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**City of Lockhart
Historical Preservation Commission
February 15, 2023**

MINUTES

Members Present: Christine Ohlendorf, Ronda Reagan, Michel Royal, John Lairsen, Ron Faulstich, Ray Ramsey, Kevin Thuerwaechter

Members Absent: None

Staff Present: Kevin Waller, David Fowler, Yvette Aguado

Public Present: Caroline Kiefer-Bell (applicant, Agenda Item 4), Sandy Dosier, Lee Valgarett

1. Call meeting to order. Chair Lairsen 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 February 9, 2023, meeting.

This item was tabled to the next meeting by consensus, as the minutes were not yet ready for review.

4. CFA-23-04. Consider a request by Caroline Kiefer-Bell, on behalf of Robert Mendez, for approval of a Certificate for Alteration to allow an existing, temporary mural originally approved by the Commission on October 5, 2022 through CFA-22-14 to become permanent within the Courthouse Square Historic District on Part of Lot 3, Block 14, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 200 East Market Street.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. He gave a summary of the October 5, 2022 Commission decision to approve a temporary wall mural, which was painted onto the west wall of the building located at 200 East Market Street in the days leading up to the Texas Monthly BBQ Fest on November 5, and completed that day. The Commission's approval was based upon the condition that the mural be removed no later than 90 days after its completion, or February 3, 2023. Murals were prohibited within the Historic District shortly after the Commission's approval of this mural by amendment of the Sign Ordinance that was passed by the City Council. It was determined that the proposal to keep the mural should go back before the Historical Preservation Commission for consideration as a permanent mural, since the Commission had originally approved the mural prior to the mural prohibition in the Historic District.

Commissioner Faulstich read a statement that explained the mural was approved by the Lockhart Historical Preservation Commission as a temporary mural. Texas Monthly and the building owner also knew that the mural was to be temporary. Mr. Faulstich added that he wasn't sure if Texas Monthly notified the artist that it was to be a temporary mural. The new request to make the mural permanent violates two City ordinances. He recommended that the City Council should be the deciding factor, since they requested that the Commission draw up a City code on murals

citywide. The Commission decided it was in the best interest to prohibit murals in the Historic District, and the City Council approved the ordinance. Faulstich made the motion to send CFA-23-04 to City Council for consideration.

Chair Lairsen seconded the motion and asked for discussion.

Commissioner Ramsey stated that he also agreed that it would be best to send the proposal to City Council, and reminded all that this was an agreement for a temporary mural. He added that the mural is now a violation of the Ordinance, since murals are now prohibited in the Historic District.

Vice-Chair Reagan agreed to send the proposal to City Council, since murals are now prohibited in the Historic District due to the ordinance amendments. She reiterated that the mural was only to be temporary and to be painted over within 90 days as stated on the application submitted for approval, and that it was for an advertising gimmick to get people to attend the BBQ Fest.

Chair Lairsen agreed that the Sign Ordinance is being violated by this request for a permanent mural. Should the mural go before the City Council for consideration, the Council could either amend the ordinance in favor of the mural, or vote against the mural. Mr. Lairsen felt that his position on the Commission was not to override the City Ordinance, and that the matter should be left to the City Council.

Commissioner Ohlendorf explained that the mural was initially presented one way, which has now changed significantly. She agreed with the recommendation to send the proposal to City Council for approval, to make sure it stays in compliance with the Ordinances that currently exist.

Commissioner Royal stated that she agreed that the City Council should make the final decision. She expressed that the mural was presented as temporary, and that the owner would be repainting their building in a few months. Mrs. Royal explained that the Commission is not against the mural by any means, but it is on a building located in the Historic District which is what they as the Commission are responsible for.

Commissioner Thuerwaechter said he concurred and didn't have anything else to add, but was happy to see so many people passionate about the mural and the city of Lockhart. He added that this is why we're on the Historic Commission, and agreed that it needs to go before the City Council.

Planning Staff David Fowler explained that in order to send the proposal to City Council, the process would be to make the motion to deny the application, and then the applicant would need to apply for an appeal to Council.

Applicant Caroline Kiefer-Bell, 196 Kellogg Ct., Lockhart, shared her thoughts about why she felt the mural should remain. She mentioned her support for art in the community, as they give the locals and patrons opportunity to identify with the history. Ms. Kiefer-Bell stated that murals are a part of Lockhart's history. She recommended that the Commission revisit the policy that prohibits new murals, as murals play an important role in commerce and tourism.

Sandy Dosier, 1207 Maple St., asked if the mural would be able to remain while it is reviewed by the City Council.

Commissioner Ohlendorf stated that the Commission is a representation to the community, and that the proposal was initially presented as a temporary mural. She added that the Commission was appointed to preserve the Historic aspect of the downtown area, and that they are not against art, as they too take pride in the community. The mural was an advertisement for a community event.

Lee Valgarett, 400 W. Prairie Lea, asked if there were standards for the approval of murals. He also asked if they could repaint the existing murals.

Chair Lairsen responded that murals were prohibited in the Historic District but not in any other areas of the community.

Commissioner Faulstich moved to deny the application for CFA-23-04 and send to City Council for consideration. Chair Lairsen seconded, and the motion passed by a vote of 7-0.

5. CFA-23-05. Consider a request by Teresa Charnichart for approval of a Certificate for Alteration for a hanging sign of the non-pre-approved variety on Part of Lot 1, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business) and located at 200 East Market Street.

Mr. Waller explained that the applicant proposes a wooden hanging wall sign, to be hung by chains on the existing hooks above the front window. He added that since the sign is not of a shape that can be considered "Pre-Approved", nor does it contain a border, the sign is to be considered by the Commission through the Certificate for Alteration review procedures. He provided a brief overview of the proposal via PowerPoint presentation. Staff recommends approval.

Chair Lairsen asked for Commission discussion. Hearing none, he asked for a motion.

Vice-Chair Reagan moved to approve CFA-23-05 as presented. Chair Lairsen seconded, and the motion passed by a vote of 7-0.

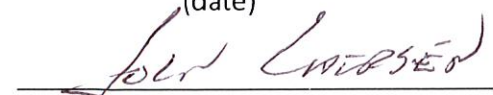
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

Mr. Waller stated that the next regularly scheduled meeting would be held March 1, with five applications submitted.

7. Adjournment.

Vice-Chair Reagan moved to adjourn the meeting, and Commissioner Royal seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:06 p.m.


Yvette Aguado, Recording Secretary

Approved: 4/15/23
(date)

John Lairsen, Chairman