025 MEETING DATE: August 6, 2025

APPLICANT'S REQUEST: New signage, various exterior improvements, and structural interior

improvements

STAFF RECOMMENDATION: Approval

CONDITIONS: Hanging sign must maintain at least 7 feet of clearance above the public sidewalk; and a

low-intensity pressure wash must be utilized for the removal of paint on front façade

BACKGROUND DATA

APPLICANT: Gabriel Morey

OWNERS: Thomas Pomeroy, Gayla Partridge, Steve Lawson, and Terri Bennett

SITE LOCATION: 113 N. Main St.

LEGAL DESCRIPTION: Lot 5-A, 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

PROJECT DESCRIPTION: The applicant proposes new signage, various exterior improvements, and structural interior improvements to the building for the future Spare Change arcade and restaurant. A projecting blue neon wall sign, to be located above the awning, will read "Spare Change Family Arcade", with a circular dollar sign graphic above the text, to be mounted to the building through existing holes in what appears to be both the mortar and brick. A proposed hanging sign will be positioned to the left of the center entry doors, to hang from the awning frame, and will simply read "Spare Change". Signage will also be added to the door glass, to include a decal reading "Use Next Door", with an arrow, on the left-side double-doors, and decals reading "Spare Change Family Arcade" on both center double-doors. The three shallow flaps extending downward from the awning's edge will be painted blue, with new signage on each. The sign on the left-most flap will read "Duck Pin Bowling", and on the center flap, "Pinball - Arcade Games", and on the right-most flap, "Pizza - Heroes - Wings". The proposed exterior improvements include the repainting of the front doors to a slightly lighter shade of blue than the current blue color, with lighter blue trim accents. The awning's roof will be restored/repainted to its original gray color. The gray paint below the awning will be removed, in order to expose the original brick as found above the awning. According to the applicant, pressure-washing will be utilized for the paint removal process. Section 28-13(9) of the Historic Districts and Landmarks Ordinance states that the surface cleaning of structures shall be undertaken with the gentlest means possible, and prohibits sand-blasting and other methods that can damage historic building materials. Staff recommends a low-intensity pressure-wash as a condition of approval, which the applicant has agreed is the best approach to removing the paint. The final exterior components of the project include a new kitchen vent and return air vent. The kitchen vent will be located at the rear of the building, to the right of the rear-entry door within an existing window opening, and will be surrounded with brick for stability. This vent will be similar in appearance to that on the rear portion of the adjacent Loop and Lil's building to

the south. The return air vent will be located above the rear-entry door, on the left side of the grate above the door, and positioned behind the grate. As to the structural interior improvements, a single load-bearing column will be replaced with two new load-bearing columns and a load-bearing wall towards the center of the building. It should be noted that a new, pre-approved rear door (double-door) was administratively approved by Staff on June 9, 2025. Please refer to the enclosed photos and conceptual illustrations for the proposed signage and other improvements.

COMPATIBILITY: The proposed improvements will not detract from the character of the Courthouse Square Historic District. Other neon and hanging signs can be found on the same block and throughout the Square, including at the Soundwaves Art Foundation on the adjacent building to the north. The restoration of the front façade to its original brick surface reveals more of the building's historic features and character, which is always encouraged for projects in the Historic District.

COMPLIANCE WITH STANDARDS: The signs comply with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration. A condition of approval is recommended that the hanging sign maintain at least 7 feet of clearance above the public sidewalk. The other improvements, representing a change of outward appearance to both the front and rear facades of the building, as well as the structural interior improvements, are also subject to approval of the Certificate for Alteration, and building permits as necessary.

ALTERNATIVES: None necessary.



