

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Tuesday, June 1, 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 GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 5:30 PM

2. CONFLICTS OF INTEREST

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)

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. [2021-484](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF MAY 4, 2021.

Attachments: [Official Meeting Minutes 21-0504](#)

5. REGULAR AGENDA:

6. [2021-488](#) TO CONSIDER APPROVAL FOR A BUILDING PERMIT 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](#)
 [Att 4 - Response Letter](#)

7. [2021-493](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR THE USE OF A TILE TO THE DECK 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 - Proposed Tile](#)

8. [2021-497](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR PAINT COLORS TO BE USED 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 Paint](#)
 [Att 4 - Color Sample](#)

9. [2021-501](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 48"X60" 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 - Proposed Sign Location](#)
 [Att 3 - Proposed Sign](#)
 [Att 4 - Color Sample](#)

10. [2021-502](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS TO REPAINT A SIGN FRAME 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 - Sign Frame](#)
 [Att 4 - Color Sample](#)

11. [2021-506](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL COMPLEX SIGN LOCATED AT 725 N. MAIN STREET (KAD 19842, BOERNE ORIGINAL TOWN LOT 16B, .414 ACRES). (MARIO ESPINOZA/ SOUL NUTRITION).

Attachments: [Summary - 725 N. Main St](#)
 [Att 1 - Aerial Map](#)
 [Att 2 - Street View](#)
 [Att 3 - Proposed Sign & Colors](#)
 [Att 4 - Proposed Sign Location](#)

12. [2021-510](#) 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 - Proposed Sign & Colors](#)
[Att 4 - Proposed Sign Location](#)

13. [2021-515](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 12"X 76", 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) (MIKE SCHULTZ/HILL COUNTRY HOME AND LAND).

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

14. [2021-519](#) 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) (MIKE SCHULTZ/HILL COUNTRY HOME AND LAND).

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

15. [2021-520](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR LIGHT FIXTURES TO BE INSTALLED AT 103 NORTH MAIN STREET (KAD 19943, BOERNE ORIGINAL TOWN LOT 130A, 0.0815 ACRES) (PAT CLEARY/BLACK SMITH GRILL).

Attachments: [Summary - 103 N. Main St](#)
 [Att 1 - Aerial Map](#)
 [Att 2 - Street View](#)
 [Att 3 - Proposed Lighting Fixture](#)
 [Att 4 - Proposed Light Fixture Location](#)

16. [2021-521](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR ESCUTCHEON PLATE TO BE INSTALLED AT 103 NORTH MAIN STREET (KAD 19943, BOERNE ORIGINAL TOWN LOT 130A, 0.0815 ACRES) (PAT CLEARY/BLACK SMITH GRILL).

Attachments: [Summary - 103 N. Main St](#)
 [Att 1 - Aerial Map](#)
 [Att 2 - Street View](#)
 [Att 3 - Escutcheon Location](#)
 [Att 4 - Proposed Escutcheon Plate](#)

17. [2021-522](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR THE COLOR TO BE USED ON THE ESCUTCHEON PLATES TO BE INSTALLED AT 103 NORTH MAIN STREET (KAD 19943, BOERNE ORIGINAL TOWN LOT 130A, 0.0815 ACRES) (PAT CLEARY/BLACK SMITH GRILL).

Attachments: [Summary - 103 N. Main St](#)
 [Att 1 - Aerial Map](#)
 [Att 2 - Street View](#)
 [Att 3 - Proposed Color](#)

18. [2021-523](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 20"X48" AWNING SIGN LOCATED AT 104 E. HOSACK STREET (KAD 24149, LOE ADDITIONS LOT 5 &6, 0.3214 ACRES) (BOERNE NUTRITION).

Attachments: [Summary - 104 E. Hosack St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Propsed Sign](#)
[Att 4 - Proposed Sign Location](#)

19. [2021-527](#) DISCUSSION ITEM TO CONSIDER PROPOSED IMPROVEMENTS AND SIGNAGE FOR FREE ROAM LOCATED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC).

Attachments: [Summary - 325 S. Main St](#)
[Att 1 - Aerial View](#)
[Att 2 - Street View](#)
[Att 3 - Architectural Plans](#)
[Att 4 - Wall Sign](#)

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

21. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 28th day of
May, 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, May 4, 2021 - 5:30 PM

Minutes of the Historic Landmark Commission meeting of May 4, 2021 at 5:30 p.m.

Present: 7- Chairman Ben Adam, Commissioner Shanna Bergmann, Commissioner Cesar Hance, Commissioner Justin Boerner, Commissioner Michael Nichols, Commissioner Patti Mainz, Commissioner Cali Redd

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

Recognized/ Registered Guests: Christina Ryrholm, Travis Roberson, Brian Combs, Bob Rennicker, Teresa Rennicker, Michael Grossman

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

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

2. CONFLICTS OF INTEREST

No conflicts were declared.

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)

No comments were received.

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.

THE MINUTES WERE APPROVED.

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

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

Approved: 6-0

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

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

located at 110 Second St. The property is currently zoned as R-1 and consists of multiple lots. The structure was indicated on a 1937 Sanborn Map and the lot was advertised in a 1933 Kerrville newspaper ad. Originally, there were several cabins with a space between each for parking, a water closet, and a miniature golf course in the front. Around 1973, the owner enclosed the parking areas to make one whole structure. This property was used as low-income housing for many years, but no tenants occupy the structure under the current ownership. During an April 23rd site visit, multiple structures were deemed to be in a state of disrepair.

Daniel Munoz, resident at 305 Oak Park Dr, had questions about the future plans for this property.

Brenda Leal, resident 408 Oak Park Dr, expressed how she is in favor of the demolition and development of this property.

Ms. Sara Serra-Bennett added that notifications were mailed to property owners within 200ft. Two replies were received, which were in favor of the demolition. Mr. Munoz's questions were addressed. She explained the current zoning, and the rezoning process if the owners were to request to build something not permitted within the current zoning.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE DEMOLITION REQUEST FOR STRUCTURES LOCATED AT 110 SECOND ST (KAD 24880, OAK PARK ADDITION, BLOCK 2, LOT 12-15, 1.32 ACRES) (GODSEY ENTERPRISES INC./ ROBERT THORNTON L.P). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 6-0

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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a deck to be installed at 704 N Main St. The deck would be installed in the back of the property, not viewable from Main St. It would be 10ft x 22ft 1.75in and built in a similar style with similar materials as the front porch.

The Commission asked for more specific details about how the deck would be built and what types of materials would be used.

The applicant was not present to answer questions.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO DENY THE REQUEST 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). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Denied: 6-0

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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for paint colors for 704 N. Main St. The building would

be painted a light gray. The deck, railing, posts, trim and roof detail would be painted a dark gray.

Commissioner Nichols felt there needed to be more contrast between the two paint colors.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO DENY THE REQUEST 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). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Denied: 6-0

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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a 4ft x 4ft 6in freestanding sign located at 704 N. Main St. The sign would include three paint colors, two font styles and the logo.

The Commission questioned if the applicant would be painting the signposts one of the three colors. They felt it would be best for the applicant to return with a complete request.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER NICHOLS, TO DENY THE REQUEST 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). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

NAY: 1- COMMISSIONER REDD

Denied: 5-1

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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for an awning sign located at 100 W. Hosack St. The sign would include four paint colors and one font style.

Commissioner Boerner asked for clarification on the amount of colors allowed. He felt the colors should be more consistent with the other existing signs.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER HANCE, TO APPROVE THE REQUEST 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) WITH THE CAVEAT THAT THE BACKGROUND COLOR MATCH THE BACKGROUND COLOR OF THE EXISTING COMPLEX SIGNS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

NAY: 1- COMMISSIONER BOERNER

Approved: 5-1

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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a MDO commercial complex sign located at 100 W. Hosack St. The sign would include four paint colors and two font styles.

Commissioner Nichols felt the website may not be visible to those who drive by.

Brian Combs, the applicant, agreed.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER REDD, TO APPROVE THE REQUEST 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) WITH THE CAVEAT THAT THE BACKGROUND COLOR MATCH THE BACKGROUND COLOR OF THE EXISTING COMPLEX SIGNS AND THAT THE WEBSITE BE REMOVED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 4- COMMISSIONER BERGMANN, COMMISSIONER NICHOLS, COMMISSIONER MAINZ AND COMMISSIONER REDD

NAY: 2- COMMISSIONER HANCE AND COMMISSIONER BOERNER

Approved: 4-2

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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a MDO wall sign located at 100 W. Hosack St. The sign would include four paint colors and two font styles.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BERGMANN, TO APPROVE THE REQUEST 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) WITH THE CAVEAT THAT THE BACKGROUND COLOR MATCH THE BACKGROUND COLOR OF THE EXISTING COMPLEX SIGNS AND THE TWO PREVIOUSLY APPROVED SIGNS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

NAY: 1- COMMISSIONER BOERNER

Approved: 5-1

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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a commercial complex sign located at 911 S. Main St. The sign would include one font style and five paint colors: white, green, brown, and two shades of blue.

Commissioner Boerner and Commissioner Nichols suggested the applicants keep the white background, use one shade of blue, remove the green and make the border brown.

Bob and Teresa Rennicker, the applicants, agreed.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BERGMANN, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR 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) WITH THE CAVEAT THAT THE BACKGROUND REMAIN WHITE, THE FONT AND BORDER ARE TO BE BROWN, AND THE LIGHTER BLUE AND GREEN ARE REMOVED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 6-0

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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for paint colors for 714 S. Main St. The windows, shutters and doors would be painted "Cracked Pepper". The trim would be painted "Natural Gray".

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE REQUEST 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). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 6-0

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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for paint colors at 714 S. Main St. The fixtures, fascia and door would be painted "Cracked Pepper". The window trim would be painted "Melting Icicles". The building would be painted "Natural Gray".

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER REDD, TO APPROVE THE REQUEST 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). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 6-0

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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for paint colors at 714 S. Main St. The building and handrail would be painted "Natural Gray". The fascia and windows would be painted "Cracked Pepper". The columns, railing and stairs would be painted "Melting Icicles". The deck and stair steps would be stained in "Darkest Night".

