

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Tuesday, May 4, 2021 - 5:30 PM

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE HISTORIC LANDMARK COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY CHAPTER 551 CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 5:30 PM
2. CONFLICTS OF INTEREST
3. RECOGNITION OF RECENTLY RESIGNED HISTORIC LANDMARK COMMISSIONER, STEPHEN KERR.
4. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Historic Landmark Commission on any issue. The Historic Landmark Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)
5. CONSENT AGENDA: All items listed below within the Consent Agenda are considered routine by the Planning and Zoning Commission and may be enacted with one motion. There will be no separate discussion of items unless a Commission Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.

[2021-395](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF APRIL 6, 2021.

Attachments: [HLC Official Meeting Minutes 21-0406](#)

6. REGULAR AGENDA:

- 6.A. [2021-400](#) TO CONSIDER THE DEMOLITION REQUEST FOR STRUCTURES LOCATED AT 110 SECOND STREET (KAD 24880, OAK PARK ADDITION, BLOCK 2, LOT 12-15, 1.32 ACRES) (GODSEY ENTERPRISES INC./ ROBERT THORNTON L.P).
- I. STAFF PRESENTATION
 - II. PUBLIC HEARING
 - III. MAKE RECOMMENDATION

Attachments: [Summary - 110 Second St](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - Survey Lot 12-15 Oak Park Addition of Boerne](#)
 [Att 4 - Photographic Survey](#)
 [Att 5 - Historic Research](#)
 [Att 6 - HLC Demo Request](#)

7. [2021-401](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF
 APPROPRIATENESS FOR A DECK TO BE INSTALLED AT 704 NORTH
 MAIN STREET (KAD 27490, TOEPPERWEIN, BLK 18, LOT 12,
 0.3319 ACRES) (HAUS DESIGN + BUILD).

Attachments: [Summary - 704 N. Main St](#)
 [Att 1 - Aerial Map](#)
 [Att 2 - Street View](#)
 [Att 3 - Proposed Deck Location](#)
 [Att 4 - Proposed Deck Sample](#)

8. [2021-402](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF
 APPROPRIATENESS FOR PAINT COLORS FOR 704 NORTH MAIN
 STREET (KAD 27490, TOEPPERWEIN BLK 18, LOT 12, 0.3319
 ACRES) (HAUS DESIGN + BUILD).

Attachments: [Summary - 704 N. Main St](#)
 [Att 1 - Aerial Map](#)
 [Att 2 - Street View](#)
 [Att 3 - Current Colors](#)
 [Att 4 - Proposed Colors](#)
 [Att 5 - Color Sample](#)

9. [2021-416](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF
 APPROPRIATENESS FOR A 4FT X 4FT 6IN FREESTANDING SIGN
 LOCATED AT 704 NORTH MAIN STREET (KAD 27490,
 TOEPPERWEIN BLK 18, LOT 12, 0.3319 ACRES) (HAUS DESIGN +
 BUILD).

Attachments: [Summary - 704 N. Main St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Current Sign](#)
[Att 4 - Proposed Sign Location](#)
[Att 5 - Proposed Sign & Color Sample](#)

10. [2021-417](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 7"X 36", MDO AWNING SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (BRIAN COMBS/ COMBS CONSULTING GROUP).

Attachments: [Summary - 100 W. Hosack St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Current & Proposed Sign](#)
[Att 4 - Proposed Sign & Color Sample](#)

11. [2021-420](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 12"X 75.5", MDO COMMERCIAL COMPLEX SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (BRIAN COMBS/ COMBS CONSULTING GROUP).

Attachments: [Summary - 100 W. Hosack St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Current & Proposed Sign](#)
[Att 4 - Proposed Sign & Colors](#)

12. [2021-421](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 14"X 14", MDO WALL SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (BRIAN COMBS/ COMBS CONSULTING GROUP).

Attachments: [Summary - 100 W. Hosack St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Current & Proposed Sign](#)
[Att 4 - Proposed Sign & Color Sample](#)

13. [2021-422](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF
APPROPRIATENESS FOR A COMMERCIAL COMPLEX SIGN
LOCATED AT 911 S. MAIN STREET (KAD 23875, KERNAGHAN
ADDITION BLK 1 LOT PT 41 & PT 42, .666 ACRES). (TERESSA
POOLE/ ALOHA PRIME ALTERATIONS).

Attachments: [Summary -911 S. Main St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Current & Proposed Sign](#)
[Att 4 - Proposed Sign & Color Sample](#)

14. [2021-423](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF
APPROPRIATENESS FOR PAINT COLORS FOR 714 SOUTH MAIN
STREET (KAD 23862, KERNAGHAN ADDITION BLK 1, LOT 22,
0.2213 ACRES) (MICHAEL GROSSMAN).

Attachments: [Summary - 714 S. Main St Bldg. A](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Current & Proposed Paint](#)
[Att 4 - Color Samples](#)

15. [2021-424](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF
APPROPRIATENESS FOR PAINT COLORS FOR 714 SOUTH MAIN
STREET (KAD 23862, KERNAGHAN ADDITION BLK 1, LOT 22,
0.2213 ACRES) (MICHAEL GROSSMAN).

Attachments: [Summary - 714 S. Main St Bldg. B](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Current & Proposed Paint](#)
[Att 4 - Color Samples](#)

16. [2021-425](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF

APPROPRIATENESS FOR PAINT COLORS FOR 714 SOUTH MAIN STREET (KAD 23862, KERNAGHAN ADDITION BLK 1, LOT 22, 0.2213 ACRES) (MICHAEL GROSSMAN).

Attachments: [Summary - 714 S. Main St Bldg. C](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Current Paint](#)
[Att 4 - Color Samples](#)

17. [2021-426](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR PAINT COLORS FOR 714 SOUTH MAIN STREET (KAD 23862, KERNAGHAN ADDITION BLK 1, LOT 22, 0.2213 ACRES) (MICHAEL GROSSMAN).

Attachments: [Summary - 714 S. Main St Bldg. D](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Current Paint](#)
[Att 4 - Color Samples](#)

18. [2021-427](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR PAINT COLORS FOR 714 SOUTH MAIN STREET (KAD 23862, KERNAGHAN ADDITION BLK 1, LOT 22, 0.2213 ACRES) (MICHAEL GROSSMAN).

Attachments: [Summary - 714 S. Main St Bldg. D](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Bldg. D Carport](#)
[Att 4 - Color Samples](#)

19. [2021-432](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR PAINT COLORS FOR COMMERCIAL COMPLEX SIGN FRAME LOCATED 714 SOUTH MAIN STREET (KAD 23862, KERNAGHAN ADDITION BLK 1, LOT 22, 0.2213 ACRES) (MICHAEL GROSSMAN).

Attachments: [Att 1 - Aerial Map](#)
 [Att 2 - Street View](#)
 [Att 3 - Front Sign Holder & Color](#)
 [Summary - 714 S. Main St](#)

20. [2021-437](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF
 APPROPRIATENESS FOR DECK, PERGOLA AND STAIN COLOR FOR
 A PROPERTY LOCATED 714 SOUTH MAIN STREET (KAD 23862,
 KERNAGHAN ADDITION BLK 1, LOT 22, 0.2213 ACRES) (MICHAEL
 GROSSMAN).

Attachments: [Summary - 714 S. Main St](#)
 [Att 1 - Aerial Map](#)
 [Att 2 - Street View](#)
 [Att 3 - Outdoor Deck, Pergola & Stain](#)

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

24. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 30th day of
April, 2021 at 5:00 p.m.

s/s Krystal Brown

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City Hall Complex is wheelchair accessible. Access to the building and special
parking is available at the front entrance of the building. Requests for special
services must be received forty-eight (48) hours prior to the meeting time by calling
the by calling the Planning and Community Development Office at 830-249-9511.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Tuesday, April 6, 2021 - 5:30 PM

Minutes of the Historic Landmark Commission meeting of April 6, 2021 at 5:30 p.m.

Present: 6- Chairman Ben Adam, Vice Chairman Justin Boerner, Commissioner Cesar Hance, Commissioner Michael Nichols, Commissioner Cali Redd, Commissioner Shanna Bergmann

Late: 1- Commissioner Patti Mainz

Staff Present: Laura Haning, Barbara Quirk, Sara Serra-Bennett, Antony Moy, Veronika Vasquez, Krystal Brown

Recognized/ Registered Guests: Christina Ryrholm, Zachary-Taylor Wright, Travis Roberson, Russell Moore, May McCarthy, Dr. Jessie Sandlin, Michelle Ernst

1. CALL TO ORDER – 5:30 PM

Chairman Ben Adam called the Historic Landmark Commission to order at 5:31p.m.

