

HISTORIC LANDMARK COMMISSION MEETING MINUTES
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Tuesday, October 4, 2016 - 5:30 PM

HLC MEMBERS PRESENT: Shelly Swinghamer, Justin Boerner, Ben Adam, Mike Nichols, Tabitha Cuevas, Sally Schoemaker

HLC MEMBERS ABSENT: Steve Kerr, Shanda Stevens, Ariel Brooks-Stevens

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

CITIZENS COMMENTS: None

CONFLICT OF INTEREST DECLARATION: None

APPROVAL OF MINUTES

[2016-908](#) Request for approval of the Historic Landmark Commission meeting minutes of September 6, 2016. Take necessary action.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE MEETING MINUTES OF SEPTEMBER 6, 2016. COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION PASSED 6-0.

ACTION ITEMS:

1. [2016-919](#) Untable a request for approval for a Certificate of Appropriateness for a 119" X 30" wall sign located at 101 S. Main St. (Hunting and Gathering for the home). Take necessary action.

COMMISSIONER BOERNER MADE A MOTION TO UNTABLE A REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 119" X 30" WALL SIGN LOCATED AT 101 S. MAIN ST. (HUNTING AND GATHERING FOR THE HOME). COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION PASSED 6-0.

2. [2016-904](#) Request for approval for a Certificate of Appropriateness for a 119"x30" wall sign located at 101 S. Main St. (Hunting and Gathering for the home). Take necessary action.

THIS AGENDA ITEM WAS ADDRESSED LATER IN THE MEETING BECAUSE THE APPLICANT WAS NOT PRESENT.

MR. BARWICK PRESENTED THE AGENDA ITEM.

LILA REED, BUSINESS OWNER, STATED THAT SHE MOVED INTO THIS LOCATION FROM THE SPACE NEXT DOOR IN FEBRUARY. SHE IS REQUESTING APPROVAL FOR 3 NEW SIGNS. MS. REED POINTED OUT THAT THE RETAIL IN DOWNTOWN BOERNE HAS BEEN TERRIBLE THIS SUMMER, THE INCREASE IN PROPERTY TAXES HAVE BEEN ADDED ON TO THE BUSINESS OWNERS RENT, AND THE LACK OF SIGNAGE HAVE HAD A NEGATIVE IMPACT TO HER BUSINESS.

THE COMMISSIONERS' COMMENTED ON THE LACK OF TRUE COLOR DISTINCTION AS SHOWN ON THE PHOTOCOPIES OF THE SIGN, PROPOSED THAT THE SIGNS' COLORS MATCH THE BUILDING'S EXTERIOR PAINT, THE LACK OF UNIFORMITY OF THE SIGNS' SHAPES, AND REQUESTED PAINT CHIPS.

COMMISSIONER BOERNER MADE A MOTION TO TABLE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 119" X 30" WALL SIGN LOCATED AT 101 S. MAIN ST. (HUNTING AND GATHERING FOR THE HOME) UNTIL PAINT SAMPLES CAN BE PROVIDED TO THE COMMISSION. COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION PASSED 6-0.

3. [2016-920](#) Untable a request for approval for a Certificate of Appropriateness for a 120" x 33.75" wall sign located at 101 S. Main St. (Hunting and Gathering for the home). Take necessary action.

COMMISSIONER SWINGHAMER MADE A MOTION TO UNTABLE A REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 120" X 33.75" WALL SIGN LOCATED AT 101 S. MAIN ST. (HUNTING AND GATHERING FOR THE HOME). COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION PASSED 6-0.

4. [2016-905](#) Request for approval for a Certificate of Appropriateness for a 120" x 33.75" wall sign located at 101 S. Main St. (Hunting and Gathering for the home). Take necessary action.

THIS AGENDA ITEM WAS ADDRESSED LATER IN THE MEETING BECAUSE THE APPLICANT WAS NOT PRESENT.

SIGN DIRECTION AND COMMENTS WERE GIVEN DURING THE DISCUSSION ON AGENDA NUMBER 2.

COMMISSIONER NICHOLS MADE A MOTION TO TABLE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 120" X 33.75" WALL SIGN LOCATED AT 101 S. MAIN ST. (HUNTING AND GATHERING FOR THE HOME). COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION PASSED 6-0.

5. [2016-921](#) Untable a request for approval for a Certificate of Appropriateness for a 46" x 26.01" canopy sign located at 101 S. Main St. (Hunting and Gathering for the home). Take necessary action.

COMMISSIONER NICHOLS MADE A MOTION TO UNTABLE A REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 46" X 26.01" CANOPY SIGN LOCATED AT 101 S. MAIN ST. (HUNTING AND GATHERING FOR THE HOME). COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION PASSED 6-0.

