HISTORIC LANDMARK COMMISSION MEETING MINUTES
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Tuesday, February 7, 2017 - 5:30 PM

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

HLC MEMBERS ABSENT: None

CITY STAFF PRESENT: Paul Barwick, Special Projects Director, Barrett Squires, IT Services, Anne S. DeLuna, Planner, Laura Talley, Plng Director, Susana Ramos, Planner

CALL TO ORDER – 5:30 PM

CITIZENS COMMENTS: None

CONFLICT OF INTEREST DECLARATION: None

APPROVAL OF MINUTES

2017-179 Request for approval of the Historic Landmark Commission meeting minutes of November 30, 2016 (Ethics Training) and January 3, 2016. Take necessary action.

COMMISSIONER BOERNER MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL OF THE HISTORIC LANDMARK COMMISSION MEETING MINUTES OF NOVEMBER 30, 2016 AND JANUARY 3, 2017. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION PASSED 8-0.

ACTION ITEMS:

2017-180 Request for approval for a Certificate of Appropriateness for a 36" x 22" wall sign located at 609 S. Main St. (La Vraie Beaute). Take necessary action.

MR. DAVID RUIZ, APPLICANT, PRESENTED HIS REQUEST.

COMMISSIONER STEVENS MADE A MOTION TO APPROVE A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 36" X 22" WALL SIGN LOCATED AT 609 S. MAIN ST. (LA VRAIE BEAUTE). COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION WAS APPROVED 8-0.

2017-181 Request for approval for a Certificate of Appropriateness for a 48"

x 90" free standing sign located at 609 S. Main St. (La Vraie Beaute). Take necessary action.

MR. DAVID RUIZ, APPLICANT, PRESENTED HIS REQUEST.

COMMISSIONER KERR MADE A MOTION TO APPROVE A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 48" X 90" FREE-STANDING SIGN LOCATED AT 609 S. MAIN ST. (LA VRAIE BEAUTE). COMMISSIONER BROOKS-STEVENS SECONDED THE MOTION. THE MOTION WAS APPROVED 8-0.

2017-182 Request for approval for a Certificate of Appropriateness for a 36" x 24" sidewalk sign located at 703 S. Main Street (Mangus Realty Group). Take necessary action.

ARMANDO MUSQUIZ, MANGUS REALTY GROUP MANAGING PARTNER, PRESENTED THE REQUEST. HE STATED THAT THEY WOULD PREFER TO HAVE A PERMANENT MONUMENT SIGN INSTEAD AND ASKED IF THAT IS AN OPTION.

COMMISSIONER STEVENS MADE A MOTION TO APPROVE A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 36" X 24" SIDEWALK SIGN LOCATED AT 703 S. MAIN ST. (MANGUS REALTY GROUP) WITH A CAVEAT THAT THIS TEMPORARY SIGN BE REMOVED SHOULD A PERMANENT SIGN BE APPROVED IN THE FUTURE. COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION PASSED 8-0.

2017-183 Request for approval for a Certificate of Appropriateness for a 23" x 60" canopy sign located at 116 W. Blanco Road (Medfirst). Take necessary action.

THE APPLICANT WAS NOT CALLED TO THE PODIUM.

COMMISSIONER KERR MADE A MOTION TO APPROVE A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 23" X 60" CANOPY SIGN LOCATED AT 116 W. BLANCO ROAD (MEDFIRST). COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION PASSED 8-0.

2017-184 Request for approval for a Certificate of Appropriateness for a 10' - 1/2" x 1' - 8 7/8" projecting sign located at 705 S. Main St. (Capital Title). Take necessary action.

THE AETNA GRAPHICS REPRESENTATIVE PRESENTED 3 SIGN REQUESTS. SHE STATED THAT NEW VINYL GRAPHICS WILL BE PLACED ON THE EXISTING AUGUSTA SIGN.

