

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, November 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 October 1, 2025 meeting.
4. CFA-25-25. Consider a request by John Stumpf for approval of a Certificate for Alteration for the repainting of a previously-painted building with a different color on Lot 6 and part of Lot 1, Block 22, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 115 West San Antonio St.
5. CFA-25-26. Consider a request by Lindsey Trumper for approval of a Certificate for Alteration for a new sign on an existing awning on part of Lot 2, Block 17, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 110 South Commerce St.
6. Discuss potential amendments to Sections 28-10(c), 28-11(b)(3), and 28-11(c) of the Historic Districts and Landmarks Ordinance.
7. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
8. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 3:00 p.m. on the 29th day of October, 2025.

City of Lockhart
Historical Preservation Commission
October 1, 2025

MINUTES

Members Present: Kevin Thuerwaechter, Christine Ohlendorf, Ron Faulstich, Jerry Haug, Frank Gomillion

Members Absent: Ray Ramsey, Marcia Proctor

Staff Present: David Fowler, Kevin Waller, Christine Banda, Fatema Akter

Public Present: Chad Rea (applicant, Agenda Item 4)

1. Call meeting to order. 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 September 17, 2025, meeting.

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

4. **CFA-25-23.** Consider a request by Chad Rea for approval of a Certificate for Alteration for a new fence in the rear yard on Lot 2, Block 23, Original Town of Lockhart, on property zoned CCB Commercial Central Business District and located at 111 East San Antonio Street.

Commissioner Faulstich recused himself from the case because he is the property manager of the subject property.

Planning Staff Kevin Waller came forward to present the staff report to the Commission. The report included case maps and photos of the subject property. An AI version of what the fence would look like was presented. The applicant proposes cedar wood fencing with steel posts for support. The fence would not physically touch the adjoining building walls. Mr. Waller stated that staff recommends approval with conditions, being the use of either a wrought-iron or similar material in lieu of cedar wood, or a stain on the wood to provide a darker shade, instead of resembling residential fencing.

Chair Thuerwaechter asked for the applicant to come forward.

Applicant Chad Rea of 400 Hackberry Street introduced himself and asked if the Commissioners had any questions.

Commissioner Gomillion asked if the fence gate would be locked from the inside, prohibiting emergency personnel from access.

Mr. Rea replied that he could leave the gate unlocked if it needs to be.

Commissioner Ohlendorf asked if there have been any incidents to cause the need for fencing in the rear yard of the business.

Mr. Rea replied that there had been a lot of activity in the back, with vandalism and roaming dogs. He just wants to be able to keep people out and have useable space for his artwork and outdoor furniture.

The Commissioners discussed the fence material and emergency access concerns.

Ron Faulstich stated that he is the property manager, and according to his measurements, the fence would be placed 20 feet from the rear property line.

Mr. Rea added that there would still be enough room for him to park his car in front of where the fence would be placed.

Commissioner Gomillion moved to approve CFA-25-23 without staff's recommended conditions for a wrought iron material or similar, or paint/stain the fence to resemble wrought iron. Commissioner Thuerwaechter seconded; the motion passed by a vote of 4-0.

5. Discuss the impacts of vegetative growth on building walls in the Courthouse Square Historic District.

Mr. Waller discussed vegetative growth on building walls downtown. There were concerns from a citizen that the vegetation could harbor insects and moisture, as well as birds and bird droppings. Mr. Waller identified four buildings where overgrowth is taking place downtown. He explained that in addition to the hazards discussed, there are benefits of vegetative growth on buildings, including insulation against extreme temperatures, protection against erosive wind or other weather forces, and aesthetics. Waller stated that staff had been unable to locate specific provisions from other municipalities addressing this topic. He pointed out that the City already has authority over the maintenance/upkeep of buildings downtown in Section 28-17 (prevention of demolition by neglect), Historic Districts and Landmarks, that include the prevention or remedying of damage to property from such threats as invasive vegetation.

There was discussion among the Commission on how to manage vegetation overgrowth downtown.

The Commission's consensus was not to pursue amendments to the ordinance, as Section 28-17 addresses actions to remedy such issues as vegetation overgrowth. Any concerns about conditions observed downtown can be referred to the city's code enforcement division.

