

## **PUBLIC NOTICE**

**City of Lockhart  
Historical Preservation Commission  
5:30 p.m. Wednesday, July 6, 2022  
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 June 1, 2022 meeting.
4. CFA-22-13. Consider a request by Allison Geneser and Erika Jane Kottwitz for approval of a Certificate for Alteration for a wall mural on parts of Lots 4 and 5, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 115 North Commerce Street, Suite 100.
5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
6. Adjournment.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 4:45 p.m. on the 30<sup>th</sup> day of June, 2022.**

**City of Lockhart**  
**Historical Preservation Commission**  
**June 01, 2022**

**MINUTES**

Members Present: Christine Ohlendorf, Ronda Reagan, John Lairsen, Michel Royal, Ray Ramsey

Member Absent: Ron Faulstich

Staff Present: Yvette Aguado, Kevin Waller, David Fowler

Public Present: Gabriel Morey (Applicant, Agenda Item 4)

1. Call meeting to order. Chair Reagan 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 18, 2022, Meeting.

*Commissioner Ramsey moved to approve the minutes, subject to the correction from Vice-Chair Reagan to Chair Reagan on Page 2. Commissioner Ohlendorf seconded, and the motion passed by a vote of 5-0.*

4. CFA-22-12. Consider a request by Gabriel Morey for approval of a Certificate for Alteration for window signs for the Old Pal Texas Tavern business establishment on part of Lot 1, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 100 East Market Street.

Planning Staff Kevin Waller reported that the applicant proposes a total of 6 window sign decals to be located on the building's East Market Street and South Main Street wall facades. The three signs proposed for the Market Street façade include a sign on the front door glass, a window sign in the large window panel to the right of the front door, and another sign at the bottom of the panel amidst a white background. Proposed for the Main Street wall façade are three signs against white backgrounds, one at the base of each of the three window panels on the north end of the façade. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Applicant Gabriel Morey, 100 E. Market St., discussed the proposal and answered Commissioners' questions.

*Vice-Chair Lairsen moved to approve CFA-22-12 as presented. Chair Reagan seconded, and the motion passed by a vote of 5-0.*

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

Mr. Waller stated that since no applications had been submitted by the deadline for the June 15 meeting, the next regularly scheduled meeting would be held July 6.

Chair Reagan discussed the recent removal of fish-scale-type roof shingles on a City-designated Historic Landmark building at 215 West San Antonio Street. The removal of the shingles was not within the scope of the Commission's recent approval of various improvements to the building.

