

## **PUBLIC NOTICE**

**City of Lockhart  
Historical Preservation Commission  
5:30 p.m. Wednesday, February 4, 2026  
Municipal Building – Glosserman Room  
308 West San Antonio Street**

## **AGENDA**

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the January 7, 2026 meeting.
4. CFA-26-01. Consider a request by Jessica Harrison for approval of a Certificate for Alteration for a window sign and hanging wall sign on Lot 2, Block 23, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 111 East San Antonio St.
5. Consider a recommendation to the City Council for the proposed text amendments to Sections 28-10(d), 28-10(e)(3), and 28-11(b)(3) of the Historic Districts and Landmarks Ordinance.
6. Discuss the funding status for City-designated historic landmark plaques.
7. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
8. Adjournment.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 8:30 a.m. on the 28<sup>th</sup> day of January, 2026.**

**City of Lockhart  
Historical Preservation Commission  
January 7, 2026**

**MINUTES**

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

Members Absent: Marcia Proctor, Frank Gomillion

Staff Present: Kevin Waller, Betzy Torres, David Fowler, Fatema Akter

Public Present: Terry Black (applicant, Agenda Item 5)

1. Call meeting to order. Chair Thuerwaechter called the meeting to order at 5:29 p.m.
2. Elect Chair and Vice-Chair for 2026.

*Vice-Chair Ohlendorf moved to nominate Chairman Thuerwaechter to continue as Chairman for 2026. Commissioner Ramsey seconded the motion. Commissioner Faulstich moved to nominate Vice-Chair Ohlendorf to continue as Vice Chair. Chairman Thuerwaechter seconded the motion. The motions passed by a vote of 5-0.*

3. Citizen comments not related to an agenda item. None
4. Consider the minutes of the December 3, 2025 meeting.

*Commissioner Ramsey moved to approve the minutes as presented. Commissioner Haug seconded; the motion passed by a vote of 5-0.*

5. CFA-25-29. Consider a request by Terry Black for approval of a Certificate for Alteration for new wall signs and rooftop unit replacements 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.

Planning Staff Kevin Waller presented the staff report to the Commission. The report included case maps and photos of the subject property. He stated that the request is for two new signs, with one to be placed in a location previously approved for a different sign in November 2024 but never utilized, as well as for three new rooftop heating and cooling units. The three new units will be subject to a double-fee, as they were installed before securing the required permits. These units will have screening around them. Staff recommends approval.

Chairman Thuerwaechter asked for the applicant to come forward.

Applicant and owner Terry Black of 1409 Connolly Cr., Lockhart, TX, provided an overview of the proposal.

Commissioner Faulstich asked for more details on the screening for the rooftop units, and if the units will have proper ventilation.

Mr. Black stated that the screening panels will be located three to four feet away from the units, with a clearance of 12 inches from their mounting locations on the roof, and will stand five feet in height. The units will not be visible from a public street, and will have proper ventilation.

*Commissioner Faulstich moved to approve CFA-25-29. Commissioner Ramsey seconded; the motion passed by a vote of 5-0.*

6. Consider a recommendation to the City Council for the proposed text amendments to Sections 28-10(d), 28-10(e)(3), and 28-11(b)(3) of the Historic Districts and Landmarks Ordinance.

Mr. Waller briefly discussed each proposed amendment, which has been requested by a member of the Commission who is absent from this meeting, and asked if the Commission wishes to table this item to the next meeting in which that member is present.

*The agenda item was tabled to the next meeting in which all Commission members are present, by Commission consensus.*

7. Discuss the funding status for City-designated historic landmark plaques.

*The agenda item was tabled to the next meeting in which all Commission members are present, by Commission consensus.*

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

Mr. Waller stated that next regularly scheduled meeting would be held February 4<sup>th</sup>, 2026. No applications have been submitted to date.

9. Adjournment.

*Commissioner Faulstich moved to adjourn the meeting, and Vice-Chair Ohlendorf seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 5:46 p.m.*

Approved: \_\_\_\_\_  
(date)

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Betzy Torres, Recording Secretary

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Kevin Thuerwaechter, Chairman



**CFA-26-01**

111 E SAN ANTONIO ST

WINDOW AND HANGING SIGNAGE



**SUBJECT PROPERTY**



**ZONING BOUNDARY**

Scale 1" = 100'



# STAFF REPORT

# CERTIFICATE FOR ALTERATION

## CASE SUMMARY

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STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW*

CASE NUMBER: CFA-26-01

REPORT DATE: January 27, 2026

MEETING DATE: February 4, 2026

APPLICANT'S REQUEST: Window and hanging signs

STAFF RECOMMENDATION: *Approval*

CONDITION: Hanging sign must maintain at least 7 feet of clearance above the public sidewalk

## BACKGROUND DATA

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APPLICANT: Jessica Harrison

OWNER: Mary Chambers

SITE LOCATION: 111 E. San Antonio St.

