

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
447 North Main St
Tuesday, July 6, 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. ADMINISTER OATH OF OFFICE TO SALLY PENA
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 Historic Landmark 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.
 - 5.A. [2021-621](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF JUNE 1, 2021.

Attachments: [Official Meeting Minutes 21-0601](#)
 - 5.B. [2021-622](#) THE MINUTES OF THE SPECIAL CALLED HISTORIC LANDMARK COMMISSION MEETING OF JUNE 15, 2021.

Attachments: [Official Meeting Minutes 21-0615](#)
6. REGULAR AGENDA:

7. [2021-623](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 20"X 32", MDO COMMERCIAL COMPLEX SIGN LOCATED AT 714 SOUTH MAIN STREET (KAD 23862, KERNAGHAN ADDITION BLK 1, LOT 22, 0.2213 ACRES) (MICHAEL GROSSMAN/WEYRICH ON MAIN).

Attachments: [Summary - 714 S. Main St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Proposed Sign](#)
[Att 4 - Color Sample](#)

8. [2021-624](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 36"X 20", MDO COMMERCIAL COMPLEX SIGN LOCATED AT 714 SOUTH MAIN STREET (KAD 23862, KERNAGHAN ADDITION BLK 1, LOT 22, 0.2213 ACRES) (MICHAEL GROSSMAN/BSG).

Attachments: [Summary - 714 S. Main St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Proposed Sign](#)
[Att 4 - Color Sample](#)

9. [2021-625](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR AN 18"X 40", MDO COMMERCIAL COMPLEX SIGN LOCATED AT 714 SOUTH MAIN STREET (KAD 23862, KERNAGHAN ADDITION BLK 1, LOT 22, 0.2213 ACRES) (MICHAEL GROSSMAN/PAUL SMITH LAW FIRM).

Attachments: [Summary - 714 S. Main St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Proposed Sign](#)
[Att 4 - Color Sample](#)

10. [2021-626](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR AN 18"X 40", MDO COMMERCIAL COMPLEX SIGN LOCATED AT 714 SOUTH MAIN STREET (KAD 23862, KERNAGHAN ADDITION BLK 1, LOT 22, 0.2213 ACRES) (MICHAEL GROSSMAN/THE AGENCY INSURANCE GROUP).

Attachments: [Summary - 714 S. Main St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Proposed Sign](#)
[Att 4 - Color Sample](#)

11. [2021-627](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 46"X 32", METAL PROJECTING SIGN LOCATED AT 714 SOUTH MAIN STREET (KAD 23862, KERNAGHAN ADDITION BLK 1, LOT 22, 0.2213 ACRES) (MICHAEL GROSSMAN/WOLF OF MAIN STREET).

Attachments: [Summary - 714 S. Main St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Proposed Sign](#)
[Att 4 - Color Sample](#)

12. [2021-628](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A WOOD RAILING/BENCH TO BE INSTALLED AT 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 - Railing Bench](#)

13. [2021-629](#) TO CONSIDER THE APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (KATHERINE MOLTZ/ CHANDLER SIGNS).

Attachments: [Summary - 325 S. Main St](#)
[Att 1 - Aerial View](#)
[Att 2 - Street View](#)
[Att 3 - Proposed Sign](#)
[Att 4 - Color Sample](#)

14. [2021-630](#) TO CONSIDER THE APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR WALL SIGN LOCATED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (KATHERINE MOLTZ/ CHANDLER SIGNS).

Attachments: [Summary - 325 S. Main St](#)
[Att 1 - Aerial View](#)
[Att 2 - Street View](#)
[Att 3 - Proposed Sign](#)
[Att 4 - Color Sample](#)

15. [2021-631](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR SIGNS FACING E. SAN ANTONIO AVENUE 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 Sign & Logo Detail](#)
[Att 4 - Color Sample](#)

16. [2021-632](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR SIGNS FACING THE CORNER OF E. SAN ANTONIO AVENUE AND MAIN STREET 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 Sign & Logo Detail](#)
[Att 4 - Color Sample](#)

17. [2021-633](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIGN TO BE INSTALLED AT 103 NORTH MAIN STREET ON THE NORTH SIDE OF THE BUILDING (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 Sign](#)
[Att 4 - Color Sample](#)

18. [2021-634](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 24"X40" DOUBLE FACE SIDEWALK 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 - Sign & Color](#)

19. [2021-635](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 12"X96" COMMERCIAL COMPLEX 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 - Sign & Color](#)

20. [2021-636](#) DISCUSSION ITEM - TO CONSIDER THE USE OF MOBILE FOOD TRUCK PARKS IN THE HISTORIC DISTRICT

Attachments: [Summary - Discussion Item](#)

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

22. ADJOURNMENT

Laura Haning

Administrative Officer

CERTIFICATION

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

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, June 1, 2021 - 5:30 PM

Minutes of the Historic Landmark Commission meeting of June 1, 2021 at 5:30 p.m.

Present: 5- Chairman Ben Adam, Commissioner Cesar Hance, Commissioner Justin Boerner, Commissioner Michael Nichols, Commissioner Patti Mainz

Absent: 1- Commissioner Cali Redd

Staff Present: Laura Haning, Barbara Quirk, Barrett Squires, Krystal Brown

Recognized/ Registered Guests: Christina Ryrholm, Rob Broyles , Mario Espinoza, Rusty Hastings

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

Chairman Ben Adam called the Historic Landmark Commission to order at 5:35 p.m.

2. CONFLICTS OF INTEREST

Commissioner Patti Mainz declared a conflict of interest with items 15, 16 and 17.

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

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

YEAH: 5- CHAIRMAN BEN ADAM, COMMISSIONER CESAR HANCE, COMMISSIONER JUSTIN BOERNER, COMMISSIONER MICHAEL NICHOLS, COMMISSIONER PATTI MAINZ

Approved: 5-0

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).

Ms. Laura Haning presented the request for a building permit for a deck to be installed at 704 N. Main St.

Discussion ensued regarding the building materials and the design.

Commissioner Nichols suggested the deck include skirting to enclose the open space underneath.

Mr. Rob Broyles, the applicant, agreed.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE REQUEST 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) WITH THE CAVEAT THAT THE DECK INCLUDE SKIRTING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

Approved: 5-0

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).

Ms. Laura Haning presented the request for the use of a tile to the deck located at 704 N. Main St.

Commissioner Nichols felt that tiling was not typically used for decking in the Historic District.

Mr. Rob Broyles, the applicant, explained it would be on the back deck only and elaborated on some design details of the tile.

Commissioner Boerner had no concerns since it would be used on just the back deck and would not be visible from Main St.

Commissioner Mainz and Commissioner Hance understood the purpose in Mr. Broyles using and displaying the tile since it is a part of his business.

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

YEAH: 4- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER AND COMMISSIONER MAINZ

NAY: 1- COMMISSIONER NICHOLS

Approved: 4-1

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).

Ms. Laura Haning presented the request for a certificate of appropriateness for exterior paint colors to be used at 704 N. Main St. The trim, gables, window trim and windowsills would be painted in "Gauntlet Gray" (a dark gray). The walls of the structure would be painted in "Lazy Gray" (a light gray).

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

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

Approved: 5-0

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).

Ms. Laura Haning presented the request for a certificate of appropriateness for a 48"x60" freestanding sign located at 704 N. Main St. The sign would include three colors and two fonts.

Commissioner Boerner asked if the applicant would be removing the phrase "Coming Soon".

Mr. Rob Broyles, the applicant, said it would be removed.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE REQUEST 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) WITH THE CAVEAT THAT THE PHRASE "COMING SOON" BE REMOVED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

Approved: 5-0

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).

Ms. Laura Haning presented the request for a certificate of appropriateness to repaint a sign frame located at 704 N. Main St. The frame would be painted in "Gauntlet Gray".

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

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

Approved: 5-0

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).

Ms. Laura Haning presented the request for a certificate of appropriateness for a 36"x90" double faced commercial complex sign located at 725 N. Main St. The sign would include one font and two colors.

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

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

Approved: 5-0

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).

Ms. Laura Haning presented the request for a certificate of appropriateness 7"x36" awning sign located at 100 W. Hosack St. The sign would include one font, three colors and a logo.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER BOERNER, 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 SIGNS (0,0,0,3). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

Approved: 5-0

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).

Ms. Laura Haning presented the request for a certificate of appropriateness for a 12"x76" commercial complex sign located at 100 W. Hosack St. The sign would include one font, three colors and a logo.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE REQUEST 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) WITH THE CAVEAT THAT THE BACKGROUND COLOR MATCH THE BACKGROUND COLOR OF THE EXISTING SIGNS (0,0,0,3). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

Approved: 5-0

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).

Ms. Laura Haning presented the request for a certificate of appropriateness for a 14"x14" wall sign located at 100 W. Hosack St. The sign would include one font, three colors and a logo.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, 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) (MIKE SCHULTZ/HILL COUNTRY HOME AND LAND) WITH THE CAVEAT THAT THE BACKGROUND COLOR MATCH THE BACKGROUND COLOR OF THE EXISTING SIGNS (0,0,0,3). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

Approved: 5-0

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).

No action was taken due to the lack of a quorum.

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).

No action was taken due to the lack of a quorum.

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).

No action was taken due to the lack of a quorum.

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).

Ms. Laura Haning presented the request for a certificate of appropriateness for a 20"x48" awning sign located at 104 E. Hosack St. The sign would include two fonts, two colors and a mountain detail in the background. Back in April, it was approved without the mountain detail, or the trim and the font looked slightly different.

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

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

Approved: 5-0

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).

Ms. Laura Haning presented the discussion item to consider proposed improvements and signage located at 325 S. Main St.

Rusty Hastings, with Cambridge Contracting, elaborated on the modifications that will be made to the structure. The remodel will consist of mostly cosmetic upgrades to the exterior and a partial demolition.

