

HISTORIC LANDMARK COMMISSION MEETING MINUTES
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Tuesday, January 5, 2016 - 5:30 PM

Present: 8 - Chairman Ben Adam, Vice Chair Justin Boerner, Member Ariel Brooks-Stevens, Member Michael Nichols, Member Stephen Kerr, Member Paul Swan, Member Shelly Swinghamer, and Member Shanda Stevens

Absent: 1 - Member Sally Schoemaker

HLC MEMBERS PRESENT:

Ben Adam (Chairman), Ariel Brooks-Stevens, Justin Boerner, Mike Nichols, Shanda Stevens, Paul Swan, Stephen Kerr, Shelly Swinghamer

HLC MEMBERS ABSENT:

Sally Shoemaker

CITY STAFF PRESENT:

Paul Barwick, Special Projects Director, Barrett Squires, IT Services, and Anne S. DeLuna, Planning Associate

VISITORS:

Noemi Costlow, Helen "Maria" Mackay, Charlotte Wilson, Russell Tisdale, Beth Webster Wright

CALL TO ORDER – 5:30 PM

CITIZENS 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

CONFLICT OF INTEREST DECLARATION

No conflicts were declared

APPROVAL OF MINUTES

[2016-388](#) 15-1201 Historic Landmark Commission meeting minutes (draft)

A MOTION WAS MADE BY VICE CHAIR BOERNER, SECONDED BY MEMBER SWAN, THAT THE MINUTES OF DECEMBER 1, 2015 BE APPROVED. THE MOTION CARRIED BY THE FOLLOWING VOTE: 7-0

Yeah: 7 - Vice Chair Boerner, Member Brooks-Stevens, Member Nichols, Member Kerr, Member Swan, Member Swinghamer, and Member Stevens

Absent: 1 - Member Schoemaker

ACTION ITEMS:

1. [2015-355](#) Untable a request for a Certificate of Appropriateness for a sign/signs located at 170 S. Main St. (The William Boutique Hotel). Take necessary action.

A MOTION WAS MADE BY JUSTIN BOERNER AND SECONDED BY PAUL SWAN THAT THIS CERTIFICATE OF APPROPRIATENESS BE APPROVED TO UNTABLE A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIGN/SIGNS LOCATED AT 170 S. MAIN ST. (THE WILLIAM BOUTIQUE HOTEL). TAKE NECESSARY ACTION. THE MOTION CARRIED BY THE FOLLOWING VOTE: 7-0

Yeah: 7 - Vice Chair Boerner, Member Brooks-Stevens, Member Nichols, Member Kerr, Member Swan, Member Swinghamer, and Member Stevens

Absent: 1 - Member Schoemaker

2. [2016-391](#) Request approval for a Certificate of Appropriateness for sign/signs located at 170 S. Main St. (The William). Take necessary action.

A MOTION WAS MADE BY MIKE NICHOLS, SECONDED BY STEPHEN KERR, THAT THIS CERTIFICATE OF APPROPRIATENESS FOR THE WILLIAM SIGN BE APPROVED FOR THE 60"X110" SIZE SIGN WITH BLACK LETTERING, BLACK CREST, BLACK OUTLINE, PAINTED ON STUCCO THAT MATCHES CLOSELY THE EXISTING STUCCO AS MUCH AS POSSIBLE LOCATED AT 170 S. MAIN ST. (THE WILLIAM BOUTIQUE HOTEL). THE MOTION PASSED BY THE FOLLOWING VOTE: 7-0

Yeah: 7 - Vice Chair Boerner, Member Brooks-Stevens, Member Nichols, Member Kerr, Member Swan, Member Swinghamer, and Member Stevens

Excused: 1 - Member Schoemaker

3. [2016-389](#) Request approval for Certificate of Appropriateness for sign/signs located at 103 E. Kronkosky (Idunna's Harvest). Take necessary action.

NOEMI COSTLOW PRESENTED HER REQUEST.

A MOTION WAS MADE BY SHANDA STEVENS, SECONDED BY SHELLY SWINGHAMER, THAT THIS CERTIFICATE OF APPROPRIATENESS BE APPROVED FOR A FREE-STANDING SIGN AS PRESENTED LOCATED AT 103 KRONKOSKY ST. (IDUNNA'S HARVEST). THE MOTION PASSED BY THE FOLLOWING VOTE: 7-0

4. [2016-390](#) Request approval for a Certificate of Appropriateness for sign/signs located at 615 S. Main St. (Two Trick Pony Too). Take necessary action.