2. CONFLICTS OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Historic Landmark Commission on any issue. The Historic Landmark Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

No comments were received.

4. CONSENT AGENDA: All items listed below within the Consent Agenda are considered routine by the Planning and Zoning Commission and may be enacted with one motion. There will be no separate discussion of items unless a Commission Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.

4.A. [2021-345](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION
MEETING OF MARCH 22, 2021.

THE MINUTES WERE APPROVED.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN AND COMMISSIONER REDD

Approved: 5-0

5. REGULAR AGENDA:

COMMISSIONER MAINZ JOINED THE MEETING AT 5:34P.M.

5.A. [2021-297](#) TO CONSIDER THE DEMOLITION REQUEST FOR STRUCTURES
LOCATED AT 237 FREY STREET (PART OF KAD 22310, FAIRVIEW
ADDITION, LOT 5, 0.33 ACRES) (DANIEL KREIFELS).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Ms. Sara Serra-Bennett presented the request for the demolition of structures located at 237 Frey St. The property owner wants to remove the old structure and build a new home. The original structure was built in 1953 and additions have been made over the years. There are obvious signs of deterioration throughout. A fire occurred in the attic some time ago and the damage it caused was not completely removed. The applicant intends to use some of the materials from the old structure within the new one to tell this property's story. Notifications were

mailed to property owners within 200ft. One response was received, which was in favor of the demolition.

Travis Roberson, the applicant, felt structure did not have historical relevance and was in very poor condition. The intent is to use some materials from the roofing, siding and an old stove to commemorate the previous structure. Through previous experience, this has been a good approach in building a sound structure and carrying on its story.

Commissioner Mainz & Commissioner Redd attended the site visit. Both agreed the home is not structurally sound and there is no historical significance.

Chairman Ben Adam, who also attended the site visit, mentioned some of the additions that had been made over the years. There was substantial water damage underneath the building. He agreed there was no historical significance.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER BERGMANN, TO APPROVE THE DEMOLITION REQUEST FOR A STRUCTURES LOCATED AT 237 FREY STREET (PART OF KAD 22310, FAIRVIEW ADDITION, LOT 5, 0.33 ACRES) (DANIEL KREIFELS). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

- 5.B.** [2021-301](#) TO CONSIDER THE DEMOLITION REQUEST FOR STRUCTURES LOCATED AT 521 ADLER STREET (KAD 20004, A10298 - SURVEY 180 M I LEAL, 0.791 ACRES) (RUSSELL MOORE).
- I. STAFF PRESENTATION
 - II. PUBLIC HEARING
 - III. MAKE RECOMMENDATION

Ms. Sara Serra-Bennett presented the demolition request for structures

located at 521 Adler St. The structure was originally built around 1969. Over the years, multiple change have been made to accommodate the owners' needs. Currently, the two exposed log cabin walls are the only remaining parts of the original structure. The owners plan to renovate whole structure, but have stability concerns. There is no guarantee these walls can support the weight of the renovation. The owners are interested in using some of the logs for the renovation.

Chairman Ben Adam mentioned these walls were exposed after the siding was removed because of a termite infestation. The logs are directly on the ground which is causing settling. There is also no insulation. It was discovered there were at least 4 different types of cement used to seal between the logs.

Russell Moore, the property owner, has lived at the property for 20+ years and intend to stay. The remodel will include a new exterior, expanding the kitchen, redirecting stairs down to this area, replacing the roof, insulation, upgrading wiring & plumbing. It's important to do all these renovations without changing the footprint of the house.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE DEMOLITION REQUEST FOR A STRUCTURES LOCATED AT 521 ADLER STREET (KAD 20004, A10298 - SURVEY 180 M I LEAL, 0.791 ACRES) (RUSSELL MOORE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 4- COMMISSIONER BOERNER, COMMISSIONER HANCE, COMMISSIONER BERGMANN AND COMMISSIONER MAINZ

NAY: 2- COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 4-2

6. [2021-306](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A FENCE TO BE INSTALLED AT 438 S. MAIN STREET (KAD 22826, GRAHAMS ADDITION LOT 5, 0.2204 ACRES) (MAY MCCARTHY).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a fence to be installed at 438 S. Main St.

May McCarthy, the applicant, wanted to keep everything open but was concerned about the safety of the children who come over from the Cibolo Creek Brewery. They run and play in the parking lot and on the back porch.

Commissioner Nichols asked how the fence would transition from 4ft to 5ft.

Chairman Ben Adam created a drawing of the suggested transition.

McCarthy agreed to the suggestion. She will create a smooth transition from 4ft to 5ft that will occur at the porch.

Commissioner Boerner asked if their fence would be up against Cibolo Creek Brewery's fence. Ms. McCarthy said the fence will run along their property line.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE DEMOLITION REQUEST FOR A FENCE TO BE INSTALLED AT 438 S. MAIN STREET (KAD 22826, GRAHAMS ADDITION LOT 5, 0.2204 ACRES) (MAY MCCARTHY) WITH THE CAVEAT THAT THERE BE A GRADUAL CURVE TRANSITIONING FROM THE 4FT FENCE INTO THE 5FT FENCE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

7. [2021-310](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR PAINT COLORS TO A FENCE TO BE INSTALLED AT 438 S. MAIN STREET (KAD 22826, GRAHAMS ADDITION LOT 5, 0.2204 ACRES) (MAY MCCARTHY).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for paint colors to a fence to be installed at 438 S. Main St. The proposed paint color, Pacer White, matches the paint color that was previously approved to be used on the trim.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BERGMANN, TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR PAINT COLORS TO A FENCE TO BE INSTALLED AT 438 S. MAIN STREET (KAD 22826, GRAHAMS ADDITION LOT 5, 0.2204 ACRES) (MAY MCCARTHY). THE MOTIONED CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

8. [2021-314](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 20"X87" METAL AWNING SIGN LOCATED AT 104 E. HOSACK STREET (KAD 24149, LOE ADDITIONS LOT 5 &6, 0.3214 ACRES) (BOERNE NUTRITION).

Ms. Sara Serra-Bennett presented the request for a 20"X87" metal awning sign located at 104 E. Hosack St. There will be two colors and two fonts. The sign complies with our Sign Ordinance.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR A 20"X87" METAL AWNING SIGN LOCATED AT 104 E. HOSACK STREET (KAD 24149, LOE ADDITIONS LOT 5 &6, 0.3214 ACRES) (BOERNE NUTRITION). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

9. [2021-318](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 12"X 75.5", MDO COMMERCIAL COMPLEX SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (GILDED PALM AESTHETIC SPA).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a 12" x 75.5" MDO commercial complex sign located at 100 W. Hosack St. There will be three colors and two fonts.

Commissioner Nichols asked if background color would match the background color of the existing signs on complex sign.

Dr. Jessie Sandlin, the applicant, explained the background color would match the background color of the existing signs.

Chairman Ben Adam suggested caveat that colors match other signs.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 12"X 75.5", MDO COMMERCIAL COMPLEX SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (GILDED PALM AESTHETIC SPA) WITH THE CAVEAT THAT THE BACKGROUND COLOR MATCH THE BACKGROUND COLOR OF THE EXISTING COMPLEX SIGNS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

10. [2021-322](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 7.5"X 36", MAXMETAL AWNING SIGN

LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER
ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (GILDED PALM
AESTHETIC SPA).

Ms. Sara Serra Bennett presented the request for a certificate of appropriateness for a 7.5" x 36" Maxmetal awning sign located at 100 W. Hosack St. There will be three colors and two fonts.

Commissioner Boerner asked if the background color would match the background color of the existing signs.

Dr. Jessie Sandlin, the applicant, clarified that it will match.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER MAINZ, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 7.5"X 36", MAXMETAL AWNING SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (GILDED PALM AESTHETIC SPA). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

11. [2021-326](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 18"X 24", MAXMETAL WALL SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (GILDED PALM AESTHETIC SPA).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a 18" x 24" Maxmetal wall sign located at 100 W. Hosack St. There will be four colors and two fonts.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY

COMMISSIONER HANCE, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 18"X 24", MAXMETAL WALL SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (GILDED PALM AESTHETIC SPA). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

12. [2021-330](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A COLOR TO BE USED ON THE BUILDING LOCATED AT 470 S. MAIN STREET (KAD 33763, A10298 - SURVEY 180 M I LEAL, 0.339 ACRES) (THE STAND BY DIENGER TRADING/ MICHELLE ERNST).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a color to be used on the building located at 470 S. Main St. There will be one color used.

Commissioner Nichols asked if only the existing green color would be repainted with the new mint green color, or would both the existing green and the existing cream colors be repainted.