Discussion ensued regarding the building materials and sign design.

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

Ms. Laura Haning informed the Commission that P&Z will be proposing to make a recommendation for the UDC to City Council. She also mentioned the upcoming meetings. Commission members will receive the updated At-A-Glance worksheets for the Overlay Districts.

21. ADJOURNMENT

Chairman Ben Adam adjourned the Historic Landmark Commission at 6:13 p.m.

Chairman

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 28th day of
May, 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.

MINUTES
SPECIAL CALLED HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
447 North Main St
Tuesday, June 15, 2021 - 5:30 PM

Minutes of the Historic Landmark Commission meeting of June 15, 2021 at 5:30 p.m.

Present: 5- Chairman Ben Adam, Commissioner Cesar Hance, Commissioner Justin Boerner, Commissioner Michael Nichols, Commissioner Cali Redd

Absent: 1- Commissioner Patti Mainz

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

Recognized/ Registered Guests: Zachary-Taylor Wright, Joe Cleary, Patrick Cleary, Rusty Hastings

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

Chairman Ben Adam called the Historic Landmark Commission to order at 5:32 p.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. REGULAR AGENDA:

5. [2021-556](#) 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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for light fixtures to be installed at 103 N. Main St. The light fixture is for outdoor lighting and will be installed at 8ft high.

Mr. Joe Cleary, with Blacksmith Grill, confirmed there will be ten fixtures total.

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

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 5-0

6. [2021-557](#) 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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for the escutcheon plates to be installed at 103 N. Main

St.

Mr. Joe Cleary, with Blacksmith Grill, clarified that the plates will be 4"x4" instead of the initially proposed 6"x6".

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER REDD, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR 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) WITH THE CAVEAT THAT THE 4"X4" PLATES BE USED INSTEAD OF THE 6"X6" PLATES. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 5-0

7. [2021-558](#) 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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for the color of the escutcheon plates to be installed at 103 N. Main St. It will be a red color that was used on the façade previously.

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

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER

BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 5-0

8. [2021-559](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A LIGHT FIXTURE 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 light fixtures to be installed at 704 N. Main St. Two fixtures will be installed in the front, and one will be installed in the back.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A LIGHT FIXTURE 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: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 5-0

9. [2021-560](#) TO CONSIDER THE APPROVAL FOR A BUILDING PERMIT TO DEMOLISH PART OF THE STRUCTURE LOCATED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) FOR A RENOVATION PROJECT (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC).

Ms. Sara Serra-Bennett presented the request for a building permit to demolish part of the structure located at 325 S. Main St. The wall on the east façade would be removed. Some openings of the north and south façades would be changed to accommodate new doors and windows.

Commissioner Nichols asked about the contribution integrity of this

structure.

Ms. Sara Serra-Bennett explained that it has a low contributing factor to the historical value.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE REQUEST FOR A BUILDING PERMIT TO DEMOLISH PART OF THE STRUCTURE LOCATED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) FOR A RENOVATION PROJECT (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 5-0

10. [2021-561](#) TO CONSIDER THE APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A ROOF, GUTTERS, DOWNSPOUTS AND FASCIA TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC).

Ms. Sara Serra-Bennet the request for a certificate of appropriateness for a roof, gutters, downspouts and fascia to be installed at 325 S. Main St. The proposed roof would be a galvanized standing seam metal. The gutters and downspouts would also be a galvanized metal. The fascia would be painted in "Bohemian Black".

Commissioner Nichols asked for clarification on what would be painted "Bohemian Black" and where it would be visible from.

Mr. Rusty Hastings, with Cambridge Contracting, explained that the fascia would be painted. Insulation will be added as the roof is being built, so a 6 in. tall fascia board will be used to cover the gap between the decking and the roof insulation.

Commissioner Nichols asked how the gutters and the downspouts would

be attached to the structure.

Mr. Rusty Hastings explained that a strap that follows the contour of the gutter is installed. A flat piece of aluminum, similar to what's used for the gutter, would be screwed to the wall for the downspouts.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER HANCE, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A ROOF, GUTTERS, DOWNSPOUTS AND FASCIA TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 5-0

11. [2021-562](#) TO CONSIDER THE APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR DOORS TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for doors to be installed at 325 S. Main St. Two doors will be installed on the north façade and one will be installed on the south façade. They will be aluminum and painted black. The smaller door will be 8'x3', and the larger door will be 8'x6'.

Commissioner Nichols asked if it was typical to use doors this size in a historical building.

Chairman Adam mentioned how doors of this size have been used in larger buildings such as The Dienger. He felt comfortable with the doors since they lined up with other features of the structure.

Mr. Rusty Hastings, with Cambridge Contracting, added that the doors will come prefinished from the factory.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR DOORS TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 5-0

12. [2021-563](#) TO CONSIDER THE APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR OVERHEAD DOORS TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for the overhead doors to be installed at 325 S. Main St. Two insulated glass and aluminum doors will be installed on the east façade. One will be 10'x10' and the other will be 10'x7'.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER REDD, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR OVERHEAD DOORS TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 5-0

13. [2021-564](#) TO CONSIDER THE APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR LIGHT FIXTURES TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for light fixtures to be installed at 325 S. Main St. The proposal includes three different types of light fixtures.

Discussion ensued regarding possible alternatives to the decorative wall pack light. The Commission felt it had more of a modern style.

Mr. Chris Feldman, with Creo Architects, explained the reasoning behind this light fixture choice. He expressed willingness to explore different options.

The Commission suggested searching for a light fixture that would be more cohesive with the style of the structure.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR THE OUTDOOR DIRECTIONAL LIGHT AND THE DECORATIVE WALL SCNCE LIGHT FIXTURES TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC). AN ALTERNATIVE FOR THE DECORATIVE WALL PACK LIGHT WAS PREFERRED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 5-0

14. [2021-565](#) TO CONSIDER THE APPROVAL FOR A CERTIFICATE OF

APPROPRIATENESS FOR SIDING TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for the siding to be installed at 325 S. Main St. The proposed siding is a sheathing and horizontal cedar siding that will be installed to the east façade of the structure.

Commissioner Nichols asked if it would be a tongue and groove siding.

Mr. Rusty Hastings, with Cambridge Contracting, confirmed it would be.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER REDD, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR SIDING TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 5-0

15. [2021-580](#) TO CONSIDER THE APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR PAINT COLORS AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for paint colors to be used at 325 S. Main St. The doors, trim and fascia will be painted in "Bohemian Black". The same color will be used on the existing canopies.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER REDD, TO APPROVE THE REQUEST FOR A CERTIFICATE OF

APPROPRIATENESS FOR PAINT COLORS AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/CAMBRIDGE CONTRACTING, LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 5-0

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

Ms. Laura Haning informed the Commission that a recommendation was received from the Planning & Zoning Commission for the UDC. It included a condition that a legal review be completed by our consulting attorney before it is presented to City Council.

17. ADJOURNMENT

Chairman Ben Adam adjourned the Historic Landmark Commission at 6:22 p.m.

Chairman

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 11th day of June, 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</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	July 06, 2021
Requested Action	To consider approval for a Certificate of Appropriateness for a 20"X 32", MDO Commercial Complex Sign located at 714 South Main Street (KAD 23862, Kernaghan Addition Blk 1, Lot 22, 0.2213 acres) (Michael Grossman/Weyrich on Main).
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department
Background Information	HLC Case Number: 2021-07-007
	Zoning: B-2 Highway Commercial District, Historic District
	Contribution/ Integrity: Non-Contributing/ N/A
	<p>Related Case NO's:</p> <p style="padding-left: 40px;">2021-05-014 -020 – building renovations</p> <p style="padding-left: 40px;">2018-12-001 – freestanding 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>
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; margin-top: 10px;">Recommendation _____</p>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached.

