

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

HLC MEMBERS PRESENT: Shanna Bergmann, Cesar Hance, Justin Boerner, Ben Adam, Mike Nichols, Shanda Stevens, Tabitha Cuevas, Steve Kerr, and Sherri Jo Adams

HLC MEMBERS ABSENT: None

CITY STAFF PRESENT: Barrett Squires, IT Svcs., Anne S. DeLuna, Planner, Laura Talley, Plng. Director, and Susana Ramos, Planner

GUESTS: Kelly and Lisa Curbello, Bruce and Barb Burger, Patti Mainz

CALL TO ORDER – 5:30 PM

CITIZENS COMMENTS: None

CONFLICT OF INTEREST DECLARATION: None

APPROVAL OF MINUTES

[2017-453](#) Request for approval of the Historic Landmark Commission minutes of June 6, 2017. Take necessary action.

COMMISSIONER KERR MADE A MOTION TO APPROVE THE MEETING MINUTES OF JUNE 6, 2017 WITH AND EDIT TO THE WORDING ON AGENDA ITEM 2017-426. COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION PASSED 8-0.

ACTION ITEMS:

- 1** [2017-454](#) Request for approval for a Certificate of Appropriateness for exterior color selection located at 123 S. Main Street (Jimmy's Main Square Foods). Take necessary action.

PATTI MAINZ, PROPERTY OWNER, PRESENTED THE REQUEST FOR CERTIFICATE OF APPROPRIATENESS ON BEHALF OF HER TENANT.

THERE WAS MUCH DISCUSSION ON THE SELECTION OF THE SHADE OF RED THAT WAS PRESENTED. A FEW OF THE COMMISSIONERS STATED THAT THE COLOR THAT WAS PRESENTED WAS NOT A PLEASANT SHADE FOR THE BUILDING THAT IS LOCATED AT SUCH A PROMINENT STREET INTERSECTION.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR SELECTION LOCATED AT 123 S. MAIN ST. (JIMMY'S MAIN SQUARE FOODS) THAT THE BUILDING BE PAINTED A SOLID COLOR (NO ACCENT COLOR, NO SPECIFIC SHADE). STEVE KERR SECONDED THE MOTION. THE MOTION PASSED 7-1, WITH COMMISSIONER STEVENS DISSENTING.

CHAIRMAN ADAM CALLED FOR A MOTION FOR THE COLOR SELECTION.

COMMISSIONER HANCE MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR COLOR SELECTION LOCATED AT 123 S. MAIN ST. (JIMMY'S MAIN SQUARE FOODS) THAT THE BUILDING BE PAINTED IN THE RED SHADE THAT MATCHES THE BRIGHT RED SHADE THAT IS BEING USED ON THE EXISTING STORE SIGN THAT IS LOCATED ALONG MAIN ST. THERE WAS NO SECOND.

COMMISSIONER NICHOLS MADE A MOTION TO TABLE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR COLOR SELECTION LOCATED ST 123 S. MAIN ST. (JIMMY'S MAIN SQUARE FOODS). COMMISSIONER STEVENS SECONDED THE MOTION. THE MOTION WAS APPROVED 8-0.

STAFF NOTES: IT WAS DETERMINED THAT THE FIRST VOTE IS THE ONLY VOTE THAT CAN BE CONSIDERED, HOWEVER IN THIS CASE THE ITEM ON THE AGENDA BEING CONSIDERED WAS APPROVAL OF THE COLOR SELECTION AND COLOR SELECTION WAS NOT DETERMINED WITH THE FIRST VOTE. THEREFORE NEITHER VOTE WAS AN OFFICIAL VOTE. THE APPLICANT WILL BE ASKED TO RETURN AND RESUBMIT THE ITEM.

2 [2017-455](#) Request for approval for a Certificate of Appropriateness for a 18'

x 2.5' wall sign located at 189 S. Main Street (Joli Boutique). Take necessary action.

BRUCE BURGER AND BARB BURGER PRESENTED THEIR REQUEST FOR A WALL SIGN.

STAFF STATED THAT THE APPLICANT'S INTENTION WAS TO USE THE \$5,200 SIGN THAT SHE USED AT HER PREVIOUS STORE IN SAN ANTONIO AS A WALL SIGN FOR HER BOERNE LOCATION. SHE STATED THAT CHAIRMAN ADAM NOTIFIED STAFF THAT THE SIGN IS 4-1/8" DEEP AND IS CONSIDERED A PROJECTING SIGN AND NOT A WALL SIGN.

THE APPLICANT PRESENTED HER REQUEST FOR APPROVAL TO EITHER USE HER EXISTING SIGN AS IS OR TO BE ABLE TO USE HER TEMPORARY SIGN UNTIL SHE IS ABLE TO PURCHASE A NEW SIGN IN JANUARY.