MARIA MACKAY PRESENTED HER REQUEST. MEMBER NICHOLS COMMENTED THAT THE SIGNS AT THIS PARTICULAR LOCATION SEEMED VERY DISPROPORTIONATE (TOO LARGE) COMPARED TO THE SIGNS IN THE AREA. HE ASKED THE APPLICANT IF SHE WOULD BE OPEN TO REDUCING THE SIZE OF THE SIGN FROM 3'X6' TO 18"X3'. THE APPLICANT STATED THAT SHE COULD REDUCE THE SIZE TO 18"X3'.

BETH WEBSTER WRIGHT, VINTAGE ON MAIN REPRESENTATIVE, COMMENTED THAT THE TENANTS AT 615 S. MAIN AND THE CITY STAFF AGREED TO DISPLAYING A 3'X6' SIGN, A 2"X6" SIGN AND A 1'X6' SIGN ON THE FREE-STANDING SIGN.

MEMBER NICHOLS WOULD LIKE TO SEE THE SIZE OF THE SIGNS BE REDUCED BY AT LEAST 25%. CHAIRMAN ADAM REMINDED THE COMMISSION THAT THE ORDINANCE LIMITS COMMERCIAL COMPLEX SIGNS IN THE CENTRAL AREA TO 32 SQUARE FEET.

MR. BARWICK STATED THAT THE HLC IS ONLY IN CHARGE OF THE GRAPHIC CONTENT, COLOR AND PLACEMENT OF THE SIGN AND THAT THE APPLICANTS CAN CONTACT THE CODE ENFORCEMENT DEPARTMENT FOR APPROVAL ON THE SIZE OF THE PROPOSED SIGNS.

A MOTION WAS MADE BY VICE CHAIR BOERNER, SECONDED BY MEMBER STEVENS, THAT THIS CERTIFICATE OF APPROPRIATENESS BE APPROVED FOR A 3'X6' SIGN LOCATED AT 615 S. MAIN ST. (TWO TRICK PONY TOO). THE MOTION PASSED BY THE FOLLOWING VOTE: 6-1 WITH MEMBER NICHOLS DISSENTING.

Yeah: 6 - Vice Chair Boerner, Member Brooks-Stevens, Member Kerr, Member Swan, Member Swinghamer, and Member Stevens

Nay: 1 - Member Nichols

Absent: 1 - Member Schoemaker

5. [2016-394](#) Request approval for a Certificate of Appropriateness for sign/signs located at 615 S. Main St. (Vintage on Main). Take necessary action.

BETH WEBSTER WRIGHT PRESENTED HER REQUEST.

MEMBER NICHOLS STATED THAT HE WAS CONCERNED THAT THE SIGN WAS TOO LARGE AND THAT IT DOESN'T MEET THE ORDINANCE GUIDELINES.

A MOTION WAS MADE BY VICE CHAIR BOERNER, SECONDED BY MEMBER BROOKS-STEVENSON, THAT THIS CERTIFICATE OF APPROPRIATENESS BE APPROVED FOR THE BLACK AND WHITE, FREE-STANDING SIGN AS PRESENTED LOCATED AT 615 S. MAIN ST. (VINTAGE ON MAIN). THE MOTION PASSED BY THE FOLLOWING VOTE: 6-1 WITH MEMBER NICHOLS DISSENTING.

Yeah: 7 - Vice Chair Boerner, Member Brooks-Stevens, Member Kerr, Member Swan, Member Schoemaker, Member Swinghamer, and Member Stevens

Nay: 1 - Member Nichols

6. [2015-350](#) Untable a request for approval of a Building Permit for awnings located at 470 S. Main St. (Hedel Haskett). Take necessary action.

