

HISTORIC LANDMARK COMMISSION MEETING MINUTES
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Tuesday, March 1, 2016 - 5:30 PM

THIS WAS APPROVED.

HLC MEMBERS PRESENT: Ben Adam (Chairman), Ariel Brooks-Stevens, Justin Boerner, Mike Nichols, Shanda Stevens, Paul Swan, Stephen Kerr, Shelly Swinghamer, Sally Shoemaker

HLC MEMBERS ABSENT: None

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

VISITORS: Brandi Sees, James Bond, Henry Gideon (BISD), Bruce Baker, Debbie Lowry, Louise Rainone

CITIZENS COMMENTS: None

CONFLICT OF INTEREST DECLARATION: None

APPROVAL OF MINUTES

[2016-504](#) Approval of minutes of February 2, 2016. Take necessary action.

A MOTION WAS MADE BY VICE CHAIR BOERNER, SECONDED BY COMMISSIONER STEVENS, THAT THE FEBRUARY 2, 2016 BE APPROVED. THE MOTION CARRIED BY THE FOLLOWING VOTE: 8-0

ACTION ITEMS:

1. [2016-489](#) Request for approval for Certificate of Appropriateness for a 3'x4' free-standing sign located at 402 E. San Antonio Avenue (The Zimmerman Firm). Take necessary action.

MR. BARWICK PRESENTED THE DARK MARROON FREE-STANDING SIGN THAT WILL BE PLACED ON THE EXISTING BLACK POSTS.

COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR CERTIFICATE OF APPROPRIATENESS FOR A 3'X4' FREE-STANDING SIGN LOCATED AT 402 E. SAN ANTONIO. COMMISSIONER SCHOEMAKER SECONDED THE MOTION. THE MOTION PASSED 8-0.

2. [2016-493](#) Request for approval for Certificate of Appropriateness for a 3'x7' canopy sign located at 129 S. Main Street (Pixie). Take necessary action.

MR. BARWICK STATED THAT THE CITY STAFF AND SOME COMMISSIONERS ARE CONCERNED ABOUT THE SLATE BLUE BACKGROUND COLOR OF THE 3'X7' CANOPY SIGN. THE APPLICANT WAS ASKED TO PRESENT HER REQUEST AND TO DISCUSS THE PAINT SELECTION OF THE SIGN.

BRANDI SEES EXPLAINED HER REASONS FOR THE SIGN'S COLOR SCHEME AND SAID THAT SHE WAS OPEN TO CHANGING HER COLOR SCHEME SO LONG AS THE COLOR IS PLEASANT. SHE PROVIDED PAINT CHIPS TO SHOW THE TRUE COLORS FOR THE PROPOSED SIGN. SHE PREFERS TO HAVE THE COLOR PINK IN HER SIGN SINCE SHE WILL BE SELLING BABY ITEMS AT HER STORE.

MS. SEES PROVIDED SOME OTHER COLOR COMBINATIONS AS BACKUPS FOR HER SIGN. SHE STATED THAT SHE WOULD NOT WANT TO HAVE A LIGHTER COLOR FOR THE BACKGROUND SINCE IT GETS DIRTY VERY FAST.

COMMISSIONER BROOKS-STEVENSON MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 3'X7' CANOPY SIGN LOCATED AT 129 S. MAIN ST. (PIXIE) WITH THE DARK BLUE BACKGROUND AND CREAM COLOR TEXT AND DESIGN. THE MOTION WAS NOT CONSIDERED DUE TO LACK OF A SECOND.

COMMISSIONER STEPHENS MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 3'X7' CANOPY SIGN LOCATED AT 129 S. MAIN ST. (PIXIE) AS SUBMITTED. PAUL SWAN SECONDED THE MOTION. THE MOTION FAILED 5-3, WITH COMMISSIONERS BROOKS-STEVENSON, BOERNER, NICHOLS, KERR AND SCHOEMAKER DISSENTING.

COMMISSIONER SWINGHAMER MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 3'X7' CANOPY SIGN LOCATED AT 129 S. MAIN ST. (PIXIE) WITH A CREME COLOR TEXT AND THE DESIGN (FAIRY AND STARS) PAINTED IN PINK WITH A DARK BLUE BACKGROUND. COMMISSIONER BROOKS-STEVENSON SECONDED THE MOTION. THE MOTION FAILED 5-3 WITH COMMISSIONERS SCHOEMAKER, KERR, SWAN, STEVENSON, AND BOERNER DISSENTING.

COMMISSIONER KERR MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 3'X7' CANOPY SIGN LOCATED AT 129 S. MAIN ST. (PIXIE) WITH THE TEXT AND DESIGN IN CORAL WITH A DARK BLUE

BACKGROUND. COMMISSIONER STEVENS SECONDED THE MOTION. THE MOTION PASSED 7-1 WITH COMMISSIONER BOERNER DISSENTING.