Commissioner Nichols asked if the applicant would be willing to paint the gingerbread and corbels in a different color to accent the detail.

Michael Grossman, the applicant, agreed.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE REQUEST 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) WITH THE CAVEAT THAT THE CORBELS AND CONNECTING GINGERBREAD DETAIL ARE PAINTED "CRACKED PEPPER". THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BERGMANN, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER

MAINZ AND COMMISSIONER REDD

Approved: 6-0

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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for paint colors at 714 S. Main St. The building would be painted "Natural Gray". The door would be painted "Cracked Pepper".

Michael Grossman, the applicant, added that they would leave the wood stained as it is. The blue fascia trim would be painted "Cracked Pepper".

Commissioner Boerner asked if they would paint the maroon trim a different color.

Michael Grossman said it would also be painted "Cracked Pepper".

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE REQUEST 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) WITH THE CAVEAT THAT THE FASCIA AND DOOR TRIM ARE PAINTED "CRACKED PEPPER". THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 6-0

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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for paint colors at 714 S. Main St. The carport structure would be painted "Natural Gray". The fascia would be painted "Cracked Pepper".

Commissioner Nichols asked if the underside of the carport was covered or open.

Michael Grossman, the applicant, believed it to be open. If it was covered, it would also be painted "Natural Gray".

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BERGMANN, TO APPROVE THE REQUEST 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). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 6-0

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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for paint colors for a commercial complex sign frame located at 714 S. Main St. The sign frame would be painted "Cracked Pepper".

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY

COMMISSIONER BERGMANN, TO APPROVE THE REQUEST 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). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 6-0

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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for the deck, pergola and stain color located at 714 S. Main St. They are proposing to replace the existing deck and install a pergola. The pergola will be stained to match the wood details on building D. They would also like to move some of the stones to make better use of the space.

Commissioner Boerner and Commissioner Nichols asked for clarification on the placement of the pergola and how the area would be cleaned up.

Michael Grossman, the applicant, elaborated on the deck and pergola placement. He also explained how he would clean up the area due to some safety concerns.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE THE REQUEST 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). THE

MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 6-0

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

No comments were received.

24. ADJOURNMENT

Chairman Ben Adam adjourned the Historic Landmark Commission at 6:48p.m.

Chairman

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 30th 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;"> <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 checked="" type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </p> </div> | | |
| Agenda Date | <i>June 01, 2021</i> | | |
| Requested Action | To consider approval for a Building Permit 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: 2021-06-06 | | |
| | Zoning: B-2 Highway Commercial District, Historic District | | |
| | Contribution/ Integrity: District Contributing/ High | | |
| | <p>Related Case NO's:</p> <ul style="list-style-type: none"> 2021-05-007 – building permit for a deck 2021-05-008 – exterior colors 2021-05-009 - sign 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>The request is to construct a wood framed deck measuring 22' 1 ¾" wide x 10' deep. The deck will be detached from the existing structure, not have a roof and the railing will match the front. The deck will be outside of any setback with stairs on the east side terminating on the existing walkway in the backyard.</p> | | |
| Item Justification | <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <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> </td> <td style="width: 50%; vertical-align: top;"> _____ </td> </tr> </table> | <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> | _____ |
| <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



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

Street View
704 N. Main Street









704 North Main St. Revitalization

704 N. Main St Office Scope:

Keep home as is. Relace broken or rotting trim. New items to be back deck, new house and signpost paint, and new sign design on existing signpost.

Deck Specifications:


1. 22'1-3/4" wide x 10' deep
2. Wood framed with beautiful grey Mbrico deck tile (see attached picture)
3. Railing to match front (see attached)
4. No roof
5. Free standing deck not attached to home.
6. Stairs on the East side, termination on existing walkway.

Sign Specifications:

1. Sign colors: Blue Logo 2373C, Process black letters, SW Lazy Gray background. Lazy Gray same as house color. See attached color chips for house color.
2. Size 48" wide x 60" high to fit existing signpost.
3. Use existing sign location and Paint signposts SW Gauntlet Gray. See attached color chip for house color.

Home Colors:

Gauntlet Grey trim, Lazy Gray body. See attached picture and chips.

| | | |
|---|---|--|
|  | <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 | June 01, 2021 | |
| Requested Action | To consider approval for a Certificate of Appropriateness for the use of a tile to the deck 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: 2021-06-07 | |
| | Zoning: B-2 Highway Commercial District, Historic District | |
| | Contribution/ Integrity: District Contributing/ High | |
| | Related Case NO's: 2021-05-007 – building permit for a deck 2021-05-008 – exterior colors 2021-05-009 - sign 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 install a grey (Ash) Mbrico porcelain deck tile to the floor of the proposed wood rear deck. | |
| 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




Street View
704 N. Main Street





Deck Tile 704 N. Main St.



| | | | | |
|---|--|--|---|---|
|  | <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 checked="" type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div> | | | |
| Agenda Date | <i>June 01, 2021</i> | | | |
| Requested Action | To consider approval for a Certificate of Appropriateness for exterior paint colors to be used 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: 2021-06-08 | | | |
| | Zoning: B-2 Highway Commercial District, Historic District | | | |
| | Contribution/ Integrity: District Contributing/ High | | | |
| | Related Case NO's: 2021-05-007 – Building permit for a deck 2021-05-008 – Exterior colors 2021-05-009 – Sign 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 located at 704 North Main Street as follows: Gauntlet Grey (darker): all trim, gable area and window trim and window sills Lazy Gray (lighter): all the walls The front porch railing is not changing its structure, but when the applicant drew in the color, it appears to make the front porch railings look different. Only the paint color is changing. | | | |
| 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: _____ |
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| 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



Created with



✓ FEATURED IN SCENE

SW 7019
Gauntlet Gray
 Locator Number: 244-C6

✓ FEATURED IN SCENE

SW 6254
Lazy Gray
 Locator Number: 234-C2

**SHERWIN-WILLIAMS.**


Actual color may vary from on screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin Williams is not responsible for the content and photos shared by users of their color selection tools.

Color Sample

SW 6254
Lazy Gray
Interior / Exterior
Location Number: 234-C2

SW 7019
Gauntlet Gray
Interior / Exterior
Location Number: 244-C6

| | |
|---|---|
|  | <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 checked="" type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div> |
| Agenda Date | June 01, 2021 |
| Requested Action | To consider approval for a Certificate of Appropriateness for a 48"x60" 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: 2021-06-09 |
| | Zoning: B-2 Highway Commercial District, Historic District |
| | Contribution/ Integrity: District Contributing/ High |
| | <p>Related Case NO's:</p> <ul style="list-style-type: none"> 2021-05-007 – building permit for a deck 2021-05-008 – exterior colors 2021-05-009 - sign 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>The request is to replace the existing Freestanding Sign with a new one. The sign will be 48"x60", with 3 colors, 2 fonts and the business logo, as presented.</p> |
| 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



Proposed Sign Location



Proposed Sign



**DESIGN
SHOWROOM**

Remodel | Additions | New Build

830-733-9150

hausdesignplusbuild.com


COMING SOON

Color Sample

SW 6254
Lazy Gray
Interior / Exterior
Location Number: 234-C2

PANTONE
2373 C

PANTONE
Process Black C

| | | | |
|---|--|---|---|
|  | <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 checked="" type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div> | | |
| Agenda Date | <i>June 01, 2021</i> | | |
| Requested Action | To consider approval for a Certificate of Appropriateness to repaint a sign frame 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: 2021-06-10 | | |
| | Zoning: B-2 Highway Commercial District, Historic District | | |
| | Contribution/ Integrity: District Contributing/ High | | |
| | Related Case NO's: 2021-05-007 – building permit for a deck 2021-05-008 – exterior colors 2021-05-009 - sign 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 repaint the existing sign frame SW 7019 (Gauntlet Gray). | | |
| 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

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




Existing Sign Frame Location



Color Sample

SW 7019
Gauntlet Gray
Interior / Exterior
Location Number: 244-C6



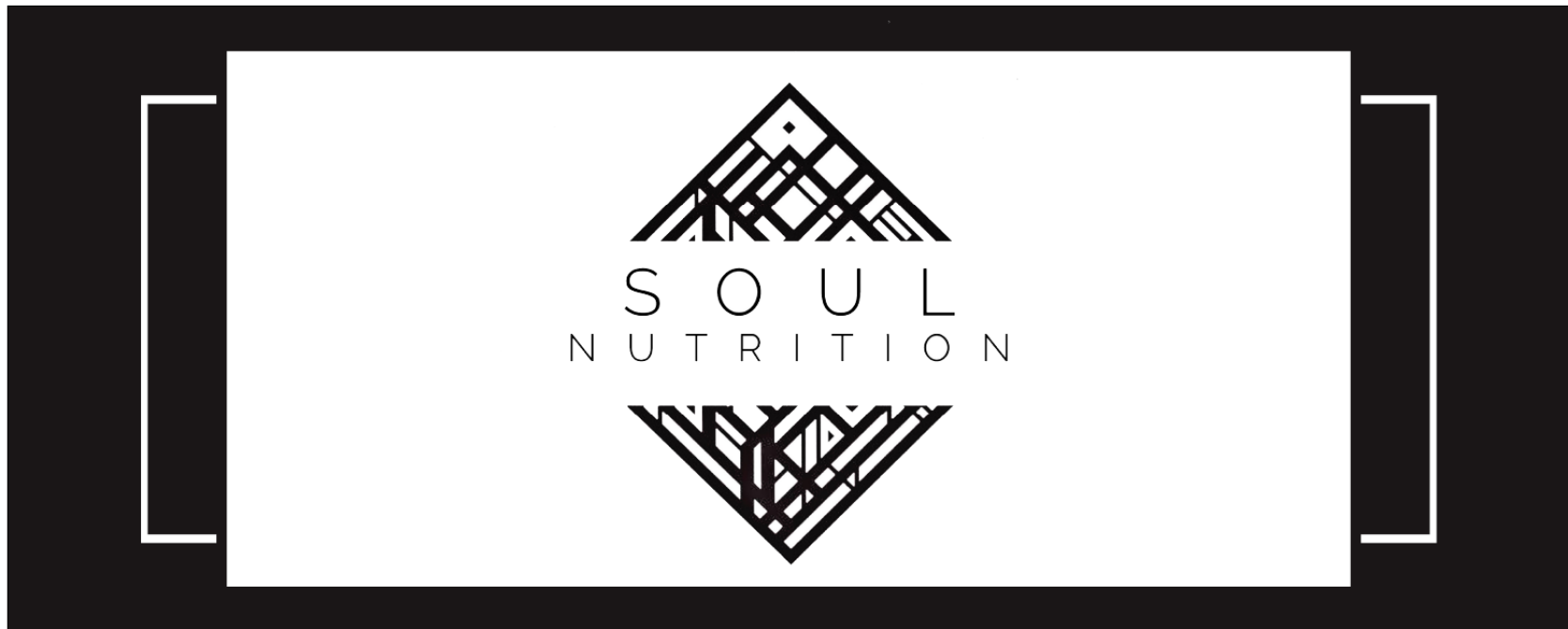
| | |
|---|--|
|  | <div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">District Impacted</p> <p> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input checked="" type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </p> </div> |
| Agenda Date | June 01, 2021 |
| Requested Action | To consider approval for a Certificate of Appropriateness for a Commercial Complex Sign located at 725 N. Main Street (KAD 19842, Boerne Original Town Lot 16B, .414 acres). (Mario Espinoza/ Soul Nutrition). |
| Contact Person | Sara Serra-Bennett, Planner II, Planning and Community Development Department |
| Background Information | HLC Case Number: 2021-06-011 |
| | Zoning: B-2, Highway Commercial, Historic |
| | Contribution/ Integrity: District Contributing/ Medium |
| | Related Case NO's: 2020-02-006 – Sign 2018-08-002 – Sign 2014-04-003 – Sign |
| | The request is to install a 36" X 90" MDO (wood) double faced Commercial Complex Sign to the existing structure. The sign will have one font, and two colors. |
| 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. |

