

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

**HLC MEMBERS PRESENT:** Ariel Brooks-Stevens, Justin Boerner, Mike Nichols, Shanda Stevens, Paul Swan, Stephen Kerr, Shelly Swinghamer, Sally Shoemaker

**HLC MEMBERS ABSENT:** Ben Adam

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

**VISITORS:** Lucky Ott, Sr., Sharon Weber

**CITIZENS COMMENTS:** None

**CONFLICT OF INTEREST DECLARATION:** None

**APPROVAL OF MINUTES**

[2016-542](#) Approval of minutes of February 8, 2016. Take necessary action.

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE MEETING MINUTES OF FEBRUARY 8, 2016. COMMISSIONER BROOKS-STEVENSON SECONDED THE MOTION. THE MOTION PASSED 8-0.**

[2016-543](#) Approval of meeting minutes of March 1, 2016. Take necessary action.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE MEETING MINUTES OF MARCH 1, 2016. COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 8-0.**

**ACTION ITEMS:**

- 1**      [2016-545](#)      Request for a Certificate of Appropriateness for a 30"x90" free-standing sign located at 725 N. Main St. Take necessary action.

**MR. OTT, BUSINESS OWNER, PRESENTED HIS FREE-STANDING SIGN.**

**COMMISSIONER STEVENS MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE FREE-STANDING SIGN LOCATED AT 725 N. MAIN ST. (BOERNE DRUG CO.) AS PRESENTED. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION PASSED 8-0.**

- 2**      [2016-547](#)      Request for approval for Certificate of Appropriateness for a 2'x6' awning sign located 725 N. Main St. (Boerne Drug Co.). Take necessary action.

**MR. OTT PRESENTED THE CANOPY SIGN WHICH HE STATED IS FASTENED TO THE ALUMINUM CANOPY FRAME AND IDENTIFIES THE ENTRANCE TO HIS BUILDING.**

**COMMISSIONER NICHOLS ASKED ABOUT THE COLOR OF THE CANVAS. MR. OTT STATED THAT THE EXISTING CANVAS IS BLACK AND THE PROPOSED END-CAP PIECE CANVAS SIGN FACE IS WHITE. COMMISSIONER NICHOLS FELT THAT THE PROPOSED COLOR FOR THE CANOPY WAS TOO CONTRASTING.**

**COMMISSIONER SWINGHAMER MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE CANOPY SIGN LOCATED AT 725 N. MAIN ST. (BOERNE DRUG CO.) AS PRESENTED. SHANDA STEVENS SECONDED THE MOTION. THE MOTION PASSED 7-1, WITH COMMISSIONER NICHOLS DISSSENTING.**

- 3**      [2016-548](#)      Request for approval for Certificate of Appropriateness for a 38"x60" free-standing sign located at 403 E. Blanco Road (Lambiase Law Firm, PLLC). Take necessary action.

THE APPLICANT WAS NOT PRESENT.

MR. BARWICK PRESENTED THE SINGLE FACED FREE-STANDING SIGN WHICH IS LOCATED ACROSS FROM CITY HALL.

COMMISSIONER BOERNER ASKED IF THE TWO SMALL SIGNS HANGING FROM THE LARGER SIGN WERE ALREADY IN EXISTENCE. STAFF SAID THAT THEY ARE NEW.

COMMISSIONER NICHOLS STATED THAT HE WOULD LIKE TO SEE THE 3 SIGNS BE INCORPORATED INTO 1 SIGN.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 38"X60" FREE-STANDING SIGN LOCATED AT 403 E. BLANCO ROAD (LAMBIASE LAW FIRM, PLLC) WITH THE CAVEAT THAT THE 3 SIGNS BE INCORPORATED INTO 1 SIGN. COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 8-0.

- 4      [2016-549](#)      Request for approval for Certificate of Appropriateness for a 15"x18' wall sign located at 347 N. Main St. (The Shabby Palette).  
Take necessary action.

THE APPLICANT WAS NOT PRESENT.

