

HISTORIC LANDMARK COMMISSION MEETING MINUTES
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Tuesday, August 2, 2016 - 5:30 PM

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

HLC MEMBERS ABSENT: Shelly Swinghamer

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

VISITORS: Jeff Alvarez, Michelle Edge

WELCOME NEW HISTORIC LANDMARK COMMISSIONER TABITHA CUEVAS

CITIZENS COMMENTS: None

CONFLICT OF INTEREST DECLARATION: None

APPROVAL OF MINUTES

[2016-766](#) Approval of HLC meeting minutes of July 5, 2016. Take necessary action.

COMMISSIONER KERR MADE A MOTION TO APPROVE THE HLC MEETING MINUTES OF JULY 5, 2016. COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION PASSED 7-0.

ACTION ITEMS:

1. [2016-667](#) Request for approval for a Certificate of Appropriateness for a 4'3" x 4'3" wall sign located at 116 W. Blanco Road (Dang Sassy). Take necessary action.

MR. BARWICK PRESENTED THE REQUEST FOR A METAL WALL SIGN.

MICHELLE EDGE, BUSINESS OWNER, STATED THAT THE SIGN IS A CANOPY SIGN AND NOT A WALL SIGN AS STATED ON THE SIGN PERMIT APPLICATION. THEIR SIGN WILL BE PLACED OVER THE SUGAR BELLES CAKE SHOP'S EXISTING SIGN THAT HANGS FROM THE FRONT OF THE PORCH WITH 2 BRACKETS.

COMMISSIONER STEPHENS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 4'3"X4'3" HANGING SIGN LOCATED AT 116 W. BLANCO ROAD (DANG SASSY). COMMISSIONER BROOKS-STEPHENS SECONDED THE MOTION. THE MOTION PASSED 7-0.

2. [2016-722](#) Request for approval for a Certificate of Appropriateness for a 24" x 35" wall sign located at 455 S. Main St. (Joaquin's Panaderia Y Mas). Take necessary action.

MR. BARWICK STATED THAT THE APPLICANT IS REQUESTING 3 SIGNS FOR HIS BUSINESS AND THAT STAFF IS IN FAVOR OF THE REQUEST. HE DID MENTION THAT HE HAD A CONVERSATION WITH THE PROPERTY OWNER REGARDING THE EXTERIOR PAINTING OF THE WALL THAT HAS NOT BEEN PERMITTED AND CONFIRMED THAT THEY WOULD BE SUBMITTING THEIR REQUEST FOR APPROVAL FROM THE HLC.

JEFFEREY ALVAREZ, BUSINESS OWNER, WAS PRESENT. THERE WERE NOT QUESTIONS OR COMMENTS FROM THE COMMISSIONERS.

COMMISSIONER BOERNER MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 24"X35" WALL SIGN LOCATED AT 455 S. MAIN ST. (JOAQUIN'S PANADERIA Y MAS). COMMISSIONER SHOEMAKER SECONDED THE MOTION. THE MOTION PASSED 7-0.

3. [2016-760](#) Request for a Certificate of Appropriateness for an 84" diameter wall sign located at 455 S. Main St. (Joaquin's Panaderia Y Mas). Take necessary action.

MR. ALVAREZ REMAINED AT THE PODIUM TO CONTINUE WITH THE REQUEST FOR APPROVAL FOR HIS SECOND SIGN.

COMMISSIONER STEPHENS STATED THAT SHE WOULD LIKE THIS 84" DIAMETER WALL SIGN TO BE DESIGNED MORE LIKE THE 4'3"X4'3" SIGN THAT WAS JUST APPROVED. SHE ALSO COMMENTED THAT SHE IS NOT IN FAVOR OF ROUND SIGNS LIKE THE KELANI YOGURT SIGN.

THE APPLICANT STATED THAT THE PROPOSED SIGN IS THE SAME SIZE AS THE ADJACENT BUSINESS OWNER'S (KELANI YOGURT) SIGN WHICH IS LOCATED ON THE SOUTH END OF THE ADJACENT BUILDING.

COMMISSIONER NICHOLS STATED THAT HAVING 2 ROUND SIGNS ON EACH SIDE OF THE BUILDING IS COMPLIMENTARY AND GIVES THE 2 BUILDINGS SYMMETRY AND HE IS IN FAVOR OF THE ROUND SIGN.

COMMISSIONER KERR MADE A MOTION TO APPROVE A REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR A 84" DIAMETER WALL SIGN LOCATED AT 455 S. MAIN ST. (JOAQUIN'S PANADERIA Y MAS). COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION PASSED 6-1, WITH COMMISSIONER STEPHENS DISSENTING.

