

City of Lockhart
Historical Preservation Commission
September 21, 2022

MINUTES

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

Members Absent: None

Staff Present: Yvette Aguado, Kevin Waller, David Fowler, Dan Gibson

Public Present: Marcia Proctor, Melissa Reese

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.

Marcia Proctor, 515 S. Main St., came forward to share her thoughts regarding the proposed temporary mural design options for the Texas Monthly BBQ Fest. She suggested that the temporary timeline be specified, and that Texas Monthly and the building owner commit, in writing, to paint over the temporary mural after the timeframe expires. Mrs. Proctor suggested a banner on canvas or plastic, in lieu of a painted mural. She added that the City might consider allowing murals in the alleyways, such as in Gonzales, which would not distract from the character of the Historic District or County Courthouse.

3. Consider the minutes of the September 7, 2022, Meeting.

Chair Reagan identified an error on page 2, where she was referred to as Vice-Chair, instead of Chairwoman.

Vice-Chair Lairsen moved to approve the minutes as amended (page 2 correction to Chairwoman Reagan). Commissioner Royal seconded, and the motion passed by a vote of 6-0.

4. Consider recommending adoption of mural regulation standards and guidelines to the City Council.

Planning Staff David Fowler reported that Staff had been tasked with writing citywide mural language, most of which will involve amendments to Chapter 46 (Signs). The new language will also specify that murals are prohibited within the Courthouse Square Historic District, which will also be added to Chapter 28 (Historic Districts and Landmarks). Another change to Chapter 28 provides that all proposed changes in paint color of a previously painted brick or stone surface will require a Certificate for Alteration. While Staff intended to explicitly prohibit murals within Chapter 28, no part of this chapter contains any prohibitions of specific designs or finishes within the district. As such, the Sign Ordinance, which does contain language prohibiting several types or locations of signs, was seen as the most appropriate place to restrict murals within the Historic District. The proposed location-based restriction of murals in the sign ordinance, combined with

the requirement of a CFA for changing paint colors on previously painted surfaces, and the restriction on painting previously unpainted surfaces, will both prohibit murals within the Historic District and ensure review of future painting of surfaces for historical appropriateness. Mr. Fowler utilized a PowerPoint presentation and answered Commissioners' questions.

Discussion continued with Commissioners and Staff.

Chair Reagan moved to recommend approval of the Chapter 28 amendments to the City Council regarding mural prohibition in the Historic District, the requirement of a CFA for a change in paint colors, and the clarification of the masonry reference in Section 28-10 (e)(3). Vice-Chair Lairsen seconded, and the motion passed by a vote of 6-0. Commissioner Ohlendorf moved to recommend approval of the Chapter 46, Section 46-10 amendments to the City Council (new mural regulations and their prohibition within the Historic District). Commissioner Ramsey seconded, and the motion passed by a vote of 5-1.

5. Consider designs and cost estimates for City-designated Historic Landmark placards for placement on officially designated Historic Landmark structures.

Commissioner Faulstich shared what he found with his research regarding pricing of Historic Landmark placards.

Chair Reagan explained that she had a conversation with City Finance Director Pam Larison regarding funds for the placards, and was told none were available, but that the Commission should check with the Chamber of Commerce.

Discussion continued regarding allocating funds for the placards, creating a letter to send out to owners of City-designated Historic Landmarks as to whether a placard is desired, finalizing the design, and the language to appear on the placard.

Chair Reagan suggested to table this item to a future meeting for continuation of discussion. The tabling of the item was by Commission consensus.

6. Discuss proposed temporary mural design options for the Texas Monthly BBQ Fest for potential future consideration as a Certificate for Alteration.

Planning Staff Kevin Waller reported that the Texas Monthly Magazine proposes to paint a temporary mural on the South Commerce Street frontage of the building located at 200 East Market Street to advertise the Texas Monthly BBQ Fest that will be held in November. Texas Monthly has provided a narrative and several sample mural illustrations. The mural is to be in place approximately three months, with its removal coinciding with the time that the property owner plans to repaint the building. This agenda item is for discussion only, and voting would be conducted through the Certificate for Alteration procedures at a future meeting if the Commission wishes to consider the mural through that procedure. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions.

Discussion ensued whether to consider the temporary mural in the Historic District.

Melissa Reese, Director of Video & Events for Texas Monthly, spoke regarding their plans for the intended mural. She added that they are open to any suggestions/changes.

Planning Staff Dan Gibson explained that the dilemma is that the proposal cannot be considered a sign, since it would exceed the seven percent wall area limitation, and that murals cannot contain advertising, which the proposed temporary mural will have. He recommended to separate the commercial advertising (Coca-Cola) section from the mural. The mural with the commercial advertising classifies it as a sign, which is not allowed due to exceeding the seven percent limitation.

Ms. Reese stated that Texas Monthly will consider submitting an application for a Certificate for Alteration at the next meeting.

7. Discuss a potential amendment to the Historic Districts and Landmarks Ordinance to prohibit the removal of original paint from brick or stone surfaces.

The Commission agreed that the Historic Districts and Landmarks Ordinance should be amended to prohibit the removal of original paint from brick or stone surfaces by means of sandblasting or pressure-washing. This will be placed on the agenda of a future meeting for an official vote of recommendation to the City Council.

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

Mr. Waller stated that no applications had been submitted for the October 5th meeting, with today being the deadline. However, Staff will contact Ms. Reese and offer them the opportunity to submit an application for a CFA for the mural for the October 5 meeting, which would be held prior to the City Council meeting on October 18 to consider the prohibition of murals downtown.

9. Adjournment.

Vice-Chair Lairsen moved to adjourn the meeting, and Commissioner Faulstich seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 7:02 p.m.

Approved: 10-5-22
(date)



Yvette Aguado, Recording Secretary



Ronda Reagan, Chair