MR. BARWICK STATED THAT STAFF IS IN FAVOR OF APPROVING THE SIGN AS PRESENTED. HE DID NOT KNOW IF THE INDIVIDUAL ACRYLIC SIGN/LETTERS WOULD BE MOUNTED BY STUDS OR IF THE LETTERS WOULD BE PAINTED ONTO 1 SHEET.

COMMISSIONER NICHOLS STATED THAT HE IS WORRIED ABOUT THE APPEARANCE OF THE WALL WHEN THE INDIVIDUAL SIGN LETTERS ARE REMOVED.

COMMISSIONER NICHOLS MADE A MOTION TO DENY THE 15"X18' WALL SIGN LOCATED AT 347 N. MAIN ST. (THE SHABBY PALETTE) AS PRESENTED. SHANDA STEVENS SECONDED THE MOTION. THE MOTION PASSED 8-0.

- 5      [2016-550](#)      Request for approval for Certificate of Appropriateness for a 4'x8' free-standing sign located at 720 N. Main St. (Hope of Life Center).  
Take necessary action.

THE APPLICANT WAS NOT PRESENT.

MR. BARWICK STATED THAT THIS SIGN WAS NOT BROUGHT BEFORE THE HLC DUE TO AN OVERSIGHT BY THE CODE ENFORCEMENT STAFF. HE WAS TOLD THAT THEY DIDN'T REALIZE THAT THE PROPERTY FELL WITHIN THE HISTORIC DISTRICT. HE DESCRIBED THE SIGN AS VERY SIMPLE, CLEAN AND THAT IT MEETS THE OVERALL SQUARE FOOTAGE REQUIREMENTS. STAFF IS IN FAVOR OF THE SIGN.

COMMISSIONER NICHOLS STATED THAT THE SIGN WAS VERY LARGE.

COMMISSIONER STEVENS MADE A COMMENT TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 4'X8' FREE-STANDING SIGN LOCATED AT 720 N. MAIN ST. (HOPE OF LIFE CENTER). COMMISSIONER SWAN SECONDED THE MOTION. THE MOTION PASSED 7-1, WITH COMMISSIONER NICHOLS DISSENTING.

- 6      [2016-551](#)      Request for approval for Certificate of Appropriateness for a 3'x5' projecting sign located at 116 S. Main St. (G. Marie). Take necessary action.

MR. BARWICK INTRODUCED THE NEXT APPLICANT AND POINTED OUT THAT THERE IS NOT AN EXISTING BRACKET FOR THE PROPOSED PROJECTING SIGN.

SHARON WEBER STATED THAT THE PROPOSED PROJECTING METAL SIGN AND METAL BRACKET ARE THE EXACT SAME SIZE AND DESIGN AS THE NEIGHBORING MELVIN ROSE SIGN.

COMMISSIONER NICHOLS ASKED IF THE BUSINESSES ARE LOCATED IN THE SAME STRUCTURE AND IF THERE WERE ANY OTHER PROJECTING SIGNS ON THE BUILDING.

COMMISSIONER STEVENS MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE PROJECTING SIGN LOCATED AT 116 S. MAIN ST. (G. MARIE) WITH A CAVEAT THAT THE SIGN BE ATTACHED WITH AN IDENTICAL BRACKET AS THAT OF THE MELVIN ROSE SHOP SIGN. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION PASSED 8-0.

- 7      [2016-552](#)      Request for approval for Certificate of Appropriateness for a

11"x48" canopy sign located at 116 S. Main St. (G. Marie). Take necessary action.

**SHARON WEBER PRESENTED HER CANOPY SIGN AND STATED THAT THERE ARE OTHER BUSINESSES LOCATED AT THE SAME BUILDING WITH SIMILAR CANOPY SIGNS.**

**SOME DISCUSSION WAS HAD ON THE MATERIAL OF THE SIGN. THE APPLICANT WAS UNSURE AS TO WHETHER THE SIGN WOULD BE MADE OF METAL OR WOOD.**

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A CANOPY SIGN LOCATED AT 116 S. MAIN ST. (G. MARIE) WITH THE STIPULATION THAT THE SIGN BE MADE OF MDO WITH A HIGH PERFORMANCE VINYL. COMMISSIONER BROOKS-STEVENSON SECONDED THE MOTION. THE MOTION PASSED 8-0.**

- 8**      [2016-546](#)      Request for Certificate of Appropriateness for a 11"x10' awning sign located at 116 S. Main St. (G. Marie). Take necessary action.

