

**HISTORIC LANDMARK COMMISSION MEETING MINUTES**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Tuesday, January 3, 2017 - 5:30 PM**

HLC MEMBERS PRESENT: Ariel Brooks-Stephens, Justin Boerner, Ben Adam, Mike Nichols, Shanda Stephens, Tabitha Cuevas, Sally Schoemaker, Steve Kerr

HLC MEMBERS ABSENT: Shelly Swinghamer

CITY STAFF PRESENT: Paul Barwick, Special Projects Director, Anne DeLuna, Planner, Barrett Squires, IT Support, Laura Talley, Planning Director, Susana Ramos, Planner

CALL TO ORDER – 5:30 PM

CITIZENS COMMENTS: None

CONFLICT OF INTEREST DECLARATION: None

APPROVAL OF MINUTES

[2017-113](#) Request for approval of the Historic Landmark Commission meeting minutes of December 6, 2016. Take necessary action.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL OF THE HISTORIC LANDMARK COMMISSION MEETING MINUTES OF DECEMBER 6, 2016. COMMISSIONER BROOKS-STEPHENS SECONDED THE MOTION. THE MOTION PASSED 7-0.**

ACTION ITEMS:

- 1 [2017-114](#) Untable a request for approval for a Certificate of Appropriateness for a 72" x 48" free-standing sign located at 720 N. Main St. (Shape Shifters). Take necessary action.

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 72" X 48" FREE-STANDING SIGN LOCATED AT 720 N. MAIN ST. (SHAPE SHIFTERS). COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION PASSED 7-0.**

- 2 [2017-115](#) Request for approval for a Certificate of Appropriateness for a 72" x 48" free-standing sign located at 720 N. Main St. (Shape Shifters). Take necessary action.

**MR. HANK HATTOY, BUSINESS OWNER, PRESENTED HIS REQUEST.**

**COMMISSIONER NICHOLS STATED THAT HE PREFERS THE SIGN'S POSTS TO BE PAINTED WHITE RATHER THAN RED AS PRESENTED. HE DOESN'T WANT ANYONE TO CONFUSE THE SIGN AS BEING PART OF THE FIRE STATION PROPERTY.**

**COMMISSIONER STEPHENS MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 72" X 48" FREE-STANDING SIGN LOCATED AT 720 N. MAIN ST. (SHAPE SHIFTERS) AS PRESENTED. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION PASSED 6-1, WITH COMMISSIONER NICHOLS DISSENTING.**

- 3**      [2017-116](#)      Request for approval for a Certificate of Appropriateness for a 1'-11 1/2" x 5' canopy sign located at 116 W. Blanco Rd. (Raymond James). Take necessary action.

**TRICIA HOWELL, PROJECT COORDINATOR FOR EXECUTIVE SIGNS, PRESENTED HER SIGN REQUEST.**

**COMMISSIONER BOERNER MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 1'-11 1/2" X 5' CANOPY SIGN LOCATED AT 116 W. BLANCO RD. (RAYMOND JAMES). COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION PASSED 7-0.**

- 4**      [2017-117](#)      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.

**MORGAN, SUN SIGNS, PRESENTED HER SIGN REQUEST. THE HLC PREVIOUSLY DENIED THE APPLICANT'S REQUEST FOR A CERTIFICATE OF APPROPRIATENESS DUE TO THE BRIGHT RED COLOR SELECTION.**

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

- 5**      [2017-118](#)      Request for approval for a Building Permit for demolition of an existing structure located at 153 S. Main St. (AcreWerks). Take

necessary action.

**GUY SANDERS, PRESIDENT OF ACRE WERKS, PRESENTED HIS REQUESTS ON AGENDA ITEMS #5, #6, AND #7.**

**COMMISSIONER BROOKS-STEPHENS MADE A MOTION TO APPROVE A REQUEST FOR A BUILDING PERMIT FOR DEMOLITION OF AN EXISTING STRUCTURE LOCATED AT 153 S. MAIN ST. (ACREWERKS). COMMISSIONER KERR SECONDED THE MOTION. THE MOTION PASSED 7-0.**

- 6**      [2017-119](#)      Request for approval for a Building Permit for building renovation and new construction located at 153 S. Main St. (AcreWerks).  
Take necessary action.

