

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

HLC MEMBERS PRESENT: Shelly Swinghamer, Ariel Brooks-Stevens, Justin Boerner, Ben Adam, Mike Nichols, Sally Schoemaker, Steve Kerr

HLC MEMBERS ABSENT: Shanda Stevens, Tabitha Cuevas

CITY STAFF PRESENT: Paul Barwick, Special Projects Director, Sheldon Cravey, IT Specialist, and Anne S. DeLuna, Planner

CITIZENS COMMENTS: None

CONFLICT OF INTEREST DECLARATION: Ben Adam on agenda item #17 and #18.

APPROVAL OF MINUTES

[2016-903](#) Request for approval of the Historic Landmark Commission meeting minutes of October 4, 2016. Take necessary action.

ACTION ITEMS:

1. [2016-990](#) Untable a request for a Certificate of Appropriateness for a 120"x33.75" wall sign located at 101 S. Main St. (Hunting and Gathering for the home). Take necessary action.

**COMMISSIONER KERR MADE A MOTION TO UNTABLE A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 120"X33.75" 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. [2016-991](#) 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.

MR. BARWICK INTRODUCED LILA REED, BUSINESS OWNER. HE STATED THAT THIS SIGN WAS PRESENTED AND TABLED AT THE OCTOBER HLC MEETING.

MRS. REED PROVIDED A SAMPLE OF THE ACTUAL COLOR OF THE SIGN. SHE POINTED OUT THAT MANY OF THE SIGNS AROUND HER LOCATION AS WELL AS THE TXDOT SIGNS ARE A GREEN COLOR. THE APPLICANT CHANGED THE SHAPE OF THE SIGNS AS RECOMMENDED BY THE HLC AT THE PREVIOUS MEETING.

COMMISSIONER NICHOLS WAS CONCERNED WITH THE HEIGHT OF THE SIGN. HE WOULD LIKE TO KEEP THE FONT SIZE THE SAME BUT WOULD LIKE TO SEE THE AMOUNT OF SPACE ABOVE THE FONT BE REDUCED.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 101 S. MAIN ST. (HUNTING AND GATHERING FOR THE HOME) WITH THE CAVEAT THAT THE SIGN'S BACKGROUND BE PAINTED IN RAGING SEA (SHERWIN WILLIAMS 6474) AND THAT THE SIZE BE 120" WIDE BY POSSIBLY AS SMALL AS 27" IN HEIGHT OR A REDUCTION OF 20% WITH STAFF'S APPROVAL. COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 6-0.

3. [2016-1009](#) 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 NICHOLS 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 BROOKS-STEVENS SECONDED THE MOTION. THE MOTION PASSED 6-0.

4. [2016-1010](#) 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.

**MR. BARWICK STATED THAT STAFF RECOMMENDS APPROVAL OF THIS REQUEST.**

**COMMISSIONER KERR MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 101 S. MAIN ST. (HUNTING AND GATHERING FOR THE HOME) WITH THE CAVEAT THAT THE SIGN'S BACKGROUND BE PAINTED IN RAGING SEA (SHERWIN WILLIAMS 6474) AND THAT THE SIZE BE 120" WIDE BY POSSIBLY AS SMALL AS 27" IN HEIGHT OR A REDUCTION OF 20% WITH STAFF'S APPROVAL. COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 6-0.**

5.     [2016-992](#)     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.

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

6.     [2016-993](#)     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.

**MR. BARWICK STATED THAT STAFF RECOMMENDS APPROVAL FOR THIS REQUEST.**

**COMMISSIONER SWINGHAMER MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A CANOPY SIGN LOCATED AT 101 S. MAIN ST. (HUNTING AND GATHERING FOR THE HOME). COMMISSIONER KERR SECONDED THE MOTION. THE MOTION PASSED 6-0.**

7.     [2016-994](#)     Untable a request for approval for a Building Permit for a BBQ pit located at 210 N. Main St. (The Dienger Trading Post). Take necessary action.

**COMMISSIONER BOERNER MADE A MOTION TO APPROVE A REQUEST TO UNTABLE A BUILDING PERMIT FOR A BBQ PIT LOCATED AT 210 N. MAIN ST. (THE DIENGER TRADING POST). COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION PASSED 6-0.**

8. [2016-995](#) Request to table the request for approval for a Building Permit for a BBQ pit located at 210 N. Main St. (The Dienger Trading Post) until the February 2017 HLC meeting. Take necessary action.