Michelle Ernst, the applicant, clarified that only the exiting green color will be repainted with the new mint green color. The existing cream color will be repainted with the same color for maintenance purposes.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER MAINZ, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A COLOR TO BE USED ON THE BUILDING LOCATED AT 470 S. MAIN STREET (KAD 33763, A10298 - SURVEY 180 M I LEAL, 0.339 ACRES) (THE STAND BY DIENGER TRADING/ MICHELLE ERNST). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS,

COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER
MAINZ AND COMMISSIONER REDD

Approved: 6-0

13. [2021-334](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF
APPROPRIATENESS FOR A 19"X 37", MAXMETAL WALL SIGN
LOCATED AT 470 S. MAIN STREET (KAD 33763, A10298 - SURVEY
180 M I LEAL, 0.339 ACRES) (THE STAND BY DIENGER TRADING/
MICHELLE ERNST).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a 19" x 37" Maxmetal wall sign located at 470 S. Main St. The sign will be facing Main St and will have two colors and two fonts.

Commissioner Nichols asked for clarification on the shape of the sign since the proposed logo didn't show a border.

Michelle Ernst said the sign will have a border and it will be an oval shape.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BERGMANN, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 19"X 37", MAXMETAL WALL SIGN LOCATED AT 470 S. MAIN STREET (KAD 33763, A10298 - SURVEY 180 M I LEAL, 0.339 ACRES) (THE STAND BY DIENGER TRADING/ MICHELLE ERNST). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS,
COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER
MAINZ AND COMMISSIONER REDD

Approved: 6-0

14. [2021-338](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 16"X 36", MAXMETAL WALL SIGN FACING PARKING LOT LOCATED AT 470 S. MAIN STREET (KAD 33763, A10298 - SURVEY 180 M I LEAL, 0.339 ACRES) (THE STAND BY DIENGER TRADING/ MICHELLE ERNST).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a 16" x 36" Maxmetal wall sign facing the parking lot located at 470 S. Main St. There will be two colors and two fonts.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BERGMANN, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 16"X 36", MAXMETAL WALL SIGN FACING PARKING LOT LOCATED AT 470 S. MAIN STREET (KAD 33763, A10298 - SURVEY 180 M I LEAL, 0.339 ACRES) (THE STAND BY DIENGER TRADING/ MICHELLE ERNST). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

15. [2021-342](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 16"X 36", MAXMETAL WALL SIGN FACING RIVER LOCATED AT 470 S. MAIN STREET (KAD 33763, A10298 - SURVEY 180 M I LEAL, 0.339 ACRES) (THE STAND BY DIENGER TRADING/ MICHELLE ERNST).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a 16" x 36" Maxmetal wall sign facing the river located at 470 S. Main St. There will be two colors and two fonts.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 16"X 36", MAXMETAL WALL SIGN FACING RIVER LOCATED AT 470 S. MAIN STREET (KAD 33763, A10298 - SURVEY 180 M I LEAL, 0.339 ACRES) (THE STAND BY DIENGER TRADING/ MICHELLE ERNST).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS,
COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER
MAINZ AND COMMISSIONER REDD

Approved: 6-0

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

No comments were received.

17. ADJOURNMENT

Chairman Ben Adam adjourned the Historic Landmark Commission at 6:35p.m.

Chairman

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 1st day of April, 2021 at 5:00 p.m.


Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

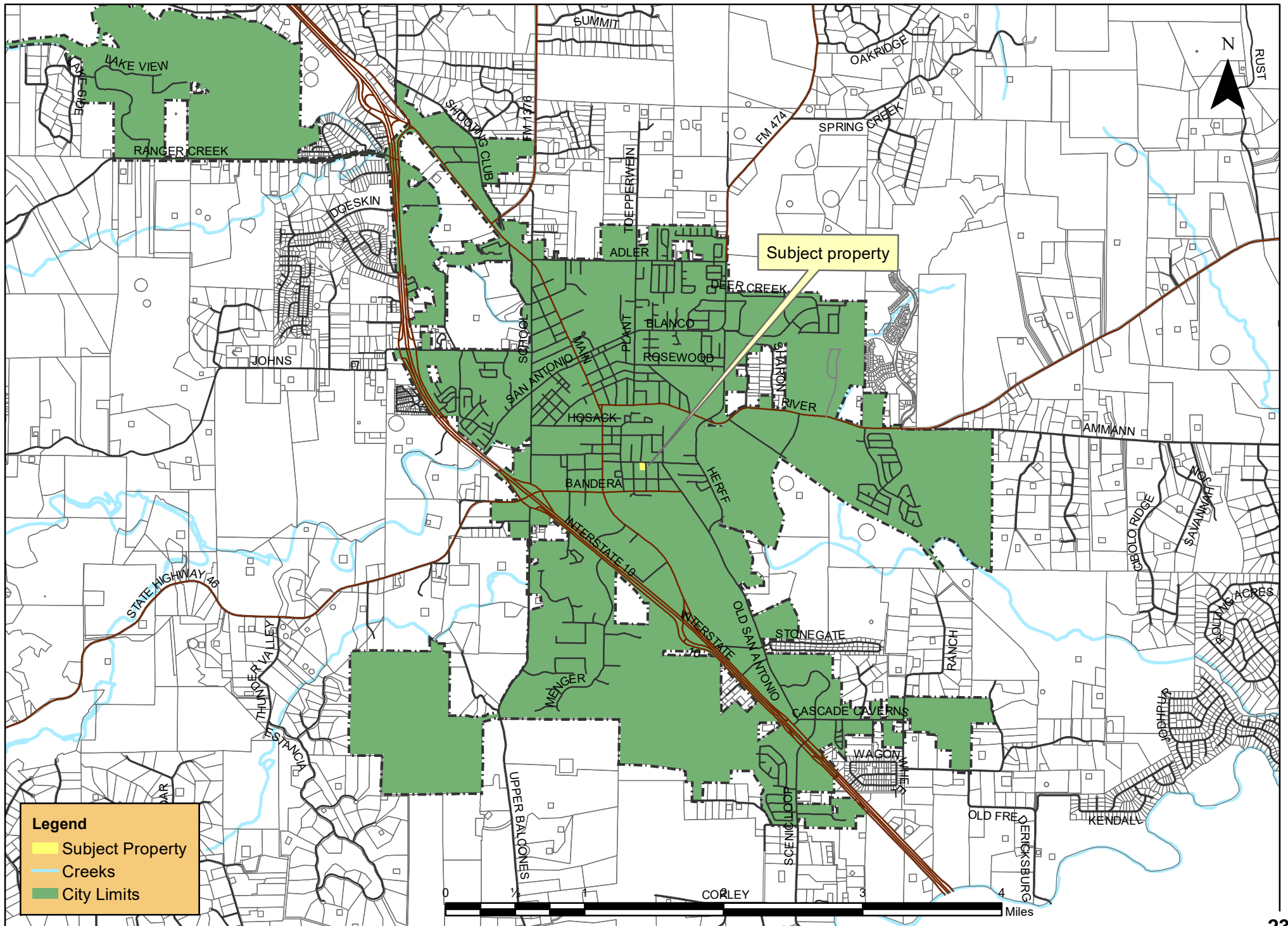
The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the by calling the Planning and Community Development Office at 830-249-9511.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input checked="" type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	May 04, 2021
Requested Action	<p>To consider the demolition request for structures located at 110 Second Street (KAD 24880, Oak Park Addition, block 2, Lot 12-15, 1.32 acres) (Godsey Enterprises Inc./ Robert Thornton L.P).</p> <ol style="list-style-type: none"> I. Staff Presentation II. Public Hearing III. Make Recommendation
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department
Background Information	HLC Case Number: 2021-05-006.A
	Zoning: R-1 Medium-Density Single-Family District
	Contribution/ Integrity: N/A
	<p>The property is not part of the Historic District, but structures inside the City limits that are older than 50 years and request a demolition permit need to receive approval from the Historic Landmark Commission to do so.</p> <p>The application is for the demolition of a structure located at 110 Second Street. The oldest information we could find about the existence of the structure is from the Sandborn Map of June 1937, and an add published in a Kerrville newspaper dated from 1933 that advertises the Shady Nook Tourist Camp cabins. Based on older local residents' memories, the structure was probably built sometime around 1920, with 12 cabins, a water closet, and a miniature gold out front. There was a space to park your car between the cabins.</p> <p>Around 1973 the property owner enclosed the space for the cars to add to the lining space and used the property as low-income rentals, the same use that the property has until recently.</p> <p>On April 23rd a group of Commissioners had the opportunity to do a site visit and evaluate the condition of the structures. Some pictures submitted by the applicant and other taken during the visit is also added to the material.</p>

Item Justification	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	As required by State regulation, notifications were sent to the property owners within 200 ft from the subject property.
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached.