**SHARON WEBER ALSO PRESENTED HER AWNING SIGN. SHE STATED THAT THE SIGN WOULD BE THE SAME SIZE AND MATERIAL AS THE EXISTING SIGN.**

**COMMISSIONER NICHOLS RECOMMENDED THAT THE SIGN BE MADE OF METAL TO AVOID WOOD ROT AND SO THAT IT WOULD BE LIGHT ENOUGH TO HANG FROM THE AWNING.**

**COMMISSIONER STEVENSON MADE A MOTION TO APPROVE THE AWNING SIGN LOCATED AT 116 S. MAIN ST. (G. MARIE) WITH THE CAVEAT THAT THE SIGN BE MADE OF ALUMINUM METAL WITH VINYL. MIKE NICHOLS SECONDED THE MOTION. THE MOTION PASSED 8-0.**

- 9**      [2016-553](#)      Request for approval of Certificate of Appropriateness for paint located at 116 S. Main St. (G. Marie). Take necessary action.

MR. BARWICK STATED THAT MANY OF THE BUSINESSES' DOORS ON THAT ROW HAVE SOME KIND OF COLOR ACCENT ON THEIR DOOR WHICH DRAWS THE EYE TO THEIR SHOP. STAFF IS IN FAVOR OF THIS COLOR SELECTION.

MS. WEBER STATED THAT SHE CHOSE THAT SHADE TO MATCH THE INTERIOR PAINT COLORS WHICH ARE WHITE AND TURQUOISE.

COMMISSIONER KERR MADE A MOTION TO APPROVE A REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR PAINT AS PRESENTED LOCATED AT 116 S. MAIN ST. (G. MARIE). COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 7-1, WITH COMMISSIONER STEVENS DISSENTING.

- 10      [2016-554](#)      Request for approval for Certificate of Appropriateness for 3  
24"x36" sidewalk sign inserts located at 103 Main St. (Soda Pops).  
Take necessary action.

THE APPLICANT WAS NOT PRESENT AT THE MEETING.

MR. BARWICK STATED THAT THIS APPLICANT ALREADY HAS A SIDEWALK SIGN APPROVED. THEY HAVE BEEN SWAPPING OUT SIGN INSERTS FOR A WHILE NOW AS OPPOSED TO HAVING A CHANGEABLE/CHALKBOARD TYPE SIGN. HE ALSO MENTIONED THAT THERE ARE A COUPLE OF OTHER BUSINESSES DISPLAYING THEIR SIDEWALK SIGNS AT THAT LOCATION. STAFF IS IN FAVOR OF THE INSERTS INSTEAD OF ALLOWING THE BUSINESS OWNER A SECOND SIGN.

COMMISSIONER BROOKS-STEVENSON ASKED IF THE SIGN WAS DOUBLE SIDED.

COMMISSIONER NICHOLS COMMENTED THAT IT'S GOOD TO BE ABLE TO HAVE A FIXED SIGN SO THAT THERE IS NO CONCERN OVER WHAT IS BEING DISPLAYED AND THAT IT WOULD BE TOO HARD TO KEEP TRACK OF WHETHER OR NOT IT HAS BEEN APPROVED OR NOT AND THAT IT OPENS UP A CAN OF WORMS WHEN IT COMES TO OTHER APPLICANTS WANTING TO HAVE INSERTS FOR ALL OTHER TYPES OF SIGNS (WALL, CANOPY, ETC).

COMMISSIONER STEVENSON IS CONCERNED WITH THIS REQUEST AS IT IS ADVERTISING FOR ADDITIONAL PRODUCTS (COKE).

COMMISSIONER KERR MADE A MOTION TO DENY THE REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR 3 24"X36" SIDEWALK SIGN INSERTS LOCATED AT 103 MAIN ST. (SODA POPS). COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION WAS APPROVED 8-0.

