

City of Lockhart
Historical Preservation Commission
March 4, 2026

MINUTES

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

Members Absent: Kevin Thuerwaechter, Ron Faulstich

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

Public Present: Don O'Neil (applicant, Agenda Item 4) Terry Black (applicant, Agenda Item 5)

1. Call meeting to order. Vice-Chair Ohlendorf called the meeting to order at 5:31 p.m.
2. Citizen comments not related to an agenda item.

Len Gabbay of 420 W. Prairie Lea St., Lockhart, introduced his version of a conceptual CBD-2 overlay district, as well as redevelopment plans, and how the growth meets the community needs. Mr. Gabbay presented a signed petition from residents to show their support and to consider the residents as they continue to make these changes downtown.

3. Consider the minutes of the February 4, 2026, meeting.

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

4. CFA-26-02. Consider a request by Don O'Neil for approval of a Certificate for Alteration for a window sign on part of Lot 4, Block 22, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 119 North Main St.

Planning Staff Kevin Waller came forward to present the staff report to the Commission. The report included case maps and photos of the subject property. He explained that a vinyl window sign was installed at The Attic before obtaining the required Sign Permit and Certificate for Alteration approval. The sign, placed at the top of the main display window, features gold all-caps lettering on a black background reading "ART+ FASHION+ ANTIQUES+ UNIQUE FINDS." Previously approved exterior changes (CFA-25-12, May 2025) included other signage, a new front door, and covered clerestory windows. Staff believes that the sign is compatible with the character of the Courthouse Square Historic District, and consistent with other approved signage on the building which was constructed in 1900. While the sign meets the Sign Ordinance requirements, the Sign Permit will incur a double fee because it was installed prior to approval.

Vice-Chair Ohlendorf asked if the Commissioners had any questions for Staff or the applicant. There were no questions.

Commissioner Gomillion moved to approve CFA-26-02. Commissioner Ramsey seconded; the motion passed by a vote of 5-0.

5. CFA-26-03. Consider a request by Terry Black for approval of a Certificate for Alteration for various exterior improvements as revisions to previously-approved improvements 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 came forward to present the staff report to the Commission. The report included case maps and photos of the subject property. He explained that the applicant for Big Bob's Bowling & Billiards proposes multiple revisions to previously approved exterior improvements (CFA-24-13 and CFA-25-29), including significant color changes, modified window treatments, an altered awning design, and door relocation. Many of the changes, such as repainting facades teal, adding orange and pink accents, installing red-and-clear checkerboard glass block, and revising the awning to multicolor stripes have already been completed or are near completion without prior approval. Staff determined that several of the proposed changes are incompatible with the character of the Courthouse Square Historic District, particularly the teal, orange, and pink color scheme; the patterned glass block; and the revised awning design; and recommends denial of those elements, and to revert back to the original approved colors. However, Staff recommends approval of other revisions, including painting part of the Main Street facade dark red, filling an archway with brick, relocating the rear door and "Smoko Loco" sign, and using a brown door frame along the West Market Street facade. All revisions remain subject to approval of the Certificate for Alteration and any required building permits.

Vice-Chair Ohlendorf asked if the Commissioners had any questions for Staff or the applicant.

Commissioner Proctor asked if the teal coloring on the Market Street window tiles is among those project elements recommended for denial.

Mr. Waller replied that the teal-colored tiles are among those elements recommended for denial.

Applicant Terry Black of 1409 Connolly Cr., Lockhart, came forward and apologized for having to come back, he explained the disconnect was with the engineer changes. The blue change to maroon was for the Lockhart Lions, as was the checkered red and glass blocks fitting to the retro fit they are going for. He would like to leave it as is due to the expense of the glass blocks. The teal color was on the engineer color printers that caused that issue.

Project Manager Scott Wieland of 117 San Cuero, Blanco, shared that the rear facade door had to be moved to be able to fit the bowling equipment, and echoed the error with the teal color due to the printers.