4. [2016-764](#) Request for approval for a Certificate of Appropriateness for a 18" x 72" awning sign located at 455 S. Main St. (Joaquin's Panaderia Y Mas). Take necessary action.

MR. BARWICK PRESENTED THE DOUBLE-SIDED AWNING SIGN. IT MEETS THE SIGN ORDINANCE REGULATIONS AND STAFF RECOMMENDS APPROVAL FOR THIS REQUEST.

MR. ALVAREZ STATED THAT BRACKETS FOR THE PROPOSED SIGN DO NOT EXIST BUT THAT HE PLANS TO USE MATCHING GALVANIZED STEEL BRACKETS AND THAT THE SIGN WOULD HAVE A 7' CLEARANCE FROM THE SIDEWALK.

COMMISSIONER STEPHENS STATED THAT SHE WOULD PREFER THAT ALL 3 PROPOSED SIGNS HAVE THE SAME SHAPE INSTEAD OF HAVING 3 DIFFERENT SHAPES EACH.

COMMISSIONER BOERNER MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 18"X72" AWNING SIGN LOCATED AT 455 S. MAIN ST. (JOAQUIN'S PANADERIA Y MAS).

COMMISSIONER KERR SECONDED THE MOTION. THE MOTION PASSED 6-1, WITH COMMISSIONER STEPHENS DISSENTING.

DISCUSSION ITEMS:

PROPOSED CITY HALL UPDATE:

MR. BARWICK STATED THAT THERE ARE 4 SCHEDULED PROPOSED CITY HALL UPDATE MEETINGS AND THAT IN ORDER TO AVOID A QUORUM THE COMMISSIONERS SHOULD CONTACT MS. DELUNA TO SCHEDULE A TIME THAT THEY WOULD LIKE TO ATTEND A MEETING. THE COPY OF THE PREVIOUS ARCHEOLOGICAL SURVEY OF THE PROPOSED CITY HALL CAMPUS WHICH WAS COMPLETED IN 2009 IS AVAILABLE IF THE COMMISSIONERS ARE INTERESTED IN READING IT. THE RECENT SURVEY WILL BE SENT TO THE TEXAS HISTORICAL COMMISSION FOR REVIEW AND APPROVAL SO THAT THE CITY CAN DEVELOP THE REMAINING PROPERTY.

SIGN COMPLIANCE UPDATE:

CODE ENFORCEMENT HAS ISSUED LETTERS TO THOSE THAT HAVE FREE-STANDING, OPEN SIGNS AND HAS RECEIVED MUCH FEEDBACK ON THE STIFLING OF GROWTH FOR THE BUSINESSES IN THE DOWNTOWN AREA. ANY SIGNAGE, INSIDE OR OUTSIDE, WINDOWS IS PERMITTED. THE HLC MAY WANT TO LOOK INTO CHANGING THIS PERMITABLE SIGNAGE.

THE OWNER OF THE 18", LIGHTED, METAL "259" ADDRESS SIGN MAY BE ASKED TO COME IN TO APPLY FOR A SIGN PERMIT.

OUTDOOR MERCHANDISE DISPLAYS:

MR. BARWICK PLANS ON MORE MEETINGS WITH THE PLANNING AND CODE ENFORCEMENT DEPARTMENTS TO FURTHER DISCUSS THE ISSUES OF HAVING OUTDOOR DISPLAY ITEMS ON THE PROPERTY AFTER BUSINESS HOURS (I.E. CHICKEN, DINOSAUR, THRIFT STORE DISPLAYS, ETC.)

HISTORIC DISTRICT RESTORATION PROGRAM UPDATE:

SINCE 2013, 19 PROJECTS HAVE BEEN APPROVED AND 17 PROJECTS HAVE BEEN COMPLETED. TOTAL CONSTRUCTION COST OF ALL COMPLETED PROJECTS IS \$258,741. THERE ARE CURRENTLY 6 PROSPECTS FOR THE HDRP.

COMMISSIONER NICHOLS ASKED IF THE COB IS REQUIRED TO OBTAIN HLC OR CODE ENFORCEMENT APPROVAL FOR THEIR SIGNAGE OR BANNERS ON THE HISTORIC DISTRICT.

ADJOURNMENT

COMMISSIONER NICHOLS MADE A MOTION TO ADJOURN THE MEETING.
COMMISSIONER BROOKS-STEPHENS SECONDED THE MOTION. THE MOTION
PASSED 7-0.

_____ Chairman

_____ Secretary

_____ Anne S.
DeLuna