3. [2016-494](#) Request for approval of Certificate of Appropriateness for a 4.5"x78" canopy roof sign located at 129 S. Main Street (Pixie).
Take necessary action.

MR. BARWICK INTRODUCED THE AGENDA ITEM.

CHAIRMAN ADAM QUESTIONED THE SIZE OF THE SIGN SHOWN ON THE PAPERWORK.

COMMISSIONER STEVENS MADE A MOTION TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR A 4.5"X78" CANOPY ROOF SIGN LOCATED AT 129 S. MAIN ST. (PIXIE) SO LONG AS IT MATCHES THE SAME COLOR SCHEME (DARK BLUE BACKGROUND WITH CORAL TEXT AND DESIGN) AS APPROVED FOR THE CANOPY ROOF SIGN. COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION WAS APPROVED 7-1 WITH COMMISSIONER BOERNER DISSENTING.

4. [2016-495](#) Request for approval for a Certificate of Appropriateness for a 28"x24" sidewalk sign located at 604 S. Main Street (Welcome Home Real Estate). Take necessary action.

MR. BARWICK STATED THAT CITY STAFF DOES NOT SUPPORT THE REQUEST FOR THE 28"X24" PROPOSED PLASTIC SIDEWALK SIGN BECAUSE IT DOESN'T SEEM APPROPRIATE FOR THE HISTORIC DISTRICT.

THE APPLICANT WAS NOT PRESENT.

COMMISSIONER BROOKS-STEVENS MADE A MOTION TO DENY THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIDEWALK SIGN LOCATED AT 604 S. MAIN ST. COMMISSIONER SWAN SECONDED THE MOTION. THE MOTION PASSED 8-0.

5. [2016-496](#) Request for approval of a Building Permit for exterior building alteration located at 518 N. Main Street. Take necessary action.

MR. BARWICK PRESENTED THE AGENDA ITEM AND GAVE A SHORT HISTORY ON THE BUILDING. THE APPLICANT WOULD LIKE TO REMOVE THE EXISTING TRELLIS STRUCTURE AND BUILD A FREE-STANDING RAMP FACING THE PARKING LOT AND INSTALLING A SHALLOW ROOF OVERHANG OVER THE BACK DOOR.

BRUCE BAKER STATED THAT THE PROPOSED HANDICAP/ADA RAMP, PORCH AND LANDING WILL BE MADE OF CONCRETE, WILL HAVE METAL RAILS AND WILL BE 22 FT. LONG AND WILL NOT IMPACT THE EXISTING TREE. THE DECORATIVE POSTS WILL BE MATCHING AND WILL BE SIMILAR BUT LARGER THAN WHAT IS ALREADY ON THE BUILDING. THE LATTICE/TRELLIS ON THE SIDE OF THE BUILDING WILL BE PAINTED THE SAME COLOR AS THE EXISTING.

COMMISSIONER STEVENS MADE A MOTION TO APPROVE A REQUEST FOR APPROVAL OF A BUILDING PERMIT FOR EXTERIOR BUILDING ALTERATION LOCATED AT 518 S. MAIN ST. COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION PASSED 8-0.

6. [2016-497](#) Request for approval for a Historic District Restoration Program grant for 518 N. Main Street. Take necessary action.

MR. BARWICK STATED THAT THE REQUEST FOR THE GRANT DOES MEET THE PROGRAM REQUIREMENTS AND THAT STAFF RECOMMENDS APPROVAL OF THE GRANT AS REQUESTED.

COMMISSIONER NICHOLS ASKED IF THE GRANT PROGRAM IS SPECIFIC TO THE APPLICANT'S NAME OR TO THE ADDRESS. MR. BARWICK STATED THAT THE GRANT IS SPECIFIC TO THE ADDRESS AND THAT THE APPLICANT MUST WAIT AT LEAST 3 YEARS BEFORE APPLYING FOR THE GRANT AGAIN FOR THE SAME PROPERTY.

MR. BAKER STATED THAT SOME OF THE SHUTTERS AND BANISTERS WOULD BE REPLACED/REPAIRED TO MATCH EXISTING COLOR AND DESIGN.

COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR A HISTORIC DISTRICT RESTORATION PROGRAM GRANT FOR 518 N. MAIN ST. COMMISSIONER BROOKS-STEVENS SECONDED THE MOTION. THE MOTION PASSED 8-0.

7. [2016-501](#) Request for approval of a Building Permit for exterior building

renovation at 604 N. Main Street. Take necessary action.