A MOTION WAS MADE BY MEMBER KERR, SECONDED BY MEMBER NICHOLS, THAT A REQUEST TO UNTABLE A BUILDING PERMIT FOR AWNINGS LOCATED AT 470 S. MAIN ST. (HEDEL HASKETT) BE APPROVED. THE MOTION CARRIED BY THE FOLLOWING VOTE: 7-0

Yeah: 7 - Vice Chair Boerner, Member Brooks-Stevens, Member Nichols, Member Kerr, Member Swan, Member Swinghamer, and Member Stevens

Absent: 1 - Member Schoemaker

7. [2015-352](#) Request approval for a Building Permit for awnings located at 470 S. Main St. (Hedel Haskett). Take necessary action.

MR. BARWICK STATED THAT THE APPLICANT IS NOT READY TO COMPLETE THIS REQUEST AT THIS TIME AND THAT SHE WILL CONTACT THE CITY STAFF WHEN SHE HAS HER PAPERWORK IN ORDER.

A MOTION WAS MADE BY MEMBER BROOKS-STEVENSON, SECONDED BY MEMBER SWINGHAMER, THAT THIS BUILDING PERMIT FOR AWNINGS LOCATED AT 470 S. MAIN ST. (HEDEL HASKETT) BE DENIED. THE MOTION PASSED BY THE FOLLOWING VOTE: 7-0

Absent: 8 - Vice Chair Boerner, Member Brooks-Stevens, Member Nichols, Member Kerr, Member Swan, Member Schoemaker, Member Swinghamer, and Member Stevens

8. [2016-393](#) Request approval for Historic District Restoration Program Grant for 128 W. Blanco Rd. (Ye Kendall Inn). Take necessary action.

MR. BARWICK STATED THAT THIS IS THE FIRST HDRP GRANT FOR THIS FISCAL YEAR AND THAT THERE IS \$35,000 SET ASIDE ANNUALLY FOR THIS PROGRAM. APPLICANTS CAN RECEIVE A TOTAL OF \$5,000 IN GRANTS THAT CAN BE USED FOR THE MAINTENANCE OF ROOFS, ABATEMENT WORK AND ANY TYPE OF BUILDING FACADE WORK.

RUSSELL TISDALE PRESENTED THE REQUEST FOR A GRANT AND STATED THAT THEY PLAN ON REPAIRING THE SECTION OF THE ROOF AT THE YE KENDALL INN HOTEL THAT IS CURRENTLY BEING REMODELED.

MEMBER NICHOLS STATED HIS CONCERN OVER THE APPROVAL OF FUNDS FOR REPAIRS BEING DONE ON THE NON-HISTORIC SECTION OF THE BUILDING. HE ALSO ASKED IF THE APPLICANT WOULD BE ALLOWED TO REQUEST MORE FUNDING FOR THE SECOND PHASE OF THE BUILDING'S CONSTRUCTION.

MR. BARWICK STATED THAT IT DOES NOT MATTER WHETHER THE CONSTRUCTION IS FOR THE HISTORIC PART OF A BUILDING OR WHETHER IT IS FOR NEW CONSTRUCTION BUT RATHER MORE FOR THE BEAUTIFICATION OF THE BUILDINGS IN THE DOWNTOWN AREA. THE APPLICANT WOULD HAVE TO WAIT THREE YEARS BEFORE BECOMING ELIGIBLE FOR ADDITIONAL GRANT FUNDS.

A MOTION WAS MADE BY MEMBER KERR, SECONDED BY MEMBER SWAN, THAT THE REQUEST FOR THE HISTORIC DISTRICT RESTORATION PROGRAM GRANT FOR 128 W. BLANCO RD. (YE KENDALL INN) BE APPROVED. THE MOTION CARRIED BY THE FOLLOWING VOTE: 7-0

Yeah: 7 - Vice Chair Boerner, Member Brooks-Stevens, Member Nichols, Member Kerr, Member Swan, Member Swinghamer, and Member Stevens

Absent: 1 - Member Schoemaker

ADJOURNMENT

**A MOTION WAS MADE TO ADJOURN THE MEETING BY MEMBER NICHOLS
AND SECONDED BY MEMBER SWINGHAMER. THE MOTION CARRIED BY THE
FOLLOWING VOTE: 7-0**

Yeah: 7 - Vice Chair Boerner, Member Brooks-Stevens, Member Nichols,
Member Kerr, Member Swan, Member Swinghamer, and
Member Stevens

Absent: 1 - Member Schoemaker

_____ HLC Chairman

_____ HLC Secretary

ATTEST: _____ Anne S. DeLuna