SUBJECT PROPERTY

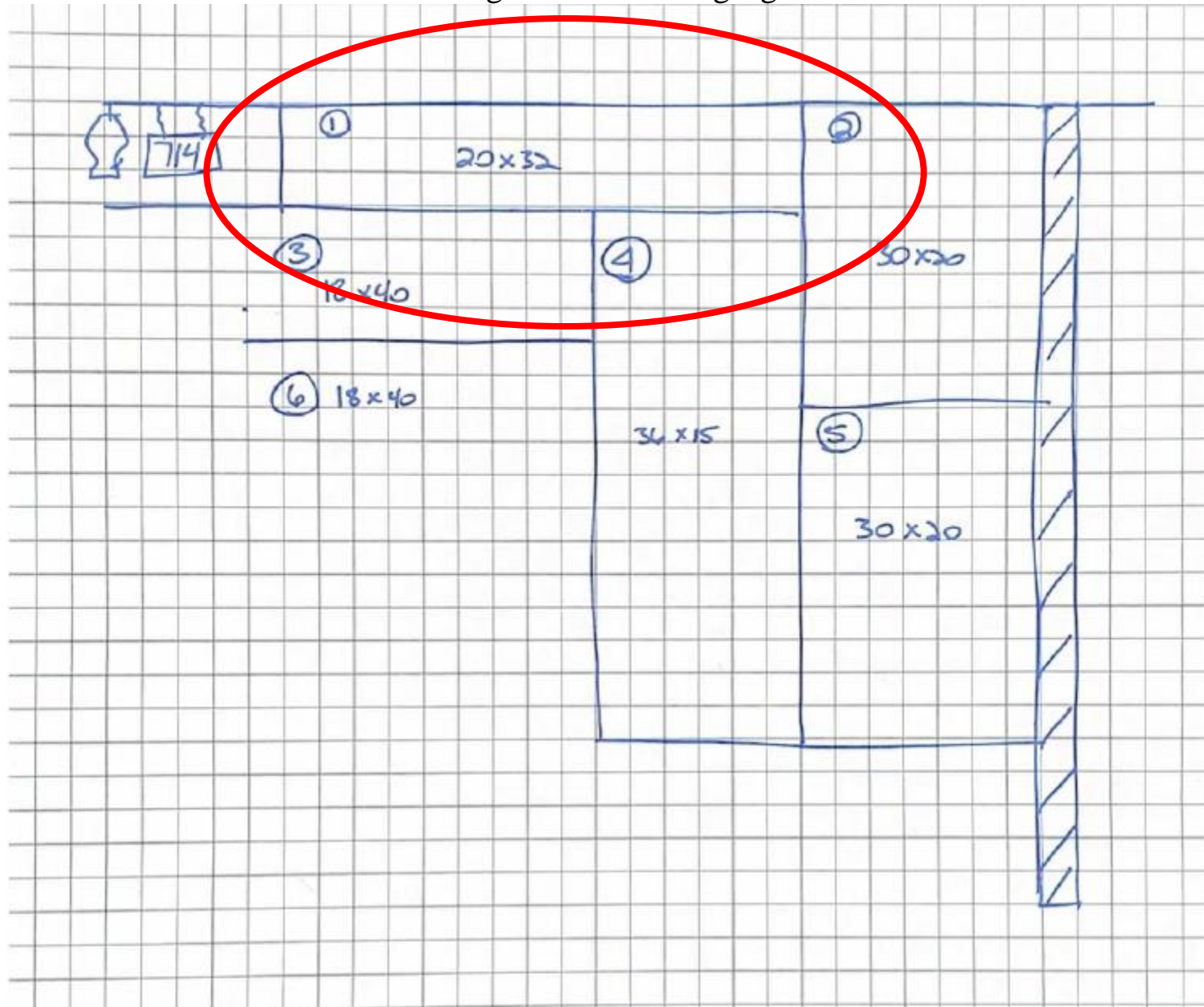
714 South Main Street



Street View
714 S. Main Street

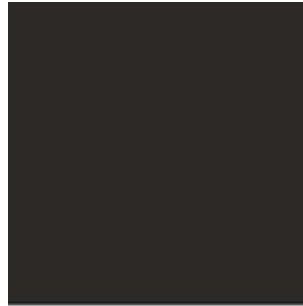


Distribution of the signs in the existing sign frame



Weyrich on Main

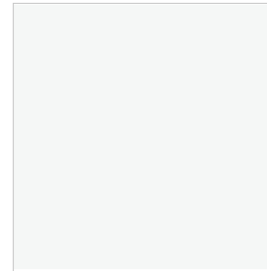
Color Sample



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COLOR VALUES:


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HEX/HTML 2D2926
CMYK 65 66 68 82



PANTONE
11-0601 TPG
Bright White

COLOR VALUES:

RGB 245 247 246
HEX/HTML F5F7F6

	<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>July 06, 2021</i>		
Requested Action	To consider approval for a Certificate of Appropriateness for a 36"X 20", MDO Commercial Complex Sign located at 714 South Main Street (KAD 23862, Kernaghan Addition Blk 1, Lot 22, 0.2213 acres) (Michael Grossman/BSG).		
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department		
Background Information	HLC Case Number: 2021-07-008		
	Zoning: B-2 Highway Commercial District, Historic District		
	Contribution/ Integrity: Non-Contributing/ N/A		
	Related Case NO's: 2021-05-014 -020 – building renovations 2018-12-001 – freestanding sign 2014-01-001 – sign 2013-12-003 – sign 2012-09-001 – sign 2011-04-010 – sign		
	The request is to install a 36" X 20" digitally printed MDO (wood) sign to be installed in the existing Monument sign. This is one of multiple signs being requested for the commercial complex sign. The sign will be just the logo in black with white background (see attached documents).		
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: _____ _____
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Financial Considerations			
Citizen Input/Board Review			
Legal Review			
Alternative Options			
Supporting Documents	Supporting documentation is attached.		

SUBJECT PROPERTY

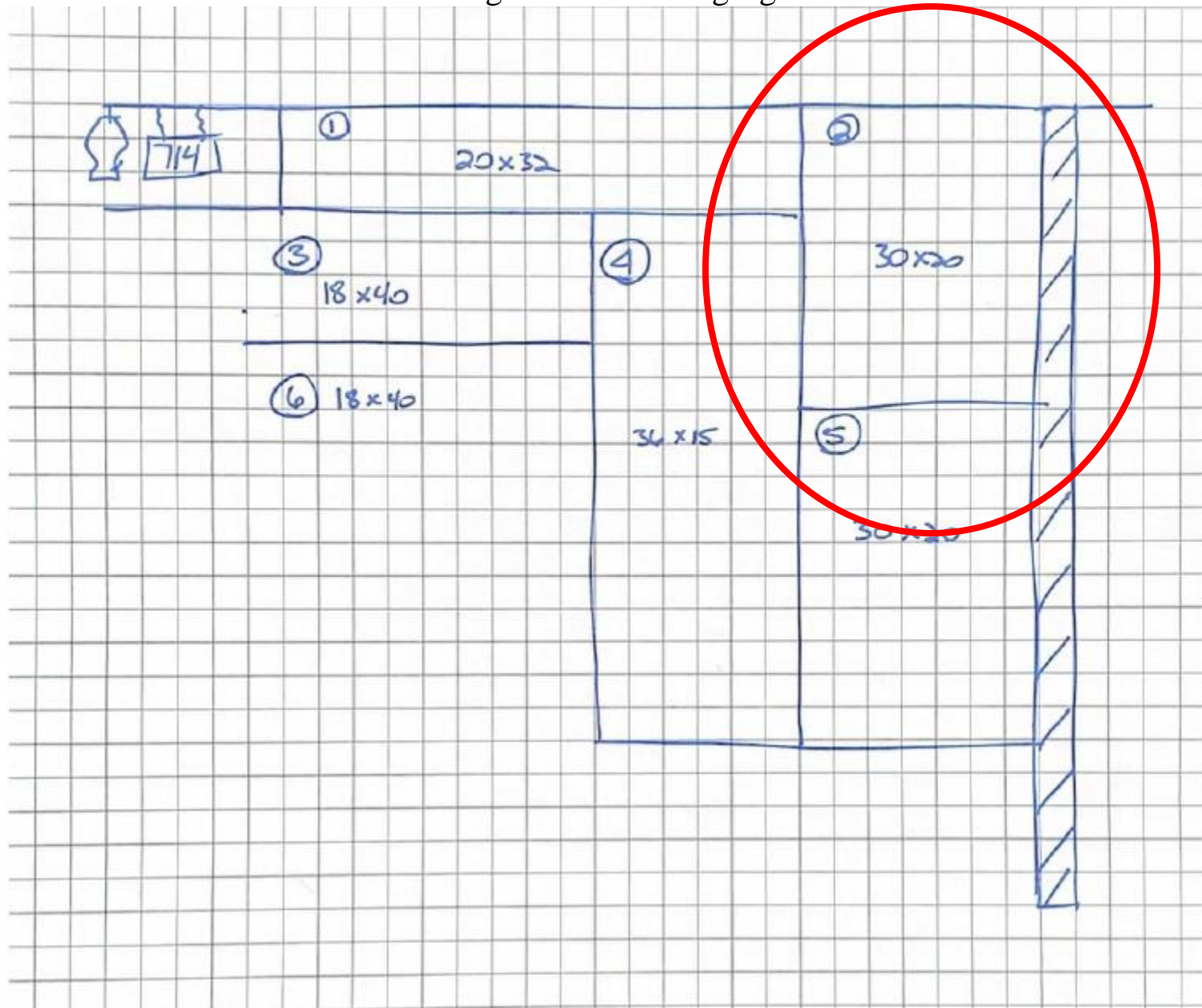
714 South Main Street



Street View
714 S. Main Street



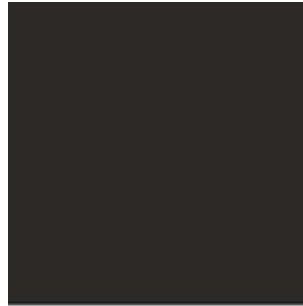
Distribution of the signs in the existing sign frame





Logo Only, all black

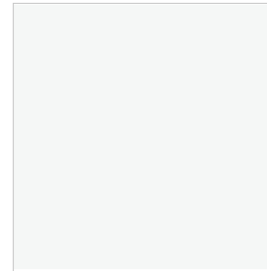
Color Sample



PANTONE
Black C

COLOR VALUES:


RGB 45 41 38
HEX/HTML 2D2926
CMYK 65 66 68 82



PANTONE
11-0601 TPG
Bright White

COLOR VALUES:

RGB 245 247 246
HEX/HTML F5F7F6

	<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>July 06, 2021</i>		
Requested Action	To consider approval for a Certificate of Appropriateness for an 18" X 40", MDO Commercial Complex Sign located at 714 South Main Street (KAD 23862, Kernaghan Addition Blk 1, Lot 22, 0.2213 acres) (Michael Grossman/Paul Smith Law Firm).		
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department		
Background Information	HLC Case Number: 2021-07-009		
	Zoning: B-2 Highway Commercial District, Historic District		
	Contribution/ Integrity: Non-Contributing/ N/A		
	Related Case NO's: 2021-05-014 -020 – building renovations 2018-12-001 – freestanding sign 2014-01-001 – sign 2013-12-003 – sign 2012-09-001 – sign 2011-04-010 – sign		
	The request is to install an 18" X 40" MDO (wood) sign to be installed in the existing Monument sign. The sign will have one font, two colors, and the logo. This is one of multiple signs being requested for the commercial complex sign.		
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: _____ _____
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Financial Considerations			
Citizen Input/Board Review			
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Supporting Documents	Supporting documentation is attached.		