6. Discuss potential amendments to Sections 28-10(c), 28-11(b)(3), and 28-11(c) of the Historic Districts and Landmarks Ordinance.

Mr. Waller informed the Commission that Commissioner Proctor has recently suggested expanding the definition of ordinary maintenance, and the addition of certain materials to the list of construction activities that do not require a Certificate for Alteration. These materials include wood-like composite, advanced PVC, or other materials that maintain the original wood look. The repair/reconstruction of porches could be added to the list of preapproved activities. Mr. Waller stated that the Commission could recommend any desired Ordinance text amendments to the City Council at a future Commission meeting, and that the Commission could direct staff to draft the amendments.

Commissioner Gomillion moved to table discussion of this agenda item to a future meeting to be determined. Commissioner Ohlendorf seconded; the motion passed by a vote of 5-0.

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 November 5th. No items have been submitted by the deadline, to date.

8. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Haug seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:20 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Kevin Thuerwaechter, Chairman



CFA-25-25

115 W SAN ANTONIO ST

REPAINT TO A DIFFERENT COLOR



SUBJECT PROPERTY



ZONING BOUNDARY

Scale 1" = 100'



CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW* CASE NUMBER: CFA-25-25
REPORT DATE: October 29, 2025
MEETING DATE: November 5, 2025
APPLICANT'S REQUEST: Repainting of previously-painted building with a different color
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

BACKGROUND DATA

APPLICANT: John Stumpf
OWNERS: John Stumpf and Katherine Pritchett
SITE LOCATION: 115 West San Antonio St.
LEGAL DESCRIPTION: Lot 6 and part of Lot 1, Block 22, Original Town of Lockhart
EXISTING USE OF PROPERTY: Commercial
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Staff recently discovered that the front wall façade of the subject property containing the Golden Hour business was repainted from a blue to a dark olive-green color, prior to securing approval from the Commission. In subsequent conversations with both the business owner and property owner, Staff was informed that the business owner was not aware that the repainting to a different color now requires approval by the Commission.

COMPATIBILITY: The recent repainting to the dark olive color does not present adverse impacts to the Courthouse Square Historic District. There are other examples of similarly-colored buildings on the Square, including the Magnolia Jewels business on the same block as the subject property, the Fiddler's Green music shop at 108 North Main St., and portions of the Henry's restaurant building at 215 South Commerce St.

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

ALTERNATIVES: None necessary.



-New Color-



- Previous Color -







Lockhart

TEXAS

CERTIFICATE FOR ALTERATION APPLICATION

CFA 25-25

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

APPLICANT / PROPERTY OWNER

APPLICANT NAME John Stumpf

ADDRESS 2601 Mary Ave

DAY-TIME TELEPHONE 281 414 5029

PEARLAND TX 77581

E-MAIL John JS @ HAL-PC. ORG

OWNER NAME John Stumpf

ADDRESS 2601 Mary Ave

DAY-TIME TELEPHONE 281 414 5029

PEARLAND TX 77581

E-MAIL John JS @ HAL-PC. ORG

PERSON DOING WORK TENANT

ESTIMATED COST \$200.00

PROPERTY Lot G and Original Town

LEGAL DESCRIPTION PT Lot G, Block 22, City of Lockhart 78644

ADDRESS 115 W. SAN ANTONIO Lockhart 78644 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:

PAINT BUSINESS FRONT FACING SAN ANTONIO STREET
- Repainting from the previous blue color to the new olive gray color -

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 John Stumpf DATE 10/10/25

PROPERTY OWNER SIGNATURE John Stumpf DATE 10/10/25

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

* NOTE: ORDINANCE NEEDS
UPDATING - CONFUSING

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 H
Check one: Historic Landmark ___ Historic District ✓

✓ ___ 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"? * Note

✓ ___ KW

3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?

___ ✓ KW

4. Will the construction or alteration covered by this application remove or physically change any structural elements of the property (i.e. interior or exterior load-bearing walls, columns, posts, foundations, footings, etc.)?

Section Two

___ ✓ KW

1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental, or unforeseen property damage? When did damage occur? _____

___ ✓ KW

2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?