LEGAL DESCRIPTION: Lot 2, Block 23, Original Town of Lockhart

EXISTING USE OF PROPERTY: Vacant commercial building

PROPOSED USE OF PROPERTY: Commercial (Retail)

ZONING CLASSIFICATION: CCB (Commercial Central Business)

## ANALYSIS OF ISSUES

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PROJECT DESCRIPTION: The applicant proposes a window sign and hanging sign for a new retail vintage store, Fringe House Vintage, at the subject property. This property formerly housed the "Cult of Happy" retail business. The proposed vinyl window sign, to be located in the front door glass, will read "Fringe House" in stylized, cream-colored cursive lettering, with "Vintage" in a dark brown all-caps font beneath the business name. The wooden hanging sign will contain the initials "FH" in a cursive font on the left side, with "Vintage" in large, capital lettering along the majority of the sign board. All text for this sign will be brown in color against a white background, framed with a black border. This sign would typically be reviewed administratively as a pre-approved sign; however, the window sign is not considered pre-approved, and the consideration of both signs on one application will help to streamline the process for both Staff and the applicant. It should also be noted that an hours of operation sign will be added to the lower portion of the front door, beneath the business name sign. The hours of operation sign will measure 12 inches by 12 inches, or one square foot, and is exempt from the Sign Permit requirements per Section 46-7(19) of the Sign Ordinance, and is also exempt from this Certificate for Alteration.

COMPATIBILITY: The proposed signs are not of a scale or design that would detract from the character of the Courthouse Square Historic District. Numerous window and hanging signs can be found on the Square, including on the same block as the subject property, such as at the Culinary Room and Jennifer Lindberg Studio.

COMPLIANCE WITH STANDARDS: The signs comply with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration. A condition of approval is recommended that a 7-foot clearance is maintained between the hanging sign and public sidewalk.

ALTERNATIVES: None necessary.