Aerial Map 110 Second Street



R-2

N



R-4

B-1

KENWOOD

ROEDER

DAILEY

OAK PARK

R-1

SCHWEPPE

FIRST

SECOND



THIRD

FREY

SADDLE CLUB

ROOSEVELT

Legend

-  Subject Property
-  STREETS

B-2

0 0.015 0.03 0.06 0.09 0.12 Miles

Photographic Survey

Main Building



Photographic Survey



Photographic Survey

Accessory Building



Photographic Survey



Photographic Survey



Interior



Photographic Survey



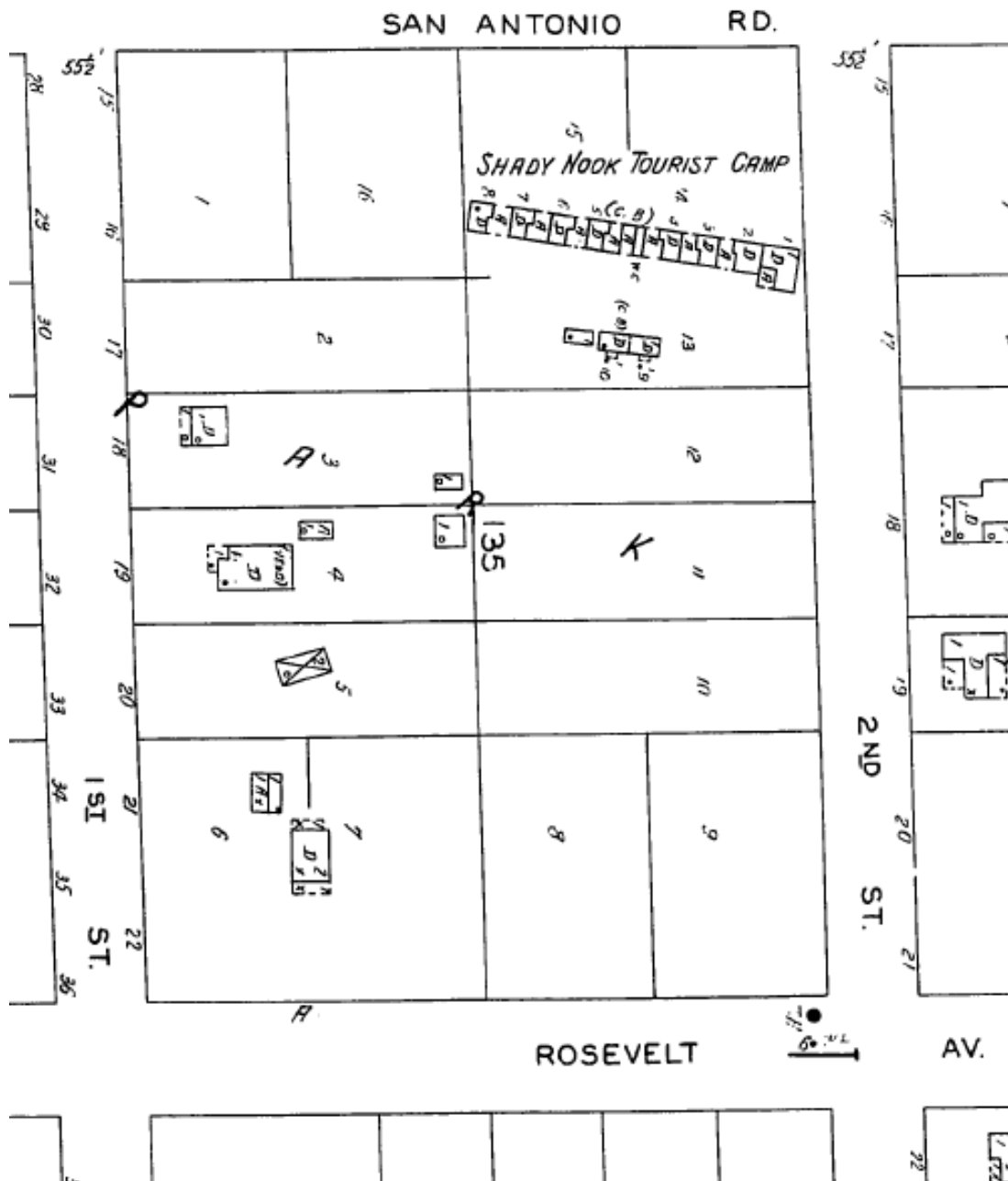


Figure 1: Sandborn Map (source: Sandborn Map 1937, Boerne Texas, June 1937, page 5)

The property is shown in the 1937 Sandborn Fire Insurance Map as “Shady Nook Tourist Camp”. According to research the structure was built around 1920, and it was made of several cabins, with space between them to park your vehicle. Some site descriptions talk about a water closed and miniature golf in front of the property as well. Unfortunately, we could not find a picture of the property from that time.

The only picture, beside the Sandborn Map is from a add, published in a newspaper from Kerrville in 1933.

STOP AT
SHADY NOOK TOURIST CAMP
Private (Garage, Shower, Toilet) in
all cabins; furnished or unfurnished.
Safe for Mother, Wife or Daughter.
Pure Water—Tables on Grounds
Plenty Shade
Rates by Month or Week
Joe Craven, Prop, Boerne, Texas

The structure was altered to the current configuration around 1973 and transformed into low-income rental apartments.

134 Oak Park-

Demo Request to HLC

4/10/21

Intent and Basis- It is my understanding that the intent of the HLC hearings regarding properties is to observe and discern if a structure should be recommended for Historic Landmark designation. We feel confident that none of the improvements located on this property should be designated a historical landmark based on review of their shape, size, character, proximity, condition or historical value.

It had a name- City staff have presented and brought up that this structure is listed on the Sanborn maps in 1937 as “Shady Nook Tourist Camp”. Indeed, it is likely that around that time the structure was built to take advantage of potential travelers on what was the San Antonio Hwy. It appears to have fallen the same fate as other nearby businesses in that era and was quickly closed in and converted into apartment dwellings. The property changed hands numerous times and was acquired by the last owner in the 80’s. He used it for only what could be called cheap rental property at best for the past 40 + years.


Preservation vs. Commemoration- If not careful in deliberation it could be said of all buildings that there is a value of retention through preservation. After all someone lived, worked, raised a family or visited every building along the way. This can clearly not be the case for the building that we are discussing at 134 Oak Park. Perhaps what we can say is this... that the greater story, the one that speaks of Old San Antonio Hwy, and the road that formed now what is the Oak Park Neighborhood has value. If anyone believes in **Commemoration** of this story it is the people who have bookended the narrative with preserving two old filling stations for generations to come. So, what makes the difference in preservation vs. commemoration? It is the ability to see *architecturally* what has value and what does not and how to erase the lines and redraw the picture.

Building New to tell the story of OLD- When the elements of a building for multiple reasons do not lend themselves to preservation then what can be done is to tell part of a narrative through proper new buildings, documentation and use of reclaimed materials harvested from the original structure. It is our intent and our extensive track record to do just this. We plan on spending the extra dollars needed to harvest wood material from roof and rafters where possible to use in accent walls and architectural elements in new structures that will serve many families in this community. We document, photograph and work with city staff to highlight and commemorate areas of character such as Oak Park. Our

Condition- The condition of the buildings is deplorable at best and pose real risk of safety and health to neighbors and the community. There is mold growth, roof rot, floor system pits, holes in the foundation and gross mechanical conditions. We should not be proud as a city that people have been living here or that a landlord was able to keep his property in this condition in the city limits with active tenants. I would openly invite any city staff to the HLC walk through should they wish to come.

This building should be demolished.

Travis Roberson

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="float: right; border: 1px dashed purple; padding: 5px; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input checked="" type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>	
Agenda Date	May 04, 2021	
Requested Action	To consider approval for a Certificate of Appropriateness for a deck to be installed at 704 North Main Street (KAD 27490, Toepperwein, Blk 18, lot 12, 0.3319 acres) (Haus Design + Build).	
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department	
Background Information	HLC Case Number: 2021-05-07	
	Zoning: B-2 Highway Commercial District, Historic District	
	Contribution/ Integrity: District Contributing/ High	
	Related Case NO's: 2019-10-006 – Sign 2019-07-008 – Signs 2015-07-004 – Exterior Paint 2015-02-003 – Signs 2014-11-006 – Exterior Paint 2014-11-007 – HDRP Grant 2012-08-018 – Sign	
	The request is to paint the building at 704 North Main Street in the presented colors.	
Item Justification	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </div> </div>	
Financial Considerations		
Citizen Input/Board Review		
Legal Review		
Alternative Options		
Supporting Documents	Supporting documentation is attached.	