ARTS AND RECREATION AUSTIN, TEXAS

SPARE CHANGE - FRONT OF BUILDING SIGNAGE OUTLINE 07-22-25



SPARE CHANGE - LOCKHART - SIGNAGE OUTLINE



3.5' × 5'

16" × 48"

DUCK PIN BOWLING

Awaing Edge Sign- 8" x4"

USE NEXT DOOR

7 Door Glass 7 Signage 7 2" × 18"

> Left-side Doors

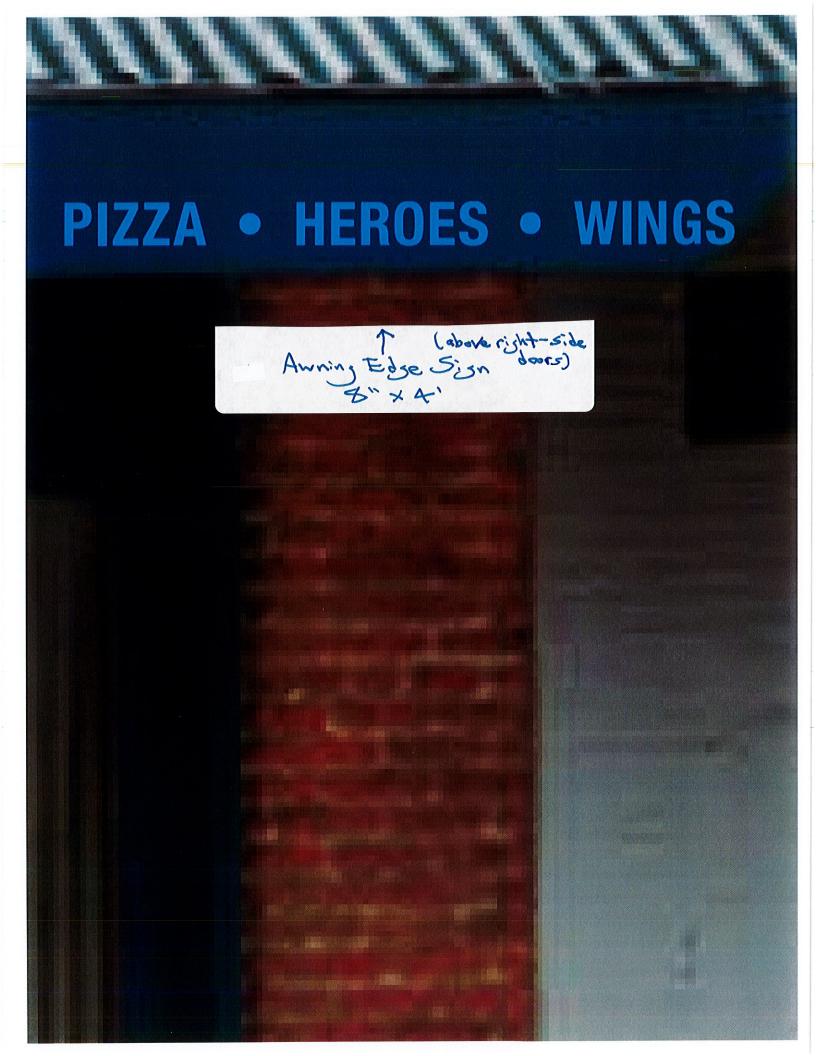
PINBALL . ARCADE GAMES

Awains Edse Sisn - 8" x 4"

SPARE CHANGE

SPARE CHANGE

Over Glass
Signage 7
5"x18"
Center
Doors









CERTIFICATE FOR ALTERATION APPLICATION CFA-2-5-17

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

APPLICANT / PROPERTY OWNER
APPLICANT NAME Gabriel Movey ADDRESS 512 Bois DARC St #4
DAY-TIME TELEPHONE 5/2-644-2550 Cockhart, TX. 78644
E-MAIL gabernorey Gamail.com
OWNER NAME Thomas Pomeroy ADDRESS 531 S Blanco Coclenat TX
DAY-TIME TELEPHONE 512-995-
E-MAIL Tpomaton Gamail. Com
PERSON DOING WORK Gabe Movey ESTIMATED COST 20,000
PROPERTY
LEGAL DESCRIPTION Original Town of Lockharts block 23 Lot 5-A
ADDRESS 1/3 N Main St. ZONING CLASSIFICATION CCB
GENERAL INFORMATION
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: Sold S
APPLICATION FEE OF \$50.00, payable to the City of Lockhart Receipt Number: Rec
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 Julie May DATE 7-21-25
PROPERTY OWNER SIGNATURE DATE 7.21.75
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.