Vice-Chair Ohlendorf shared that she was against the painting of the brick when originally approved in 2024. The expectations of the approved colors not being met puts the Commission in a hard spot with the community and other downtown business owners. The Commission understands that the changes were made and money was spent prior to approval, but there is awareness of the processes, and for the color to not match what was presented and approved does not sit well. She understands that technology may have been at fault, but would like a paint sample in the form of a color chip or color number going forward.

Mr. Wieland stated that the paint can be removed and repainted or painted over.

Commissioner Proctor asked for the distance from the free-standing planters to the building, and if they will be located within the right-of-way.

Mr. Wieland replied that the planters will not be in the right-of-way, and are about 2 feet from the building.

Mr. Black stated that they did get approval for the planters from the Public Works Department.

Commissioner Proctor moved to approve CFA-26-03 to include the Staff recommendations of approval for certain project elements, and denial for other elements, to also include the retention of the red and white checkerboard glass blocks, revert back to the originally approved dark green or gray for the lower window tiles on the Market Street façade, and changing the color of the planter boxes from the currently proposed teal color to the same dark green color approved for the wall facades. Commissioner Gomillion seconded; the motion passed by a vote of 5-0.

6. Discuss the Request for Proposals for the proposed repair or restoration project to the exterior of the Eugene Clark Library.

Assistant City Manager Roque Salinas explained that the library restoration project will be using ARPA funds, with the exact project scope to be determined based upon the funds allocated. No color changes are proposed; the project will instead include needed repairs and feature upgrades. Specific project components include the repainting of the library's exterior, including doors, window frames, trim, and other designated features as identified by the City. Interior repainting will include walls, ceilings, doors, trim, and other designated features as identified by the City. New energy-efficient LED lighting will replace the existing lighting on the building's exterior, which includes façade lighting. A Certificate for Alteration will be required for the new lighting.

Commissioner Proctor asked if the dome would be restored and if the leaks will be addressed.

Mr. Salinas replied that the exterior would be repainted. They have found the issue of the leak and will plan to fix it depending on the cost of repair.

Commissioner Proctor also asked if there will be testing for mold.

Mr. Salinas understands that the exterior is priority, but mold testing will be addressed once they have the budget for this project.

Commissioner Proctor would like the future contractor to be asked if they have any experience in historic buildings, and to also not allow them to power wash the brick.

Commissioner Gomillion added that whoever is awarded the project bid should follow the Secretary of the Interior's Standards for Rehabilitation.

7. Presentation and discussion on the West End Strategic Development Initiative.

Andrew Douglas with TBA Douglas, working closely with the City and funded under the Economic Development Department, explained that this is a City-initiated, proactive, density-driven infill development plan that aligns with community goals. Analysis is in progress and now in phase 3. Mr. Douglas also shared the meeting topics that were discussed with the community in the initial phases. He shared map views of the areas that would be used for the development.

Jeff Blide with TBA Douglas shared development standards. Design that draws upon the fundamental similarities among older buildings in the area and emphasis on the brick, stone, and overall architectural facades.

Vice-Chair Ohlendorf shared that this project came about when the Baptist Church came up for sale, and wants to understand how this will enhance the downtown Central Business District.

Mr. Douglas explained how this can be successful and strengthen the community economically, adding complimentary attractiveness to our historic downtown, allowing visitors to have a nearby place to stay, and within walking distance to all the downtown businesses.

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

Mr. Waller stated that next regularly scheduled meeting will be held on April 1st, 2026, with one agenda item for that meeting to date.

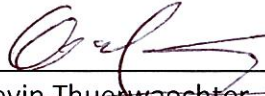
9. Adjournment.

Commissioner Proctor moved to adjourn the meeting, and Commissioner Haug seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 7:09 p.m.



Betzy Torres, Recording Secretary

Approved: 4/1/2026
(date)



Kevin Thuerwaechter, Chairman
Christine Ohlendorf, Vice Chair