SUBJECT PROPERTY

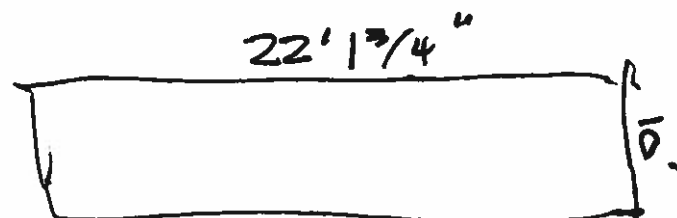
704 North Main Street



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Street View
704 N. Main Street






RAILING TO MATCH FRONT DECK
 - SAME SPINDLES
 - 4x4 POSTS





	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="float: right; border: 1px dashed purple; padding: 5px; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input checked="" type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>	
Agenda Date	May 04, 2021	
Requested Action	To consider approval for a Certificate of Appropriateness for paint colors for 704 North Main Street (KAD 27490, Toepperwein blk 18, lot 12, 0.3319 acres) (Haus Design + Build).	
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department	
Background Information	HLC Case Number: 2021-05-08	
	Zoning: B-2 Highway Commercial District, Historic District	
	Contribution/ Integrity: District Contributing/ High	
	Related Case NO's: 2019-10-006 – Sign 2019-07-008 – Signs 2015-07-004 – Exterior Paint 2015-02-003 – Signs 2014-11-006 – Exterior Paint 2014-11-007 – HDRP Grant 2012-08-018 – Sign	
	The request is to paint the building at 704 North Main Street in the presented colors.	
Item Justification	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </div> </div>	
Financial Considerations		
Citizen Input/Board Review		
Legal Review		
Alternative Options		
Supporting Documents	Supporting documentation is attached.	

SUBJECT PROPERTY

704 North Main Street



Street View
704 N. Main Street










Color Sample



SW 7019



SW 7080

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="float: right; border: 1px dashed purple; padding: 5px; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input checked="" type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>	
Agenda Date	May 04, 2021	
Requested Action	To consider approval for a Certificate of Appropriateness for a 4ft X 4ft 6in Freestanding sign located at 704 North Main Street (KAD 27490, Toepperwein blk 18, lot 12, 0.3319 acres) (Haus Design + Build).	
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department	
Background Information	HLC Case Number: 2021-05-09	
	Zoning: B-2 Highway Commercial District, Historic District	
	Contribution/ Integrity: District Contributing/ High	
	<p>Related Case NO's:</p> <p style="margin-left: 40px;">2019-10-006 – Sign 2019-07-008 – Signs 2015-07-004 – Exterior Paint 2015-02-003 – Signs 2014-11-006 – Exterior Paint 2014-11-007 – HDRP Grant 2012-08-018 – Sign</p> <p>The request is to replace the existing Freestanding sign with a new one. The sign will be 4ft X 4ft 6 inches, with 3 colors, 2 fonts and the business logo, as presented. It is 2 inches larger than the previous sign, but does meet the criteria for a freestanding sign.</p>	
Item Justification	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </div> <div style="width: 48%;"> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div>	
Financial Considerations		
Citizen Input/Board Review		
Legal Review		
Alternative Options		
Supporting Documents	Supporting documentation is attached.	

SUBJECT PROPERTY

704 North Main Street



Street View
704 N. Main Street





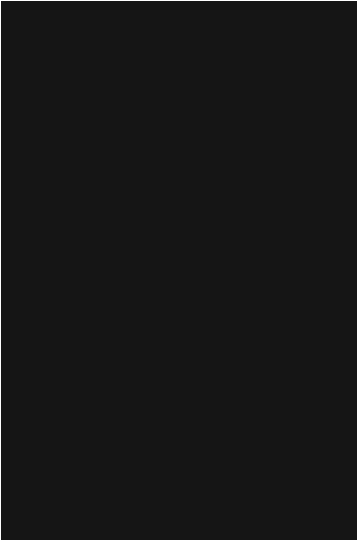




Proposed Sign



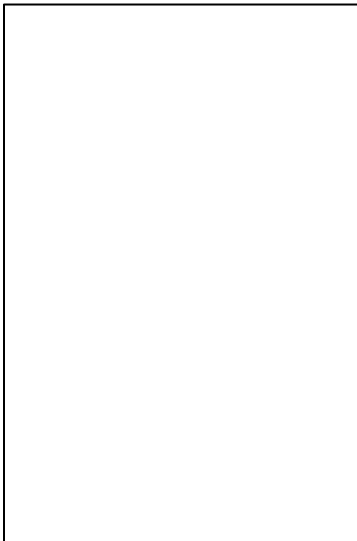
Color Sample (RGB)




(40, 40, 40)



(115, 128, 158)



(254, 254, 254)

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="float: right; border: 1px dashed purple; padding: 5px; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input checked="" type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>	
Agenda Date	May 04, 2021	
Requested Action	To consider approval for a Certificate of Appropriateness for a 7"X 36", MDO Awning Sign located at 100 W. Hosack Street (KAD 21607, Dienger Addition Blk 2 Lot pt 1 and pt 2, 0.306 acres) (Brian Combs/ Combs Consulting Group).	
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department	
Background Information	HLC Case Number: 2021-05-010	
	Zoning: B-2 Highway Commercial District, Historic District	
	Contribution/ Integrity: Non-Contributing/ N/A	
	Related Case NO's: 2021-04-009-011 - Signs 2018-11-002-003 – Signs 2018-07-006-007 – Signs 2017-11-007 – Sign 2017-08-003 – Sign 2015-10-002 – Sign	
	The request is to install a 7" X 36" MDO awning sign. The sign will have one font, four colors and a logo. The application meets the sign ordinance requirements.	
Item Justification	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </div> </div>	
Financial Considerations		
Citizen Input/Board Review		
Legal Review		
Alternative Options		
Supporting Documents	Supporting documentation is attached.	

Location Map 100 West Hosack Street



Street View
100 W. Hosack Street



Current and Proposed Sign

BEFORE



AFTER



Proposed Sign



Color Sample (CMYK)



(03, 00, 10, 06)




(00, 15, 46, 18)



(100, 72, 0, 53)



(60, 00, 92, 23)

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input checked="" type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>
Agenda Date	May 04, 2021
Requested Action	To consider approval for a Certificate of Appropriateness for a 12"X 75.5", MDO Commercial Complex Sign located at 100 W. Hosack Street (KAD 21607, Dienger Addition Blk 2 Lot pt 1 and pt 2, 0.306 acres) (Brian Combs/ Combs Consulting Group).
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department
Background Information	HLC Case Number: 2021-05-011
	Zoning: B-2 Highway Commercial District, Historic District
	Contribution/ Integrity: Non-Contributing/ N/A
	<p>Related Case NO's:</p> <p style="margin-left: 40px;">2021-04-009-011 - Signs</p> <p style="margin-left: 40px;">2018-11-002-003 – Signs</p> <p style="margin-left: 40px;">2018-07-006-007 – Signs</p> <p style="margin-left: 40px;">2017-11-007 – Sign</p> <p style="margin-left: 40px;">2017-08-003 – Sign</p> <p style="margin-left: 40px;">2015-10-002 – Sign</p>
	The request is to install a 12" X 75.5" MDO Commercial Complex Sign. The sign will have two fonts, four colors and a logo. The application meets the sign ordinance requirements.
Item Justification	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p><input type="checkbox"/> Legal/Regulatory Obligation</p> <p><input type="checkbox"/> Reduce Costs</p> <p><input type="checkbox"/> Increase Revenue</p> <p><input type="checkbox"/> Drive Down Risk</p> <p><input type="checkbox"/> Master Plan</p> </div> <div style="width: 48%;"> <p><input type="checkbox"/> Infrastructure Investment</p> <p><input checked="" type="checkbox"/> Customer Demand</p> <p><input type="checkbox"/> Service Enhancement</p> <p><input type="checkbox"/> Process Efficiency</p> <p><input type="checkbox"/> Other: _____</p> </div> </div> <p style="margin-left: 40px;">Recommendation _____</p>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached.