6. [2016-906](#) Request for approval for a Certificate of Appropriateness for a 46" x 26.01" canopy sign located at 101 S. Main St. (Hunting and Gathering for the home). Take necessary action.

THIS AGENDA ITEM WAS ADDRESSED LATER IN THE MEETING BECAUSE THE APPLICANT WAS NOT PRESENT.

SIGN DIRECTION AND COMMENTS WERE GIVEN DURING THE DISCUSSION ON AGENDA NUMBER 2.

COMMISSIONER NICHOLS MADE A MOTION TO TABLE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 46" X 26.01" CANOPY SIGN LOCATED AT 101 S. MAIN ST. (HUNTING AND GATHERING FOR THE HOME). COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 6-0.

7. [2016-922](#) Untable a request for approval for a Certificate of Appropriateness for a 3'6" x 7'11" free-standing sign located at

625 N. Main St. (Genesis Healthcare). Take necessary action.

COMMISSIONER NICHOLS MADE A MOTION TO UNTABLE A REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 3'6" X 7'11" FREE-STANDING SIGN LOCATED AT 625 N. MAIN ST. (GENESIS HEALTHCARE). COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 6-0.

8. [2016-909](#) Request for approval for a Certificate of Appropriateness for a 3'6" x 7'11" free-standing sign located at 625 N. Main St. (Genesis Healthcare). Take necessary action.

THIS AGENDA ITEM WAS ADDRESSED LATER IN THE MEETING BECAUSE THE APPLICANT WAS NOT PRESENT.

MR. BARWICK INTRODUCED THE APPLICANT.

NICOLAS GAUDET PRESENTED THE COLOR SAMPLE OF THE CORPORATE SIGN AS REQUESTED BY THE COMMISSIONERS AT THE OCTOBER HLC MEETING.

COMMENTS WERE MADE THAT THE BRIGHT RED COLOR SIGN FACE WAS TOO BRIGHT A COLOR FOR THE OVERALL LARGE SIZE OF THE PROPOSED SIGN FACE.

COMMISSIONER NICHOLS MADE A MOTION TO DENY THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 3'6" X 7'11" FREE-STANDING SIGN LOCATED AT 625 N. MAIN ST. (GENESIS HEALTHCARE). COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION PASSED 5-0, WITH CHAIRMAN ADAM ABSTAINING.

9. [2016-923](#) Untable a request for approval for a Building Permit for a detached BBQ pit located at 210 N. Main St. (The Dienger Trading Co.). Take necessary action.

COMMISSIONER BOERNER MADE A MOTION TO UNTABLE A REQUEST FOR APPROVAL FOR A BUILDING PERMIT FOR A DETACHED BBQ PIT LOCATED AT 210 N. MAIN ST. (THE DIENGER TRADING CO.) COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 6-0.

10. [2016-910](#) Request for approval for a Building Permit for a BBQ pit located at 210 N. Main St. (The Dienger Trading Post). Take necessary action.

MR. BARWICK PRESENTED THE REQUEST.

RAYMOND LUNSFORD, BUSINESS OWNER STATED THAT HE WOULD LIKE TO BUILD A BBQ PIT IN THE CENTER ISLAND OF THE PARKING LOT. HIS DESIRE IS TO BE ABLE TO COOK BURGERS, HOT DOGS, ETC. FOR LARGE GROUPS (I.E. SOCCER, BASEBALL TEAMS). HE DESCRIBED THE PIT DESIGN AND MATERIALS. HE ALSO DISCUSSED PLACING A PORTABLE PIT INSTEAD. MR. BARWICK STATED THAT THE PORTABLE PIT WOULD NOT REQUIRE HLC APPROVAL.

THE COMMISSIONERS' CONCERNS INCLUDED PUBLIC ACCESS TO THE HOT PIT, FENCING, NUMEROUS BBQ LOCALES ON MAIN STREET, HEALTH DEPARTMENT APPROVAL, FIRE MARSHAL APPROVAL, PERMANENT COVER, AND OVERALL LACK OF INFORMATION.

COMMISSIONER NICHOLS MADE A MOTION TO TABLE THE REQUEST FOR APPROVAL FOR A BUILDING PERMIT FOR A BBQ PIT LOCATED AT 210 N. MAIN ST. (THE DIENGER TRADING CO.). COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 6-0.

11. [2016-911](#) Request for approval for a Certificate of Appropriateness for a 18" x 44" canopy sign located at 233 S. Main St. (Juan Stop). Take necessary action.