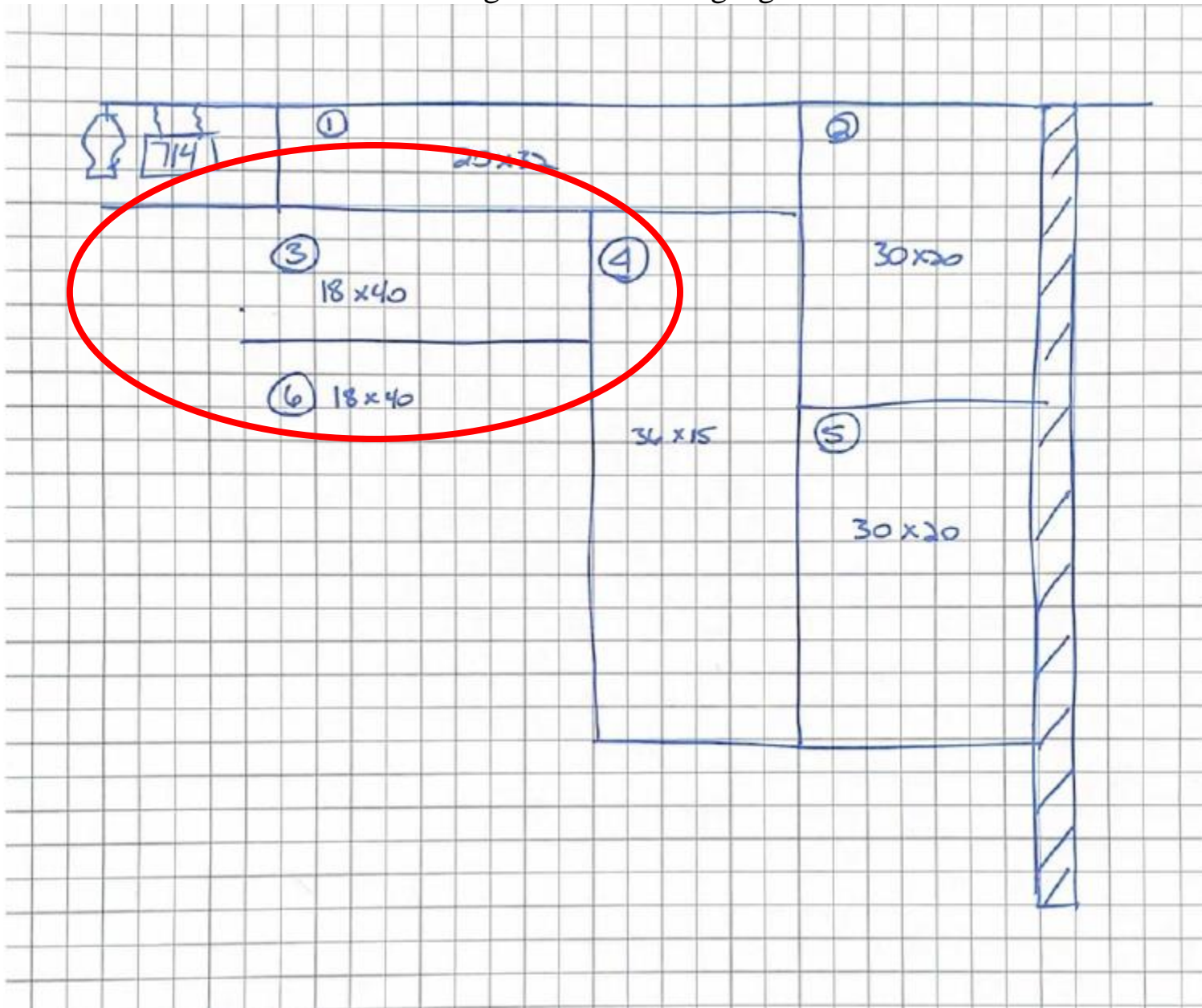
714 South Main Street



Street View
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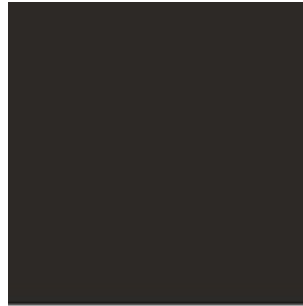
Distribution of the signs in the existing sign frame





PAUL SMITH LAW FIRM

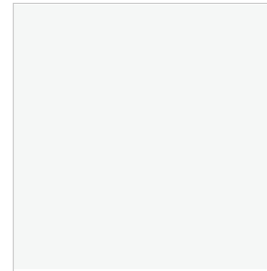
Color Sample



PANTONE
Black C

COLOR VALUES:


RGB 45 41 38
HEX/HTML 2D2926
CMYK 65 66 68 82



PANTONE
11-0601 TPG
Bright White

COLOR VALUES:

RGB 245 247 246
HEX/HTML F5F7F6

	<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	<i>July 06, 2021</i>		
Requested Action	To consider approval for a Certificate of Appropriateness for an 18" X 40", MDO Commercial Complex Sign located at 714 South Main Street (KAD 23862, Kernaghan Addition Blk 1, Lot 22, 0.2213 acres) (Michael Grossman/The Agency Insurance Group).		
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department		
Background Information	HLC Case Number: 2021-07-010		
	Zoning: B-2 Highway Commercial District, Historic District		
	Contribution/ Integrity: Non-Contributing/ N/A		
	Related Case NO's: 2021-05-014 -020 – building renovations 2018-12-001 – freestanding sign 2014-01-001 – sign 2013-12-003 – sign 2012-09-001 – sign 2011-04-010 – sign		
	The request is to install an 18" X 40" digitally printed MDO (wood) sign to be installed in the existing commercial complex sign. This is one of multiple signs being requested for the commercial complex sign. The sign will have two fonts, two colors, and a logo.		
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

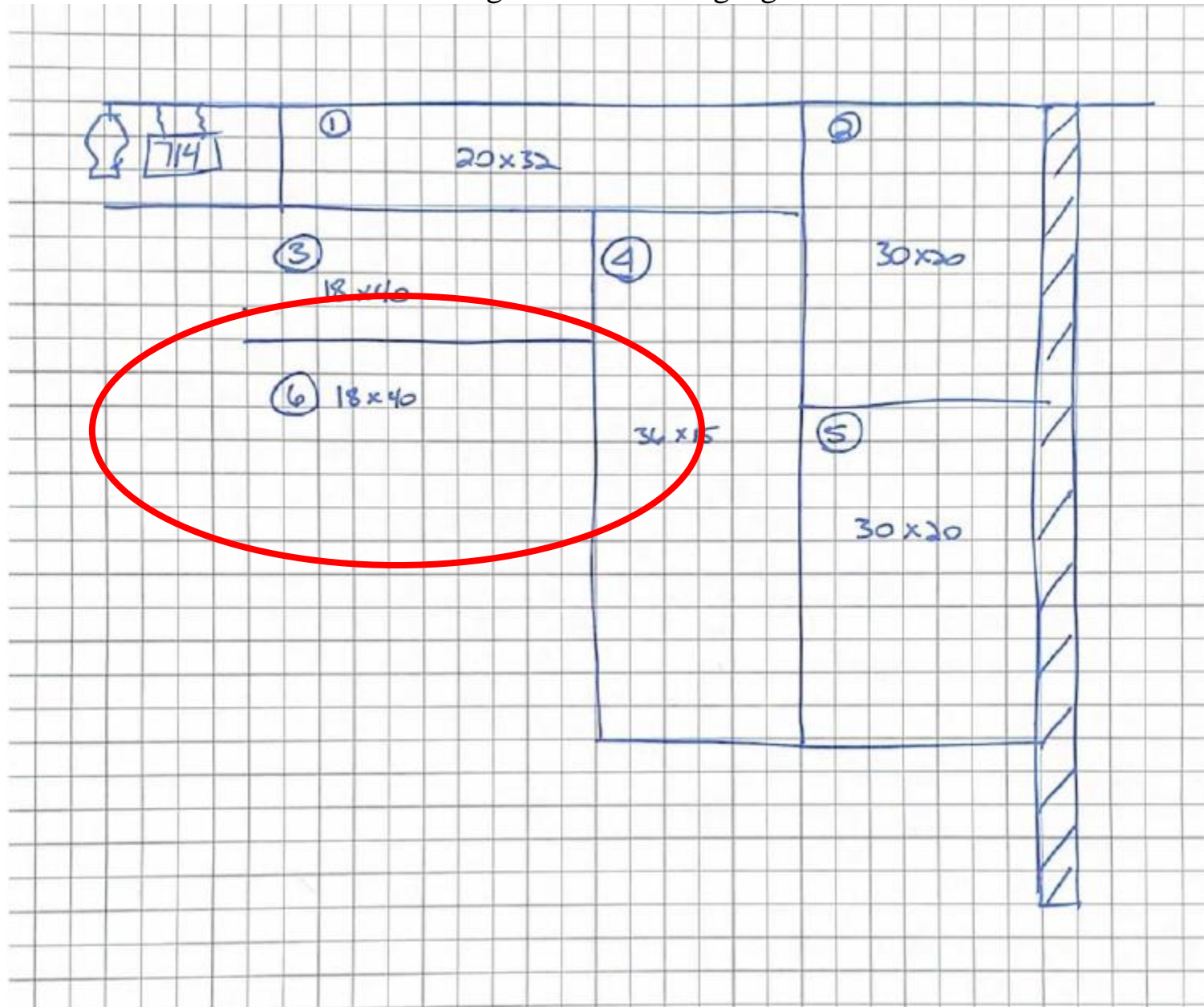
714 South Main Street



Street View
714 S. Main Street

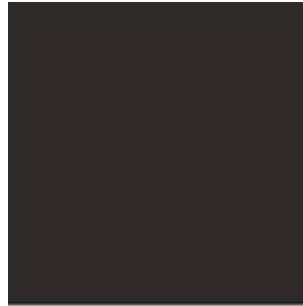


Distribution of the signs in the existing sign frame





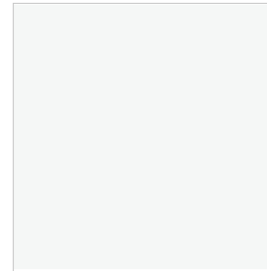
Color Sample



PANTONE
Black C

COLOR VALUES:


RGB 45 41 38
HEX/HTML 2D2926
CMYK 65 66 68 82



PANTONE
11-0601 TPG
Bright White

COLOR VALUES:

RGB 245 247 246
HEX/HTML F5F7F6

	<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	July 06, 2021
Requested Action	To consider approval for a Certificate of Appropriateness for a 46"X 32", metal Projecting Sign located at 714 South Main Street (KAD 23862, Kernaghan Addition Blk 1, Lot 22, 0.2213 acres) (Michael Grossman/Wolf of Main Street).
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department
Background Information	HLC Case Number: 2021-07-011
	Zoning: B-2 Highway Commercial District, Historic District
	Contribution/ Integrity: Non-Contributing/ N/A
	Related Case NO's: 2021-05-014 -020 – building renovations 2018-12-001 – freestanding sign 2014-01-001 – sign 2013-12-003 – sign 2012-09-001 – sign 2011-04-010 – sign
	The request is to install a 46" X 32" oval metal cut-out sign to be installed on the façade of the building where the structure for a projecting sign already exists. The sign will have one font, the logo and one color.
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

714 South Main Street



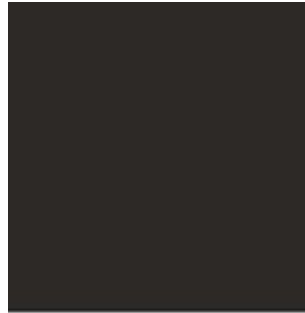
Street View
714 S. Main Street







Color Sample




PANTONE
Black C

COLOR VALUES:

RGB 45 41 38

HEX/HTML 2D2926

CMYK 65 66 68 82

	<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	July 06, 2021
Requested Action	To consider approval for a Certificate of Appropriateness for a wood railing/bench to be installed at 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: 2021-07-012
	Zoning: B-2 Highway Commercial District, Historic District
	Contribution/ Integrity: Non-Contributing/ N/A
	<p>Related Case NO's:</p> <p>2021-05-014 -020 – building renovations</p> <p>2018-12-001 – freestanding sign</p> <p>2014-01-001 – sign</p> <p>2013-12-003 – sign</p> <p>2012-09-001 – sign</p> <p>2011-04-010 – sign</p>
	<p>The request is to install a railing and bench network as part of the pergola installation. The pergola was previously approved. During that meeting it was discussed that they need to add some type of railing for safety. The property owner has determined that they do need the railing. The railing as part of the structure will be 53" high, and the bench seat will be at 21.5". The material and the color used are the same as the pergola, as presented in the attached materials.</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.
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SUBJECT PROPERTY

714 South Main Street



Street View
714 S. Main Street




Current



Proposed



	<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	July 06, 2021
Requested Action	To consider the approval for a Certificate of Appropriateness for a wall sign to be installed at 325 South Main Street (KAD 19763, Beversdorff Lot pt 1, 0.203 acres) (Katherine Moltz/ Chandler Signs).
Contact Person	Sara Serra-Bennett, Planner II
Background Information	HLC Case Number: 2021-07-013
	Zoning: B-3 Central Business District, Historic District
	Contribution/ Integrity: Non-Contributing/ Low
	Related Case NO's: 2021-06-009-017 – Exterior Renovations 2012-12-004 – Roof Replacement
	The applicant for the property located at 325 S. Main Street is requesting a wall sign. The wall sign is facing Main Street. The sign will have 2 fonts and 2 colors, as shown in the attached document.
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 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.