COMMISSIONER NICHOLS EXPRESSED CONCERN OVER THE VERTICAL PLACEMENT OF THE LETTERING ON THE SIGN AS IT DOESN'T GIVE A HISTORIC FEEL.

COMMISSIONER CUEVAS MADE A MOTION TO APPROVE A REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR A 10' - 12" X 8 7/8" CANOPY SIGN LOCATED AT 705 S. MAIN ST. COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 7-1, WITH COMMISSIONER NICHOLS DISSENTING.

2017-185 Request for approval for a Certificate of Appropriateness for a 1' - 8" x 7" wall sign located at 705 S. Main St. (Capital Title). Take necessary action.

THE AETNA SIGN REPRESENTATIVE WAS PRESENT TO ANSWER QUESTIONS REGARDING HER SIGN REQUEST.

COMMISSIONER ARIEL BROOKS-STEVENS MADE A MOTION TO APPROVE A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 1'-8" X 7" WALL SIGN LOCATED AT 705 S. MAIN ST. (CAPITAL TITLE). COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION WAS APPROVED 8-0.

2017-186 Request for approval for a Certificate of Appropriateness for a 52" high, 1' 8" x 1" 8" free standing sign located at 705 S. Main Street (Capital Title). Take necessary action.

COMMISSIONER STEVENS SHARED HER CONCERN WITH THE DIFFERENT BACKGROUND OF THE CAPITOL TITLE SIGNS.

THE APPLICANT STATED THAT THEY STAYED WITH THE BLACK AND WHITE COLOR PATTERN AS THAT OF THE FORMER TENANT SIGN SO THAT THE COMMISSION WOULD GIVE THEIR APPROVAL.

COMMISSIONER BOERNER MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 52" HIGH, 1'8" X 1'8" FREE-STANDING SIGN LOCATED AT 705 S. MAIN ST. (CAPITOL TITLE). COMMISSIONER KERR SECONDED THE MOTION. THE MOTION WAS APPROVED 8-0.

2017-187 Request for approval for a Building Permit for building renovation and new construction located at 229 N. Main St. (Prytime Medical Devices). Take necessary action.

MR. JIM TERRIAN, MR. BRIAN GARRISON AND PAUL BARWICK PRESENTED THE PRYTIME MEDICAL DEVICES CONCEPT SKETCHES OF THE PROPOSED NEW ADDITION OF A TWO-STORY STRUCTURE AND THE ADDITION OF BRICK VENEER WITH WINDOWS OF THE SAME CHARACTER OF WINDOWS OF THE REST OF THE BUILDING AND METAL ROOF.

MR. TERRIAN MENTIONED THAT ONCE THE BUILDING IS COMPLETE, THE COMPANY PLANS ON BRINGING MORE JOBS TO BOERNE.

COMMISSIONER NICHOLS STATED THAT THIS PRESENTATION IS A GREAT CHANGE FROM THE PLAN THAT WAS ORIGINALLY PRESENTED TO THE ARCHITECTURAL REVIEW COMMITTEE. HE ALSO STATED THAT HE PREFERS THAT STUCCO NOT BE USED FOR THE FACADE.

COMMISSIONER NICHOLS MADE A MOTION TO TABLE THIS REQUEST UNTIL THE APPLICANT CAN MEET WITH THE ARCHITECTURAL REVIEW COMMITTEE AGAIN WITH A SITE VISIT. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION PASSED 8-0.

2017-188 Request for approval for a Certificate of Appropriateness for exterior color selection located at 229 N. Main Street (Prytime Medical Devices). Take necessary action.

COMMISSIONER NICHOLS MADE A MOTION TO TABLE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR COLOR SELECTION LOCATED AT 229 N. MAIN ST. (PRYTIME MEDICAL DEVICES). COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION WAS APPROVED 8-0.

2017-189 Request for approval for a Building Permit for a roof located at 229 N. Main Street (Prytime Medical Devices). Take necessary action.

