

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. 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 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. **CFA-25-16. 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 2nd. 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.



Romy Brossman, Recording Secretary

Approved: 8.6.2025
(date)


Kevin Thuerwaechter, Chairman