- 11      [2016-556](#)      Request for approval for Certificate of Appropriateness for a 2'x4' canopy sign located at 128 Blanco Road (Pirate Pipe and Tubular). Take necessary action.

**THE APPLICANT WAS NOT PRESENT AT THE MEETING.**

**MR. BARWICK PRESENTED THE BLACK AND WHITE, METAL SIGN.**

**COMMISSIONER BROOKS-STEVENSON MADE A MOTION TO APPROVE THE 2'X4' CANOPY SIGN LOCATED AT 128 BLANCO ROAD (PIRATE PIPE AND TUBULAR) WITH THE STIPULATION THAT THE CODE ENFORCEMENT DEPARTMENT APPROVES THE SIGN. SHELLY SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 8-0.**

**DISCUSSION ITEMS:**

Sign Compliance Update

Sidewalk Signs - Staff Finding of Facts

Open Meetings Act



MR. BARWICK STATED THAT THERE IS A DIFFERENT FRAME ON THE SERENDIPITY STORE SIGN. THE METAL FRAME IS PART OF THE SIGN STRUCTURE AND CANNOT BE REMOVED.

THE BUJNOCH BUILDING BILLBOARD SIGN IS A NON-CONFORMING SIGN AND WILL BE REMOVED BY THE NEW TENANTS BY THE NEXT MONTH.

MR. BARWICK STATED THAT HE VISITED A FEW SURROUNDING CITIES TO FIND OUT HOW THEY HANDLE SIDEWALK SIGNS. THE CITIES HE VISITED ALL HAVE SOME SORT OF SIDEWALK SIGNAGE WITH FREDERICKSBURG HAVING THE LEAST AMOUNT OF SIGNAGE. THE SIGNS WERE FAIRLY UNIFORM AND NO MORE THAN 2'X4' IN SIZE AND THE QUALITY OF SIGNS IS ALL OVER THE PLACE WITH MANY HAND CRAFTED SIGNS OF MOSTLY DECENT QUALITY. THERE WERE NOT ANY MULTI-TENANT SIGNS AND HE DID NOTICE THAT THERE WAS QUITE A BIT OF COMMERCIAL BUSINESSES IN THE DOWNTOWN AREA.

MR. BARWICK ASKED THE COMMISSIONERS TO E-MAIL OR CALL HIM REGARDING ANY IDEAS ON HOW WE SHOULD CHANGE THE SIGN ORDINANCE TO KEEP IT A VITAL AND HEALTHY DOWNTOWN.

COMMISSIONER SWAN ASKED OF THE 37 SIDEWALK SIGNS HOW MANY OF THEM ARE GRANDFATHERED AND ALLOWED TO BE ON THE STOREFRONT AND HOW CAN THEY BE REMOVED.

MR. BARWICK DID NOT HAVE THE NUMBER AVAILABLE.

COMMISSIONER NICHOLS ASKED ABOUT THE MISSION, FUTURE AND VISION OF DOWNTOWN BOERNE FOR THE NEXT 10-15 YEARS.

COMMISSIONER SHOEMAKER COMMENTED THAT SHE RECENTLY HAD FAMILY VISIT FROM UP NORTH THAT WERE IMPRESSED WITH HOW BOERNE HAS REALLY KEPT THE HD VERY HISTORIC.

HE ADDED THAT THE HE COUNTED 37 SIDEWALK SIGNS IN THE BOERNE HD.

MR. BARWICK SPOKE TO THE CITY ATTORNEY REGARDING THE OPEN MEETINGS ACT AND STATED THAT SHE RECOMMENDED SOME WEBSITES FOR

**INFORMATION ON THE SUBJECT.**

**ADJOURNMENT**

**COMMISSIONER KERR MADE A MOTION TO ADJOURN THE HLC MEETING.  
COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION PASSED  
8-0.**

\_\_\_\_\_ Chairman

\_\_\_\_\_ Secretary

\_\_\_\_\_ Anne S.  
DeLuna