✓ ___ KW

3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)

___ ✓ KW

4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____
Has any work actually started? ✓ Describe: SURFACE PAINTED - TENANT CONFUSED

Section Three

See * Note

___ ✓ KW

1. Will the construction or alteration covered by this application make a physical change to any design elements, features, or finishes visible from the exterior of the property?

___ ✓ KW

2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?

___ ✓ KW

3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?

___ ✓ KW

4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?

✓ ___ KW

5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?

Scope of Work Questions Verified By: Kevin Walker

Date of Verification: 10/28/25

Certificate No. CFA-25-25

Date Submitted 10/14/25

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.



CFA-25-26

110 S COMMERCE ST

NEW SIGN ON AWNINIG



SUBJECT PROPERTY



ZONING BOUNDARY

Scale 1" = 100'



CFA-25-26

110 S COMMERCE ST

NEW SIGN ON AWNINIG



SUBJECT PROPERTY



ZONING BOUNDARY

Scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

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

CASE NUMBER: CFA-25-26

REPORT DATE: October 29, 2025

MEETING DATE: November 5, 2025

APPLICANT'S REQUEST: New sign on awning

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

BACKGROUND DATA

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

PROJECT DESCRIPTION: A sign is proposed to be hand-painted onto the awning of the Thorn & Bred retail establishment. This sign will be centered on the edge of the awning, and located directly above the double-door entry. The sign will feature the business logo shown on the right-hand side of the double doors, to include the name "thorn & bred" in white lettering, with a white coffee cup with cactus graphic to the left of the text. In addition, an hours of operation sign is proposed to be placed beneath the logo on the right entry door, to measure one square foot. Since the hours of operation sign will measure less than two square feet, it will be considered an exempt sign per Section 46-7(19) of the Sign Ordinance.

COMPATIBILITY: The proposed sign is not of a scale or design that would detract from the character of the Courthouse Square Historic District. Other signs applied directly to awnings can be found on the Square, including on the same block as the subject property, such as at the Independence Title company, in addition to Link Realty at 110 East Market St., Spellerberg Projects at 103 South Main St., and First Lockhart National Bank at 111 South Main St.

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.



1 10

thorn
& bread



Monday - Closed
Tuesday 7:30 - 6:00
Wednesday 7:30 - 6:00
Thursday 7:30 - 6:00
Friday 7:30 - 6:00
Saturday 7:30 - 6:00
Sunday 8:00 - 5:00

Exempt 5.5n →





CERTIFICATE FOR ALTERATION APPLICATION

CFA-25-26

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

APPLICANT / PROPERTY OWNERAPPLICANT NAME LINDSEY TRUMPERADDRESS 110 S. Commerce St.DAY-TIME TELEPHONE 217-549-5467Lockhart, TX ~~78644~~E-MAIL thornand bred@gmail.com78644OWNER NAME Twelfth Hole Ventures LLCADDRESS 7345 Dominique Dr.DAY-TIME TELEPHONE 214-417-3726Dallas, TX 75214E-MAIL markshaw7345@gmail.comPERSON DOING WORK Austin Awning Co. ESTIMATED COST \$20000**PROPERTY**LEGAL DESCRIPTION O.T. LOCKHART, BLOCK 17, LOT PT 2ADDRESS 110 S. Commerce St. Lockhart 78644 ZONING CLASSIFICATION EDCCB**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:

We would like to add our logo to the awning on the front of the building; we want to add our hours to the glass on the front - 1 square foot
Exempt sign per A-G-7 (19) ↑

APPLICATION FEE OF \$50.00 PAYABLE TO THE CITY OF LOCKHART Receipt Number: R01410218

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 10/13/2025PROPERTY OWNER SIGNATURE [Signature]DATE 10/13/2025

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. Construction already begun or completed, prior to receiving approval of a Certificate for Alteration application, will be subject to a double fee for said application.