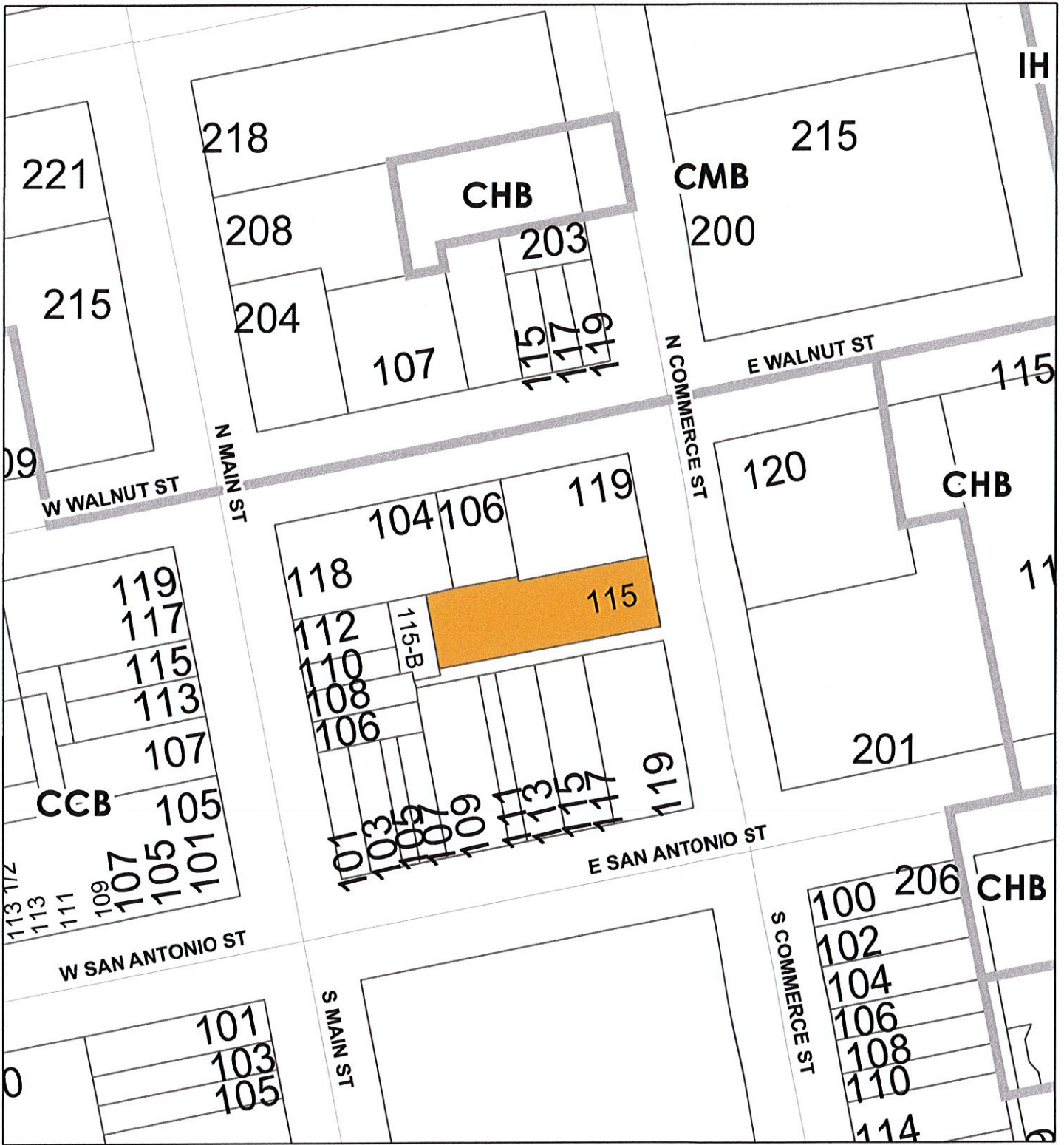
6. Adjournment.

*Vice-Chair Lairsen moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 5:40 p.m.*

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

\_\_\_\_\_  
Yvette Aguado, Recording Secretary

\_\_\_\_\_  
Ronda Reagan, Chair



**CFA-22-13**

115 N COMMERCE ST  
SUITE 100

WALL MURAL



- Subject Property
- Zoning Boundary

scale 1" = 100'

**CASE SUMMARY**

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STAFF: Kevin Waller, Senior Planner *KW*  
REPORT DATE: July 1, 2022  
MEETING DATE: July 6, 2022  
APPLICANT'S REQUEST: Wall mural  
STAFF RECOMMENDATION: **Approval**  
CONDITIONS: None

CASE NUMBER: CFA-22-13

**BACKGROUND DATA**

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APPLICANTS: Allison Geneser and Erika Kottwitz  
OWNER: Cynthia Alvarez  
SITE LOCATION: 115 North Commerce Street, Suite 100  
LEGAL DESCRIPTION: Parts of Lots 4 and 5, Block 23, Original Town of Lockhart  
EXISTING USE OF PROPERTY: Commercial (Retail)  
PROPOSED USE OF PROPERTY: Same  
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

**ANALYSIS OF ISSUES**

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**PROJECT DESCRIPTION:** Proposed is a mural to be painted onto the south wall of the Stampworthy Goods business establishment, which faces an alley along the south side of the building. The mural will be located at the southeast corner of the building on a previously painted wall, and will be visible to pedestrian and vehicular traffic along North Commerce and East San Antonio Streets. Measuring 10 feet wide by 16 feet tall, or 160 square feet, the mural will read "Welcome to Lockhart" in stylized lettering, and feature a cowgirl on a rearing horse, as depicted in the attached illustration. The applicant explains in the application that the mural "...will provide a fun and safe photo op for visitors and locals alike, and pave the way for more art around town."

**COMPATIBILITY:** The proposed mural is tasteful in design and would not detract from the character of the Courthouse Square. One other, barbecue-themed mural is located downtown, at the corner of South Main and West Market Streets on the north wall façade of the State Farm building.