**MR. BARWICK STATED THAT AFTER MR. LUNSFORD (PROPERTY OWNER) SPOKE TO CITY AND COUNTY OFFICIALS FOR GUIDANCE ON THIS REQUEST AND IS REQUESTING TO TABLE THIS ITEM FOR THREE MONTHS SO THAT HE CAN REVIEW HIS OPTIONS.**

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A REQUEST TO TABLE THE REQUEST FOR APPROVAL FOR A BUILDING PERMIT FOR A BBQ PIT LOCATED AT 210 N. MAIN ST. (THE DIENGER TRADING POST) UNTIL THE FEBRUARY 2017 HLC MEETING. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION PASSED 6-0.**

9. [2016-996](#) Request for approval for a Certificate of Appropriateness for exterior paint located at 609 S. Main St. Take necessary action.

**MR. BARWICK STATED THAT STAFF DOES NOT SUPPORT THIS REQUEST.**

**THE APPLICANT PRESENTED HIS REQUEST FOR APPROVAL FOR EXTERIOR PAINT SELECTIONS IN THE SHADE OF EITHER SOFT TURQUOISE OR YUCATAN BLUE (PAINT CHIP WAS BROUGHT TO THE MEETING). HE STATED THAT HE IS OPEN TO THE HLC RECOMMENDATION FOR A DIFFERENT SHADE IF THESE SHADES ARE NOT ACCEPTABLE.**

**COMMISSIONER NICHOLS STATED THAT HE WOULD LIKE TO SEE A SHADE OF PAINT THAT WOULD COMPLIMENT THE EXISTING STONE COLOR.**

**CHAIRMAN ADAM SUGGESTED THAT THE APPLICANT MEET WITH THE ARC TO ASSIST HIM IN SELECTING A MORE APPROPRIATE PAINT COLOR.**

**COMMISSIONER NICHOLS MADE A MOTION TO TABLE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR PAINT LOCATED AT 609 S. MAIN ST. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION PASSED 6-0.**

10. [2016-1002](#) Request for approval for a Certificate of Appropriateness for a 14" x 60" canopy sign located at 703 S. Main St. (Mangus Realty Group). Take necessary action.

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

THE CHAIRMAN ADDRESSED THIS AGENDA ITEM AT 6:48PM.

THE APPLICANT WAS STILL NOT PRESENT AT THE MEETING.

MR. BARWICK STATED THAT STAFF COULD MAKE THE PRESENTATION AT THE RISK OF BEING DENIED. HE PRESENTED THE REQUEST FOR THE HLC APPLICANT.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 14" X 60" CANOPY SIGN LOCATED AT 703 S. MAIN ST. (MANGUS REALTY GROUP). COMMISSION BOERNER SECONDED THE MOTION. THE MOTION PASSED 6-0.

11.     [2016-1003](#)     Request for approval for a Building Permit for a fence located at 438 S. Main St. (The Victorian Rose). Take necessary action.

MR. BARWICK INTRODUCED DEBBIE HEISER, BUSINESS OWNER. HE STATED THAT THE APPLICANT WOULD LIKE TO BUILD A 3.5', 3" PICKETS, DOG-EARED, FENCE ALONG THE NORTH AND SOUTH PROPERTY LINES. THIS REQUEST IS BEING PROMPTED DUE TO THE NEIGHBORING CIBOLO CREEK BREWING CO.CLIENTS USING THE VICTORIAN ROSE PARKING LOT AND THE RISK OF LIABILITY SHOULD THE BREWERY CLIENTS INCUR PERSONAL OR PROPERTY DAMAGE ON THE APPLICANTS PROPERTY. STAFF IS IN FAVOR OF THIS REQUEST.

MS. HEISER PRESENTED HER REQUEST.

COMMISSIONER NICHOLS STATED THAT PERHAPS MORE SIGNS FOR DESIGNATED PARKING WOULD BE EFFECTIVE IN STOPPING PEOPLE FROM PARKING IN HER PARKING LOT. HE DOES NOT BELIEVE THAT THE HLC SHOULD GET INVOLVED WITH THIS DISAGREEMENT BETWEEN NEIGHBORS AND FEELS THAT THE FENCE WOULD DETER FROM THE OVERALL FEEL OF THE HISTORIC DISTRICT.

COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A BUILDING PERMIT FOR A FENCE LOCATED AT 438 S. MAIN ST. (THE VICTORIAN ROSE). COMMISSIONER SHOEMAKER SECONDED THE MOTION. THE MOTION PASSED 5-1, WITH COMMISSIONER NICHOLS DISSENTING.

12.     [2016-997](#)           Untable a request for approval for a Demolition and Building Permit for steel canopy located at 179 S. Main St. Take necessary action.