Yes No Verified

SCOPE OF WORK QUESTIONS

Section One

- | | | | |
|-------------------------------------|-------------------------------------|-----------|---|
| ☒ | ☐ | <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>HDCCB</u>
Check one: Historic Landmark ☐ Historic District ☒ |
| ☒ | ☒ | <u>KW</u> | 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"? |
| ☒ | ☐ | <u>KW</u> | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property? |
| ☐ | ☒ | <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

- | | | | |
|-------------------------------------|-------------------------------------|-----------|---|
| ☐ | ☒ | <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? _____ |
| ☐ | ☒ | <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? |
| ☒ | ☐ | <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.) |
| ☐ | ☒ | <u>KW</u> | 4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____
Has any work actually started? ☐ Describe: _____ |

Section Three

- | | | | |
|-------------------------------------|-------------------------------------|-----------|---|
| ☒ | ☒ | <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? |
| ☐ | ☒ | <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? |
| ☐ | ☒ | <u>KW</u> | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted? |
| ☐ | ☒ | <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? |
| ☒ | ☐ | <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 Walker

Date of Verification: 10/29/25

Certificate No. CFA-25-26 Date Submitted 10/22/25

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
P.O. Box 239 Lockhart, Texas 78644
308 West San Antonio Street

CONTRACTOR/OWNER

CONTRACTOR NAME Austin American Awning - Roger Solomon LICENSE NO. _____
DAY-TIME TELEPHONE 512-326-1670 ADDRESS 319 South Church St
E-MAIL thomas@austinawning.com, roger@austinawning.com Lockhart, TX 78644
OWNER NAME Twelfth Hole Ventures, LLC ADDRESS 7345 Dominique Dr.
DAY-TIME TELEPHONE 214-417-3726 Dallas TX 75214
E-MAIL markshaw7345@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 110 S Commerce St., Lockhart
ZONING CLASSIFICATION MSCCB 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 Cafe
NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Thorn & Bred Mercantile

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) *Awning Sign* _____ WALL _____ MARQUEE
X LOW PROFILE _____ MEDIUM PROFILE _____ HIGH PROFILE
_____ INSTITUTIONAL _____ DEVELOPMENT ENTRANCE _____ RESIDENTIAL IDENTIFICATION

740 of 8358 = 58.458 max. allowed sign area
Existing sign = 1.88
Proposed sign = 8.8

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 7 FT. TOTAL SIGN FACE AREA (One side only) 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 \$ 400 108.00
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 10/18/2025

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.

*****Where work for which a permit is required per Code is started or proceeded prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.*****

OFFICE USE ONLY

APPROVED BY  Planning Building Inspection

PERMIT NUMBER SP # 25- CERT. FOR ALTERATION NUMBER CFA - 25 - 26

DATE FEE \$108.00 RECEIPT #

TO: Lockhart Historical Preservation Commission
FROM: Kevin Waller, Historical Preservation Officer / Senior Planner *KW*
SUBJECT: Miscellaneous potential Ordinance amendments (Agenda Item 6)
DATE: October 29, 2025

Agenda Item 6: Discuss potential amendments to Sections 28-10(c), 28-11(b)(3), and 28-11(c) of the Historic Districts and Landmarks Ordinance (tabled from October 1, 2025 meeting).

A member of the Commission recently requested a discussion item with regard to amending the above sections of the Historic Districts and Landmarks Ordinance. Specifically, the requests include the expansion of the definition of ordinary maintenance (Section 28-10(c)); the addition of certain materials to the list of construction activities that do not require a Certificate for Alteration, including wood-look composite, advanced PVC, or other materials that maintain the original wood look (Section 28-11(b)(3)); and the addition of repair/reconstruction of porches to the list of “pre-approved” activities (Section 28-11(c)). The above-referenced sections are included with your agenda packet materials, as well as Section 28-13 (criteria for approval of certificate for alteration) and Section 28-14 (certificate for demolition and other demolition requirements), which have also been requested for inclusion in your packets as supporting material. As this agenda item is simply for discussion purposes only, any formal vote to recommend ordinance amendments to the City Council will need to occur in a future Commission meeting. The Commission may also direct Staff to draft the ordinance amendments.

