

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

**MINUTES**

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

Members Absent: None

Staff Present: David Fowler, Kevin Waller, Romy Brossman

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

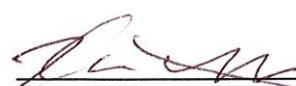
Commissioner Faulstich asked for an update on the work being done on the roof of the Masur Building.

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

8. Adjournment.

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

  
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Romy Brossman, Recording Secretary

Approved: \_\_\_\_\_ 5 MAR 2025  
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(date)  
  
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Kevin Thuerwaechter, Chairman