MR. BARWICK STATED THAT THE DEPENDABLE INSURANCE BUILDING NEEDS REPLACEMENT OF THE STAIR TREADS AND NEEDS A HAND RAILS. THE PLAN IS TO DEMOLISH THE EXISTING CONCRETE FRONT PORCH STAIRS AND TO REINSTALL THE SIDEWALK AND RAILS. STAFF RECOMMENDS THAT THE WORK BE DONE.

BRUCE BAKER STATED THAT THE PORCH IS DANGEROUS AND NEEDS TO BE REPLACED. THE APPEARANCE OF THE BUILDING WILL NOT CHANGE BUT IT WILL HAVE STAIRS THAT ARE COMPLIANT WITH THE LOCAL BUILDING CODE AND REQUIRED HANDRAIL. THE FACE OF THE EXISTING STAIRS WING WALLS WILL BE VENEERED WITH FLAGSTONE IF THE CURRENT MATERIAL IS DAMAGED IN THE DEMOLITION PROCESS.

COMMISSIONER BROOKS-STEVENSON MADE A MOTION TO APPROVE THE REQUEST FOR A BUILDING PERMIT FOR EXTERIOR BUILDING RENOVATION AT 604 N. MAIN ST. COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 8-0.

8. [2016-498](#) Request for approval for a Historic District Restoration Program grant for 604 N. Main Street. Take necessary action.

MR. BARWICK STATED THAT THE PROPOSED WORK ON THE BUILDING AS STATED ON AGENDA ITEM #7 WOULD QUALIFY FOR THE GRANT. STAFF IS IN FAVOR OF APPROVING THE REQUEST.

COMMISSIONER STEVENSON MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A HISTORIC DISTRICT RESTORATION PROGRAM GRANT FOR 604 N. MAIN STREET. COMMISSIONER BROOKS-STEVENSON SECONDED THE MOTION. THE MOTION PASSED 8-0.

9. [2016-499](#) Request for approval for a Building Permit for demolition of a structure located at 101 Johns Road (Boerne Independent School District). Take necessary action.

MR. BARWICK STATED THAT THE BUILDING AT 101 JOHNS ROAD IS OWNED BY THE SCHOOL DISTRICT. THE ASBESTOS SIDING HAS ALREADY BEEN REMOVED. HENRY GIDEON, BISD REPRESENTATIVE, STATED THAT THE DISTRICT PLANS ON REMOVING THE BUILDING DURING THE WEEK OF SPRING BREAK. HE STATED THAT THERE IS NOT A PLAN FOR THAT SITE YET OTHER THAN TO CLEAN UP THE AREA AND PERHAPS PUT IT UP FOR SALE.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A BUILDING PERMIT FOR DEMOLITION OF THE STRUCTURE LOCATED AT 101 JOHNS ROAD (BOERNE INDEPENDENT SCHOOL DISTRICT). COMMISSION BROOKS-STEVENSON SECONDED THE MOTION. THE MOTION PASSED 8-0.

DISCUSSION ITEMS:

MR. BARWICK DISCUSSED THE SIDEWALK SIGNS' PURPOSE, ELIGIBILITY, PROS, CONS, AND COMPLIANCE ISSUES. HE INTENDS ON PREPARING A FACT SHEET ON THIS SUBJECT. HE WOULD LIKE TO SEE CHANGES BE MADE TO THE SIGN ORDINANCE. HE WOULD LIKE FOR THE COMMISSIONERS TO EMAIL HIM WITH THEIR THOUGHTS ON THIS SUBJECT.

THE SERENDIPITY STORE IS GETTING A LETTER FROM CODE ENFORCEMENT REGARDING THEIR NON-COMPLIANT SIGN.

THE HOPE FOR LIFE CENTER SIGN ERECTED ON THE NORTH SIDE OF BOERNE WILL BE NEED TO COME BEFORE THE HLC FOR APPROVAL.

PLANTERS AND BENCHES WITH SIGNS MUST STILL COME BEFORE THE HLC FOR APPROVAL. BISD SPONSORSHIP BANNERS/SIGNS ON THE FENCE, AUGUSTA CHALKBOARD SIGN AND LILLIE'S (FORMERLY LILLIAN'S) SIDEWALK SIGN WILL NEED TO BE REVIEWED FURTHER.

A HLC COMMISSIONER SENT AN EMAIL TO ALL THE HLC COMMISISONERS AND VIOLATED THE OPEN MEETINGS ACT. THIS WAS CONSIDERED A ROLLING QUORUM AND IS NOT ACCEPTABLE OUTSIDE OF A PUBLIC MEETING.

ADJOURNMENT

A MOTION WAS MADE BY MEMBER STEVENSON, SECONDED BY MEMBER SWAN, THAT THE MEETING BE ADJOURNED. THE MOTION PASSED 8-0.

_____ Chairman

_____ Secretary