Location Map 100 West Hosack Street



Legend

 Subject Property

Street View
100 W. Hosack Street



Current and Proposed Sign

BEFORE



AFTER



Proposed Sign



Color Sample (CMYK)



(03, 00, 10, 06)




(00, 15, 46, 18)



(100, 72, 0, 53)



(60, 00, 92, 23)

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">District Impacted</p> <p> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input checked="" type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </p> </div>
Agenda Date	May 04, 2021
Requested Action	To consider approval for a Certificate of Appropriateness for a 14"X 14", MDO Wall Sign located at 100 W. Hosack Street (KAD 21607, Dienger Addition Blk 2 Lot pt 1 and pt 2, 0.306 acres) (Brian Combs/ Combs Consulting Group).
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department
Background Information	HLC Case Number: 2021-05-012
	Zoning: B-2 Highway Commercial District, Historic District
	Contribution/ Integrity: Non-Contributing/ N/A
	<p>Related Case NO's:</p> <p style="margin-left: 40px;">2021-04-009-011 - Signs</p> <p style="margin-left: 40px;">2018-11-002-003 – Signs</p> <p style="margin-left: 40px;">2018-07-006-007 – Signs</p> <p style="margin-left: 40px;">2017-11-007 – Sign</p> <p style="margin-left: 40px;">2017-08-003 – Sign</p> <p style="margin-left: 40px;">2015-10-002 – Sign</p>
	The request is to install a 14" X 14" MDO Wall sign. The sign will have two fonts, four colors and a logo. The application meets the sign ordinance requirements.
Item Justification	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p>[] Legal/Regulatory Obligation</p> <p>[] Reduce Costs</p> <p>[] Increase Revenue</p> <p>[] Drive Down Risk</p> <p>[] Master Plan</p> </div> <div style="width: 48%;"> <p>[] Infrastructure Investment</p> <p>[X] Customer Demand</p> <p>[] Service Enhancement</p> <p>[] Process Efficiency</p> <p>[] Other: _____</p> </div> </div> <p style="margin-left: 40px;">Recommendation _____</p>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached.

Location Map 100 West Hosack Street



Legend
Subject Property

Street View
100 W. Hosack Street



Current and Proposed Sign

BEFORE



AFTER



Proposed Sign



210-780-7628

www.combs-group.com

Color Sample (CMYK)



(03, 00, 10, 06)




(00, 15, 46, 18)



(100, 72, 0, 53)



(60, 00, 92, 23)

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input checked="" type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>	
Agenda Date	April 04, 2021	
Requested Action	To consider approval for a Certificate of Appropriateness for a Commercial Complex Sign located at 911 S. Main Street (KAD 23875, Kernaghan Addition Blk 1 Lot PT 41 & PT 42, .666 acres). (Teresa Poole/ Aloha Prime Alterations).	
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department	
Background Information	HLC Case Number: 2021-05-013	
	Zoning: B-2, Highway Commercial, Historic	
	Contribution/ Integrity: District Contributing/ High	
	Related Case NO's: 2021-03-012 – Sign 2020-09-010 – Commercial Complex Sign 2019-10-012 – Projecting Sign 2019-02-001 – Commercial Complex Sign 2018-12-005 – Commercial Complex Sign	
	The request is to install a 12" X 66" MDO MaxMetal Commercial Complex Sign. The sign will have one font, and five colors. The application meets the sign ordinance requirements.	
Item Justification	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div>	
Financial Considerations		
Citizen Input/Board Review		
Legal Review		
Alternative Options		
Supporting Documents	Supporting documentation is attached.	

911A S. MAIN STREET - AERIAL MAP



Street View
911 S. Main Street



Current and Proposed Sign

BEFORE



(Double Sided-North Side)

AFTER

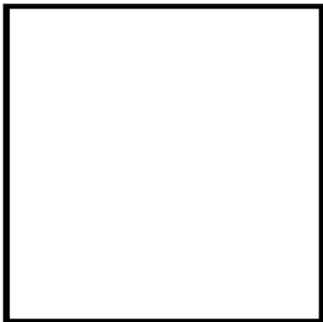


(Double Sided-South Side)

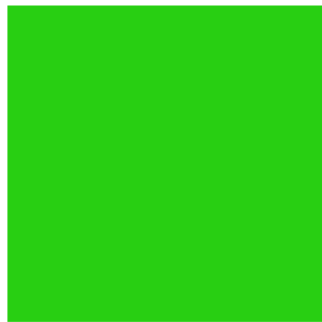
Proposed Sign



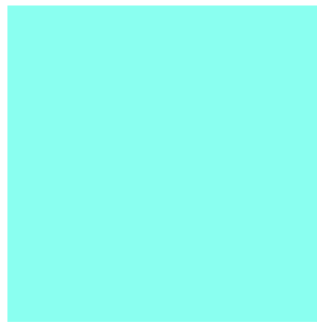
Color Sample (CMYK)



(00, 00, 00, 00)



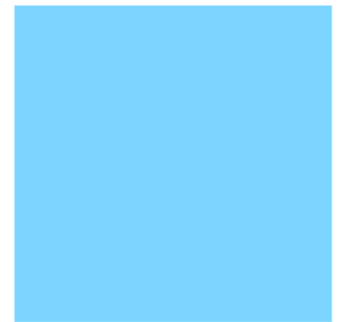
(81, 00, 92, 16)




(46, 00, 06, 00)



(00, 39, 58, 64)



(52, 17, 00, 00)

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">District Impacted</p> <p> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input checked="" type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </p> </div>
Agenda Date	May 04, 2021
Requested Action	To consider approval for a Certificate of Appropriateness for paint colors for 714 South Main Street (KAD 23862, Kernaghan Addition Blk 1, Lot 22, 0.2213 acres) (Michael Grossman).
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department
Background Information	HLC Case Number: 2021-05-14
	Zoning: B-2 Highway Commercial District, Historic District
	Contribution/ Integrity: District Contributing/ High
	<p>Related Case NO's:</p> <p style="margin-left: 40px;">2018-12-001 – Sign</p> <p style="margin-left: 40px;">2014-01-001 – Sign</p> <p style="margin-left: 40px;">2013-12-003 – Sign</p> <p style="margin-left: 40px;">2012-09-001 – Sign</p> <p style="margin-left: 40px;">2011-04-010 – Sign</p>
	<p>There are several buildings on the site, and this request is for the stone building located closer to Main Street. The request is to paint the windows, shutters, and doors “Cracked Pepper”, and the trim “Natural Gray”, as presented in the attached documents.</p>
Item Justification	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p><input type="checkbox"/> Legal/Regulatory Obligation</p> <p><input type="checkbox"/> Reduce Costs</p> <p><input type="checkbox"/> Increase Revenue</p> <p><input type="checkbox"/> Drive Down Risk</p> <p><input type="checkbox"/> Master Plan</p> <p><input type="checkbox"/> Recommendation</p> </div> <div style="width: 48%;"> <p><input type="checkbox"/> Infrastructure Investment</p> <p><input checked="" type="checkbox"/> Customer Demand</p> <p><input type="checkbox"/> Service Enhancement</p> <p><input type="checkbox"/> Process Efficiency</p> <p><input type="checkbox"/> Other: _____</p> </div> </div>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached.

SUBJECT PROPERTY

714 South Main Street



Street View
714 S. Main Street



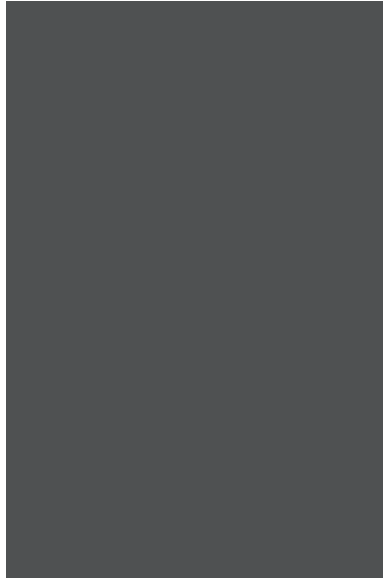
Building A Current



Building A Proposed




Color Samples



Cracker Pepper
PPU18-01



Natural Gray
PPU18-10

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input checked="" type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>		
Agenda Date	May 04, 2021		
Requested Action	To consider approval for a Certificate of Appropriateness for paint colors for 714 South Main Street (KAD 23862, Kernaghan Addition Blk 1, Lot 22, 0.2213 acres) (Michael Grossman).		
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department		
Background Information	HLC Case Number: 2021-05-15		
	Zoning: B-2 Highway Commercial District, Historic District		
	Contribution/ Integrity: District Contributing/ High		
	<p>Related Case NO's:</p> <p style="margin-left: 40px;">2018-12-001 – Sign</p> <p style="margin-left: 40px;">2014-01-001 – Sign</p> <p style="margin-left: 40px;">2013-12-003 – Sign</p> <p style="margin-left: 40px;">2012-09-001 – Sign</p> <p style="margin-left: 40px;">2011-04-010 – Sign</p>		
	There are several buildings on the site, and this request is for the building located behind the stone building. The request is to paint the fixtures, facia, and the door “Cracked Pepper”, the building “Natural Gray”, and the trim around the windows “Melting Icicles”.		
Item Justification	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____
<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____		
Financial Considerations			
Citizen Input/Board Review			
Legal Review			
Alternative Options			
Supporting Documents	Supporting documentation is attached.		

