

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, February 6, 2024 - 5:30 PM

Minutes of the Historic Landmark Commission Meeting of February 6, 2024, at 5:30 p.m.

Present: 5- Chairman Justin Boerner, Commissioner Michael Nichols, Commissioner Caesar Hance, Commissioner Joe Bateman, Commissioner Lynnese Graves

Absent: 2- Commissioner Sally Pena, Commissioner Patti Mainz

Staff Present: Nathan Crane, Sara Serra-Bennett, Heather Wood, Lesley Gastelum, Sara Varvarigos

Recognized/Registered Guests: Shawn Frankie, Lorie Frankie

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 5:31 p.m.

No comments were received.

Chairman Boerner closed public comments at 5:31 p.m.

4. CONSENT AGENDA:

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER HANCE, TO APPROVE THE CONSENT AGENDA AS

PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4 - COMMISSIONER GRAVES, COMMISSIONER NICHOLS,
COMMISSIONER HANCE, COMMISSIONER BATEMAN

- 4.A.** [2024-066](#) Consider approval of the minutes of the Historic Landmark
Commission meeting of January 2, 2024.

5. REGULAR AGENDA:

- 5.A.** [2024-067](#) Consider a demolition request for all structures located at 417
Graham Street. . (KAD 23547) (Rocktown Investment Partners
LLC)

- I. Staff Presentation
- II. Public Hearing
- III. Action

Sara Serra-Bennett, City Planner II, presented the proposed demolition.

Chairman Boerner opened the public hearing at 5:36 p.m.

No comments were received.

Chairman Boerner closed the public hearing at 5:36 p.m.

Chairman Boerner and Commissioner Bateman provided an update on their recent visit to the proposed demolition site; the structure appeared to have some original materials (wood floors, windows) with some mixed siding; overall the structure itself seemed to be in decent condition. The Commission discussed the historic age and charm of the house and questioned if there were neighbors in opposition. They expressed their desire to see some other possible options to save the house or have it moved instead of demolition.

Sara Serra-Bennett confirmed that the city did not receive any responses in opposition of the demolition.

Ross Partlow, representative of the applicant, spoke regarding the

character of the home and explained that he would need to speak with the applicant to discuss other options and to see if they would be willing to move the house from the property if someone was interested in it.

A motion was made by Commissioner Nichols, seconded by Commissioner Graves, to table a demolition request for all structures located at 417 Graham Street. (KAD 23547) (Rocktown Investment Partners LLC) to the March 5, 2024 Historic Landmark Commission meeting. The motion carried by the following vote:

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

Tabled: 4-0

- 5.B.** [2024-068](#) Consider a demolition request for a residential structure located at 524 Adler Street. (KAD No. 14229) (Lissette Jimenez)

- I. Staff Presentation
- II. Public Hearing
- III. Action

Sara Serra-Bennett, City Planner II, presented the proposed demolition.

Chairman Boerner opened the public hearing at 5:55 p.m.

No comments were received.

Chairman Boerner closed the public hearing at 5:55 p.m.

Chairman Boerner and Commissioner Bateman reported back from a visit they went on to the proposed demolition site; one structure was not in the best condition, there appeared to be wood rot, roof needs to be replaced, rock has been added on the original structure and nothing appeared to be of historic value.

A motion was made by Commissioner Nichols, seconded by Commissioner Hance, to approve a demolition request for a residential structure located at 524 Adler Street. (KAD No. 14229) (Lissette Jimenez).

The motion carried by the following vote:

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

- 5.C.** [2024-069](#) Consider a certificate of appropriateness for a wall sign located at 262 South Main Street. (Ja-Ko Sushi & Ramen)

Sara Serra-Bennett, City Planner II, presented the proposed certificate of appropriateness.

Commission discussion ensued regarding the background of the sign and the name of the business.

Tanya Fernandez, wife of the applicant, expressed their willingness to replace the suggested grey background with wood and made it clear that the name would be Sushi and Ramen, not Sushi and Friends as initially mentioned.

A motion was made by Commissioner Nichols, seconded by Commissioner Hance, to approve a certificate of appropriateness for a wall sign located at 262 South Main Street. (Ja-Ko Sushi & Ramen) with the following caveats:

- the background of the circular sign should be made of wood plank not grey as presented in the submitted application
- backlit lighting behind the letters only (JA-KO)
- name on sign should be Sushi and Ramen (not Sushi and Friends)

The motion carried by the following vote:

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

- 5.D.** [2024-070](#) Consider a certificate of appropriateness for exterior colors to be used at 262 South Main Street. (Ja-Ko Sushi & Ramen)

Sara Serra-Bennett, City Planner II, presented the proposed certificate of

appropriateness.