**GUY SANDERS STATED THAT THE BUILDING WILL HAVE NEW EXTERIOR FRONT DOORS, INSTALLATION OF NEW ENERGY EFFICIENT WINDOWS AND NEW STOREFRONT WITH RELOCATED FRONT ENTRY. THE PILLARS ON THE FRONT COVER ARE PROPOSED TO BE ENCASED. THE NEW CONSTRUCTION WILL INCLUDE A TWO-STORY STRUCTURE ATTACHED TO THE EXISTING STRUCTURE BUT SET-BACK FROM THE FRONT ELEVATION. THE ELEVATOR TOWER INCLUDES A SIGNATURE WATER TANK AS SEEN IN THE RICHTER FAMILY'S GAS STATION. THE TOWER WILL HAVE CERAMIC BRICK AND METAL WILL BE USED ON THE FRONT AND THE REAR OF THE BUILDING, HE BRIEFLY DISCUSSED THE LAYOUT OF THE INTERIOR OF THE BUILDING. MR. SANDERS WILL ALSO BE IN CONTACT WITH TXDOT REGARDING THIS PROJECT.**

**COMMISSIONER STEPHENS SAYS SHE LIKES THE INDUSTRIAL, MODERN LOOK BUT WOULD RATHER SEE A MORE HISTORIC BUILDING DESIGN.**

**COMMISSIONER NICHOLS STATED THAT HE THINKS THAT THIS PROJECT IS FANTASTIC BUT FEELS THAT IT DOESN'T BELONG IN THE BOERNE HISTORIC DISTRICT AND THEREFORE DOES NOT SUPPORT THE PROJECT.**

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR A BUILDING PERMIT FOR BUILDING RENOVATION AND NEW CONSTRUCTION LOCATED AT 153 S. MAIN ST. (ACREWERKS). COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION PASSED 6-1, WITH COMMISSIONER NICHOLS DISSENTING.**

- 7**      [2017-120](#)      Request for approval for a Certificate of Appropriateness for

exterior color selection located at 153 S. Main St. (AcreWerks).

Take necessary action.

**MR. SANDERS STATED THAT THE BUILDING'S EXTERIOR WOULD BE PAINTED AS FOLLOWS:**

**\*BEHR:TC-45 BLACK-ON ALL NON-MAIN STREET STOREFRONT WINDOW-PANES AND DOORS.**

**\*OR-W9 COTTAGE WHITE-ON ALL SOUTH FACING MASONRY AND MAIN STREET POSTS ON TRANSOM.**

**\*N37QB CONFEDERATE GREY-ACCENT TRIM AND FLASHINGS.**

**\*S420 ALPINE TRAIL GREEN-NEW MAIN STREET STORE FRONT WOOD FRAMED WINDOW/DOORS AND TOP TRIM OF TRANSOM.**

**COMMISSIONER STEPHENS MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR PAINT COLOR SELECTION LOCATED AT 153 S. MAIN ST. (ACREWERKS) AS FOLLOWS:**

**\*BEHR:TC-45 BLACK-ON ALL NON-MAIN STREET STOREFRONT WINDOW-PANES AND DOORS.**

**\*GR-W11 SILVER ASH-ON ALL SOUTH FACING MASONRY AND MAIN STREET POSTS ON TRANSOM.**

**\*N500-4 PENCIL SKETCH-ACCENT TRIM AND FLASHINGS.**

**\*S420-5 LOREAL-NEW MAIN STREET STORE FRONT WOOD FRAMED WINDOW/DOORS AND TOP TRIM OF TRANSOM.**

**COMMISSIONER BROOKS-STEPHENS SECONDED THE MOTION. THE MOTION PASSED 7-0.**

**DISCUSSION ITEMS:**

- Upcoming proposed City Hall Architectural Review Committee Meeting

Mr. Barwick stated that the City has overall schematic drawings for the proposed City Hall. The project will be reviewed by the Architectural Review Committee in March. The HLC will be able to give their comments on the drawings.

- Proposed revisions to the Historic District Restoration Program in February

The HDRP will be increasing the amount of matching grants up to \$20,000

**ADJOURNMENT**

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

\_\_\_\_\_ Chairman

\_\_\_\_\_ Secretary