Kevin Waller

From: Marcia Proctor <mproctor001@gmail.com>
Sent: Tuesday, September 16, 2025 12:31 PM
To: Kevin Waller
Subject: Would it be possible to get a copy of these pages from the ordinance

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

I would like to provide the commission members a copy of pages from the ordinance... CD28:13, Cd28:14, CD:14.1, and CD28:14.2 , as my request for a future agenda item to amend the following sections of the ordinance :

- 1) 28.11.c add to list of pre-approved activities- repair/reconstruct porches -
- 2) 28.10.c expand definition of ordinary maintenance
- 3) 28.11.b.(3) add current relevant materials - such as wood look composite, advanced PVC, or other innovative materials that maintain original wood look

Will you be able to provide this set of pages for the commission members to have related to my request for a future agenda item?

Sec. 28-10. - Ordinary maintenance.

- (a) The intent and purpose of this chapter is to encourage and assist the property owners to maintain, rehabilitate, enhance and preserve landmarks and districts. Nothing in this chapter shall be construed to prevent ordinary maintenance and repair of any interior or exterior architectural feature of an historic landmark or property within an historic district which does not involve a change in the architecture, design, finishes or outward overall appearance.
- (b) Ordinary maintenance is considered necessary and generally refers to activities that would be considered customary or common for maintaining the property without a change of overall appearance.
- (c) Ordinary maintenance is an activity which is generally unrestricted and is encouraged by this chapter. In-kind replacement or repair of any interior or exterior building element is included as ordinary maintenance. Interior repairs or construction which do not change the appearance or structure of the building are considered ordinary maintenance for the purposes of this chapter. This includes all activities which do not change the architecture, appearance, finishes or design of the building, structure or object as viewed from its exterior.
- (d) Repainting shall be considered ordinary maintenance and may include a change in color of painted surfaces.
- (e) Ordinary maintenance does not include the following and will require a certificate for alteration and a city building permit prior to beginning work, except as exempted in subsection 28-11(b):
 - (1) A physical change in exterior elements, design and finishes visible from grade level which affect the appearance and cohesiveness of a building, structure, site or area (e.g., a physical change in the design, finishes, size, shape, etc., of facades, windows, doors, light fixtures, awnings, signs, sidewalks, fences, steps, paving, etc.).
 - (2) Repainting or otherwise covering or altering a faded historic painted sign (ghost sign), even if the sign does not pertain to the current use of the building or is on a previously painted surface.
 - (3) -Painting a previously unpainted brick, stone or other masonry surface or changing the color of any previously painted surface, including trim.

(Ord. No. 93-19, pt. 10, 9-21-93; Code 1982, § 12.5-10; Ord. No. 2010-16, § I, 6-15-10; Ord. No. 2022-54, § II, 10-18-22)

Sec. 28-11. - Certificate for alteration for historic landmarks or historic districts.

- (a) A certificate for alteration is required to carry out construction or relocation on property designated as historic (H and HL) if such construction will change the exterior architecture, design, finishes or outward appearance of a building, structure, object, site, area or district.
- (b) A certificate for alteration (CFA) is not required for the following construction activities and work. However, no exempted construction shall involve the drilling, cutting, covering or painting of virgin or unpainted masonry and/or removal of same:
 - (1) Any interior or exterior construction activities, which do not make a physical change to the exterior elements, design features, finishes or appearance of the property designated historic.
 - (2) In-kind replacement or repair of any exterior element or for the ordinary maintenance of an historic landmark or property within an historic district as provided in section 28-10.
 - (3) Exterior wood. Replacement of existing painted wood on the exterior of a building with a durable cementitious wood material is exempt if the material is painted and does not make a physical change to the exterior elements, design features, finishes or appearance of the property.
 - (4) Roofs. Replacement of existing roofing material with like or similar material and same design, slope and elevation is exempted. However, if the roof structure is clearly visible from a public street, replacement of existing roofing material with a different design, slope, elevation or material, such as replacing wood or slate roofing with metal roofing, does require a CFA approval by the commission, as provided in section 28-12.
 - (5) Utility installations on the rear and/or alley side of buildings which do not abut or are not clearly visible from a public street and do not alter, damage or obscure the architectural design, fabric (composition) or appearance, as provided in subsection 28-11(a) are exempted. Any such exempted utility work shall not involve the drilling, cutting, covering or painting of virgin or unpainted masonry or removal of same.
- (c) A certificate for alteration (CFA) may be "pre-approved" for the following construction activities and work. Any qualifying activities and work pre-approved by the commission shall be listed and described in a "Pre-Approved Certificate for Alteration Guideline" developed by the commission, maintained and published by the city. An application for a CFA for any construction or activity that is determined "pre-approved" shall be made by the owner as provided in subsection 28-12(a) prior to conducting the work. The historical preservation officer (HPO) shall promptly review the application and determine if the construction or activity complies with the "pre-approved" criteria. The HPO has the authority to approve the CFA only for construction or activities, which qualify as "pre-approved." Any construction activity that qualifies as pre-approved as determined by the HPO does not require any further approval of the commission, and may proceed according