A SUGGESTION FROM THE COMMISSION WAS MADE TO HAVE THE LETTERS REMOVED FROM HER SIGN AND HAVE THE LETTERS MOUNTED ON THE WALL OR TAKE THE LETTERS FROM THE TEMPORARY WALL SIGN AND GLUE THEM TO A SUBSTRATE AND ATTACH THAT TO THE BUILDING.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 189 S. MAIN ST. (JOLI BOUTIQUE) BY REUSING THE TEMPORARY SIGN (16X2) MOUNTED ON A SUBSTRATE THAT IS FASTENED TO THE WALL. COMMISSIONER STEVENS SECONDED THE MOTION. THE MOTION PASSED 8-0.

- 3** [2017-456](#) Request for approval for a Certificate of Appropriateness for exterior color selection located at 189 S. Main Street (Joli Boutique). Take necessary action.

MR. & MRS. BURGER PRESENTED THEIR REQUEST.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR COLOR SELECTION AS PRESENTED LOCATED AT 189 S. MAIN ST. (JOLI BOUTIQUE). COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION PASSED 8-0.

- 4** [2017-472](#) Request for approval for a Certificate of Appropriateness for a

47.5" x 114" wall sign located at 108 E. San Antonio Avenue (The Bra Chick). Take necessary action.

KELLY AND LISA CURBELLO PRESENTED THEIR REQUEST.

COMMISSIONER STEVENS STATED THAT THE COLOR OF THE SIGN SEEMS TOO FLOURESCENT FOR THE HISTORIC DISTRICT.

COMMISSIONER STEVENS MADE A MOTION TO APPROVE A REQUEST FOR CERTIFICATE OF APPROPRIATENESS A 47.5" X 114" WALL SIGN LOCATED AT 108 E. SAN ANTONIO AVENUE (THE BRA CHICK) WITH THE CAVEAT THAT THE GLAMOROUS PINK SHADE BE USED INSTEAD OF THE HOT PINK. THE MOTION WAS SECONDED BY COMMISSIONER CUEVAS. THE MOTION PASSED 7-0, WITH COMMISSIONER HANCE DISSENTING.

- 5 [2017-473](#) Request for approval for a Certificate of Appropriateness for a 30" x 72" canopy sign located at 108 E. San Antonio Avenue (The Bra Chick). Take necessary action.

KELLY AND LISA CURBELLO PRESENTED THEIR REQUEST.

COMMISSIONER KERR MADE A MOTION TO APPROVE A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 30" X 72" CANOPY SIGN LOCATED AT 108 E. SAN ANTONIO AVENUE (THE BRA CHICK) WITH THE CAVEAT THAT THE SIGN COLOR MATCH THE PREVIOUSLY APPROVED SIGN (GLAMOROUS PINK). COMMISSIONER ADAMS SECONDED THE MOTION. THE MOTION PASSED 7-1, WITH COMMISSIONER NICHOLS DISSENTING.

- 6 [2017-476](#) Request for approval for a Certificate of Appropriateness for a 2' x 4' sidewalk sign located at 108 E. San Antonio Avenue (The Bra Chick). Take necessary action.

KELLY AND LISA CURBELLO PRESENTED THEIR REQUEST.

COMMISSIONER NICHOLS STATED THAT THE PROPOSED LOCATION OF THE SIGN IS VERY BUSY. MUCH DISCUSSION WAS HAD ON THE AMOUNT OF FREE-STANDING SIGNS LOCATED AT THE CORNER BY THE SODA POPS BUILDING AND THE INTERPRETATION OF THE ZONING ORDINANCE REQUIREMENTS.

COMMISSIONER NICHOLS MADE A MOTION TO DENY A REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 2" X 4" SIDEWALK SIGN LOCATED AT 108 E. SAN ANTONIO AVENUE (THE BRA CHICK). COMMISSIONER KERR SECONDED THE MOTION. THE MOTION PASSED 8-0.

- 7 [2017-475](#) Request for approval for a Certificate of Appropriateness for exterior color selection located at 108 E. San Antonio Avenue (The Bra Chick). Take necessary action.

KELLY AND LISA CURBELLO PRESENTED THEIR REQUEST.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR COLOR SELECTION LOCATED AT 108 E. SAN ANTONIO AVENUE (THE BRA CHICK). COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION PASSED 8-0.

DISCUSSION ITEMS:

NONE

ADJOURNMENT

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

THE MEETING WAS ADJOURNED AT 6:30PM.

HLC Chairman

HLC Secretary