

City of Lockhart
Historical Preservation Commission
April 23, 2025

MINUTES

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

Member Absent: Marcia Proctor

Staff Present: David Fowler, Kevin Waller, Romy Brossman

Public Present: Teresa Charnichart (applicant, Agenda Item 4), Joanne Irizarry, Winn Smith, Amy Bramwell, Robert Steinbomer

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 April 2, 2025, meeting.

Vice Chair Ohlendorf moved to approve the minutes as presented. Commissioner Ramsey seconded; the motion passed by a vote of 6 - 0.

4. CFA-25-06. Consider a request by Teresa Charnichart for approval of a Certificate for Alteration for the extensions of both a concrete pad and enclosure for an existing barbecue pit on part of Lot 1, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 102 East Market St.

Planning Staff Kevin Waller presented photos and maps of the subject property. The applicant proposes to enlarge the existing concrete pad and enclosure for an existing barbecue pit at the rear of Barb's-B-Q. The pad and enclosure will be extended two feet to the west and six feet to the east. The final dimensions will be 17 feet by 18 feet, with the final height range of 8 feet to 10 feet. The same materials will be used. It should be noted that the six foot, eastward extension of the structure will result in it being located 6 inches from the east property line, which is acceptable, since there are no side setbacks in the CCB zoning district. The enlarged structure will not detract from the character of the Courthouse Square Historic District. Staff recommends approval.

Joanne Irizarry, 1223 W. Live Oak St., Lockhart, TX, commented that if approved, the enlarged structure will allow for an expansion of business hours, an increase in production, and allow for more flexible work hours for the pitmaster.

Commissioner Gomillion moved to approve CFA-25-06 as presented. Commissioner Haug seconded; the motion passed by a vote of 6 - 0.

5. CFA-25-08. Consider a request by Amelia Smith for approval of a Certificate for Alteration for the following types of signage on a newly constructed building: wall, window, awning-mounted, and ground-imbedded, on Lots 1 and 2, Jack Pearce Subdivision, on property zoned CCB (Commercial Central Business) and located at 120 E. Market St.

Mr. Waller presented maps and photos of the subject property currently under construction. Proposed are multiple signs for four businesses that will be in the new, mixed-use building located at the intersection of East Market Street and South Commerce Street. The signs proposed are flush-mount and projecting wall signs, window signs, and awning-mounted signs, among others. Signs will be located on the north, east, and south building wall facades. The proposed signage is not of a scale or design that would detract from the character of the Courthouse Square Historic District. Staff recommends approval.

Winn Smith, 3901 Turkey Creek Dr., Austin, TX, briefly presented the project to the Commission.

Commissioner Faulstich moved to approve CFA-25-08 as presented. Commissioner Gomillion seconded; the motion passed by a vote of 6 - 0.

6. Discuss the conceptual exterior improvements to the Lockhart Fire Station located at 201 W. Market St.

Mr. Waller explained that this agenda item is intended to provide the Commission the opportunity to offer feedback for the future planned improvements, ahead of a formal Certificate for Alteration submission. The future improvements include roof replacement with a synthetic slate-like material, asbestos removal, new gutters and downspouts, restoration of the bell tower and replacement of the bell tower roof, replacement of windows, repointing of brick as needed, replacement of overhead doors, and the repainting of exterior wood features and trim.

Amy Bramwell of Studio Steinbomer, 4303 Medical Parkway, Austin, TX, explained that the project is at the stage where drawings are being finished and prices gathered. They are looking for feedback on materials and windows. Ms. Bramwell continued and stated that the second-story windows will be opened up fully revealing arched windows. Bramwell circulated samples of new window framing amongst the Commission.

Commissioner Gomillion inquired as to what items will be on the future Certificate for Alteration application.

Ms. Bramwell confirmed that the new windows, paint colors, and signage will be on the application, and need approval by the Commission.

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


Mr. Waller reported May 7th as the date for the next meeting. There will be three, possibly five items on the agenda. He also confirmed that the Commission will begin having one meeting per month in May.

8. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Gomillion seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:06 p.m.



Romy Brossman, Recording Secretary

Approved: 5.1.2025
(date)


Kevin Thuerwaechter, Chairman ← for