**COMPLIANCE WITH STANDARDS:** The applicant has submitted a Certificate for Alteration application for this proposal, but not a Sign Permit application. According to Section 46-7(14) of the Sign Ordinance, "Works of art which do not include any commercial message" are exempt from the requirements of the Sign Ordinance and the need for a Sign Permit. However, since the painting of the barbecue mural, the Commission has requested that all murals be subject to approval of a Certificate for Alteration, since they are considered a change in outward appearance of a building. More recently, the Commission has requested that murals also be subject to the issuance of a Sign Permit. This will require amending the Sign Ordinance to exclude murals/works of art as exempt, as well as amending the Historic Districts and Landmarks Ordinance to specifically address murals for regulation. With Staff's current workload, there has not yet been an opportunity to work on these amendments, but we hope to do so soon.

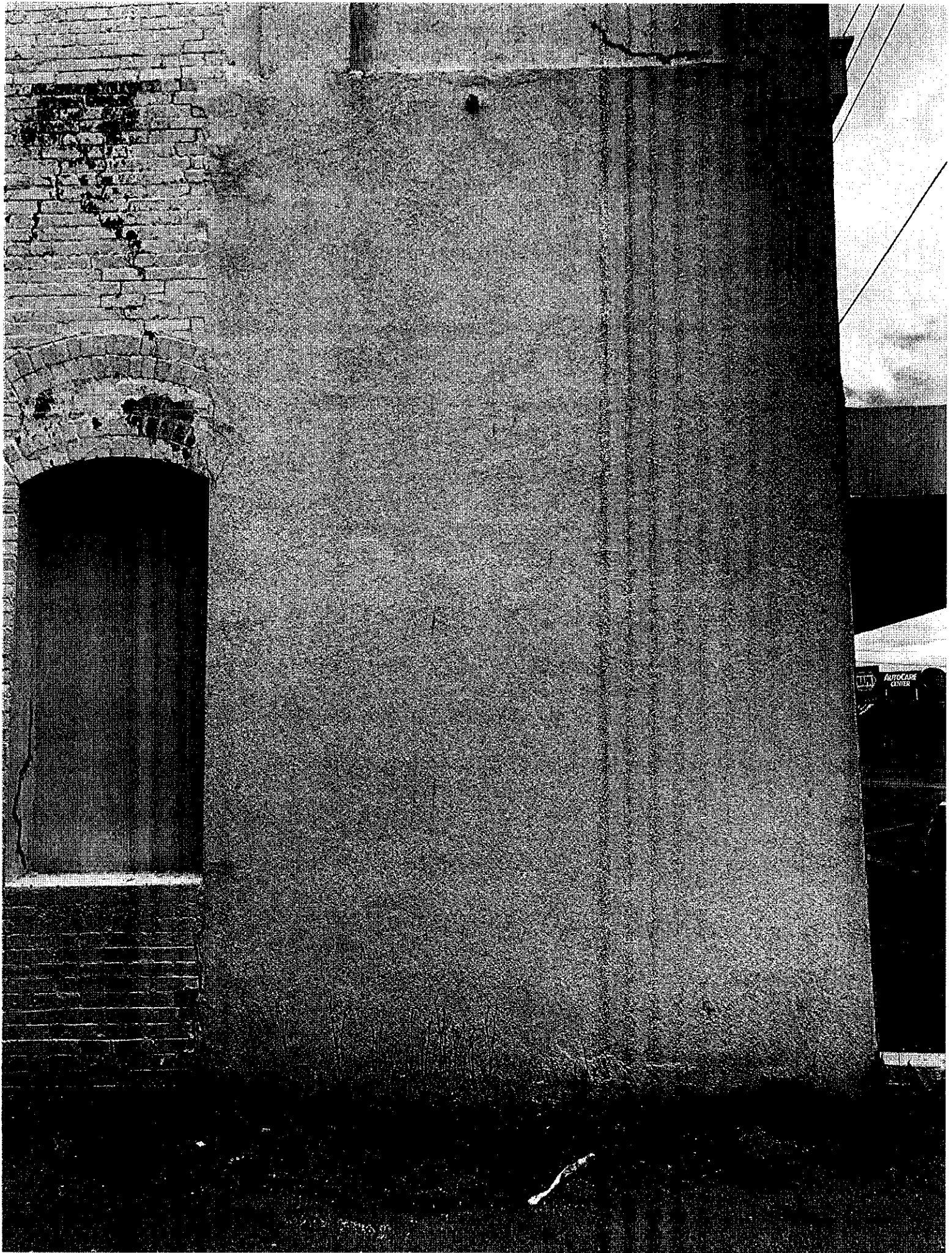
**ALTERNATIVES:** None necessary.