MR. BARWICK PRESENTED THE AGENDA ITEM AND STATED THAT THE CANOPY SIGN MEETS THE SIGN ORDINANCE REQUIREMENTS AND THAT STAFF RECOMMENDS APPROVAL OF THE SIGN.

YOMAIRA BROUGHT PAINT CHIPS FOR THE COMMISSIONERS.

COMMISSIONER NICHOLS COMMENTED THAT THE CHOICE OF COLORS WAS TOO LOUD FOR THE HISTORIC DISTRICT AND ASKED THE APPLICANT IF SHE IS OPEN TO USING MORE SUBDUED COLORS FOR HER SIGNAGE.

COMMISSIONER SHOEMAKER STATED THAT THE COLORS OF THE SIGN SHOULD BE FINE SINCE THE SIGN IS NOT TOO LARGE.

COMMISSIONER BOERNER MADE A MOTION TO DENY THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 18" X 44" CANOPY SIGN LOCATED AT 233 S. MAIN ST. (JUAN STOP). COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION FAILED 2-4, WITH COMMISSIONERS SWINGHAMER, ADAM, CUEVAS, AND SHOEMAKER DISSENTING.

COMMISSIONER CUEVAS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 18" X 44" CANOPY SIGN LOCATED AT 233 S. MAIN ST. (JUAN STOP) AS PRESENTED. COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 4-2, WITH COMMISSIONERS NICHOLS AND BOERNER DISSENTING.

12. [2016-912](#) Request for approval for a Certificate of Appropriateness of a 12" x 36" free-standing sign located at 233 S. Main St. (Juan Stop).
 Take necessary action.

COMMISSIONER SWINGHAMER MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 12" X 36" FREE-STANDING SIGN LOCATED AT 233 S. MAIN ST. (JUAN STOP) AS PRESENTED. COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION PASSED 4-2, WITH COMMISSIONERS NICHOLS AND BOERNER DISSENTING.

13. [2016-907](#) Request for approval for a Certificate of Appropriateness for exterior paint located at 711 S. Main St. Take necessary action.

MR. BARWICK PRESENTED THE AGENDA ITEM.

RAYMOND LUNSFORD, PROPERTY OWNER, STATED THAT HE IS REQUESTING TO GET APPROVAL TO PAINT THE EXTERIOR OF THE BUILDING WITH A CHARCOAL COAST BASE, ROADSTER WHITE TRIM, AND A SOPHISTICATED TEAL FRONT DOOR.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR PAINT LOCATED AT 711 S. MAIN ST. AS PRESENTED. COMMISSIONER SHOEMAKER SECONDED THE MOTION. THE MOTION PASSED 6-0.

14. [2016-913](#) Request for approval for a Certificate of Appropriateness for 57.75" x 132" register signs and 20" x 114" text monument sign located at 194 S. Main St. (The Shops Boerne City Center). Take necessary action.

MR. BARWICK PRESENTED THE AGENDA ITEM AND STATED THAT THE PROPERTY OWNER WOULD LIKE TO HAVE MORE SPACE ON THE SIGN FOR THE SHOPS. THE PLAN IS TO REMOVE THE "THE SHOPS AT BOERNE CITY CENTER" FROM THE SIGN AND ON TO THE UPPER SECTION OF THE MONUMENT, REPLACING THE EXISTING "BOERNE CITY CENTER" SIGN. STAFF IS IN SUPPORT OF THIS REQUEST.

PAUL HOLEKAMP, SIGN CONTRACTOR, STATED THAT THE REQUEST IS TO RELOCATE THE LOGO, ONLY HAVE 4 SHOP NAMES ON THE SIGN, ALL THE LETTERING AND THE LOGO WILL NOW BE 3/8" DIMENSIONAL LETTERS GOING FROM ABOUT 6" TO 7-1/4" LETTERS FOR BETTER VISIBILITY. THE COLOR SCHEME WILL REMAIN THE SAME.

COMMISSIONER NICHOLS CONCERNED WITH DIFFERENTIATING THE LOGO FROM THE SHOP NAMES, SUGGESTED THAT THE APPLICANT REMOVE THE WORDING "THE SHOPS" FROM THE TOP OF THE MONUMENT SIGN AND THEN INCREASE THE FONT FOR THE WORDING OF "BOERNE CITY CENTER". ANOTHER SUGGESTION WAS TO EMPHASIZE BOERNE CITY CENTER WITH LARGER LETTERS AND DECREASING THE SIZE OF "THE SHOPS" LETTERING.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 57.75" X 132" REGISTER SIGNS AND 20" X 114" TEXT MONUMENT SIGN LOCATED AT 194 S. MAIN ST. (THE SHOPS BOERNE CITY CENTER) WITH THE CAVEAT THAT A TEMPORARY LOGO BE USED ON THE MONUMENT SIGN UNTIL MORE INFORMATION CAN BE PROVIDED TO THE HLC. COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 5-1, WITH COMMISSIONER BOERNER DISSENTING.