725 N MAIN STREET





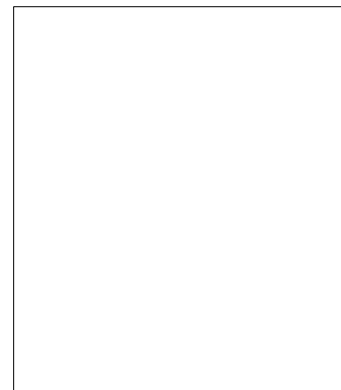
Proposed sign



Colors (CMYK)



(00, 15, 12, 90)



(00, 00, 00, 00)


Sign location

Before



After



| | | | | | | | | | | | | | |
|---|---|--|--|---------------------------------------|---|---|--|--|---|--------------------------------------|---------------------------------------|----------------------|--|
|  | <div style="text-align: center;"> <h2>AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p>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>June 01, 2021</i> | | | | | | | | | | | | |
| 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) (Mike Schultz/Hill Country Home and Land). | | | | | | | | | | | | |
| Contact Person | Sara Serra-Bennett, Planner II, Planning and Community Development Department | | | | | | | | | | | | |
| Background Information | HLC Case Number: 2021-06-012 | | | | | | | | | | | | |
| | Zoning: B-2 Highway Commercial District, Historic District | | | | | | | | | | | | |
| | Contribution/ Integrity: Non-Contributing/ N/A | | | | | | | | | | | | |
| | Related Case NO's: 2021-05-010 -012 – Signs 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 (wood) awning sign. The sign will have one font, three colors and a logo. The background and the trim color are proposed to be similar to the other signs in the office complex. | | | | | | | | | | | | |
| Item Justification | <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input checked="" type="checkbox"/> Customer Demand</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Drive Down Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input type="checkbox"/> Master Plan</td> <td><input type="checkbox"/> Other: _____</td> </tr> <tr> <td colspan="2">Recommendation _____</td> </tr> </table> | <input type="checkbox"/> Legal/Regulatory Obligation | <input type="checkbox"/> Infrastructure Investment | <input type="checkbox"/> Reduce Costs | <input checked="" type="checkbox"/> Customer Demand | <input type="checkbox"/> Increase Revenue | <input type="checkbox"/> Service Enhancement | <input type="checkbox"/> Drive Down Risk | <input type="checkbox"/> Process Efficiency | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Other: _____ | Recommendation _____ | |
| <input type="checkbox"/> Legal/Regulatory Obligation | <input type="checkbox"/> Infrastructure Investment | | | | | | | | | | | | |
| <input type="checkbox"/> Reduce Costs | <input checked="" type="checkbox"/> Customer Demand | | | | | | | | | | | | |
| <input type="checkbox"/> Increase Revenue | <input type="checkbox"/> Service Enhancement | | | | | | | | | | | | |
| <input type="checkbox"/> Drive Down Risk | <input type="checkbox"/> Process Efficiency | | | | | | | | | | | | |
| <input type="checkbox"/> Master Plan | <input type="checkbox"/> Other: _____ | | | | | | | | | | | | |
| Recommendation _____ | | | | | | | | | | | | | |
| Financial Considerations | | | | | | | | | | | | | |
| Citizen Input/Board Review | | | | | | | | | | | | | |
| Legal Review | | | | | | | | | | | | | |
| Alternative Options | | | | | | | | | | | | | |
| Supporting Documents | Supporting documentation is attached. | | | | | | | | | | | | |

Location Map 100 West Hosack Street



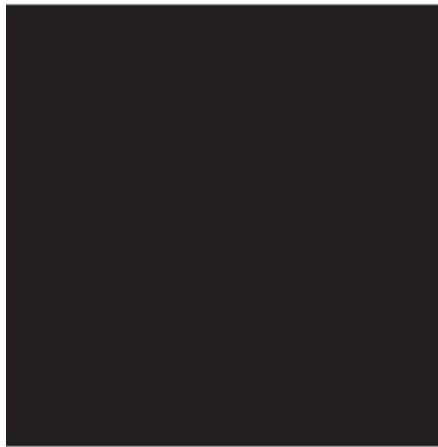
Street View
100 W. Hosack Street



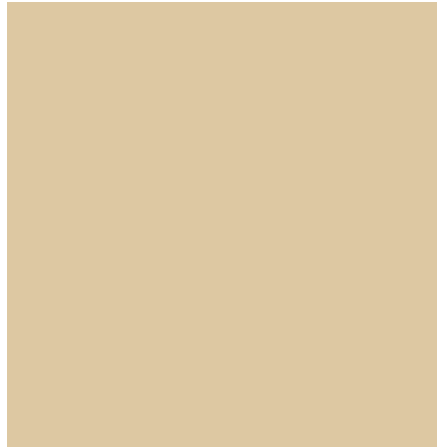
Proposed Awning Sign



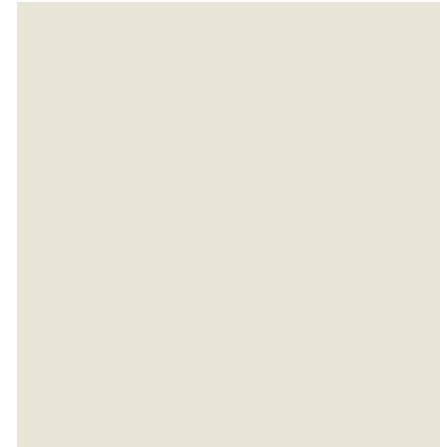
Color Samples (CMYK)



(0, 0, 0, 100)



(0, 8, 40, 13)




(0, 0, 0, 0)

Existing and Proposed Wall Sign
Location 100 W. Hosack Street



8'6"



| | | | |
|--|---|--|---|
|  | <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>June 01, 2021</i> | | |
| Requested Action | To consider approval for a Certificate of Appropriateness for a 12"X 76", 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) (Mike Schultz/Hill Country Home and Land). | | |
| Contact Person | Sara Serra-Bennett, Planner II, Planning and Community Development Department | | |
| Background Information | HLC Case Number: 2021-06-013 | | |
| | 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;">2021-05-010 -012 – Signs</p> <p style="margin-left: 40px;">2021-04-009-011 - Signs</p> <p style="margin-left: 40px;">2018-11-002-003 – Sign</p> <p style="margin-left: 40px;">2018-07-006-007 – Sign</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> <p>The request is to install a 12" X 75.5" MDO (wood) sign to be installed in the existing Monument sign. The sign will have one font, three colors and a logo. Staff would recommend that the Commission approve with the condition that the background match existing signage. The trim is the same color as the other signs approved recently for this complex sign.</p> | | |
| 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 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 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 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. |
|-----------------------------|---------------------------------------|

Location Map 100 West Hosack Street



Legend

 Subject Property

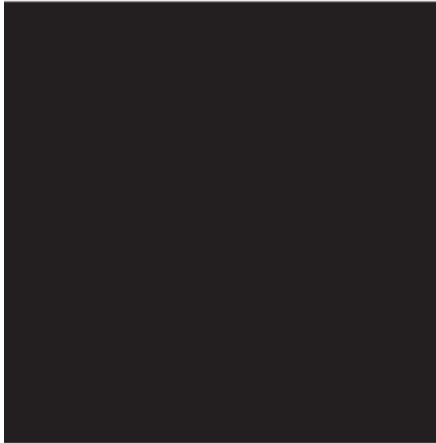
Street View
100 W. Hosack Street



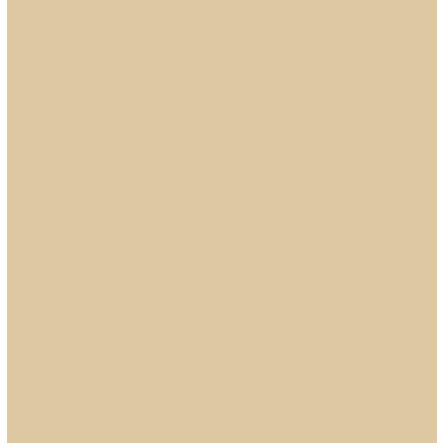
Proposed Commercial Complex Sign



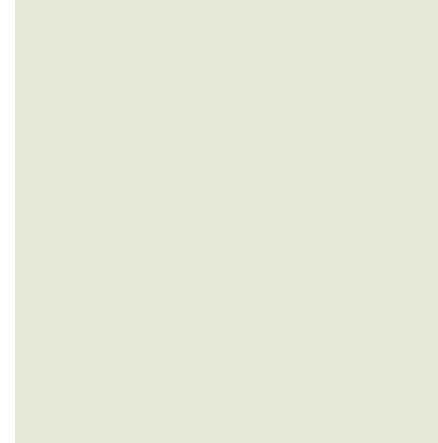
Color Samples (CMYK)



