

**City of Lockhart
Historical Preservation Commission
February 5, 2025**

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Kevin Waller, Evan Olszewski, Romy Brossman

Public Present: Leigha and Ryan Struthers (applicants, Agenda Item 5), Lindsey Trumper (applicant, Agenda Item 6), Charlie Tames (applicant, Agenda Item 7)

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 January 15, 2025, meeting.

The Commission suggested that the minutes be revised to delete the arrival time of Commissioner Ramsey at 5:35 p.m., as he did arrive at the normal start time of 5:30 p.m.

A motion was not received regarding the January 15, 2025 minutes, therefore, the item will be presented at the next Commission meeting.

4. Site visit associated with CFA-25-04 (see Agenda Item 7 below for a summary of the proposal.)

The Commission departed at 5:32 p.m. for a site visit to the subject property at 103 South Main St., and returned at approximately 6:15 p.m.

5. CFA-25-02. Consider a request by Leigha Struthers for approval of a Certificate for Alteration for a window sign on part of Lot 1, Block 23, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 107 E. San Antonio St.

Planning Staff Evan Olszewski presented the application with images and maps. The proposed project is the installation of a new, white, vinyl window decal approximately nine square feet in size on the west storefront window. The decal will portray the store's logo and name. Also included in the proposal is a one-square-foot vinyl decal depicting the store's hours, which is exempt from the Certificate for Alteration and Sign Permit requirements. The proposed sign will replace an existing decal of similar size associated with the outgoing business in the same location. Staff recommends approval of the proposal.

Applicant Leigha Struthers, 1600 State Park Rd., Lockhart, TX, stated that she and her husband, Ryan Struthers, hope to get the sign approved so that the public is aware of their products and services.

Commissioner Gomillion moved to approve CFA-25-02. Commissioner Faulstich seconded; the motion passed by a vote of 7 - 0.

6. CFA-25-03. Consider a request by Lindsey Trumper for approval of a Certificate for Alteration for a sign on the front door glass on part of Lot 2, Block 17, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 110 S. Commerce St.

Planning Staff Kevin Waller presented the proposal. A new sign is to be affixed to the left, front door glass of the new "Thorn & Bred" retail establishment. This sign will feature the business logo including the name "Thorn & Bred" with gold and red lettering, and a red coffee cup with a cactus graphic below the text. Staff recommends approval.

Applicant Lindsey Trumper, 7704 Manassas Dr., Austin, TX, reported that she is looking forward to having the sign up in time for this coming First Friday.

Vice-Chair Ohlendorf moved to approve CFA-25-03. Commissioner Gomillion seconded; the motion passed by a vote of 7 - 0.

7. CFA-25-04. Consider a request by Charlie Tames of Gloria Group Partners, LP for approval of a revised Certificate for Alteration for the enlargement of a rooftop structure on part of Lot 1, Block 22, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 119 W. San Antonio St.

Mr. Waller presented maps, photos, drawings, and renderings of the work done. On July 5, 2023 and September 4, 2024, the Commission approved various exterior and structural interior improvements to the "Joe Masur Building," one of which included a remodel and expansions of the rooftop elevator housing structure. In early November 2024, Staff discovered that the rooftop structure was being constructed at dimensions larger than what was approved by the Commission and represented on the approved building plans. According to the review of a conceptual elevation drawing for the rooftop structure as constructed, the length of the roof overhang extends 11 feet further southward from the structure than was approved and the height of the overhang is 7 inches higher than approved. According to an email discussion with the applicant on January 29, 2025, the project engineer determined that the larger dimensions of the roof overhang are necessary, due to potential issues with high winds. Staff recommends approval, based on the information provided by the applicant.

Vice-Chair Ohlendorf inquired about the communication timeline between discovery of the enlarged canopy and a discussion that occurred at the end of January 2025.

Mr. Waller confirmed that ongoing communications occurred between discovery and the January 2025 discussion.

Commissioner Proctor asked about the Building Official's role in issuing a Stop Work Order.

Planning Staff David Fowler explained that the Building Official issued a Stop Work Order upon discovery. The Building Official informed the applicant that any work done prior to tonight's meeting faces the risk of adjusting completed work if the new design is not approved by LHPC.

Commissioner Faulstich asked how the change was discovered.

Mr. Fowler reported that both the Planning Department and a tip from the community brought the canopy change to light.

Commissioner Gomillion asked for the reasoning of Staff's recommendation of approval.

Mr. Waller replied that the recommendation is based on the engineer's statement.

Applicant Charlie Tames, 2902 Windhill Cir., Austin, TX, stated that he has been in ongoing communication with City Staff regarding this issue.

Commissioner Faulstich asked why the design changes were not brought to the Commission prior to completing the work.

Mr. Tames replied that this was due to the fact that he was aware of a final inspection and that they knew there was going to be a final check.

Chair Thuerwaechter asked the applicant to reach out to the City if another significant change to the project is planned.

Mr. Tames agreed, and stated that he will also come back to the City regarding future signage.

Vice-Chair Ohlendorf asked if the rooftop space will affect the Certificate of Occupancy.

Mr. Tames replied that he wasn't sure. What's keeping them from opening are life safety items like sprinklers.

Commissioner Proctor commented that the ask-forgiveness-not-permission approach frustrates the Commission. We are open to input on how to improve communication.

The Commission went into discussion including procedural steps if not approved, the impact on the City skyline, the appropriateness of the structure on a historic building, and setting a precedent.

Commissioner Proctor moved to approve CFA-25-04. Commissioner Ramsey seconded; the motion passed by a vote of 4 – 3.

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


Mr. Waller reported that February 19th is the date for the next meeting. There will be one item on the agenda, which is the Marty Spellerberg property tax abatement for historic preservation, which includes a site visit.

Commissioner Proctor recommended a workshop to discuss issues including changes to the current historic ordinance and violation fees.


Mr. Fowler explained that for any violation, the standard remedy is to enforce double fees on the new building permit. There are civil penalties as well, which would need to be pursued with the City Attorney.

9. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Vice-Chair Ohlendorf seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 7:28 p.m.



Romy Brossman, Recording Secretary

Approved: 5 MAR 2025
(date)


Kevin Thuerwaechter, Chairman