★Decal (window)★

12 INCHES

VINYL SEMI-PERMANENT DECAL STICKER CENTERED ON FRONT, UPPER DOOR

5 INCHES

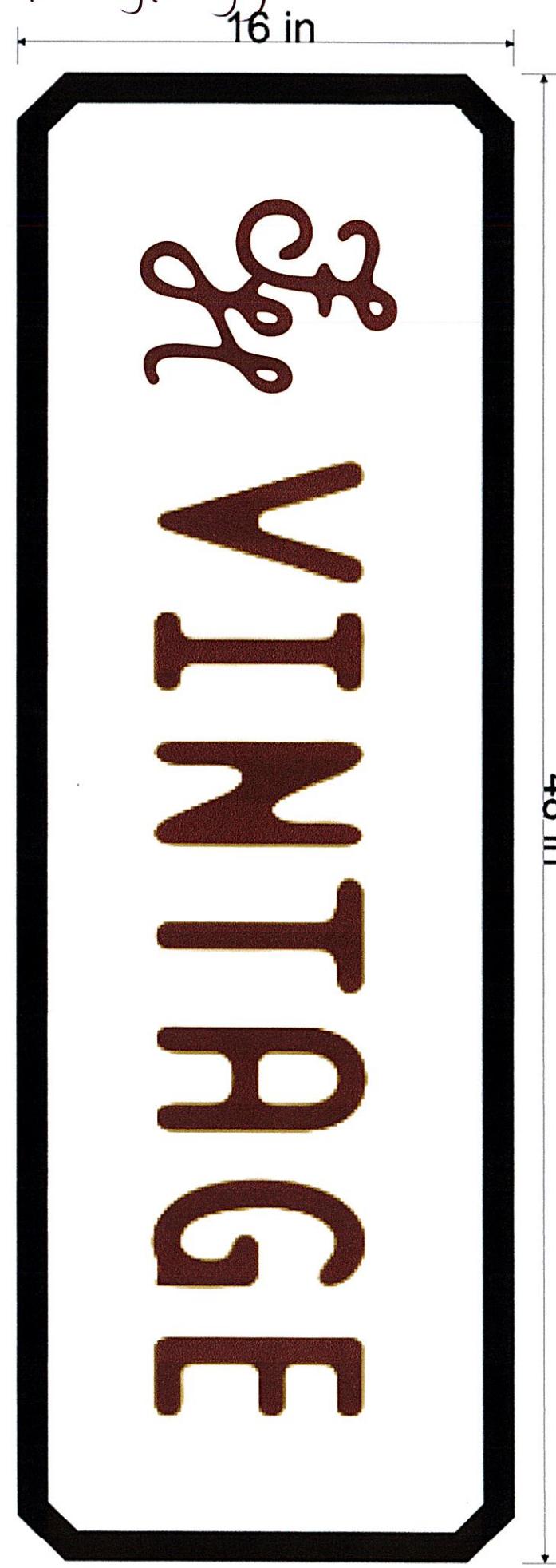
Fringe House  
VINTAGE



Hours of Operation sign (12" x 12" (15a.ft.))  
is exempt, per Section 46-7(19).



★ wooden(hanging)



**CERTIFICATE FOR ALTERATION APPLICATION**  
**CFA-26-01**



# Lockhart

TEXAS

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

## APPLICANT / PROPERTY OWNER

APPLICANT NAME Jessica Harrison ADDRESS 226 Barron Estate Cr.  
 DAY-TIME TELEPHONE 909-635-4426 Lockhart, TX 78644  
 E-MAIL jessicaleanharrison@gmail.com  
 OWNER NAME Mary Chambers ADDRESS 910 Vogel Drive  
 DAY-TIME TELEPHONE 512-701-8889 Lockhart, TX 78644  
 E-MAIL mchambers1@fastmail.com  
 PERSON DOING WORK Jessica Harrison ESTIMATED COST \$100.00

## PROPERTY

LEGAL DESCRIPTION Original Town of Lockhart, Block 23, Lot 2  
 ADDRESS 111 E. San Antonio St. ZONING CLASSIFICATION com CCB

## GENERAL INFORMATION

An approved Certificate for Alteration (CFA) is required by City Code for all signage, construction, alteration, or modification of property designated as Historic, if such activities will change the architecture, design, finishes, or outward appearance of a building, structure, object, site, area, or district, as viewed from the exterior (Ord. 93-19, Sec. 11 and 12). A CFA is also required for interior work affecting load-bearing walls. A City Sign Permit and/or City Building Permit may also be required by City Code. Only fully completed applications will be accepted.

## PROJECT DESCRIPTION AND ATTACHMENTS

PLEASE INCLUDE PHOTOS OF THE PROJECT AREA WITH THE APPLICATION, AS WELL AS A DIAGRAM(S) OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING (IF APPLICABLE), TECHNICAL SPECIFICATIONS, ETC. THE DIAGRAM MAY BE HAND-DRAWN. ALL ATTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PROVIDE A DESCRIPTION OF THE PROPOSED WORK HERE:

Vinyl, semi-permanent sign in window of storefront. Photos attached of logo sticker for window that will be 12 inches x 5 inches, as well as wooden hanging sign that will be 48 inches x 16 inches,

APPLICATION FEE OF \$50.00 PAYABLE TO THE CITY OF LOCKHART Receipt Number: R01430351 placed above

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION

APPLICANT SIGNATURE Jessica Harrison DATE 1/8/24  
 PROPERTY OWNER SIGNATURE Mary S. Chambers DATE 1-14-26  
 HISTORICAL PRESERVATION COMMISSION APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE FOR ALTERATION - SCOPE OF WORK QUESTIONNAIRE**

This form must be completed by the applicant for a Certificate for Alteration. The Lockhart Historical Preservation Officer (HPO) shall independently verify all information provided on the application and attached questionnaire. The HPO shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. Additional information may be needed to complete the application and review process. Final review and action on the application for the Certificate for Alteration by the Lockhart Historical Preservation Commission in a public meeting is required. Any required explanations to answers given shall be attached. The proposed improvements represented on this application will be the limit of construction and alteration work undertaken.

**Construction shall not begin prior to authorization by the approval of the Certificate for Alteration.**  
**Construction already begun or completed, prior to receiving approval of a Certificate for Alteration**  
**application, will be subject to a double fee for said application.**

Yes No Verified

## **SCOPE OF WORK QUESTIONS**

## Section One

1. Is this application for construction or alteration on or at a property which is in a Historic District or a City-designated Historic Landmark? What is its zoning designation? Commercial  
Check one: Historic Landmark  Historic District  CCB
2. Is this application for any construction or alteration work that is NOT described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
4. Will the construction or alteration covered by this application remove or physically change any structural elements of the property (i.e. interior or exterior load-bearing walls, columns, posts, foundations, footings, etc.)?