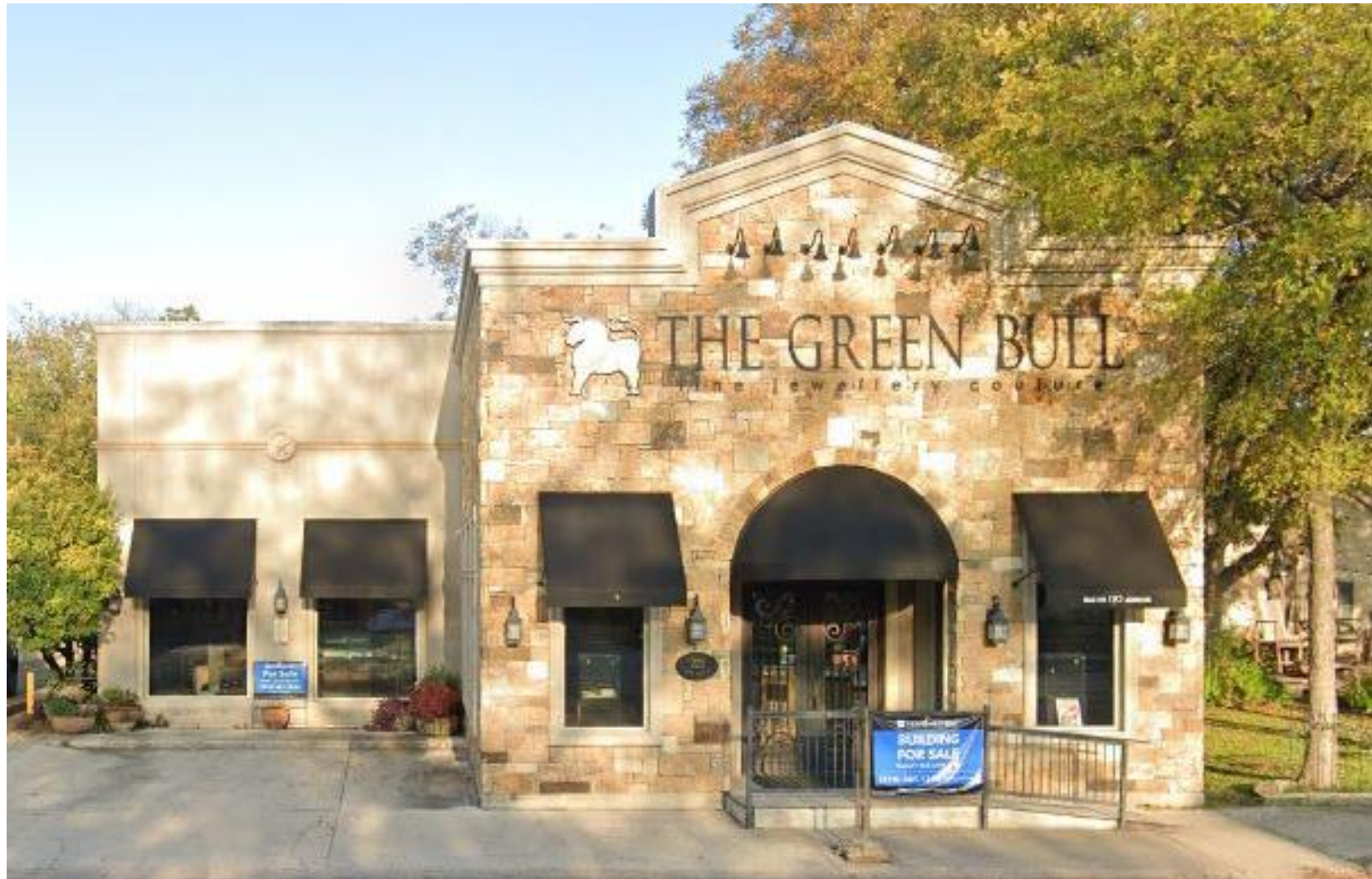
325 South Main Street

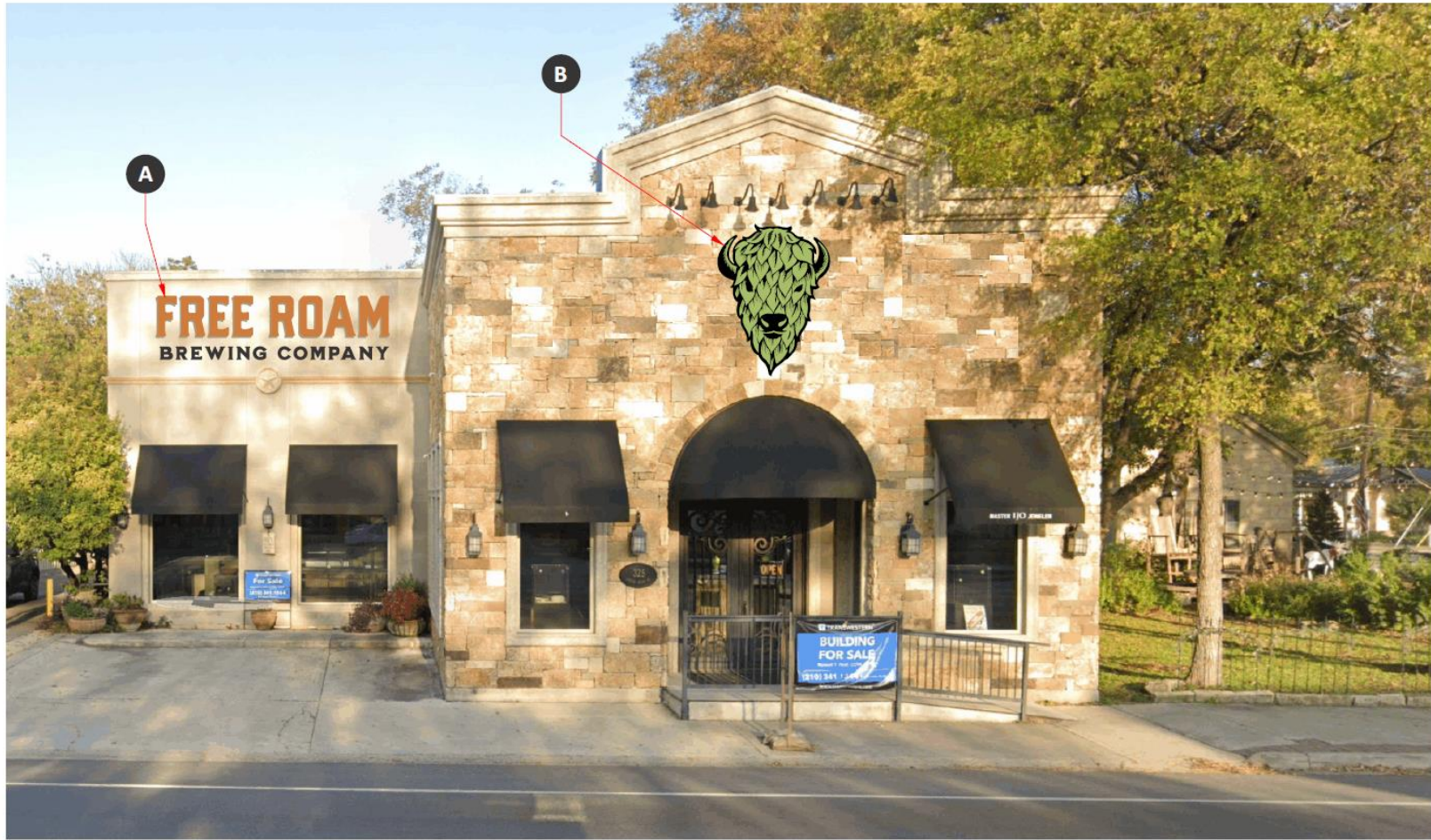


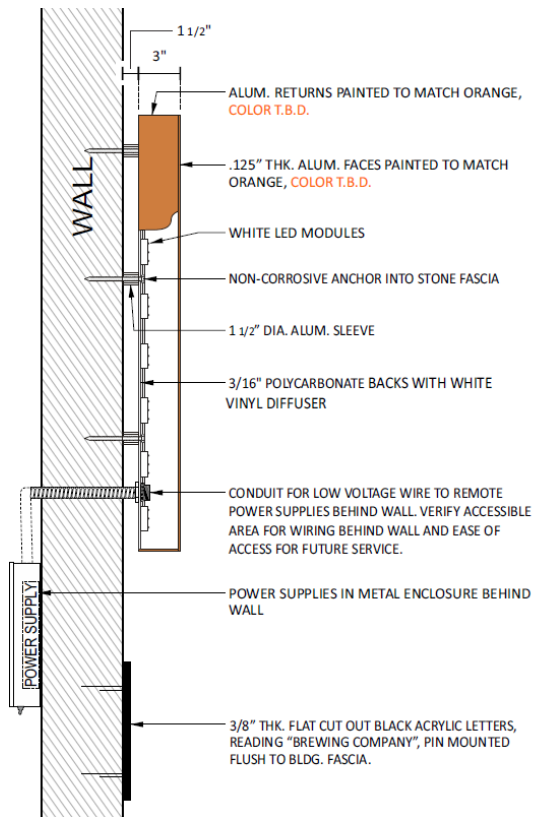
0 0.0075 0.015 0.03 0.045 0.06 Miles

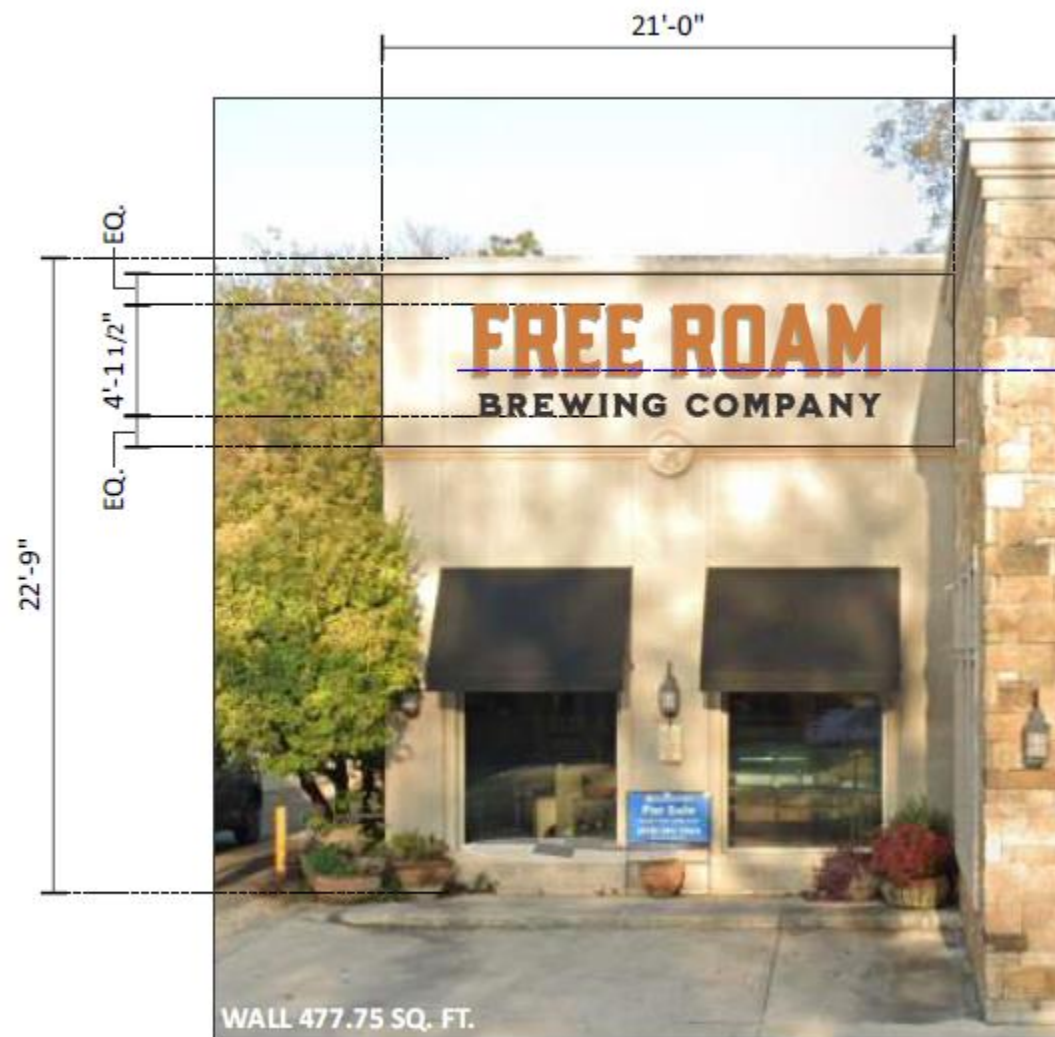
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Street View
325 S. Main Street









Color Sample



PANTONE
Black C

COLOR VALUES:


RGB 45 41 38
HEX/HTML 2D2926
CMYK 65 66 68 82



PANTONE
7565 C

COLOR VALUES:

RGB 205 121 37
HEX/HTML CD7925
CMYK 1 53 93 11

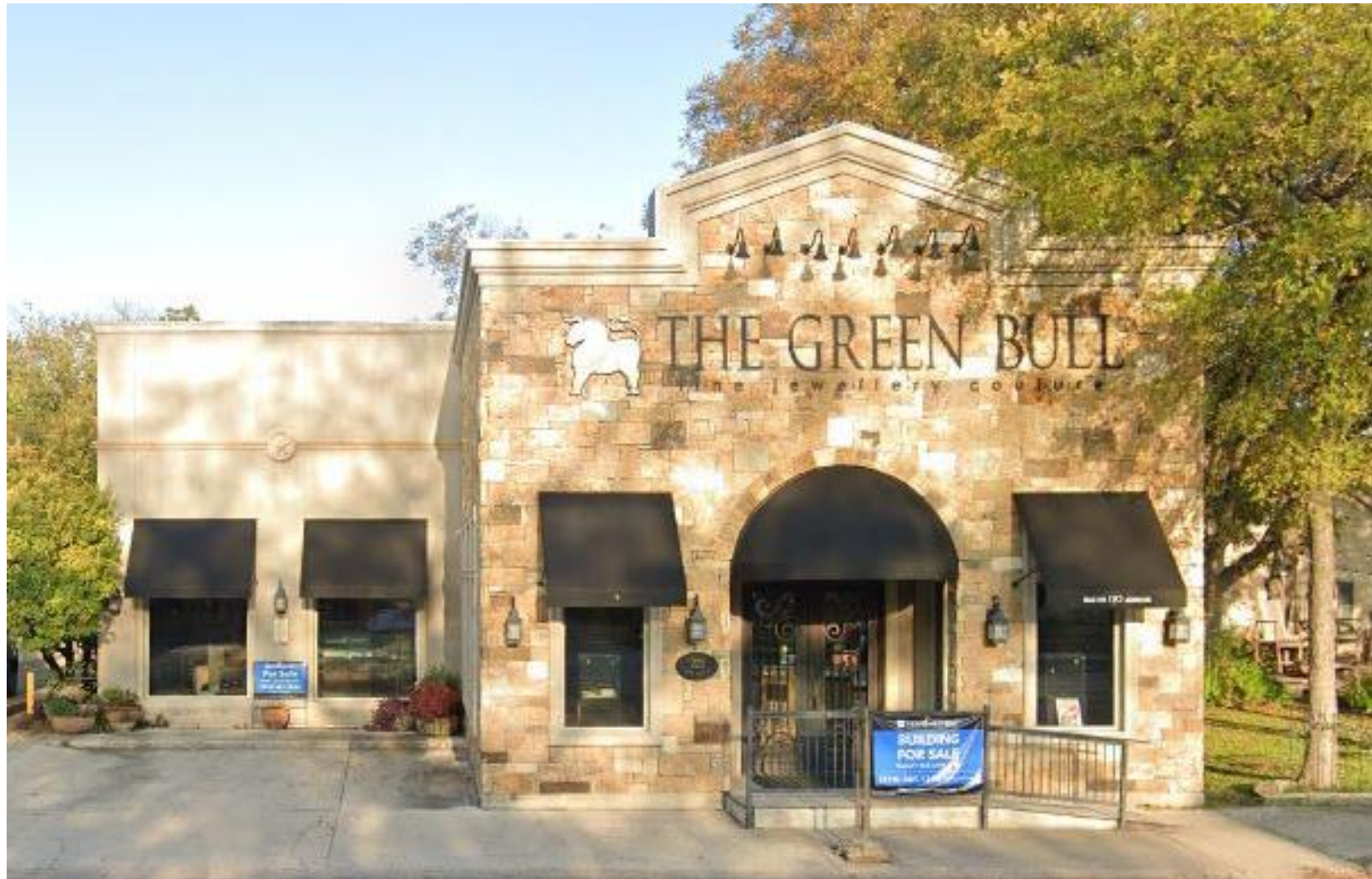
	<h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p>District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input checked="" type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>		
Agenda Date	July 06, 2021		
Requested Action	To consider the approval for a Certificate of Appropriateness for wall sign located at 325 South Main Street (KAD 19763, Beversdorff Lot pt 1, 0.203 acres) (Katherine Moltz/ Chandler Signs).		
Contact Person	Sara Serra-Bennett, Planner II		
Background Information	HLC Case Number: 2021-07-014		
	Zoning: B-3 Central Business District, Historic District		
	Contribution/ Integrity: Non-Contributing/ Low		
	<p>Related Case NO's:</p> <p style="padding-left: 40px;">2021-06-009-017 – Exterior Renovations</p> <p style="padding-left: 40px;">2012-12-004 – Roof Replacement</p> <p>The applicant for the property located at 325 S. Main Street is requesting a wall sign. Per our current regulation, wall signs are allowed to be 10% of the size of the wall. The sign will be buffalo hop head made of aluminum panel with vinyl graphics measuring 6'9"X 5' which does meet the criteria for a wall sign. The buffalo head is their logo. The sign will have 2 colors.</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 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.		