COMMISSIONER KERR MADE A MOTION TO TABLE A REQUEST FOR APPROVAL FOR A BUILDING PERMIT FOR A ROOF LOCATED AT 229 N. MAIN ST. (PRYTIME MEDICAL DEVICES). COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION WAS APPROVED 8-0.

2017-190 Request for approval for a Building permit for renovation and new construction located at 179 S. Main St. (Hirko-Ziegler Building). Take necessary action.

JASON HIRKO AND PAUL BARWICK PRESENTED THE INFORMATION REGARDING THE PROPOSED RENOVATION AND NEW CONSTRUCTION ON THE HIRKO-ZIEGLER BUILDING. THIS WILL INCLUDE REVISED DESIGN AND LOCATION OF MAIN ST. STAIRCASE AND ELEVATOR SHAFT. THE APPLICANT HAS MADE CHANGES TO THE PROPOSED DESIGN PREVIOUSLY APPROVED ON OCTOBER 4, 2016 TO LOWER THE COST OF THE IMPROVEMENTS.

THERE WAS MUCH DISCUSSION ON THE STAIRCASE OPTIONS AS THE REVISED STAIRCASE ADJACENT TO MAIN ST. COULD PRESENT A POTENTIAL TRAFFIC HAZARD WITH EXISTING PARKING CONFIGURATION DUE TO THE CLOSE PROXIMITY OF THE STAIRCASE TO THE DRIVING LANE.

COMMISSIONER NICHOLS STATED THAT THE NEW PLAN LACKS A HISTORIC APPEARANCE.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A BUILDING PERMIT FOR RENOVATION AND NEW CONSTRUCTION LOCATED AT 179 S. MAIN ST. (HIRKO-ZIEGLER BUILDING) WITH THE CAVEAT THAT THE FRONT STAIRWELL BE TURNED 90 DEGREES SO THAT IT IS ADJACENT TO THE NORTH FACING SIDE OF THE BUILDING AND THAT THE BOTTOM SET OF STAIRS OPENS UP ONTO MAIN STREET. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION WAS APPROVED 8-0.

2017-191 Request for approval for a Historic District Restoration Program Grant for 179 S. Main Street (Hirko-Ziegler Building). Take necessary action.

PAUL BARWICK STATED THAT STAFF RECOMMENDS APPROVAL FOR THE GRANT REQUEST.

COMMISSIONER BROOKS-STEVENS MADE A MOTION TO APPROVE A HISTORIC DISTRICT RESTORATION PROGRAM GRANT FOR 179 S. MAIN ST. (HIRKO-ZIEGLER BUILDING) NOT TO EXCEED $5,000. COMMISSIONER STEVENS SECONDED THE MOTION. THE MOTION WAS APPROVED 8-0.

2016-1001 Untable a request for approval for a Building Permit for a BBQ pit located at 210 N. Main St. (Dienger Trading Post). Take necessary action.

COMMISSIONER KERR MADE A MOTION TO UNTABLE A REQUEST FOR APPROVAL FOR A BUILDING PERMIT FOR A BBQ PIT LOCATED AT 210 N. MAIN ST. (DIENGER TRADING POST). COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION WAS APPROVED 8-0.

2016-1006 Request for approval for a Building Permit for a BBQ pit located at 210 N. Main Street (The Dienger Trading Post). Take necessary action.

THE APPLICANT WAS NOT PRESENT AT THE MEETING. SUSANA RAMOS STATED THAT THE APPLICANT WITHDREW THE REQUEST FOR APPROVAL OF A BUILDING PERMIT FOR A BBQ PIT.

LAURA TALLEY STATED THAT NO ACTION IS REQUIRED FOR THIS AGENDA ITEM.

DISCUSSION ITEMS:

NONE

ADJOURNMENT

COMMISSIONER NICHOLS MADE A MOTION TO ADJOURN THE MEETING. COMMISSIONER BROOKS-STEVENS SECONDED THE MOTION. THE MOTION PASSED 8-0.

_____ HLC
Chairman

_____ HLC
Secretary