## Section Two

1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental, or unforeseen property damage? When did damage occur? \_\_\_\_\_
2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public? \_\_\_\_\_
3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.) \_\_\_\_\_
4. Has a permit been issued for any of the proposed work? Date: \_\_\_\_\_ Permit No. \_\_\_\_\_  
Has any work actually started?  Describe: \_\_\_\_\_

### Section Three

1. Will the construction or alteration covered by this application make a physical change to any design elements, features, or finishes visible from the exterior of the property?
2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?
3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?
5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?

**Scope of Work Questions Verified By:**

Date of Verification: 12/27/26

Keith Waller

**Certificate No.** CFA-26-01

Date Submitted 01-20-26

01-20-26

**Please Note:** A Certificate for Alteration is valid for a period concurrent with the Building Permit granted for the proposed work, or a period not to exceed 18 months.

# SIGN PERMIT APPLICATION

SP - 30

CITY OF

# Lockhart

TEXAS

## CONTRACTOR/OWNER

Business owner

CONTRACTOR NAME

Jessica Harrison

LICENSE NO. none

DAY-TIME TELEPHONE 903-635-4426 ADDRESS 126 Baron Estate Cv.

E-MAIL JessicaLannHarrison@gmail.com Lockhart, TX 78644

Property

OWNER NAME Mary Chambers

ADDRESS 910 Vogel Drive

DAY-TIME TELEPHONE 512-701-8889

Lockhart, TX 78644

E-MAIL Mchambers1@fastmail.com

## PROPERTY

ADDRESS OR GENERAL LOCATION 111 E. San Antonio St., Lockhart TX

ZONING CLASSIFICATION CCB HISTORIC LANDMARK OR DISTRICT (Y/N) Y 78644

NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 1

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Retail

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Fringe House LLC

## REQUESTED PERMIT

PROPOSED CONSTRUCTION (Check all that apply)  ON-PREMISE  OFF-PREMISE

NEW SIGN  STRUCTURAL REPAIR  STRUCTURAL ALTERATION/RELOCATION

TYPE OF SIGN PROPOSED (Check all that apply)  Window  Hanging  MARQUEE

LOW PROFILE  MEDIUM PROFILE  HIGH PROFILE

INSTITUTIONAL  DEVELOPMENT ENTRANCE  RESIDENTIAL IDENTIFICATION

Hanging

4% of 288 = 20.8 max allowed sign area

Proposed Signage  
= 5.72

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FAÇADE ON WHICH LOCATED 288 SQ. FT.

IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE    FT.

HEIGHT TO TOP OF SIGN    FT. TOTAL SIGN FACE AREA (One side only) 5.72 SQ. FT.

ILLUMINATION  NONE  INTERNAL  REFLECTED  BARE BULB

DRAWING, PREFERABLY SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) The location of the proposed sign on the site or building, including dimensioned references to adjacent building foundation or mounting details; 3) Material and electrical specifications; 4) Name of sign manufacturer, if applicable; and, 5) If the sign is to be freestanding and over six feet high, certification by a licensed engineer for structural compliance with the building code.

LIST OF SIGN FACE AREA OF ALL EXISTING SIGNS, IF ANY, ON THE SAME BUILDING FAÇADE (for attached signs) OR ALONG EACH STREET FRONTAGE OF THE PROPERTY (for freestanding signs).

COPY OF STATE PERMIT OR AUTHORIZATION IF APPLICATION IS FOR AN OFF-PREMISE SIGN.

COMPLETED APPLICATION FOR A CERTIFICATE OF ALTERATION IF SIGN IS IN HISTORIC DISTRICT OR ON HISTORIC LANDMARK PROPERTY.

**PERMIT FEE OF \$100, PLUS \$1.00 PER EACH SQUARE FOOT, (applied to only one side of double-faced signs), APPLICATION FEE OF \$ 105.72 PAYABLE TO THE CITY OF LOCKHART WHEN THE PERMIT IS ISSUED.**

I HEREBY AFFIRM THAT IF I AM NOT OWNER OF THE PROPERTY UPON WHICH THE SIGN IS TO BE LOCATED, I AM AUTHORIZED BY THE PERSON, ORGANIZATION, OR BUSINESS ENTITY OWNING THE PROPERTY TO REPRESENT THEM IN THIS APPLICATION. TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT.