Welcome to *Lockhart*





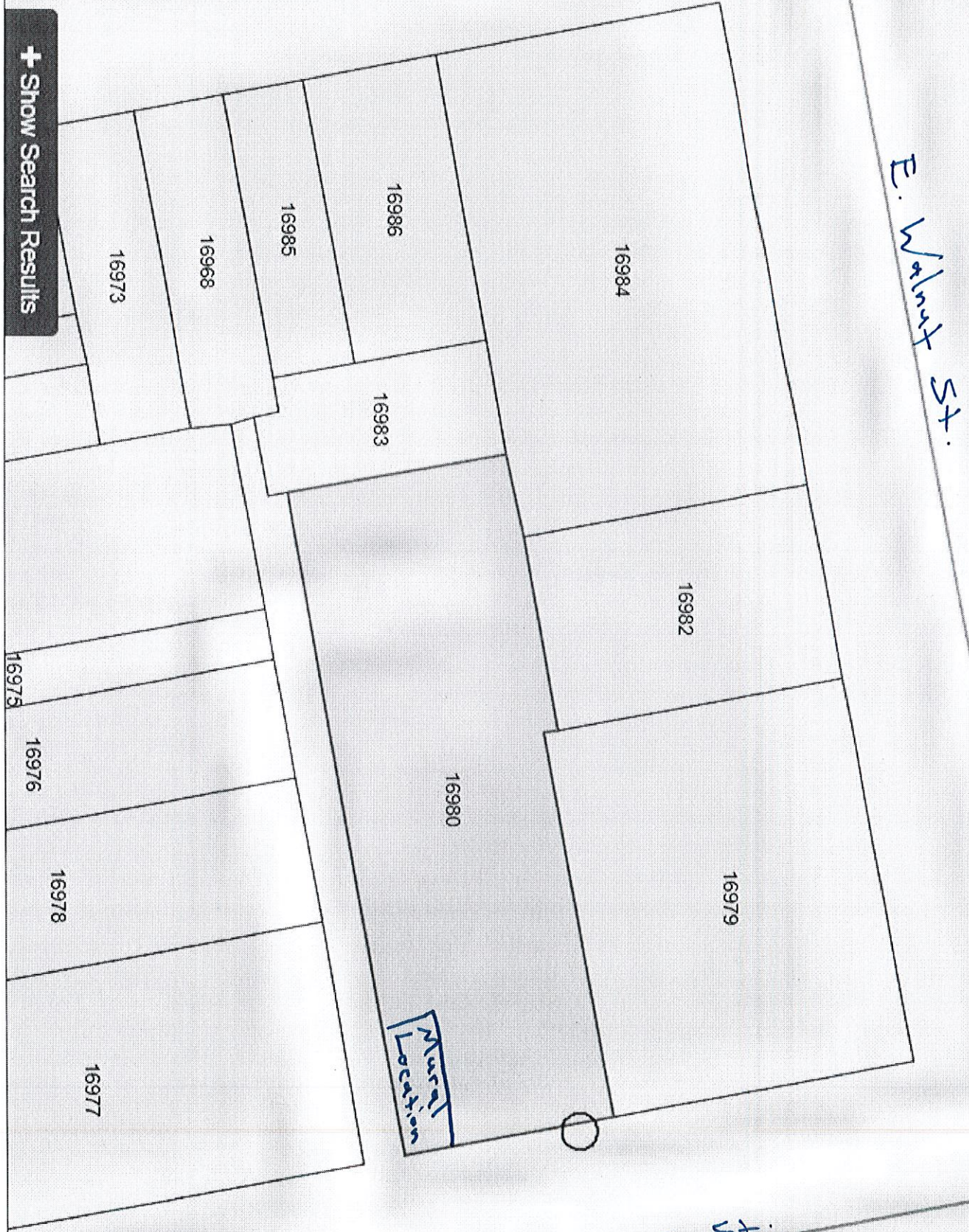






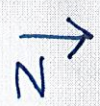
N MAIN ST

E. Walnut St.



+ Show Search Results

N. Commerce St.





**CERTIFICATE FOR ALTERATION APPLICATION**

DATE RECEIVED: <u>6/14/22</u>	DATE APPROVED: _____	CERTIFICATE NUMBER: <u>CFA-22-13</u>
NOTE: 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, or area as viewed from the exterior. (Ord.93-19, Sec. 11 and 12). A City Sign Permit and/or City Building Permit may also be required by the City Code.		
<b>ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED</b>		

