

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, December 3, 2024 - 5:30 PM

Minutes of the Historic Landmark Commission Meeting of December 3, 2024, at 5:30 p.m.

Present: 5 - Chairman Justin Boerner, Vice Chair Sally Pena, Commissioner Joe Bateman, Commissioner Michael Nichols, Commissioner Lynnese Graves

Absent: 2 - Commissioner Cesar Hance, Commissioner Patti Mainz

Staff Present: Franci Linder, Sara Varvarigos, Heather Wood, Lesley Gastelum

Recognized/Registered Guests: Jake Fox, Jeff Fox, Barbara Mcilhany

1. CALL TO ORDER – 5:30 PM

Chairman Boerner called the Historic Landmark Commission to order at 5:30 p.m.

2. CONFLICT OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS

Chairman Boerner opened public comments at 6:00 p.m.

No comments were received.

Chairman Boerner closed public comments at 6:00 p.m.

4. CONSENT AGENDA

A motion was made by Commissioner Bateman, seconded by Commissioner Nichols, to approve the consent agenda as presented. The motion carried by the following vote:

Approved: 4-0

Yea: 4 - Commissioner Pena, Commissioner Bateman, Commissioner Graves, Commissioner Nichols

- 4.A. [2024-629](#) Consider approval of the minutes of the Historic Landmark Commission meeting of November 7, 2024.

5. REGULAR AGENDA:

- 5.A. [2024-619](#) Consider a certificate of appropriateness for an updated paint scheme for the structure located at 723 N Main Street. (J. Fox Custom Fine Jewelry)

Sara Varvarigos, City Planner II, presented the proposed certificate of appropriateness.

Commissioner Nichols questioned if the red pepper color will remain and if the front door is the red color.

Jeff Fox confirmed that the red pepper will go away and that everything that is now red or tan will be painted espresso brown. He also confirmed that the front door is natural wood.

Commissioner Graves questioned if the detail wood trim will remain white.

Mr. Fox confirmed that the filigree detail will remain antique white.

A motion was made by Commissioner Bateman, seconded by Commissioner Graves, to approve a certificate of appropriateness for an updated paint scheme for the structure located at 723 N Main Street with the caveat that the fencing on the front porch as well as the decorative trim across the top remain white. The motion carried by the following vote:

Approved: 4-0

Yea: 4 - Commissioner Pena, Commissioner Bateman, Commissioner

Graves, Commissioner Nichols

- 5.B. [2024-620](#) Consider a certificate of appropriateness for a wall and hanging canopy sign located at 470 S Main Street. (Shoe Groove LLC)

Sara Varvarigos, City Planner II, presented the two proposed certificates of appropriateness; one for a wall sign and one for a canopy sign.

Commission discussion ensued regarding concerns with the proposed placement of the wall sign not being uniform to the adjacent tenant's (Gunpowder & Cabernet) hanging sign. The commission further discussed the color scheme, materials used, and various options for placement of the signs.

Barbara Mcilhany, the applicant, expressed their need for a pedestrian hanging canopy sign to enhance visibility for customers to locate their business. She clarified that the proposed location aligns with the original design intended for tenant signage on the building.

Sara Varvarigos addressed questions regarding the sign's design; no additional colors were incorporated and it will match the existing white of the other two tenant signs. The concept behind Shoe Groove aims for a modern aesthetic, with a design and logo that are clean and crisp to stand out more effectively in social media marketing.

Commissioner Nichols made a motion to table a certificate of appropriateness for a wall sign and to approve a certificate for appropriateness for a hanging canopy sign located at 470 S Main Street. This motion failed due to lack of second.

A motion was made by Commissioner Pena, seconded by Commissioner Nichols, to approve a certificate of appropriateness for an attached canopy hanging sign, and to deny the location of the wall sign located at 470 S Main Street. Following additional discussions among the Commission, Commissioner Pena opted to revise her motion to approve a certificate of appropriateness for a wall sign and an attached canopy hanging sign located at 470 S Main Street with the following conditions/options:

Option 1: Shoe Groove “wall sign” design is moved down and attached below the canopy (to match the height/placement of the existing “Gunpowder” business sign); the smaller hanging canopy sign is approved as-is. Please ensure a minimum clearance of 8 ft for all attached canopy signs

OR

Option 2: Shoe Groove “wall sign” design is placed on the wall, but the “Gunpowder” business sign must be moved up onto the wall, to match the placement of the Shoe Groove Wall sign; the smaller hanging canopy sign is approved as-is. Please provide a written and signed agreement to move the “Gunpowder” sign, if pursuing Option 2.

This motion was seconded by Commissioner Graves and carried by the following vote:

Approved: 4-0

Yea: 4 - Commissioner Pena, Commissioner Bateman, Commissioner Graves, Commissioner Nichols

- 5.C. [2024-621](#) Consider a certificate of appropriateness for a monument sign located at 302 S Main Street. (Tutu’s Garden)

Sara Varvarigos, City Planner II, presented the proposed certificate of appropriateness for a new commercial monument sign. She noted that the design features five colors, with the fifth color being used minimally. This initial design is intended for a temporary sign for their grand opening, and while they have not yet submitted an application for the updated sign design, they plan to do so for the January Historic Landmark Commission meeting. Furthermore, the ground-mounted sign includes up-lit lighting; however, city regulations require that such lighting be shielded and directed towards the sign to comply with dark sky standards. Staff recommends that the applicant resubmit an updated sign design that includes proof of acceptable ground-mounted uplighting

that does not extend beyond the sign, or an alternative downlighting option, along with a revised color scheme.

Commissioner Nichols raised concerns regarding the compliance of the proposed lighting with dark sky regulations and suggested postponing the consideration of the signage until the applicant presents the final redesign.

A motion was made by Commissioner Nichols, seconded by Commissioner Bateman, to deny a certificate of appropriateness for a monument sign located at 302 S Main Street. The motion carried by the following vote:

Denied: 4-0

Yea: 4 - Commissioner Pena, Commissioner Bateman, Commissioner Graves, Commissioner Nichols

6. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – No discussion or action may take place.

There were no further comments.

7. ADJOURNMENT

Chairman Boerner adjourned the Historic Landmark Commission at 6:30 p.m.

Chairman

Vice Chair