(0, 0, 0, 100)



(0, 8, 40, 13)



(0, 0, 0, 0)


Existing and Proposed Sign Location
100 W. Hosack Street

Before



After



| | |
|---|---|
|  | <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>June 01, 2021</i> |
| 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) (Mike Schultz/Hill Country Home and Land). |
| Contact Person | Sara Serra-Bennett, Planner II, Planning and Community Development Department |
| Background Information | HLC Case Number: 2021-06-014 |
| | Zoning: B-2 Highway Commercial District, Historic District |
| | Contribution/ Integrity: Non-Contributing/ N/A |
| | Related Case NO's: 2021-05-010 -012 – Signs 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 |
| 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. |

Location Map 100 West Hosack Street



Legend
[Red Border] Subject Property

0 0.0075 0.015 0.03 0.045 0.06 Miles

Street View
100 W. Hosack Street



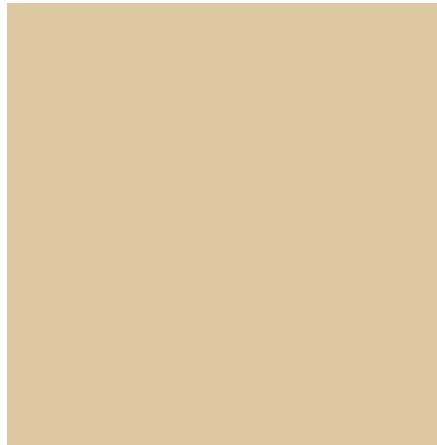
Proposed Wall Sign



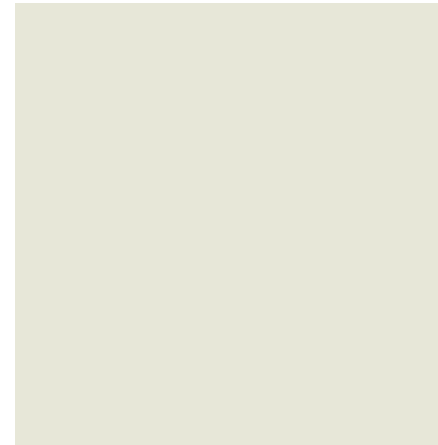
Color Samples (CMYK)



(0, 0, 0, 100)



(0, 8, 40, 13)



(0, 0, 0, 0)


**Existing and Proposed Wall Sign
Location 100 W. Hosack Street**

Before



After



| | |
|---|---|
|  | <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 | June 01, 2021 |
| Requested Action | To consider approval for a Certificate of Appropriateness for light fixtures to be installed at 103 North Main Street (KAD 19943, Boerne Original Town Lot 130A, 0.0815 acres) (Pat Cleary/Black Smith Grill). |
| Contact Person | Sara Serra-Bennett, Planner II, Planning and Community Development Department |
| Background Information | HLC Case Number: 2021-06-015 |
| | Zoning: B-3 Central Business District, Historic District |
| | Contribution/ Integrity: District Contributing/ Medium |
| | Related Case NO's: 2020-08-008 – Building Permit 2020-08-009 – External Colors 2020-06-017 – New awning 2020-06-018 – Remove Canopy 2020-06-019 – Façade |
| | <p>The applicant has been working on internal and external renovations for these buildings, and in the past has requested approval for new façade, colors and awnings. Back when those changes were approved, the applicant indicated that façade details would be presented at a later time.</p> <p>The request is to install exterior lanterns on the façade of the building. The selected equipment is Kichler Barrington 13.25-in, distressed black and wood tone, as presented in the attached material.</p> |
| 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
103 North Main



Legend



Subject Property

0 0.0125 0.025 0.05 0.075 0.1 Miles

80

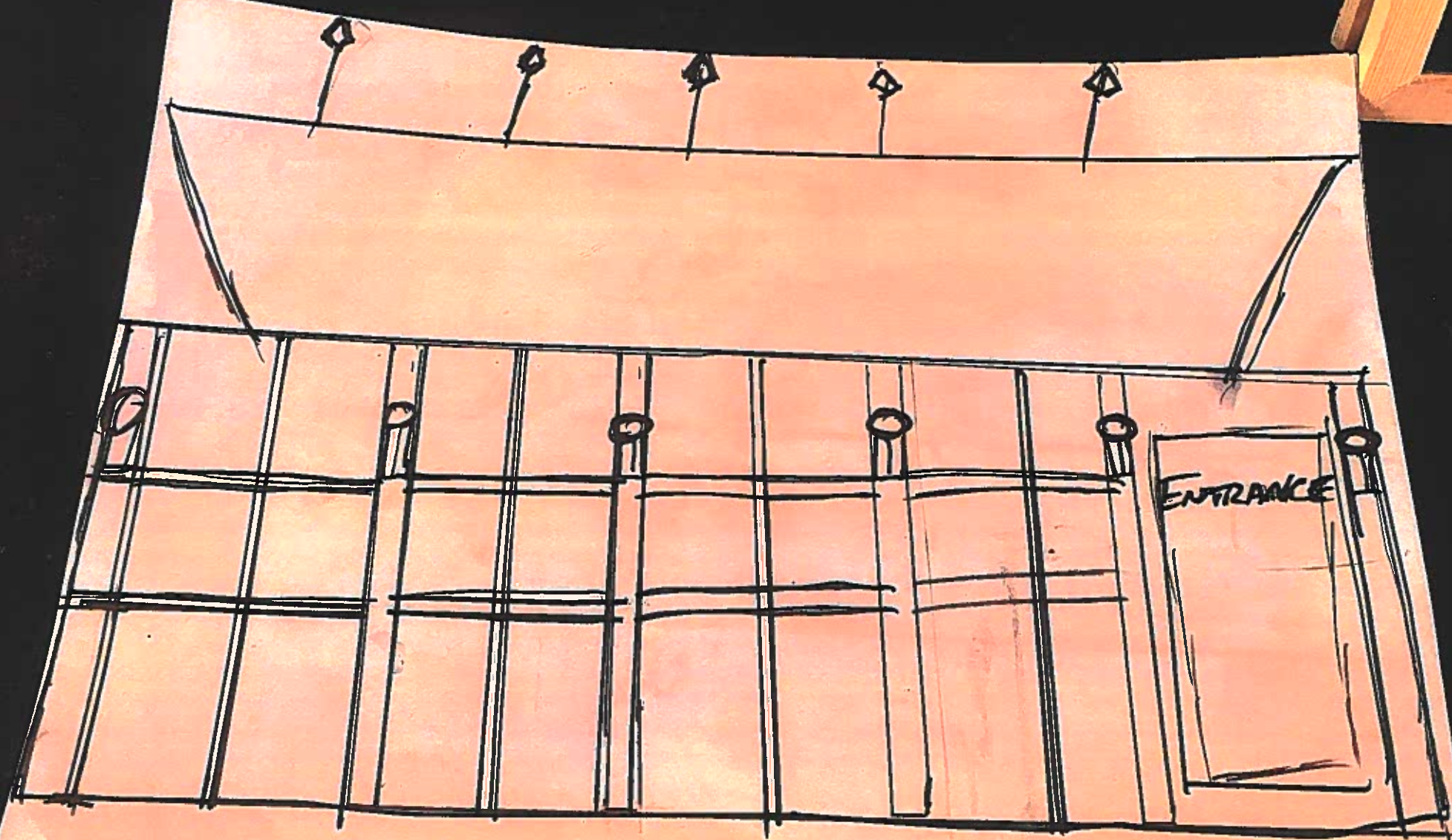
Street View
103 N. Main Street




Proposed Lighting Fixture



Kichler Barrington 13.25-in H Distressed Black and Wood Tone Medium Base (E-26) Outdoor Wall Light





| | | | |
|--|---|--|---|
|  | <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>June 01, 2021</i> | | |
| Requested Action | To consider approval for a Certificate of Appropriateness for Escutcheon plate to be installed at 103 North Main Street (KAD 19943, Boerne Original Town Lot 130A, 0.0815 acres) (Pat Cleary/Black Smith Grill). | | |
| Contact Person | Sara Serra-Bennett, Planner II, Planning and Community Development Department | | |
| Background Information | HLC Case Number: 2021-06-016 | | |
| | Zoning: B-3 Central Business District, Historic District | | |
| | Contribution/ Integrity: District Contributing/ Medium | | |
| | Related Case NO's: 2020-08-008 – Building Permit 2020-08-009 – External Colors 2020-06-017 – New awning 2020-06-018 – Remove Canopy 2020-06-019 – Façade | | |
| | The applicant has been working on internal and external renovations for these buildings, and in the past has requested approval for new façade, colors, and awnings. Back when those changes were approved, the applicant indicated that façade details would be presented later. The request is to install escutcheon plates for the awning turnbuckle where they attach to the exposed wall to beautify the façade. | | |
| 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 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 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 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. | | |

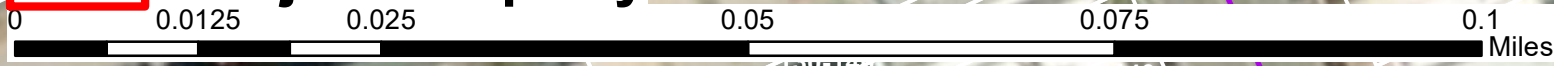
SUBJECT PROPERTY
103 North Main



Legend



Subject Property




Street View
103 N. Main Street





Proposed Sign – Metal Escutcheon Plate



| | | | |
|--|---|--|---|
|  | <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>June 01, 2021</i> | | |
| Requested Action | To consider approval for a Certificate of Appropriateness for the color to be used on the escutcheon plates to be installed at 103 North Main Street (KAD 19943, Boerne Original Town Lot 130A, 0.0815 acres) (Pat Cleary/Black Smith Grill). | | |
| Contact Person | Sara Serra-Bennett, Planner II, Planning and Community Development Department | | |
| Background Information | HLC Case Number: 2021-06-017 | | |
| | Zoning: B-3 Central Business District, Historic District | | |
| | Contribution/ Integrity: District Contributing/ Medium | | |
| | Related Case NO's: 2020-08-008 – Building Permit 2020-08-009 – External Colors 2020-06-017 – New awning 2020-06-018 – Remove Canopy 2020-06-019 – Façade | | |
| | The applicant has been working on internal and external renovations for the building, and in the past has requested approval for new façade, colors, and awnings. Back when those changes were approved, the applicant indicated that façade details would be presented later. The request is to paint the escutcheon plates that was requested previously in the presented colors (P170-6). | | |
| 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 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 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 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
103 North Main