SIGNATURE



DATE

January 8, 2026

PRINTED OR TYPED NAME

Jessica Harrison

**NOTE: All freestanding signs require a pre-pour foundation inspection to verify the location and reinforcement of the sign. It is the contractor's responsibility to call for the inspection.**

OFFICE USE ONLY

APPROVED BY



Planning

Building Inspection

PERMIT NUMBER SP - 26

CERT. FOR ALTERATION NUMBER CFA - 26 - 01

DATE

FEE \$ 105.72

RECEIPT #

**TO:** Lockhart Historical Preservation Commission

**FROM:** Kevin Waller, Historical Preservation Officer / Senior Planner *KW*

**SUBJECT:** Ordinance amendments and Landmark plaques update (Agenda Items 6 and 7)

**DATE:** December 18, 2025

Agenda Item 6: Consider a recommendation to the City Council for the proposed text amendments to Sections 28-10(d), 28-10(e)(3), and 28-11(b)(3) of the Historic Districts and Landmarks Ordinance.

A member of the Commission recently requested amendments to the Ordinary Maintenance section of the Historic Districts and Landmarks Ordinance with regard to the repainting of previously painted exterior surfaces in the Historic District and on City-designated Historic Landmarks. The amendments would expand the ordinary maintenance element in Sections 28-10(d) and 28-10(e)(3) to include a change in color shade, such as from a light gray shade to a dark gray, in addition to the existing provision to allow same-color-only repainting as ordinary maintenance. The amendments would also remove the inconsistency between the above-referenced sections, in which Section 28-10(d) presently states that repainting may include a change in color as ordinary maintenance. The repainting to a different color entirely, such as from green to red, would continue to be subject to the requirement for a Certificate for Alteration. According to Staff's research of the ordinances of 7 peer cities, repainting is considered ordinary maintenance, with no distinction made between new or original colors. The proposed amendments to these two sections, enclosed with your packet materials, would also specify that a city permit is not required for either the initial painting or repainting in any form. Note that the Commission will make a recommendation on this item to the City Council, which will make the final decision.

It was also recently requested by a member of the Commission that composite, wood-like materials that replace painted exterior wood surfaces be allowed as an exemption from the requirements for a Certificate for Alteration in Section 28-11(b)(3). This would broaden the scope of the current provision that only allows for wood replacement with a durable cementitious wood material as an exemption from a Certificate for Alteration. Staff's research of the 7 peer cities yielded no specific exemptions for the replacement of wood materials with other materials of a similar appearance. The proposed amendment, enclosed, also stipulates that the new material be painted, or imbedded, with a color that is similar to the original paint color. During earlier discussions of this amendment in recent Commission meetings, members of the Commission also suggested that a subcommittee be formed to analyze this particular

amendment proposal. However, Staff feels that the amendment is straight-forward and can be voted upon by the full Commission, with a recommendation to the City Council.

Agenda Item 7: Discuss the funding status for City-designated historic landmark plaques.

According to a recent discussion of the funding and budget status for historic landmark plaques with the Finance Department, there is currently no specific earmarked budget for the plaques. However, it should be noted that there are funds from the Planning Department's printing and materials budget that could be utilized for a few plaques at this time. We would also entertain a cost-sharing arrangement for those Landmark owners who wish to have a plaque. It should also be noted that a specific plaque design has yet to be chosen, and production costs should also be revisited. Once those elements are developed, to also include a list of Landmark owners who are interested, the project can then move forward.

## CHAPTER 28. HISTORIC DISTRICTS AND LANDMARKS

### DIVISION 1. GENERALLY

#### Sec. 28-10. Ordinary maintenance.

- (d) Repainting to the same color, including a change in color shade, such as from a light gray shade to a dark gray, shall be considered ordinary maintenance, ~~and may include a change in color of painted surfaces. Repainting to a different color, such as a change from green to red, will require a certificate for alteration. A city permit is not required for repainting in any form.~~
- (e)(3) Painting a previously unpainted brick, stone or other masonry surface or changing the color of any previously painted surface, including trim. Repainting to the same color, including a change in color shade, such as from a light gray shade to a dark gray, shall be considered ordinary maintenance. A city permit is not required for either the initial painting or repainting in any form.

#### Sec. 28-11. Certificate for alteration for historic landmarks or historic districts.

- (b)(3) Exterior wood. Replacement of existing painted wood on the exterior of a building with a durable composite wood-like cementitious wood material is exempt if the material is painted or the color is imbedded and does not make a physical change to the exterior elements, design features, finishes or appearance of the property, and is similar in color to the original paint color.

*[Existing subsections not shown are unchanged.]*