to normal city policies and procedures. Any "pre-approved" construction or activity shall not involve the drilling, cutting, covering or painting of virgin or unpainted masonry or removal of same. Types of alterations included in the Pre-Approved Certificate for Alteration Guideline follow:

- (1) Signs as provided for in "Pre-Approved Certificate for Alteration Guideline," signs that do not alter, damage or obscure a building's architectural design, historic fabric or appearance as otherwise provided in subsection 28-11(a) are "pre-approved." No sign may be painted on a previously unpainted masonry wall. Business signs suspended from canopies over the public sidewalk or attached to the exterior of buildings may be "pre-approved," as provided in "Pre-Approved Certificate for Alteration Guideline." All signs shall comply with chapter 46 "Signs." Signs that are exempt and do not require a CFA include: Temporary banners suspended over streets and temporary signs on public rights-of-way or public property advertising noncommercial special events and festivities as provided in chapter 46, subsection 46-7(15); and banner signs on private property as provided in chapter 46, subsection 46-10(g).
 - (2) Window replacement may be "pre-approved" only as provided in the "Pre-Approved Certificate for Alteration Guideline." Generally, the replacement of existing windows with historically appropriate designed painted wood single or 2-over-2 divided-light windows matched to the size of the historic window openings may be "pre-approved." Any other type of window replacement or closure of windows requires CFA approval by the commission as provided in section 28-12.
 - (3) Door replacement may be "pre-approved" only as provided in "Pre-Approved Certificate for Alteration Guideline." Generally, the replacement of an existing front entry door with a historically appropriate designed wood door is "pre-approved." Replacement of a side or rear door with exterior grade, solid core, smooth slab doors is "pre-approved." Any other type of entry door replacement requires CFA approval by the commission as provided in section 28-12.
 - (4) Exterior fire-safety stairs constructed to meet city codes which do not alter or damage the architectural design, fabric (composition) or appearance as provided in subsection 28-11(a), may be "pre-approved" if located on the rear or non-street side of a building. The owner, designer and/or contractor are encouraged to meet with the Lockhart Historical Preservation Commission to discuss alternatives in location, placement and design prior to requesting an opinion or directive from the city fire marshal. Installation of exterior fire-safety stairs shall not alter or damage the architectural design, fabric (composition) or appearance as provided in subsection 28-11(a).
- (d) A certificate for alteration is not required for the following:
- (1) Signs that are not visible from a public street;
 - (2)

Sec. 28-13. - Criteria for approval of certificate for alteration.

In considering an application for a certificate for alteration, the commission shall be guided by the design criteria and guidelines developed by the commission and adopted by the city council. The criteria and guidelines shall be adopted forthwith and shall follow, where applicable, "The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings," as revised 1990, or as may be hereafter amended. The design guidelines adopted by the council and the "Secretary of the Interior's Standards" shall be made available to the property owners of historic landmarks or within historic districts. If requested, the commission and/or the historical preservation officer shall assist property owners with advice, guidance, resource lists and other information regarding construction techniques, materials, means and methods which are acceptable and recommended for the construction included in the proposed certificate for alteration. The following shall be the minimum criteria for approval:

- (1) The predominate criteria for approval of a certificate for alteration shall be to support proposed construction activities which will enhance an area, site, building, structure or object which is zoned historic, and thereby encourage continued maintenance and preservation of historical buildings, structures, objects and sites.
- (2) Contemporary design for alterations and new additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material; or such design is compatible with the size, scale, color, material, finishes and character of the property, neighborhood, or environment.
- (3) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the original building, structure, object, or site would be unimpaired.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object or site and its environment. These changes may or may not have acquired significance in their own right. If these changes have acquired significance in their own right, this significance shall be recognized and respected.
- (5) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the basic building, structure, object or site and its environment.
- (6) The distinguishing original qualities or character of a building, structure, object or site and its environment should not be destroyed. The removal or alteration of any historic material, finish or distinctive architectural features should be avoided when possible.
- (7) Distinctive stylistic features, finishes and construction techniques or examples of craftsmanship that characterize a building, structure, object or site should be kept and preserved, where possible.