Legend



Subject Property

0 0.0125 0.025 0.05 0.075 0.1 Miles


Street View
103 N. Main Street



Color sample for the metal escutcheon



P170-6

| | |
|---|--|
|  | <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 | June 01, 2021 |
| Requested Action | To consider approval for a Certificate of Appropriateness for a 20"X48" Awning sign located at 104 E. Hosack Street (KAD 24149, Loe Additions Lot 5 & 6, 0.3214 acres) (Boerne Nutrition). |
| Contact Person | Sara Serra-Bennett, Planner II |
| Background Information | HLC Case Number: 2021-06-018 |
| | Zoning: B-2 Highway Commercial, Historic District |
| | Contribution/ Integrity: District Contributing/ Medium |
| | Related Case NO's: 2020-04-008 – Sign 2016-02-002 – Sign |
| | The request is to install a 20" X 48" printed vinyl on maxmetal surface awning sign to be placed in front of the property located at 104 E. Hosack Street. The sign will have two font, and two colors, and will be installed to guarantee 8 ft of height clearance. They have made some minor changes to the sign that was approved in April. The sign is smaller and they've added some detail to the background. |
| Item Justification | <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input checked="" 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
104 East Hosack Street



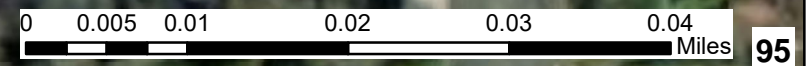
MAIN

HOSACK

LANDA

Legend

 Subject Property



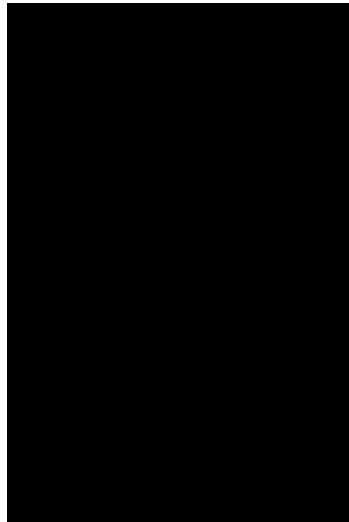
Street View
104 E. Hosack



Proposed New Sign



Colors (CMYK)



0, 0, 0, 100




0, 0, 0, 0

Sign location



8'Ft



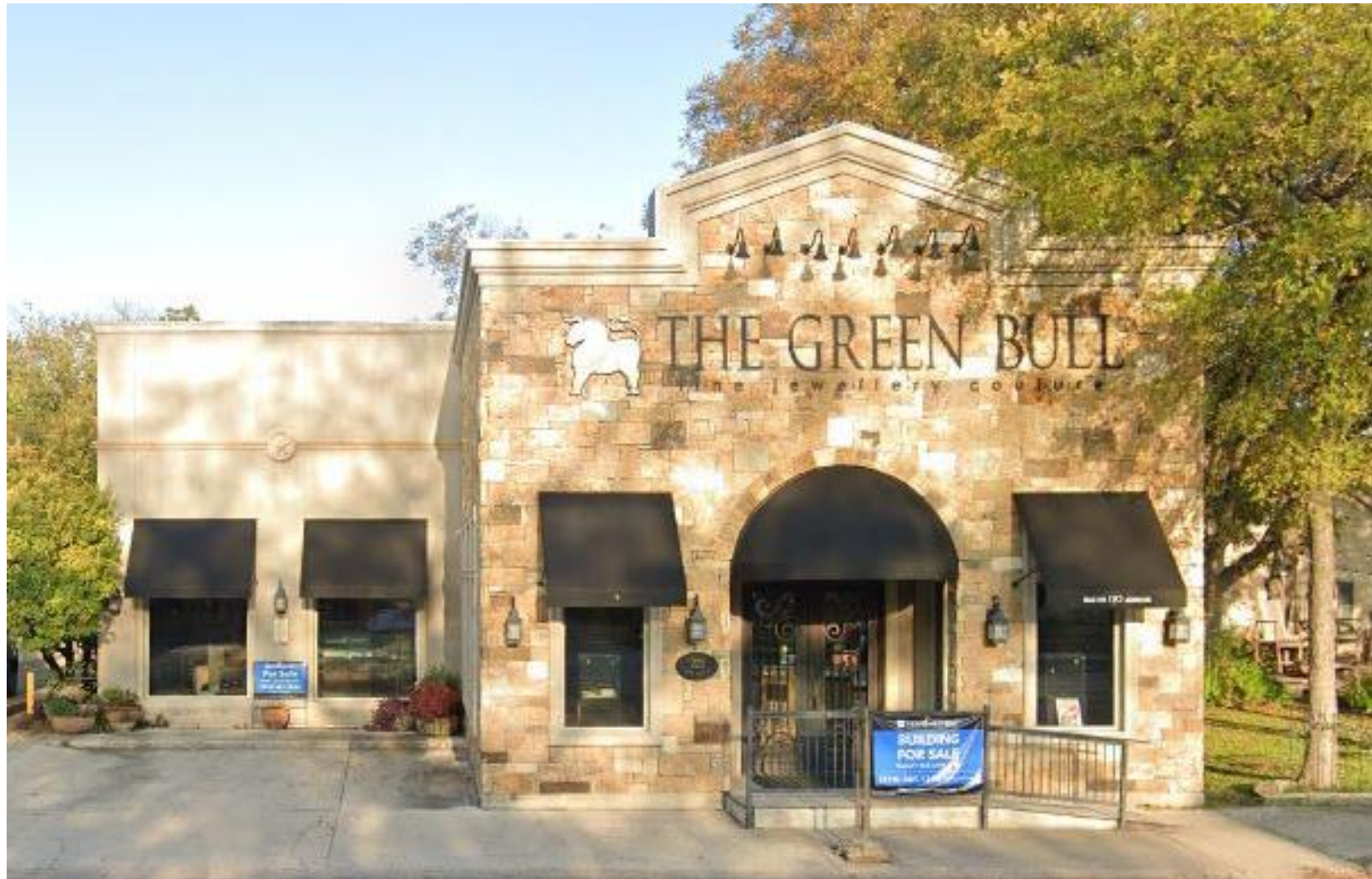
| | | | |
|---|---|---|--|
|  | <div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p>District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</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 | June 01, 2021 | | |
| Requested Action | Discussion item to consider proposed improvements and signage for Free Roam located at 325 South Main Street (KAD 19763, Beversdorff Lot pt 1, 0.203 acres) (Rusty Hastings/ Cambridge Contracting, LLC). | | |
| Contact Person | Sara Serra-Bennett, Planner II | | |
| Background Information | HLC Case Number: 2021-06-019 | | |
| | Zoning: B-3 Central Business District, Historic District | | |
| | Contribution/ Integrity: Non-Contributing/ Low | | |
| | Related Case NO's: 2012-12-004 – Roof Replacement The applicant will be renovating the building at 325 South Main and are seeking the Commission's input regarding the proposed improvements and signage. | | |
| 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 checked="" type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan 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 checked="" type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan 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 checked="" type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan 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. | | |