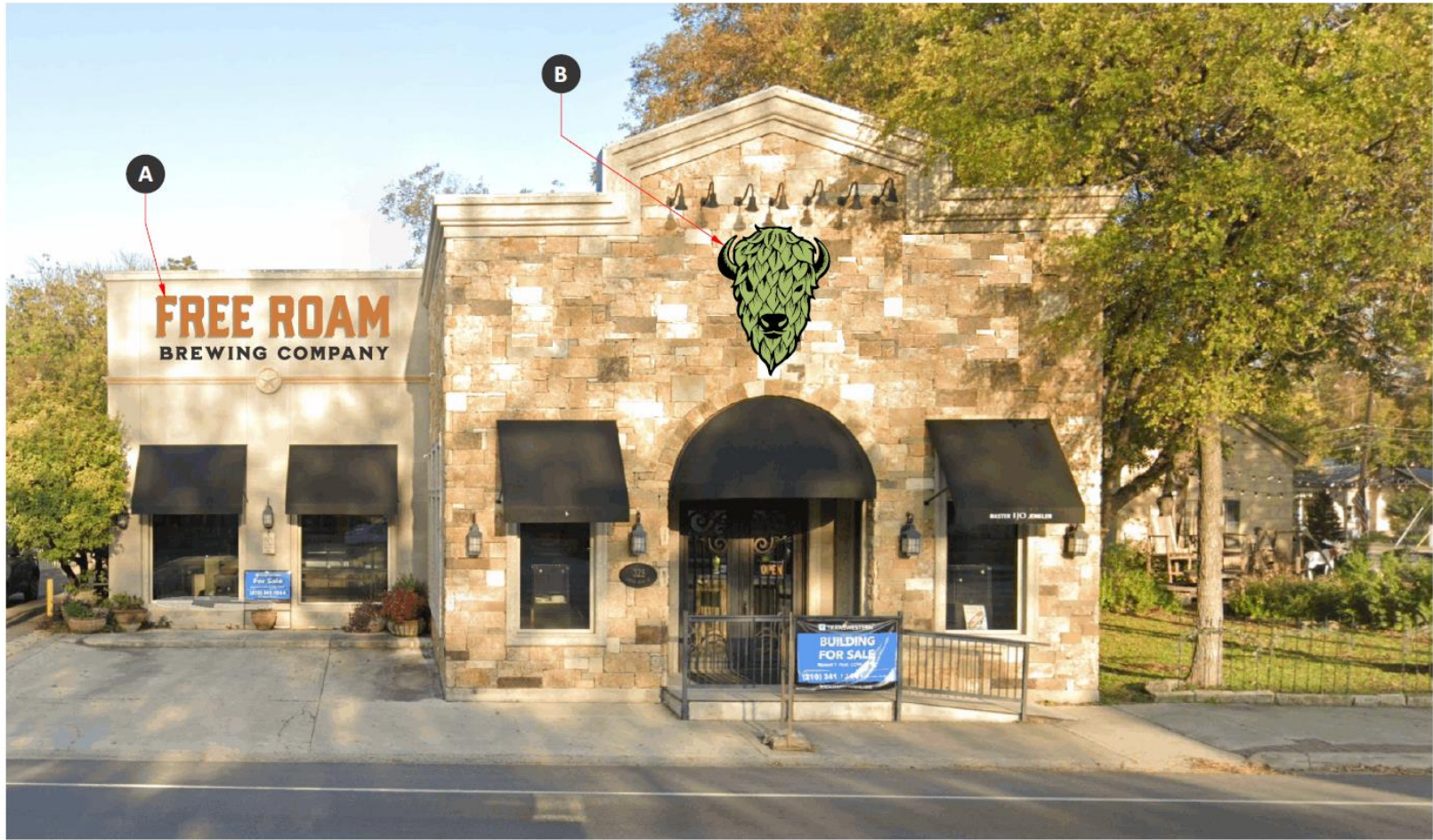
325 South Main Street



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

Street View
325 S. Main Street









Color Sample



PANTONE
Black C

COLOR VALUES:


RGB 45 41 38
HEX/HTML 2D2926
CMYK 65 66 68 82



PANTONE
577 C

COLOR VALUES:

RGB 169 196 127
HEX/HTML A9C47F
CMYK 34 3 55 1

	<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;"> <b style="color: purple;">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	July 06, 2021	
Requested Action	To consider approval for a Certificate of Appropriateness for signs facing E. San Antonio Avenue 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: 2021-07-015	
	Zoning: B-3 Central Business District, Historic District	
	Contribution/ Integrity: District Contributing/ Medium	
	Related Case NO's: 2021-06-005-007 – Façade details 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 requested approval for different signs for the site. This request is for a sign to be installed on the façade facing E. San Antonio Avenue. The sign will be a large logo measuring 47"X47", 12" tall words and 6" stars. The sign will have 3 colors and two fonts, and it is less than 10% of the wall.	
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

Street View
103 N. Main Street



Proposed Sign

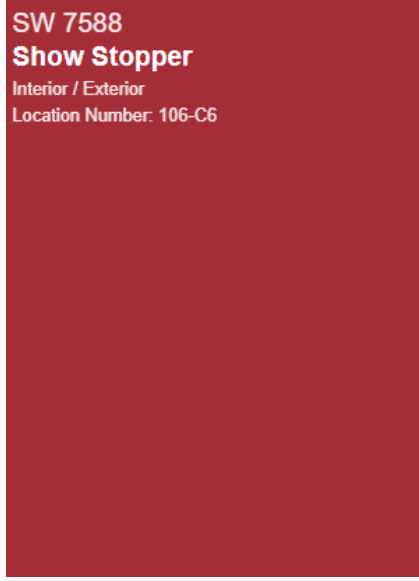


Logo



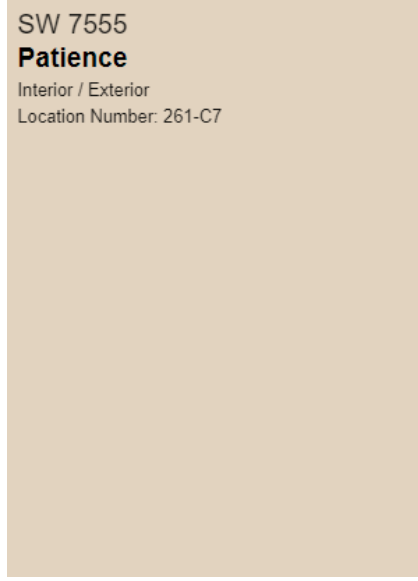
Color Sample

SW 7588
Show Stopper
Interior / Exterior
Location Number: 106-C6



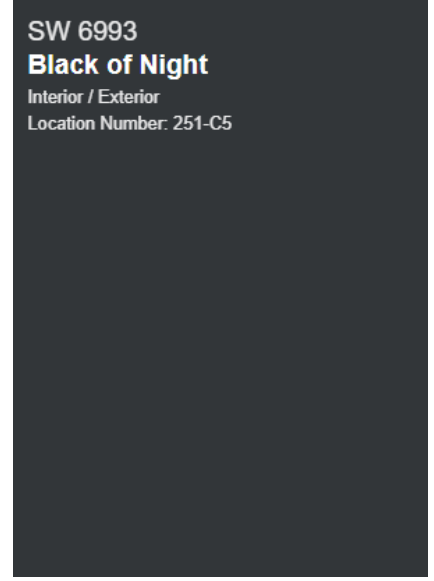
SW 7588

SW 7555
Patience
Interior / Exterior
Location Number: 261-C7




SW 7555

SW 6993
Black of Night
Interior / Exterior
Location Number: 251-C5



SW 6993

	<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	July 06, 2021		
Requested Action	To consider approval for a Certificate of Appropriateness for signs facing the corner of E. San Antonio Avenue and Main Street 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: 2021-07-016		
	Zoning: B-3 Central Business District, Historic District		
	Contribution/ Integrity: District Contributing/ Medium		
	<p>Related Case NO's:</p> <p style="padding-left: 20px;">2021-06-005-007 – Façade details</p> <p style="padding-left: 20px;">2020-08-008 – Building Permit</p> <p style="padding-left: 20px;">2020-08-009 – External Colors</p> <p style="padding-left: 20px;">2020-06-017 – New awning</p> <p style="padding-left: 20px;">2020-06-018 – Remove Canopy</p> <p style="padding-left: 20px;">2020-06-019 – Façade</p>		
Item Justification	<p>The applicant has requested approval for different signs for the site. This request is for sign to be installed in the façade facing the corner of E. San Antonio Avenue and Main Street. The sign will be a large logo measuring 47"X47", and 12" tall words. The sign will have 3 colors and two fonts.</p> <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
103 North Main