A motion was made by Commissioner Nichols, seconded by Commissioner Hance, to approve a certificate of appropriateness for exterior colors to be used at 262 South Main Street. (Ja-Ko Sushi & Ramen). The motion carried by the following vote:

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

- 5.E.** [2024-071](#) Consider a certificate of appropriateness for exterior colors to be used at 711 North Main Street. (Shawn Franke)

Sara Serra-Bennett, City Planner II, presented the proposed certificate of appropriateness.

The applicants for the project, Shawn and Lorie Frankie, stated that they will paint only one-third of the building black, while the rest of the building, specifically the rock part, will be preserved in its original state and cleaned.

A motion was made by Commissioner Graves, seconded by Commissioner Hance, to approve a certificate of appropriateness for exterior colors to be used at 711 North Main Street. (Shawn Franke). The motion carried by the following vote:

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

- 5.F.** [2024-072](#) Consider a certificate of appropriateness for a patio to be added at 711 North Main Street. (Shawn Franke)

Sara Serra-Bennett, City Planner II, presented the proposed certificate of appropriateness.

Shawn Frankie clarified that the patio will be constructed using solid

concrete and will provide access to the attached structure.

A motion was made by Commissioner Graves, seconded by Commissioner Hance, to approve a certificate of appropriateness for a patio to be added at 711 North Main Street. (Shawn Franke). The motion carried by the following vote:

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

THIS MISC WAS APPROVED.

- 5.G.** [2024-073](#) Consider a certificate of appropriateness for a door to be installed at 717 North Main Street. (Shawn Franke)

Sara Serra-Bennett, City Planner II, presented the proposed certificate of appropriateness.

Shawn Frankie confirmed that there will be no reflective film or mirror finish on the door and that the door was an add-on, not part of the original structure.

A motion was made by Commissioner Graves, seconded by Commissioner Hance, to approve a certificate of appropriateness for a door to be installed at 717 North Main Street. (Shawn Franke). The motion carried by the following vote:

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

- 5.H.** [2024-074](#) Consider a certificate of appropriateness for exterior changes to be made at 717 North Main Street. (Shawn Franke)

Sara Serra-Bennett, City Planner II, presented the proposed certificate of appropriateness.

Commission discussion ensued regarding the various proposed exterior

changes and the projects two separate parcels.

Shawn Franke stated that the rock wall must be at least 4 feet tall to comply with city regulations, but they prefer it to be around 5 feet tall to block car headlights more effectively. He also clarified that there is an existing deck surrounding the pool, and their intention is to install concrete with a thicker layer of artificial turf on top. Furthermore, he provided more details stating that 711 North Main Street and 717 North Main Street are two separate parcels that will not be merged, and both are located within the historic district. Regarding the new patios, they will not have any covering. The tree near the pool will be preserved and will continue to be situated beside the pool. They are also proposing the installation of two additional gates at different locations, which will be made of wrought iron.

A motion was made by Commissioner Nichols, seconded by Commissioner Bateman, to approve a certificate of appropriateness for exterior changes to be made at 717 North Main Street. (Shawn Franke) for the following:

- Re-install the wrought iron fence in the same color (black).
- Add to the existing concrete deck, creating a larger external sitting area.
- Install artificial turf around the existing pool.
- Add a rock wall along the south edge of the concrete slab and the pool (close to the new parking area), between the new concrete slab and the pool, along the east and north boundary of the pool area. The masonry wall will be German Chop Block Limestone, which is what is around the base of the current house.
- Add new landing and stairs in front of the newly installed door.
- Add new stairs to the existing deck at the back of the house.
- Add a new landing and ramp that is ADA compliant at the north façade of the building.
- Add two wrought iron gates to be installed as presented by applicant

The motion carried by the following vote:

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

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

Sara Serra-Bennett informed the commission of an upcoming project the city has scheduled with a consulting group regarding updating various regulations. The group will be meeting on February 15, 2024 and meeting details were sent to the commissioner's city email.

She also introduced new City Planner II, Sara Varvarigos.

7. ADJOURNMENT

Chairman Boerner adjourned the Historic Landmark Commission at 6:38 p.m.

Chairman

Secretary