325 South Main Street



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

Street View
325 S. Main Street



Design Team

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

CLIENT

NAME: Andy Brewer
ADDRESS: 325 S. Main St.
Boerne, TX 78006

PROJECT

Free Roam Brewing
HQ

PROJECT KEY

ARCHITECT STAMP



DATE: 05/26/2021

REVISIONS

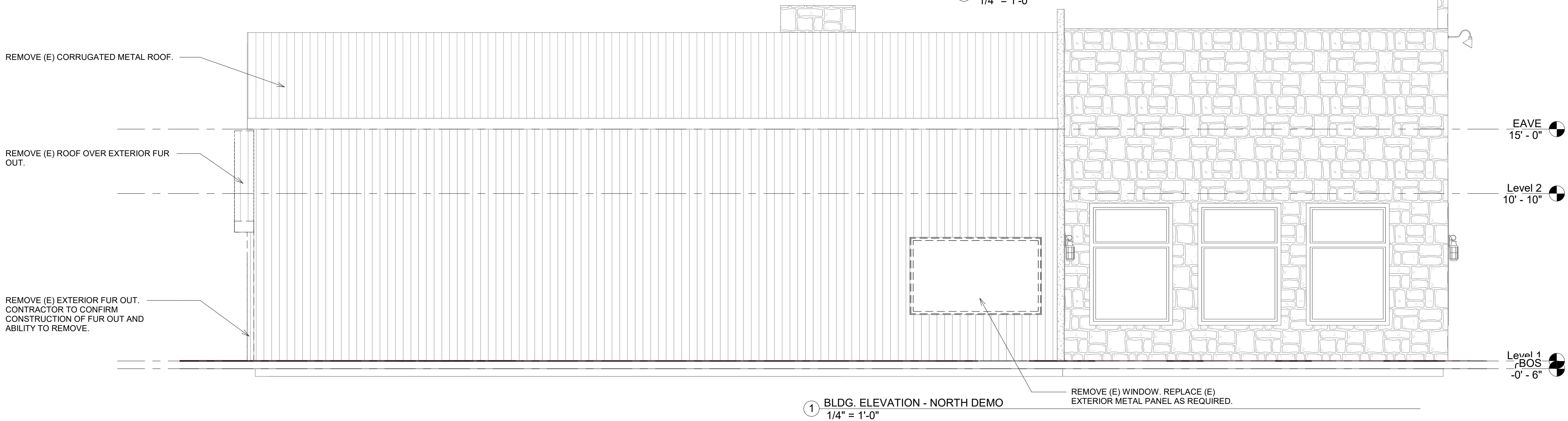
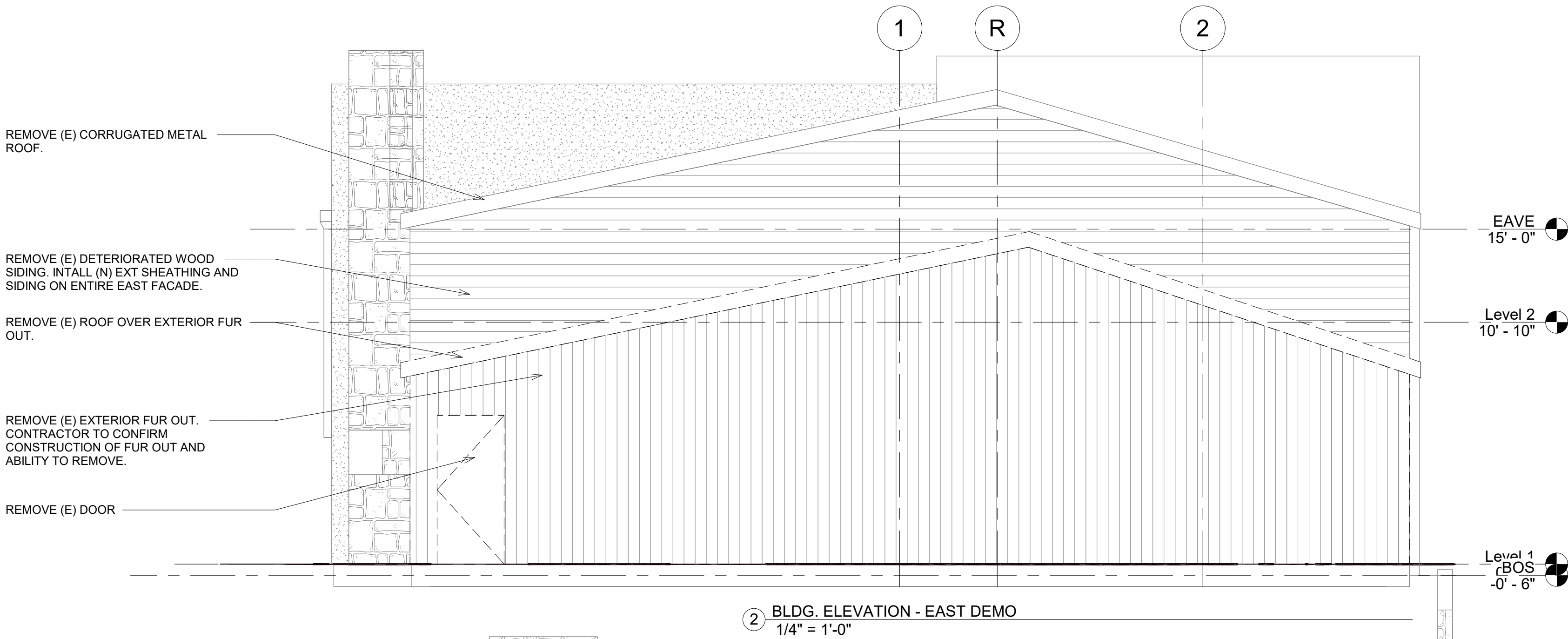
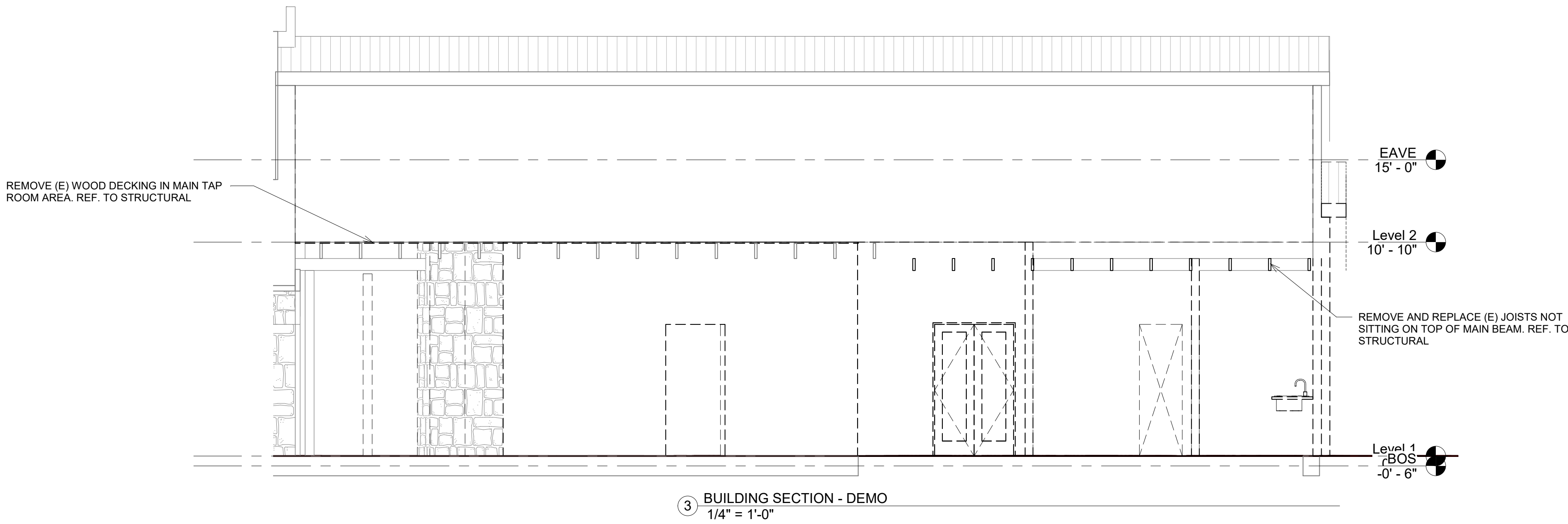
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SHEET TITLE

EXT. ELEVATIONS /
SECTIONS - DEMO

SHEET INFO

PROJECT: 2105
ISSUE DATE: 05/26/2021
DRAWN BY: SS
CHECKED BY: SS



Design Team

Consultant
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CLIENT

NAME: Andy Brewer
ADDRESS: 325 S. Main St.
Boerne, TX 78006

PROJECT

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SHEET TITLE

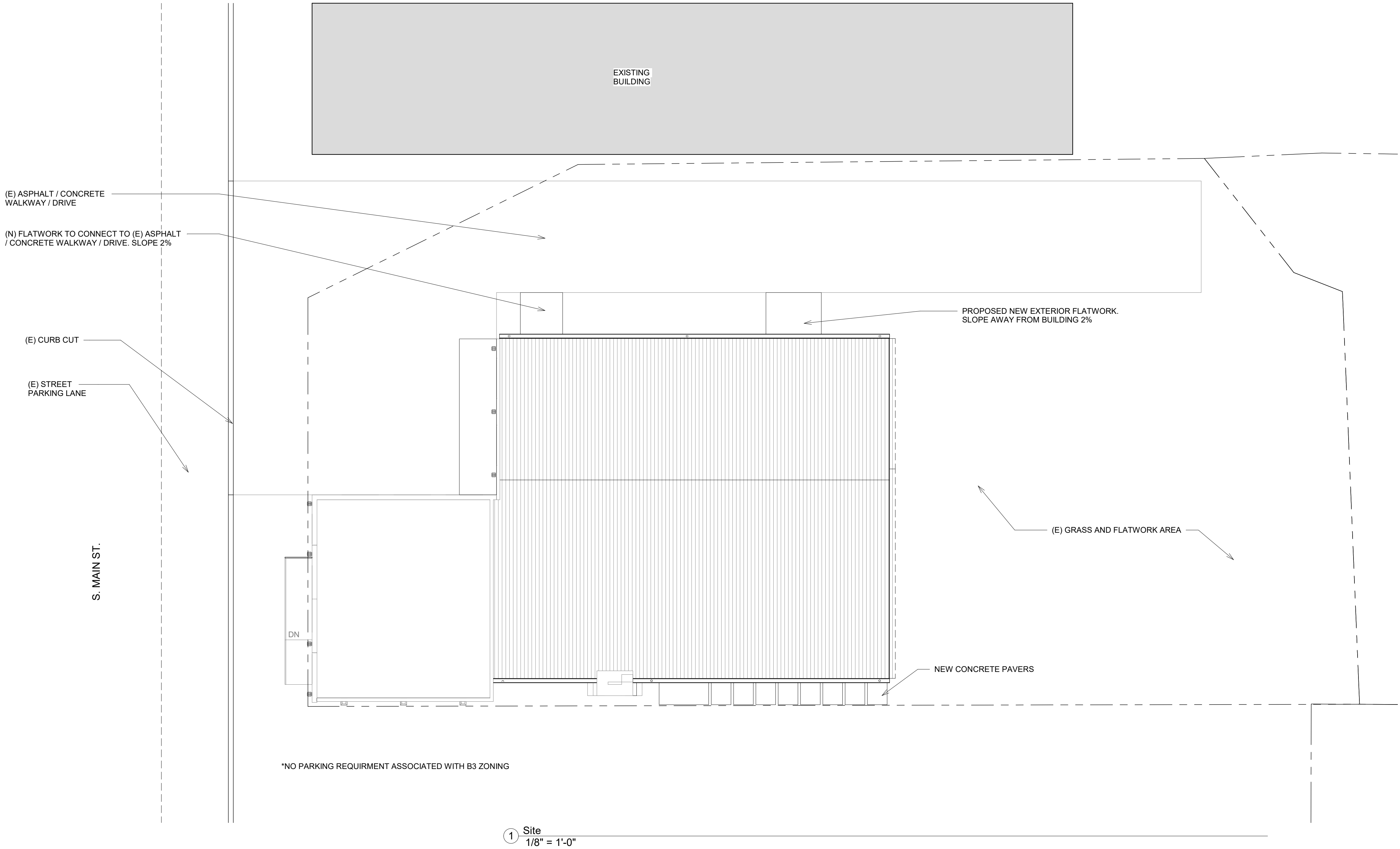
SITE PLAN

SHEET INFO

PROJECT: 2105
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SITE PLAN - GENERAL NOTES

- DO NOT SCALE THESE DRAWINGS. IF A SPECIFIC DIMENSION IS NOT GIVEN, CONTACT CREO ARCHITECTURE FOR CLARIFICATION.
- DIMENSIONS ARE TO FACE OF FRAME OR CENTERLINE OF FRAME AS NOTED.
- REFER TO CIVIL DRAWINGS FOR ACCURATE SITE PLAN.