Street View
103 N. Main Street



Proposed Sign

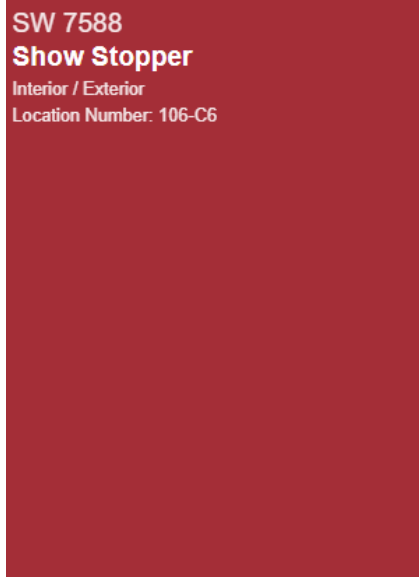


Logo



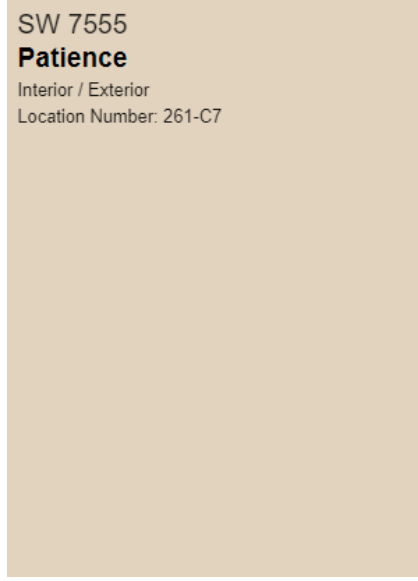
Color Sample

SW 7588
Show Stopper
Interior / Exterior
Location Number: 106-C6



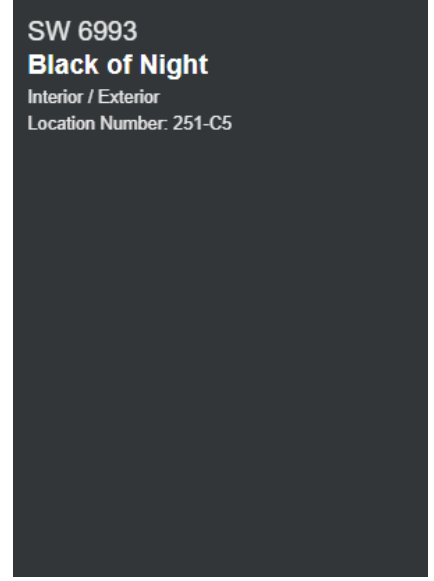
SW 7588

SW 7555
Patience
Interior / Exterior
Location Number: 261-C7




SW 7555

SW 6993
Black of Night
Interior / Exterior
Location Number: 251-C5



SW 6993

	<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	July 06, 2021
Requested Action	To consider approval for a Certificate of Appropriateness for a sign to be installed at 103 North Main Street on the north side of the building (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: 2021-07-017
	Zoning: B-3 Central Business District, Historic District
	Contribution/ Integrity: District Contributing/ Medium
	<p>Related Case NO's:</p> <p style="padding-left: 40px;">2021-06-005-007 – Façade details</p> <p style="padding-left: 40px;">2020-08-008 – Building Permit</p> <p style="padding-left: 40px;">2020-08-009 – External Colors</p> <p style="padding-left: 40px;">2020-06-017 – New awning</p> <p style="padding-left: 40px;">2020-06-018 – Remove Canopy</p> <p style="padding-left: 40px;">2020-06-019 – Façade</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
103 North Main



Legend



Subject Property

0 0.0125 0.025 0.05 0.075 0.1 Miles

Street View
103 N. Main Street



Proposed Sign




Color Sample

SW 7588
Show Stopper
Interior / Exterior
Location Number: 106-C6

SW 7588

SW 6993
Black of Night
Interior / Exterior
Location Number: 251-C5

SW 6993

	<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	July 06, 2021
Requested Action	To consider approval for a Certificate of Appropriateness for a 24"X40" Double Face Sidewalk 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: 2021-07-018
	Zoning: B-2 Highway Commercial, Historic District
	Contribution/ Integrity: District Contributing/ Medium
	Related Case NO's: 2021-06-018 – Sign 2021-04-008 – Sign 2016-02-002 – Sign
	The request is to install a 24" X 40" Double Face Sandwich Board Sign to be placed in the corner of Main and Hosack Street. The sign will be wood and chalk board. The presented design has one font, and three colors. This location is part of the River South Arts and Design District which is part of the Central Area that does allow sidewalk signs. The sign is proposed to be located off of the sidewalk so it doesn't inhibit the area of pedestrian traffic.
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.

Location Map
104 East Hosack Street



MAIN

HOSACK

LANDA

Legend

 Subject Property

0 0.005 0.01 0.02 0.03 0.04 Miles **103**

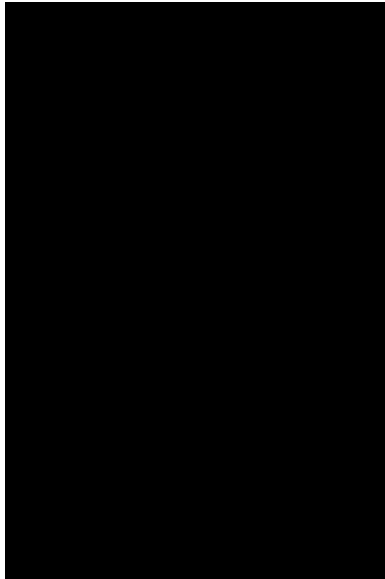
Street View
104 E. Hosack



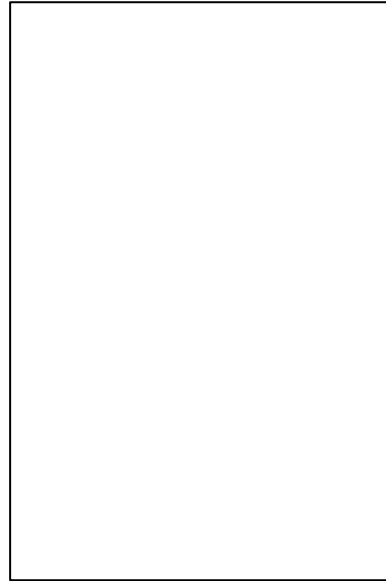
Proposed New Sign



Colors (CMYK)




0, 0, 0, 100



0, 0, 0, 0



32, 48, 48, 2

	<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	July 06, 2021
Requested Action	To consider approval for a Certificate of Appropriateness for a 12"X96" Commercial complex 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: 2021-07-019
	Zoning: B-2 Highway Commercial, Historic District
	Contribution/ Integrity: District Contributing/ Medium
	Related Case NO's: 2021-06-018 – Sign 2021-04-008 – Sign 2016-02-002 – Sign
	The request is to install a 12" X 96" Commercial Complex Sign to be installed in the existing sign frame, perpendicular to Main Street. The sign will be printed vinyl on max metal surface and 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> <p>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
104 East Hosack Street



MAIN

HOSACK

LANDA

Legend

 Subject Property

0 0.005 0.01 0.02 0.03 0.04 Miles **108**

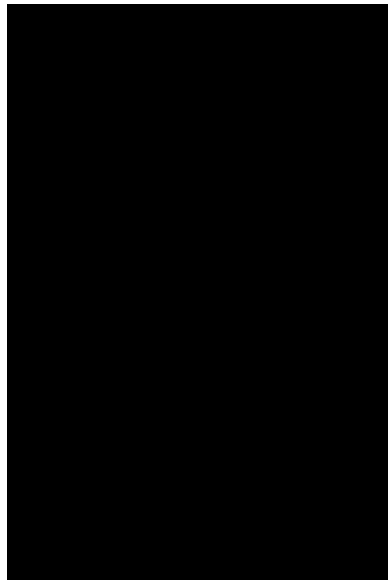
Street View
104 E. Hosack



Proposed New Sign



Colors (CMYK)



0, 0, 0, 100




0, 0, 0, 0

BEFORE



AFTER



	<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	July 06, 2021	
Requested Action	Discussion item – To consider the use of mobile food truck parks in the Historic District	
Contact Person	Laura Haning, Director, Planning and Community Development Department	
Background Information	HLC Case Number: 2021-07-020	
	Zoning: Historic District	
	N/A	
	<p>There has been some interest by a couple of downtown property owners regarding mobile food truck parks in the Historic District. Currently our ordinance only allows mobile food trucks to be parked on private parking and they must be moved every night. Staff is considering a mobile food truck park regulation that would allow trucks to stay overnight for extended periods of time.</p>	
Item Justification	<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 type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input checked="" type="checkbox"/> Other: <u>Discussion to be considered for future regulations</u>
Financial Considerations		
Citizen Input/Board Review		
Legal Review		
Alternative Options	Supporting documentation is attached.	
Supporting Documents	Supporting documentation is attached.	