Applicant Allison Geneser & Erika Jane Kottwitz Property Owner Cynthia Alvarez  
 Mailing Address 708 W Prairie Lea St. Mailing Address 355 Old Luling Rd  
Lockhart, TX 78644 Lockhart, TX 78644-3996  
 Telephone 512.751.3594 Telephone 512.787.0267  
 Person Doing Work Allison and Erika Estimated Cost \$3,220 (pd by LDBA)  
 Property Legal Description O.T. LOCKHART, BLOCK 23, LOT PT 4,5  
 Property Street Address 115 N. Commerce St., Suite 100  
 Property City Zoning Designations HD & CCB Location Map Attached \_\_\_\_\_

**PHOTOS ARE REQUIRED SHOWING ALL THE AREAS TO BE AFFECTED BY THE WORK DESCRIBED:**  
 Include photos of: Area of Work \_\_\_\_\_ Full Elevation Showing Area Affected and/or Site \_\_\_\_\_

Description of Proposed Work
Artists Allison Geneser and Erika Jane 'Amerika' Kottwitz would love to paint a "Welcome to Lockhart" mural on the side of Stampworthy Goods at 115A N Commerce St. - in the alley.
The mural will be 10x16 ft and feature a cowgirl on a rearing horse (please see attached).
The actual mural will have far more detail and precision than the attached proposal.
This will provide a fun and safe photo op for visitors and locals alike, and pave the way for more art around town. The white wall that it will go on is already painted - a blank canvas that's ready for some art by a couple of experienced mural artists!
Please - Attach Scope of Work Questionnaire <input checked="" type="checkbox"/> Attach Sketches/Illustrations <input checked="" type="checkbox"/> Are Detailed Plans Available? <input checked="" type="checkbox"/>

**REQUIRED SIGNATURES:** Before me the undersigned authority, on this day appeared and solemnly swore, that the statements above and attached concerning the above-described property are true and that (s)he is authorized to act as an agent in procuring the certificate requested.

Applicant Signature: [Signature] Date: 6/11/22  
 Property Owner Signature: [Signature] Date: 6/13/22  
 Historical Preservation Officer Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
 Historical Preservation Commission: \_\_\_\_\_ Date: \_\_\_\_\_

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.



CERTIFICATE FOR ALTERATION  
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-22-13  
Page 2 of \_\_\_ Reviewed: KW

The following questions must be answered and the form completed by the applicant for a Certificate For Alteration. This questionnaire shall be attached to any application for Certificate For Alteration. The Lockhart Historical Preservation Officer shall independently verify all information provided on the application and the attached questionnaires. The Lockhart Historical Preservation Officer shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. The Lockhart Historical Preservation Officer may approve the Certificate For Alteration prior to a commission hearing, based upon adequacy of the information provided and verification of the scope of work. Additional information may be needed to complete the application and review process. Final review and action on the application for Certificate For Alteration by the Lockhart Historical Preservation Commission at a properly scheduled public hearing may be required. Any required explanations to answers given shall be in writing and attached.

Yes	No	Verified	Scope Of Work Questions
Section One			
✓		KW	1. Is this application for construction or alteration on or at a property which is in a Historic District or a designated Historic Landmark? What is its zoning designation? <u>CCB</u> HL? <u>H?</u> <u>✓</u>
✓		KW	2. Is this application for any construction or alteration work that is <b>NOT</b> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
✓		KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
	✓	KW	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			
	✓	KW	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? _____
	✓	KW	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?
✓		KW	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.)
	✓	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? <u>no</u> Describe: _____
Section Three			
	✓	KW	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?
	✓	KW	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?
	✓	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
	✓	KW	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?
✓		KW	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?

The undersigned owner or authorized agent attests that the statements made above and on any attached explanations are true and agrees that this Scope Of Work Questionnaire and any attachments shall become a part of the application and the Certificate For Alteration cited and will be the limit of construction and/or alteration work undertaken. Further, construction will not start prior to authorization by the approval of the Certificate For Alteration.

Applicant Signature: [Signature] Date: 6/11/22  
Verified By: Kevin Waller Date: 7/1/22 Action: \_\_\_\_\_ Date: \_\_\_\_\_