SUBJECT PROPERTY

714 South Main Street



Legend

Subject Property

0 0.0175 0.035 0.07 0.105 0.14 Miles

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Street View
714 S. Main Street



Building B Current



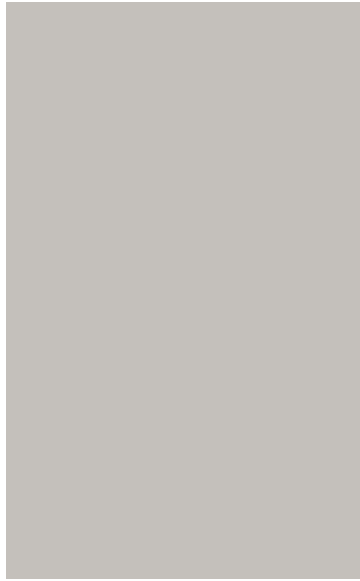
Building B Proposed



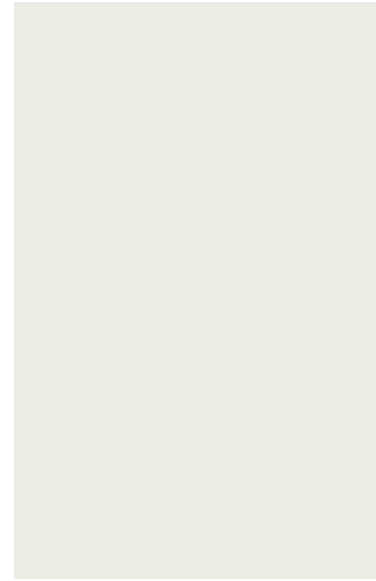
Color Samples




Cracker Pepper
PPU18-01



Natural Gray
PPU18-10



Melting Icicles
BWC-20

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">District Impacted</p> <p> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input checked="" type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </p> </div>
Agenda Date	May 04, 2021
Requested Action	To consider approval for a Certificate of Appropriateness for paint colors for 714 South Main Street (KAD 23862, Kernaghan Addition Blk 1, Lot 22, 0.2213 acres) (Michael Grossman).
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department
Background Information	HLC Case Number: 2021-05-16
	Zoning: B-2 Highway Commercial District, Historic District
	Contribution/ Integrity: District Contributing/ High
	<p>Related Case NO's:</p> <p style="margin-left: 40px;"> 2018-12-001 – Sign 2014-01-001 – Sign 2013-12-003 – Sign 2012-09-001 – Sign 2011-04-010 – Sign </p>
	<p>There are several buildings on the site, and this request is for the structure located facing Main Street, but placed further back in the lot. The request is to paint the building and handrail “Natural Gray”, the fascia and windows “Cracked Pepper”, the columns, railing and stair “Melted Icicles”, and the deck and the steps will be stained to match the “Cracked Pepper” color.</p>
Item Justification	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p><input type="checkbox"/> Legal/Regulatory Obligation</p> <p><input type="checkbox"/> Reduce Costs</p> <p><input type="checkbox"/> Increase Revenue</p> <p><input type="checkbox"/> Drive Down Risk</p> <p><input type="checkbox"/> Master Plan</p> </div> <div style="width: 48%;"> <p><input type="checkbox"/> Infrastructure Investment</p> <p><input checked="" type="checkbox"/> Customer Demand</p> <p><input type="checkbox"/> Service Enhancement</p> <p><input type="checkbox"/> Process Efficiency</p> <p><input type="checkbox"/> Other: _____</p> </div> </div> <p style="text-align: center;">Recommendation _____</p>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached.

SUBJECT PROPERTY

714 South Main Street



Street View
714 S. Main Street



Building C Current



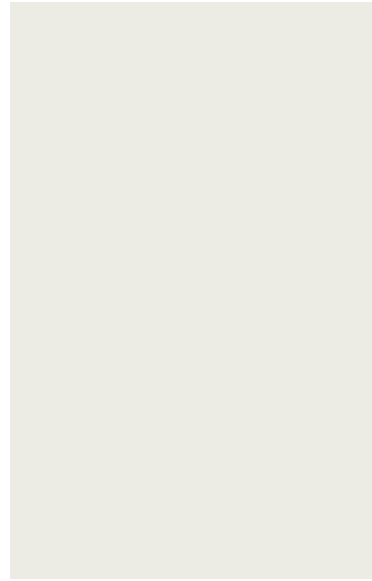
Color Samples



Cracker Pepper
PPU18-01




Natural Gray
PPU18-10



Melting Icicles
BWC-20



Darkest Night
(Stain)

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input checked="" type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>
Agenda Date	<i>May 04, 2021</i>
Requested Action	To consider approval for a Certificate of Appropriateness for paint colors for 714 South Main Street (KAD 23862, Kernaghan Addition Blk 1, Lot 22, 0.2213 acres) (Michael Grossman).
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department
Background Information	HLC Case Number: 2021-05-17
	Zoning: B-2 Highway Commercial District, Historic District
	Contribution/ Integrity: District Contributing/ High
	Related Case NO's: 2018-12-001 – Sign 2014-01-001 – Sign 2013-12-003 – Sign 2012-09-001 – Sign 2011-04-010 – Sign
Item Justification	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p><input type="checkbox"/> Legal/Regulatory Obligation</p> <p><input type="checkbox"/> Reduce Costs</p> <p><input type="checkbox"/> Increase Revenue</p> <p><input type="checkbox"/> Drive Down Risk</p> <p><input type="checkbox"/> Master Plan</p> </div> <div style="width: 48%;"> <p><input type="checkbox"/> Infrastructure Investment</p> <p><input checked="" type="checkbox"/> Customer Demand</p> <p><input type="checkbox"/> Service Enhancement</p> <p><input type="checkbox"/> Process Efficiency</p> <p><input type="checkbox"/> Other: _____</p> </div> </div> <p style="margin-top: 10px;">Recommendation _____</p>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached.

SUBJECT PROPERTY

714 South Main Street



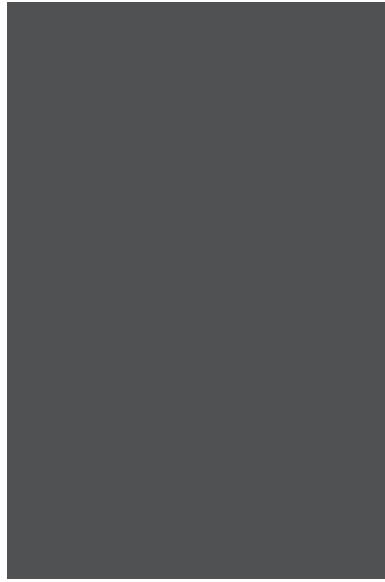
Street View
714 S. Main Street



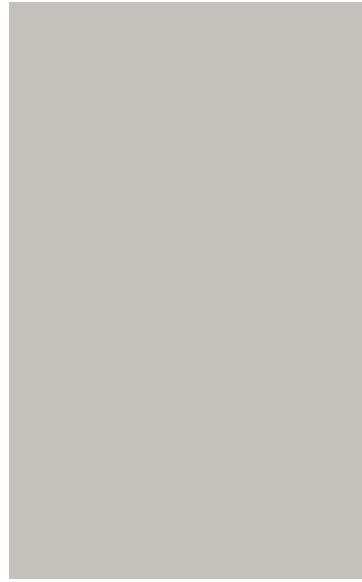
Building D Current




Color Samples



Cracker Pepper
PPU18-01



Natural Gray
PPU18-10

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input checked="" type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>
Agenda Date	May 04, 2021
Requested Action	To consider approval for a Certificate of Appropriateness for paint colors for 714 South Main Street (KAD 23862, Kernaghan Addition Blk 1, Lot 22, 0.2213 acres) (Michael Grossman).
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department
Background Information	HLC Case Number: 2021-05-18
	Zoning: B-2 Highway Commercial District, Historic District
	Contribution/ Integrity: District Contributing/ High
	<p>Related Case NO's:</p> <p style="padding-left: 40px;">2018-12-001 – Sign</p> <p style="padding-left: 40px;">2014-01-001 – Sign</p> <p style="padding-left: 40px;">2013-12-003 – Sign</p> <p style="padding-left: 40px;">2012-09-001 – Sign</p> <p style="padding-left: 40px;">2011-04-010 – Sign</p>
	There are several buildings on the site, and this request is for the carport located in the back of the lot, attached to Building D. The request is to paint the structure “Natural Gray”, and the fascia “Cracked Pepper”.
Item Justification	<div style="display: flex; justify-content: space-between;"> <div> <p><input type="checkbox"/> Legal/Regulatory Obligation</p> <p><input type="checkbox"/> Reduce Costs</p> <p><input type="checkbox"/> Increase Revenue</p> <p><input type="checkbox"/> Drive Down Risk</p> <p><input type="checkbox"/> Master Plan</p> </div> <div> <p><input type="checkbox"/> Infrastructure Investment</p> <p><input checked="" type="checkbox"/> Customer Demand</p> <p><input type="checkbox"/> Service Enhancement</p> <p><input type="checkbox"/> Process Efficiency</p> <p><input type="checkbox"/> Other: _____</p> </div> </div> <p style="text-align: center;">Recommendation _____</p>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached.