JASON HIRKO, PROPERTY OWNER, WAS PRESENT TO ADDRESS QUESTIONS REGARDING ITEMS 12-16.

COMMISSIONER BOERNER MADE A MOTION TO UNTABLE A REQUEST FOR APPROVAL FOR A DEMOLITION AND BUILDING PERMIT FOR A STEEL CANOPY LOCATED AT 179 S. MAIN ST. COMMISSIONER BROOKS-STEVENS SECONDED THE MOTION. THE MOTION PASSED 6-0.

13.     [2016-998](#)           Request for approval for a Demolition and Building Permit for steel canopy located at 179 S. Main St. Take necessary action.

MR. BARWICK STATED THAT THE APPLICANT HAS MET WITH THE ARCHITECTURAL REVIEW COMMITTEE. THE APPLICANT WILL NOT BE MOVING FORWARD WITH THIS REQUEST AT THIS TIME.

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

14. [2016-999](#) Request for approval for a Building Permit for a detached elevator located at 179 S. Main St. Take necessary action.

MR. BARWICK PRESENTED THE APPLICANT AND STATED THAT THE APPLICANT MET WITH THE ARCHITECTURAL REVIEW COMMITTEE REGARDING THIS REQUEST. STAFF IS IN FAVOR OF THIS REQUEST AND RECOMMENDS INSTALLING FAUX WINDOWS/SHUTTERS AND RECLAIMED TIN VENEER.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A REQUEST FOR APPROVAL FOR A BUILDING PERMIT FOR A DETACHED ELEVATOR LOCATED AT 179 S. MAIN ST. COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION PASSED 6-0.

15. [2016-1000](#) Untable a request for approval for a Building Permit for an exterior steel stairway located at 179 S. Main St. Take necessary action.

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

16. [2016-1008](#) Request for approval for a Building Permit for two (2) steel staircases located at 179 S. Main St. Take necessary action.

MR. BARWICK STATED THAT STAFF IS IN FAVOR OF BOTH STAIRCASES SUBMITTED.

COMMISSIONER NICHOLS STATED THAT HE PREFERS THE STYLE OF RAILING THAT IS SIMILAR TO THE RAILING LOCATED AT THE DIENGER TRADING POST BUILDING (SEE PICTURE LABELED #3 IN THE PACKET).

COMMISSIONER KERR MADE A MOTION TO APPROVE A BUILDING PERMIT FOR TWO (2) STEEL STAIRCASES LOCATED AT 179 S. MAIN ST.

COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 6-0.

17. [2016-1004](#) Request for approval for a Building Permit for roof and exterior improvements located at 107 E. San Antonio. Take necessary action.

CHAIRMAN ADAM RECUSED HIMSELF FROM AGENDA ITEMS #17 AND #18. VICE-CHAIRMAN BOERNER ASSUMED THE ROLE OF CHAIRMAN.

MR. BARWICK PRESENTED THE REQUEST AND OUTLINED THE PLAN FOR IMPROVEMENTS FOR THIS BUILDING.

PATTY MAINZ, PROPERTY OWNER, STATED THAT SHE WOULD LIKE TO HAVE THE STANDING-SEAM ROOF MATERIAL EXTEND TO THE PORCH AND WILL NOT ENCLOSE THE RAFTERS.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A REQUEST FOR A BUILDING PERMIT FOR ROOF AND EXTERIOR IMPROVEMENTS LOCATED AT 107 E. SAN ANTONIO ST. COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 5-0.

18. [2016-1005](#) Request for approval for a Certificate of Appropriateness for exterior paint located at 107 E. San Antonio St. Take necessary action.



MS. MAINZ STATED THAT SHE PLANS ON PAINTING THE TRIM AND COLUMNS IN ALMOND AND THE BASE IN GRAY BROWN.

COMMISSION KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR PAINT LOCATED AT 107 E. SAN ANTONIO WITH THE CAVEAT THAT THE DOOR BE PAINTED BLACK. COMMISSIONER BROOKS-STEVENSON SECONDED THE MOTION. THE MOTION PASSED 5-0.

CHAIRMAN ADAM RETURNED TO THE DAIS. HE ADDRESSED AGENDA ITEM #10.

DISCUSSION ITEMS: None

ADJOURNMENT

COMMISSIONER BOERNER MADE A MOTION TO ADJOURN THE MEETING. COMMISSIONER NICHOLS SECONDED THE MOTION. The motion passed 6-0.

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Administrative Officer

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Anne  
S. DeLuna