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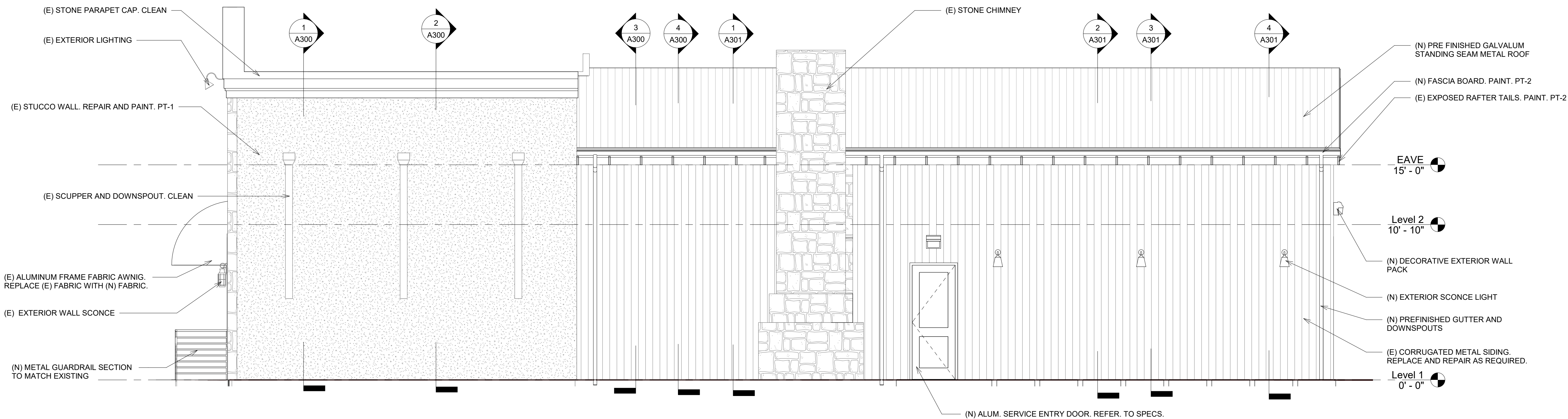
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SHEET TITLE

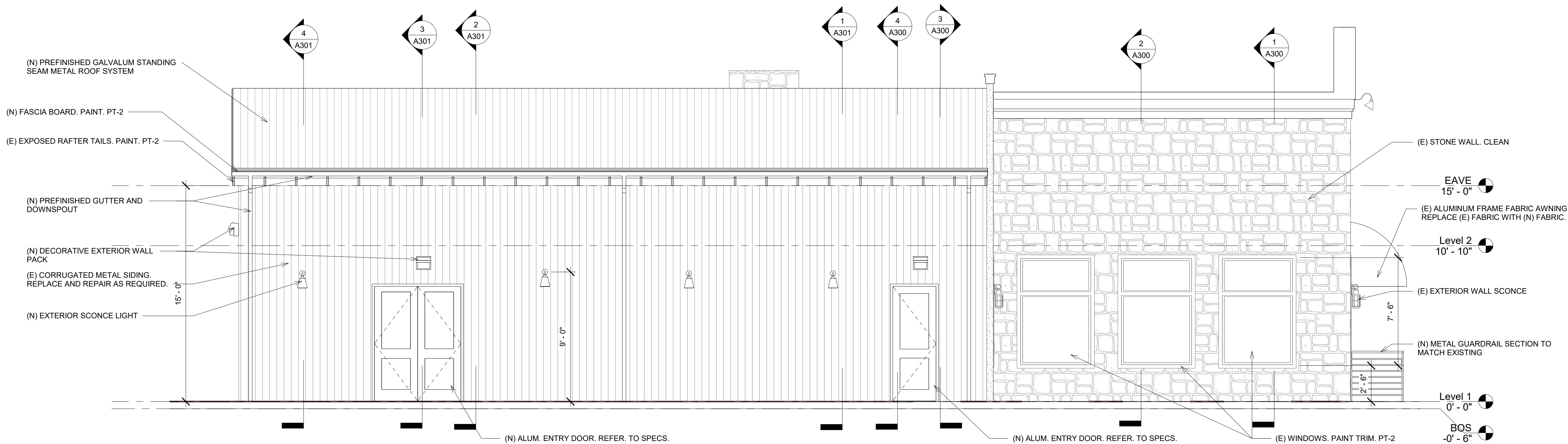
EXTERIOR ELEVATIONS

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② BLDG. ELEVATION - SOUTH
1/4" = 1'-0"



① BLDG. ELEVATION - NORTH
1/4" = 1'-0"

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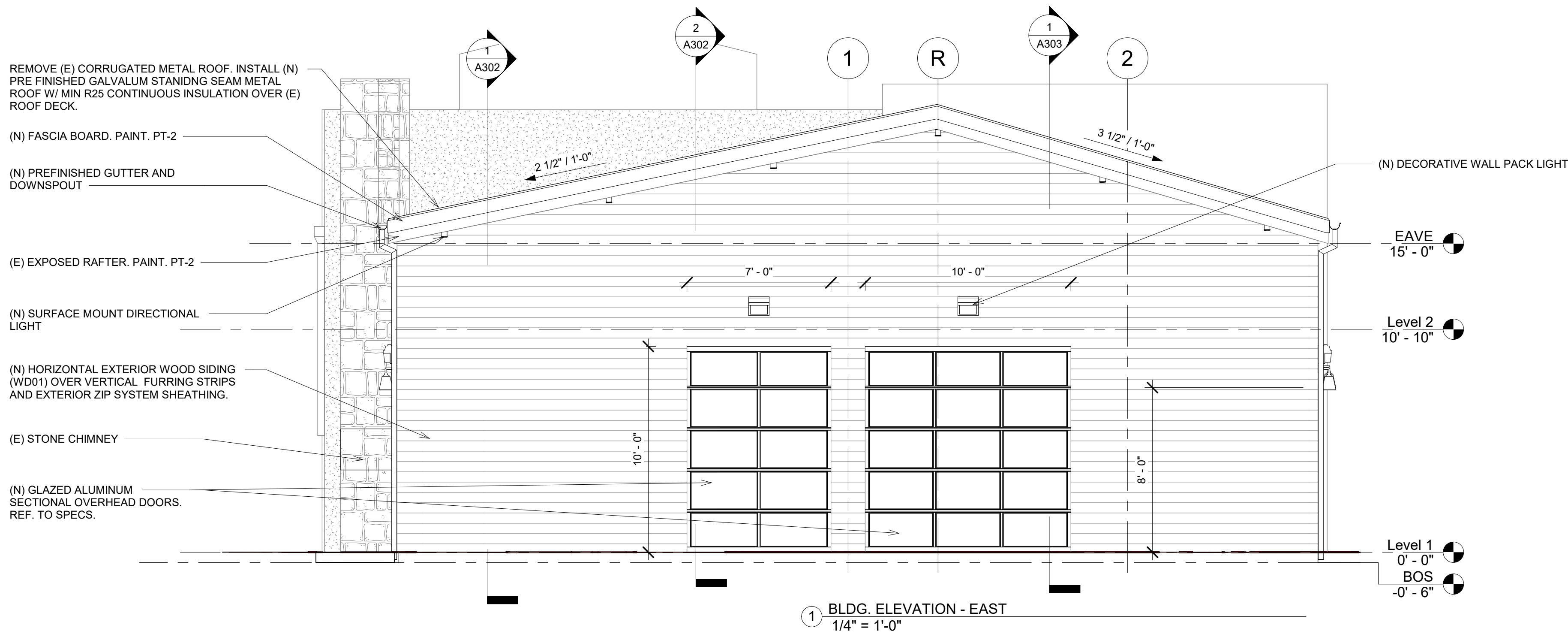
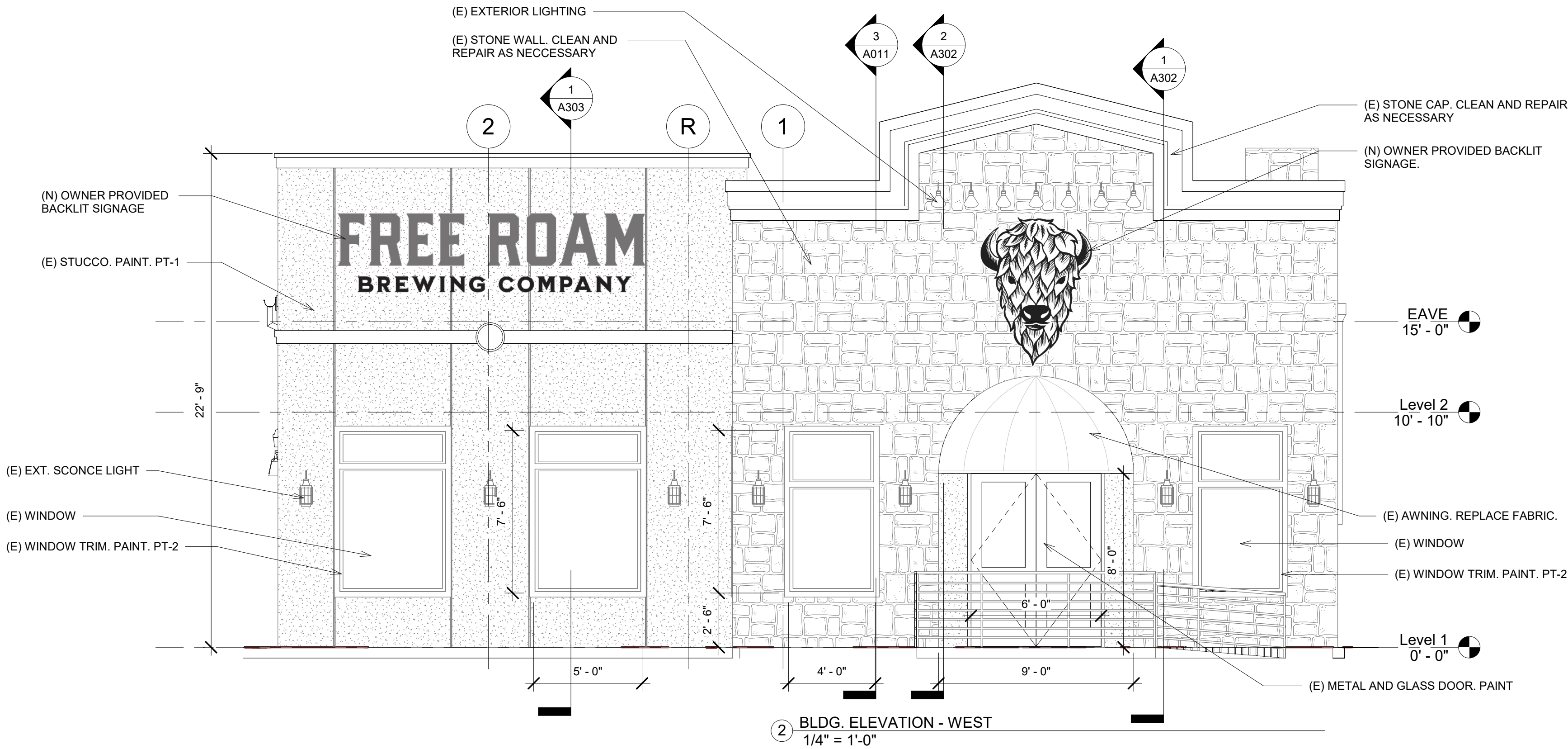
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EXTERIOR ELEVATIONS