- (8) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, finish, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (9) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken. Painting of original unfinished masonry surfaces shall be discouraged.
- (10) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (11) The owner of property for which a city building permit is issued shall be responsible for maintaining a safe construction and/or demolition site at all times by providing proper barricades, signage, walkways, erosion control, etc., and following all structural and safety recommendations and requirements of city, state, and federal governmental agencies.

(Ord. No. 93-19, pt. 13, 9-21-93; Code 1982, § 12.5-13)

Sec. 28-14. - Certificate for demolition and other demolition requirements.

- (a) A certificate for demolition is required to carry out demolition on any property or in any district designated as historic (H or HL). A city permit for the demolition of an historic landmark property or property within an historic district, including secondary buildings and objects, shall not be granted by the building official or other city official without the review of a completed application for a certificate for demolition and approval by the commission. Demolition of any part of a property designated as historic (H or HL) that will occur as a part the construction or relocation requiring a certificate for alteration which is not replaced by the construction or relocation shall also require a certificate for demolition. The certificate for demolition application shall be filed with and be reviewed with any certificate for alteration application related to the property. The certificate for demolition shall follow the application procedure provided for a certificate for alteration in this chapter. The owner of property shall be responsible for maintaining and protecting the life and safety of the general public and workers on or near the site of any demolition that is carried out as the result of the granting of a city building permit.
- (b) The commission and historical preservation officer shall process each application for a certificate for demolition as expeditiously as possible.
- (c) If requested, the commission and/or the historical preservation officer shall assist property owners with advice, guidance, resource lists and other information regarding construction techniques, materials, means and methods which are acceptable alternatives to the proposed demolition.
- (d) A certificate for demolition shall not be issued in lieu of a city building permit for demolition, and shall be obtained prior to the issuance of a city demolition permit, if such permit is required. Approval and issuance of a certificate for alteration by the commission qualifies as "other zoning action required to effect the issuance of a city building permit" as specified in the Lockhart Code, section 64-126(b), or as may be hereafter amended.
- (e) The commission and/or the historical preservation officer shall not unreasonably withhold a certificate for demolition.
- (f) To obtain a certificate for demolition, the applicant shall demonstrate that the criteria set out for a certificate for alteration is inapplicable.
- (g) Special considerations and provisions shall be made for emergency repair of sudden and unforeseen damage to buildings by acts of God or man which shall endanger a building, business, owner, or the public. Immediate temporary repairing, shoring, barricading, etc., shall be encouraged with only notification of the historical preservation officer that such work is taking place. A certificate for demolition is required for partial or complete removal of damage which will

change the exterior appearance of the building or structure. A special rapid review and approval may be requested by the applicant. The historical preservation officer shall immediately contact the commission chairman for action.

- (h) The property owner of any property on which demolition is carried out as the result of the granting of a city building permit shall be responsible for protecting the life and safety of the general public and workers on or near the property. The structural and site integrity of the property being demolished, the remainder and adjacent property shall be maintained at all times during demolition, at the expense of the property owner engaged in the demolition. An inspection and certified report by an independent registered engineer shall be required prior to issuance of a certificate for demolition or a city building permit for the demolition of any building or structure which shares common walls, foundations, roofs and/or utilities with adjacent property. The independent engineer's report shall be provided by the property owner and may be required prior to issuance of any building permit by the city. The owner of property for which a city building permit is issued shall be responsible for maintaining a safe construction site at all times by providing proper barricades, signage, walkways and erosion control, etc., and following all structural and safety recommendations and requirements of the independent engineers report, city, state, and federal governmental agencies.

(Ord. No. 93-19, pt. 14, 9-21-93; Code 1982, § 12.5-14)