

City of Lockhart
Historical Preservation Commission
August 6, 2025

MINUTES

Members Present: Christine Ohlendorf, Ray Ramsey, Marcia Proctor, Frank Gomillion

Members Absent: Jerry Haug, Kevin Thuerwaechter, Ron Faulstich

Staff Present: David Fowler, Kevin Waller, Christine Banda

Public Present: Don O'Neil (applicant, Agenda Item 4), Amy Bramwell (applicant, Agenda Item 5), Gabriel Morey (applicant, Agenda Item 6)

1. Call meeting to order. Vice-Chair Ohlendorf 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 June 4, 2025, meeting.

Commissioner Gomillion moved to approve the minutes as presented. Commissioner Ramsey seconded; the motion passed by a vote of 4-0.

4. **CFA-25-12.** Consider a request by Don O'Neil for approval of a revised Certificate for Alteration for a color change to a front door replacement on part of Lot 4, Block 22, Original Town of Lockhart, zoned CCB Commercial Central Business District and located at 119 N Main Street.

Planning Staff Kevin Waller presented the staff report. The report consisted of location maps of the subject property and photos of the new door. Mr. Waller explained that instead of the door's red color approved in May, the applicant had painted it a white color. Because of this change it is before the commission. Waller stated that Staff recommends approval of the color change.

Commissioner Ramsey moved to approve CFA-25-12. Commissioner Gomillion seconded; the motion passed by a vote of 4-0.

5. **CFA-25-14.** Consider a request by Amy Bramwell of Studio Steinbomer Architecture & Interiors for approval of a revised Certificate for Alteration for window replacements on part of Lot 6, Block 20, Original Town of Lockhart, on property zoned CCB Commercial Central Business District and located at 201 West Market Street.

Mr. Waller presented the staff report which consisted of location maps and photos of the fire station. The focus of tonight's case is the upper windows at the fire station. The applicant had determined that the windows could not be restored but would have to be replaced. The new windows would be like in proportion and similar profile to the existing windows, and will

not contain the horizontal wood panelboard on the upper window sash on the arch-top portion. The window frames will be a soft shade of white, as originally proposed with the other building improvements. Mr. Waller stated that staff recommends approval with one condition that the new window footprint matches that of the existing openings, without cutting/trimming of the window openings and brickwork of the building.

Commissioner Proctor asked if this was the original color scheme because she is concerned with the white becoming dirty.

Mr. Waller stated that this is correct.

Vice-Chair Ohlendorf asked if the drop ceiling would be visible behind the new windows.

Mr. Waller replied that this would need confirmation from the applicant.

Vice-Chair Ohlendorf asked the applicant to come forward.

Applicant Amy Bramwell of 4303 Medical Parkway, Austin, explained that the drop ceiling was removed with the asbestos, which allows more space with a raised ceiling. It was discovered that the window frames were square and not arched on the inside. They will arch the trim on the inside which will be the same style. The windows would be pine on the inside with aluminum clad.

The Commissioners discussed the color scheme and the window arches.

Commissioner Proctor moved to approve CFA-25-14 with staff's recommended condition. Commissioner Gomillion seconded; the motion passed by a vote of 4-0.

6. **CFA-25-17. Consider a request by Gabriel Morey for approval of a Certificate for Alteration for new signage, various exterior improvements, and structural interior improvements, on Lot 5-A, Block 22, Original Town of Lockhart, on property zoned CCB Commercial Central Business District and located at 113 North Main Street.**

Mr. Waller presented the staff report which consisted of location maps and photos of the proposed signage that would be above the building, below the awning and those hanging from the awning. Signage would also be placed on the front doors and adjacent double doors. There would be exterior improvements as well that include repainting the front doors to a slightly lighter shade of blue than the current blue with lighter blue trim accents. The awning's roof will be restored/repainted to its original gray color. The gray paint below the awning will be removed, to expose the original brick. The applicant will use a pressure-washer to remove the paint. The final exterior components of the project include a new kitchen vent and return air vent which are located at the rear of the building. The applicant is replacing a single load-bearing column with two new load-bearing columns and load-bearing wall towards the center of the building. Mr. Waller recommends approval with two conditions, that the signage above the public sidewalk have a 7-foot clearance, and that a low-intensity pressure washer must be utilized for removal of the paint from the front façade.

Vice-Chair Ohlendorf asked the applicant to come forward.

Applicant Gabriel Morey of 512 Bois D'Arc St. explained that he is the contractor and has been working around town on the older homes and is now assigned to this commercial property.

Vice-Chair Ohlendorf asked what part of the Spare Change projecting sign would be neon.

Mr. Morey replied that only the coin symbol at the top of the sign would be neon.

The Commission discussed the pressure-washing element with Mr. Morey.

Commissioner Ramsey moved to approve CFA-25-17 with Staff's condition about the 7-foot clearance for the hanging sign, and to use a low-intensity pressure-washing system or dry ice to remove the paint, if determined to have a lesser impact to the building than pressure-washing, with the option to alternatively paint the façade beneath the awning to match the color of the original brick above the awning. Commissioner Proctor seconded; the motion passed by a vote of 4-0.

7. Discuss potential future agenda item topics, including plaques for historic landmarks, ivy growing against buildings downtown, and a potential limitation on the amount of time that uncovered awning or canopy frames can remain as is.

Tabled by Commission consensus to a future meeting, once the Commission and Staff have further information.

8. 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, Sept 3.

9. Adjournment.

Commissioner Proctor moved to adjourn the meeting, and Commissioner Gomillion seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:12 p.m.


Christine Banda, Recording Secretary

Approved: 9-3-2025
(date)

Christine Ohlendorf, Vice-Chairman