SUBJECT PROPERTY

714 South Main Street



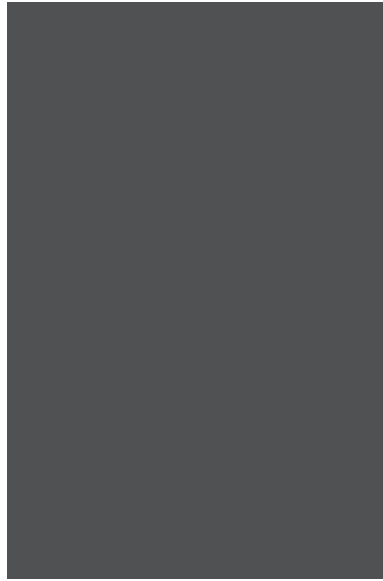
Street View
714 S. Main Street



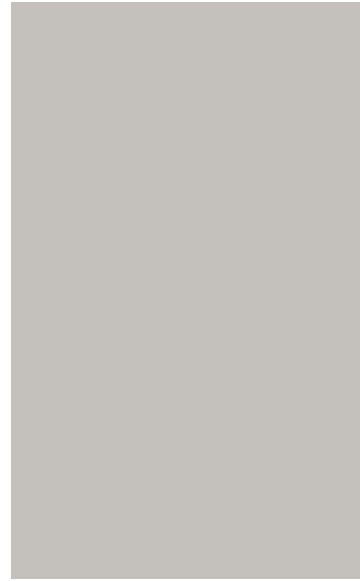
Building D – Carport



Color Samples



Cracker Pepper
PPU18-01



Natural Gray
PPU18-10

SUBJECT PROPERTY

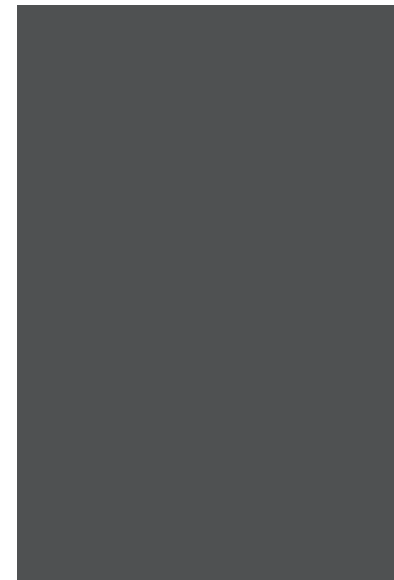
714 South Main Street




Street View
714 S. Main Street




Front Sign Holder and Color



Cracker Pepper (PPU18-01)

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">District Impacted</p> <p> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input checked="" type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </p> </div>
Agenda Date	May 04, 2021
Requested Action	To consider approval for a Certificate of Appropriateness for paint colors for a Commercial Complex sign frame located 714 South Main Street (KAD 23862, Kernaghan Addition Blk 1, Lot 22, 0.2213 acres) (Michael Grossman).
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department
Background Information	HLC Case Number: 2021-05-19
	Zoning: B-2 Highway Commercial District, Historic District
	Contribution/ Integrity: District Contributing/ High
	Related Case NO's: 2018-12-001 – Sign 2014-01-001 – Sign 2013-12-003 – Sign 2012-09-001 – Sign 2011-04-010 – Sign
	The request is to paint the existing sign frame located at 714 South Main Street, as presented in the attachments.
Item Justification	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </div> <div style="width: 48%;"> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached.

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input checked="" type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	May 04, 2021
Requested Action	To consider approval for a Certificate of Appropriateness for deck, pergola and stain color for a property located 714 South Main Street (KAD 23862, Kernaghan Addition Blk 1, Lot 22, 0.2213 acres) (Michael Grossman).
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department
Background Information	HLC Case Number: 2021-05-20
	Zoning: B-2 Highway Commercial District, Historic District
	Contribution/ Integrity: District Contributing/ High
	Related Case NO's: 2018-12-001 – Sign 2014-01-001 – Sign 2013-12-003 – Sign 2012-09-001 – Sign 2011-04-010 – Sign
	The request is to use the space between building B and D to replace the existing deck and add a pergola. The propose is to keep the 2 existing levels, clean up the stones and move some of them around to better use the space. The pergola installed will be the one presented in the attached material, and the deck and pergola wood will be stained to match the wood details on building D.
Item Justification	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached.

SUBJECT PROPERTY

714 South Main Street

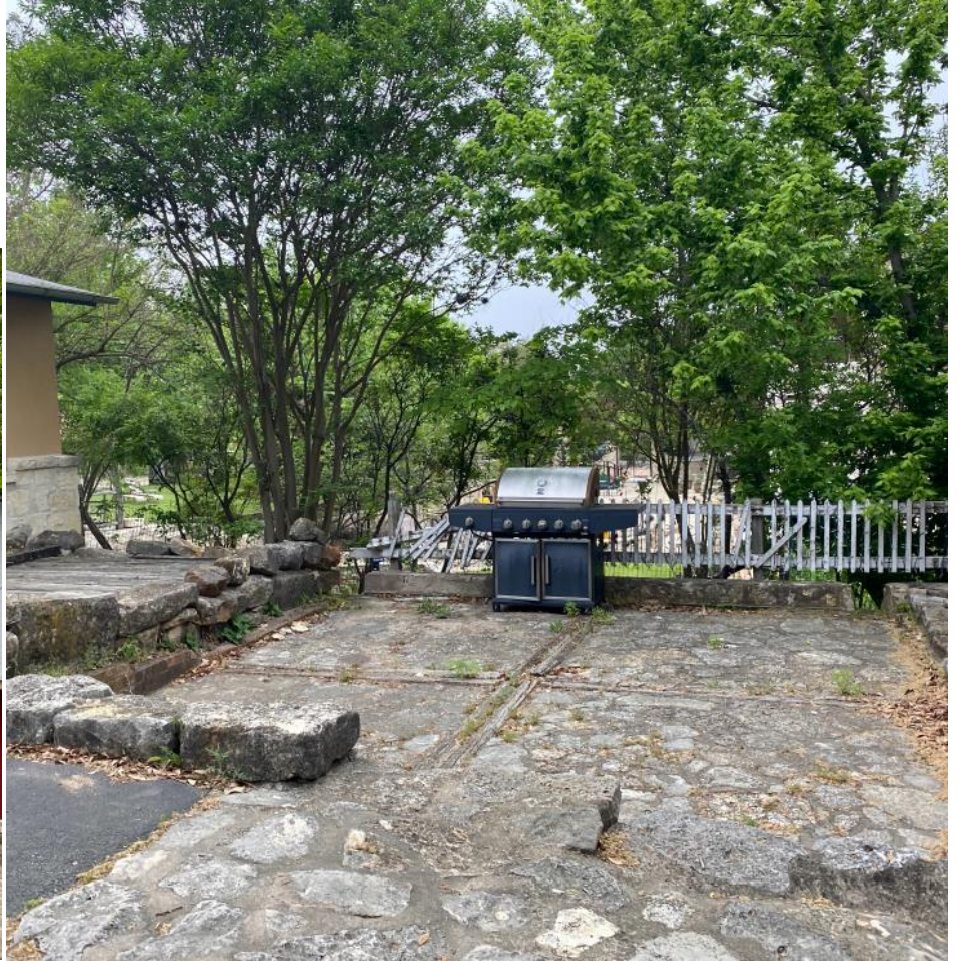


Street View
714 S. Main Street



Proposed location

The proposed location for the deck and pergola is between building B and D.



Proposed Pergola and Stain color to match the highlighted detail)