15. [2016-914](#) Request for approval for a Building Permit for the replacement of 12 windows located at 179 S. Main St. Take necessary action.

MR. BARWICK PRESENTED THE AGENDA ITEM.

JASON HIRKO, PROPERTY OWNER, STATED THAT HE WOULD LIKE TO REPLACE THE 12 NORTHSIDE WINDOWS AND PAINT THEM IN A LIGHT GREEN COLOR WHICH IS THE COLOR THAT FOUND ON THE TRIM THAT WAS REMOVED.

COMMISSIONER BOERNER MADE A MOTION TO APPROVE THE REQUEST FOR A BUILDING PERMIT FOR THE REPLACEMENT OF 12 WINDOWS LOCATED AT 179 S. MAIN ST. COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION PASSED 6-0.

- 16. [2016-915](#) Request for approval for a Certificate of Appropriateness for exterior paint selections located at 179 S. Main St. Take necessary action.**

NEXT MR. HIRKO PROVIDED THE COMMISSION WITH SAMPLE PAINT SAMPLES FOR THE EXTERIOR PAINT. THE WOOD/PANELS-KILIM BEIGE, WINDOWS-STEEL, CANOPY/STAIRCASE/RAILINGS-PORPOISE, DAMAGED BRICK-HOPSACK. HE STATED THAT THE PLAN IS TO REMOVE THE LATEX PAINT OFF OF THE FRONT OF THE BUILDING BY EITHER PRESSURE WASHING OR SAND BLASING AND TAKE IT BACK TO THE ORIGINAL CLAY-RED BRICK THAT EXISTS AT THE REAR OF THE BUILDING.

COMMISSIONER BOERNER MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR PAINT SELECTIONS LOCATED AT 179 S. MAIN ST. COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION PASSED 6-0.

- 17. [2016-916](#) Request for approval for a Building Permit for an exterior steel stairway located at 179 S. Main St. Take necessary action.**

MR. BARWICK STATED THAT MR. HIRKO SUBMITTED CONCEPT DRAWINGS BUT WOULD LIKE TO TABLE THE REQUEST FOR A BUILDING PERMIT UNTIL HE CAN MEET WITH THE ARCHITECTURAL REVIEW COMMITTEE FOR GUIDANCE ON A MORE THOROUGH DESIGN FOR THE STAIRWAY AND BUILDING.

COMMISSIONER BOERNER MADE A MOTION TO TABLE THE REQUEST FOR APPROVAL FOR A BUILDING PERMIT FOR AN EXTERIOR STEEL STAIRWAY LOCATED AT 179 S. MAIN ST. COMMISSIONER SWINGHAMER SECONDED THE REQUEST. THE MOTION PASSED 6-0.

18. [2016-917](#) Request for approval for a Demolition and Building Permit for steel canopy to replace existing canopy located at 179 S. Main St. Take necessary action.

MR. HIRKO WOULD LIKE TO HOLD OFF ON GETTING APPROVAL FOR THE REPLACEMENT OF THE EXISTING CANOPY FROM THE HLC UNTIL HE CAN MEET WITH THE ARCHITECTURAL REVIEW COMMITTEE.

THE APPLICANT STATED THAT HE WOULD LIKE TO REPAIR, REPAINT AND ADD A HANDRAIL TO THE BALCONY TO MAKE IT LOOK NICER.

COMMISSIONER NICHOLS MADE A MOTION TO TABLE THE REQUEST FOR APPROVAL FOR A DEMOLITION AND BUILDING PERMIT FOR A STEEL CANOPY TO REPLACE EXISTING CANOPY LOCATED AT 179 S. MAIN ST. COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 6-0.

19. [2016-918](#) Request for approval for a Building Permit for storefront windows and doors located at 179 S. Main St. Take necessary action.

MR. BARWICK PRESENTED THE AGENDA ITEM.

MR. HIRKO DESCRIBED HIS PLANS FOR THE STOREFRONT WINDOWS AND DOORS AND SHARED SOME OF THE BUILDING'S HISTORY.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE BUILDING PERMIT FOR STOREFRONT WINDOWS AND DOORS LOCATED AT 179 S. MAIN ST. COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 6-0.

DISCUSSION ITEMS: None

ADJOURNMENT

COMMISSIONER NICHOLS MADE A MOTION TO ADJOURN. COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION WAS APPROVED 6-0.

Chairman

A.
DeLuna