meeting is required.	Any required explanations to answers given shall be attached. The proposed improvements plication 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.		
Oonstruction one		
Yes No Verified	SCOPE OF WORK QUESTIONS	
1 101	Section One	
V _ EW	 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? Check one: Historic Landmark Historic District 	
<u>/</u> _ <u>\</u>	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"?	
V_KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?	
_ v 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	 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 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.)	
1- kw	4. Has a permit been issued for any of the proposed work? Date: Permit No. Has any work actually started? Describe: On the Interior of Apilotine	
	Section Three	
1 km	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?	
SON 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?	
_ 1/ kw	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?	
Z PW	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?	
V 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 Qu	estions Verified By: Kerin Waller	
Date of Verification: 7/31/25		
Certificate No. CFA-25-17 Date Submitted 7/30/25		

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.

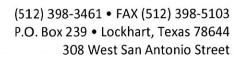
SIGN PERMIT APPLICATION SP - 25 -

Lockhart

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

CONTRACTOR/OWNER
CONTRACTOR NAME Gabe Morey LICENSENO. on File.
DAY-TIME TELEPHONE S12-GUY-2550 ADDRESS S12 Rois DArc S1.
E-MAIL gabe morey 6 qmail. Com Lockhart TX. 78644
OWNER NAME Thowas Pomeroy ADDRESS \$ 531 5 Blance
DAY-TIME TELEPHONE SIX 995-SIT! Lockhart, TS. 78644
E-MAIL + pomaron agmail.com
PROPERTY
ADDRESS OR GENERAL LOCATION 113 MMain St. Lockland, TR 78644
ZONING CLASSIFICATION HISTORIC LANDMARK OR DISTRICT (Y/N)
NUMBER OF STREET FRONTAGES (Property lines abutting a public street)
PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Arcade resturaint
NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Spare Change
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

Proposed Synage = 32.578
CHARACTERISTICS OF SIGN
IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 709 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) 3257 SQ. FT.
ILLUMINATION NONEINTERNALREFLECTED 1 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 \$ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
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 7/21/25
PRINTED OR TYPED NAME Gabe Movey
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 - 17 - 17
DATE FEE # 132.57 RECEIPT#





TO: Lockhart Historical Preservation Commission

FROM: Kevin Waller, Historical Preservation Officer / Senior Planner

SUBJECT: Future Topics (Agenda Item 7)

DATE: July 30, 2025

Agenda Item 7: Discuss potential future agenda item topics, including plaques for historic landmarks, ivy growing against buildings downtown, and a potential limitation on the amount of time that uncovered awning or canopy frames can remain as is.

During the June 4, 2025 Commission meeting, certain members requested that an item be added to the agenda of a future meeting to discuss the desire to contact owners of Historic Landmark properties to assess which owners might want a Landmark plaque on their property. Staff subsequently emailed Commission members on June 9, 2025, requesting that the Commission contact the various Landmark property owners, and provided details about each property and owner contact information. Please be prepared to share any progress made at the August 6 meeting, and whether this topic should also be added to the agenda of a future meeting.

Another request made by the Commission at the June 4 meeting was to discuss a potential limitation on the amount of time that uncovered awning or canopy frames can remain uncovered, at a future meeting. Although there are no examples of such circumstances downtown at present, Staff has not had the opportunity to research this topic with regard to other jurisdictions, and requests that this item be moved to the agenda of a future meeting. We welcome any comments the Commission may have on this topic, however, at the August 6 meeting.

Finally, a member of the public has recently requested that the Commission and Staff conduct research on how ivy vines can damage the brick, mortar, window sashes and frames, etc., of buildings in the downtown Historic District. The public citizen also explained that vegetation can harbor insects and moisture, as well as birds and bird droppings, and suggests that Commission members send a letter to building owners affected by climbing vegetation to advise them of the hazards this could pose to their buildings. Four properties were identified by the citizen, located along East San Antonio Street, that contain climbing ivy, and one tree, on their north facades within the "pocket park" area; see enclosed photos. Again, Staff has not had the opportunity to research this topic, and how other Cities have addressed hazards and/or damage associated with encroaching vegetation. Staff welcomes any comments from the Commission, and if this topic, also, should be an item for a future meeting.