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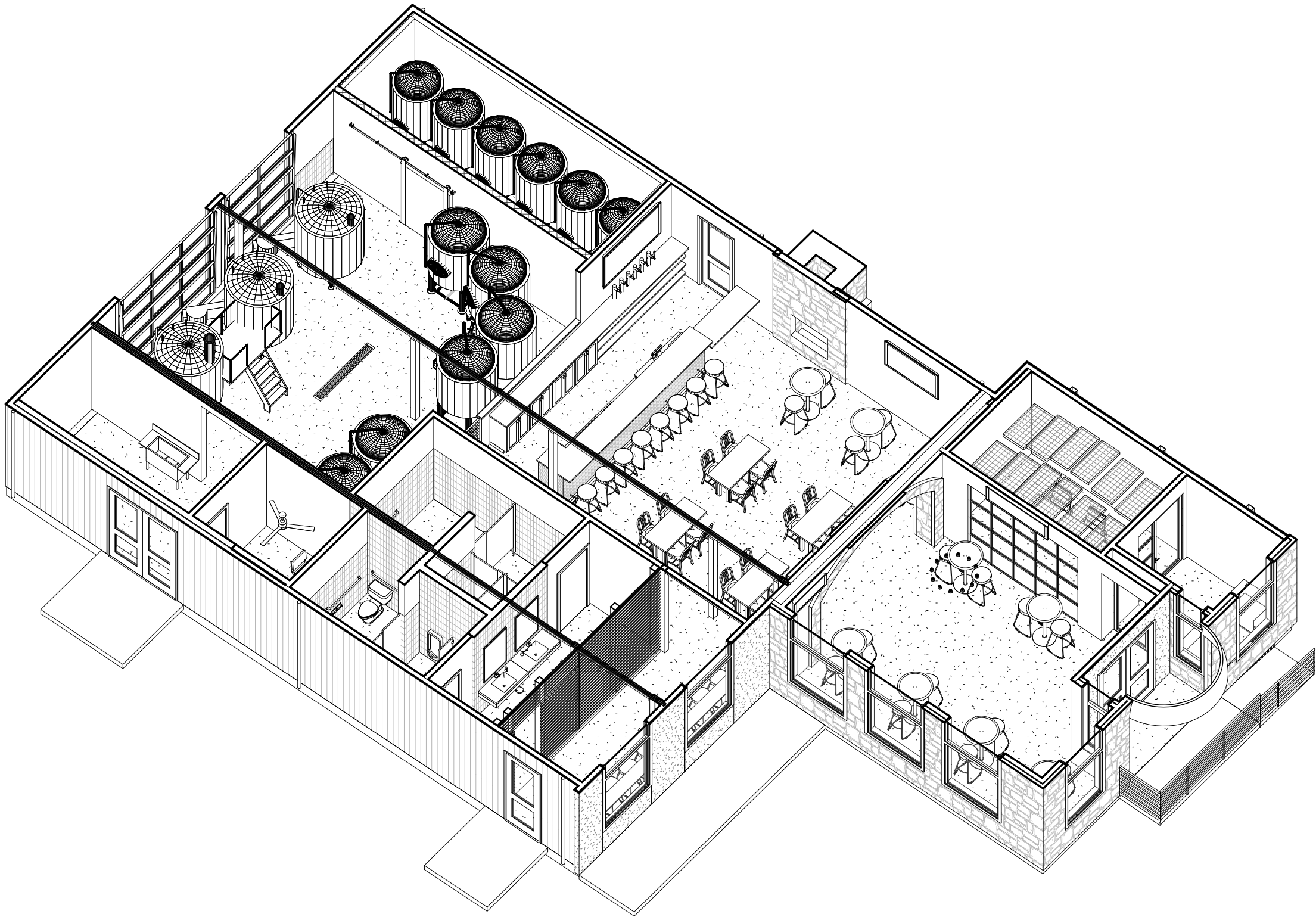
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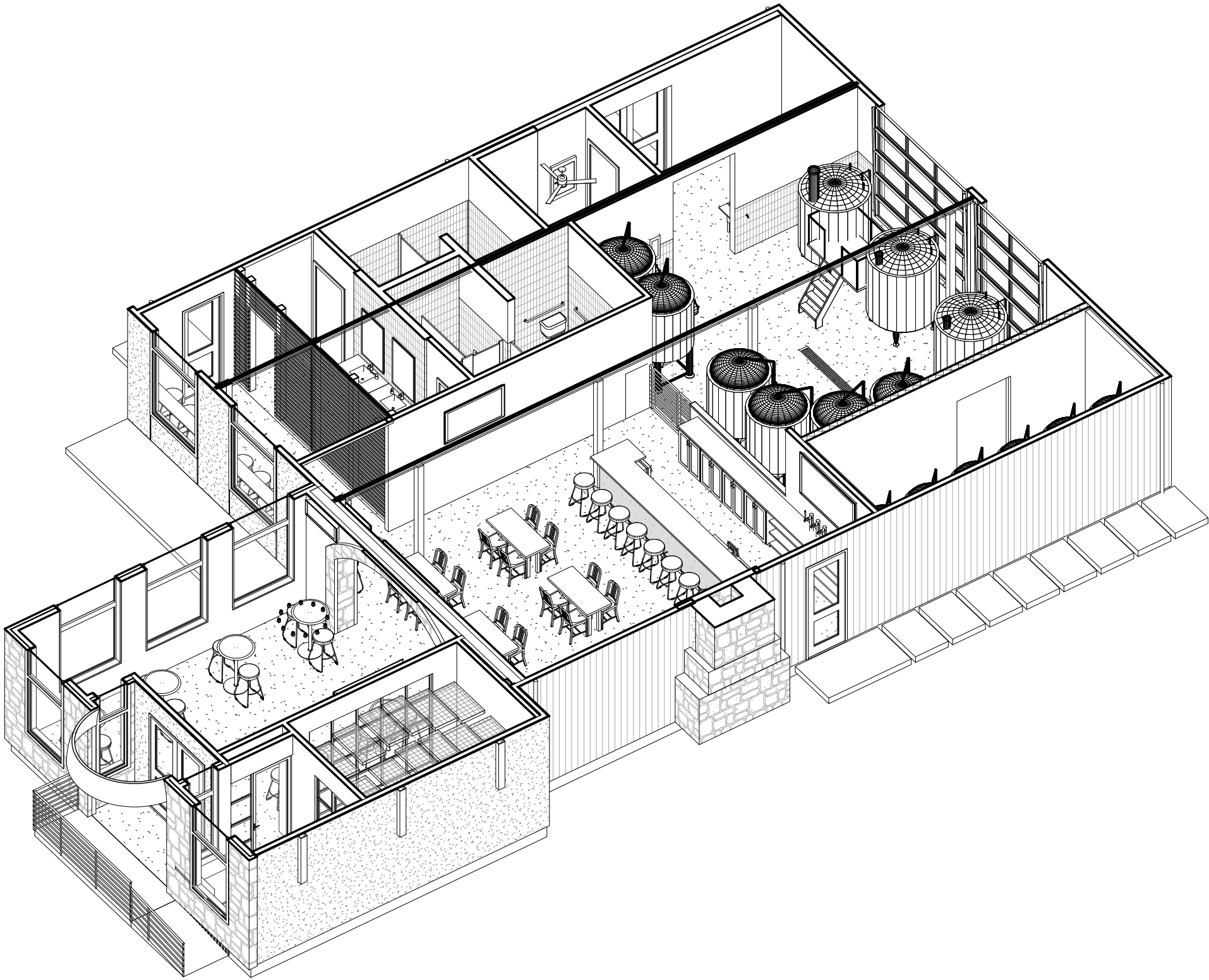
3D

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2 3D - AXON 2



1 3D - AXON 1

| | |
|------------------------|--|
| SIGN B | Free Roam Brewing Co. OPTION 3 |
| Type: | Individual reverse-lit channel letters |
| Illumination: | Internally Illuminated LED |
| Square Footage: | 48.00 |



Front Elevation (West)
 Scale: 3/16" = 1'-0"



Existing



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Free Roam Brewing Co.
 325 S Main St.
 Boerne, TX, 78006

Project ID#: **127042**
 Project Mgr: Ryan N.
 Designer: Josh D.
 Created on: 03/14/2021

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|-----------------|-----------|
| REVISION | R1 |
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