

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

CALL TO ORDER – 5:30 PM

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

PUBLIC COMMENTS:

None

CONFLICT OF INTEREST DECLARATION

None

APPROVAL OF MINUTES

[2017-827](#) Request for approval of the Historic Landmark Commission meeting minutes of October 3, 2017 and October 16, 2017. Take necessary action.

**COMMISSIONER NICHOLS MOVED TO APPROVE THE MINUTES.**

**COMMISSIONER KERR SECONDED THE MOTION.**

**THE MINUTES WERE APPROVED WITH A VOTE OF 6 – 0.**

ACTION ITEMS:

1. [2017-828](#) Untable a request for approval for a Certificate of Appropriateness for a 54.25" x 59.25" free-standing sign located at 403 E. Blanco Road (The Side Stitch Embroidery). Take necessary action.

**COMMISSIONER BOERNER MOTIONED TO UNTABLE THIS ITEM.**

**COMMISSIONER ADAMS SECONDED THE MOTION**

**THE MOTION WAS APPROVED WITH A VOTE OF 6 – 0.**

2. [2017-824](#) Request for approval for a Certificate of Appropriateness for a 54.25" x 59.25" free-standing sign located at 403 E. Blanco Road (The Side Stitch Embroidery). Take necessary action.

Susana Ramos introduced the item and informed the commissioners that it was on the agenda last month.

The applicant was present to answer questions that the commissioners had. Commissioner Nichols asked about the paint color and number.

**COMMISSIONER KERR MOVED TO APPROVE THE REQUEST OF THE SIGN WITH THE CONDITION THAT IT BE VINYL AND PAINTED BACKGROUND**  
**COMMISSIONER BERGMANN SECONDED THE MOTION**  
**THE CERTIFICATE OF APPROPRIATENESS WAS APPROVED WITH A VOTE OF 6 – 0.**

3.     [2017-831](#)     Request for approval for a Certificate of Appropriateness for a 43" x 27" Sidewalk Sign located at 720 N. Main Street (Shapeshifters).  
                    Take necessary action.

Susana Ramos introduced the item and informed the commissioners that it came before them a couple months ago.

The applicant spoke about the sign in question.

Commissioner Nichols explained his stance on sidewalk signs.

Commissioner Adams asked why the applicant was not able to place the part of this sign on the sign that is already existing.

The applicant spoke about why he would like to have the sign and how it had increased the traffic of his store.

Commissioner Boerner spoke about how he would like to have the sidewalk sign be wooden to fit in more.

Commissioner Kerr asked about what the sign would be saying.

The applicant said that he would like to have a sign that he could change but it is not allowed.

**COMMISSIONER NICHOLS MOVED TO DENY THE SIDE WALK SIGN.**

**COMMISSIONER KERR SECONDED THE MOTION.**

**THE CERTIFICATE OF APPROPRIATENESS WAS DENIED WITH A VOTE OF 4 – 3.**

**CHAIRMAN ADAM INFORMED THE APPLICANT ON WHAT THE NEXT STEP WOULD BE.**

**COMMISSIONER ADAMS GAVE ADVICE ABOUT WHAT THE APPLICANT COULD DO TO IMPROVE THE SIGN.**

**COMMISSIONER NICHOLS SUGGESTED ANOTHER TYPE OF SIGN THAT APPLICANT COULD DO.**

**COMMISSIONER NICHOLS MOVES TO DENY THE ITEM.**

**COMMISSIONER KERR SECONDED THE MOTION.**

**THE CERTIFICATE OF APPROPRIATENESS WAS DENIED WITH A VOTE OF 5 – 2.**

4.     [2017-832](#)     Request for approval for a Certificate of Appropriateness for a 56" x 101.5" Monument Sign located at 491 S. Main St. (Riverside Market). Take necessary action.

Susana Ramos introduced the item.

Commissioner Nichols asked how the sign will be lighted.

The applicant explained the specifics of the sign in question and addressed the concerns of the commissioners about lighting and stated that the sign does not light up anything but the sign itself.

Commissioner Nichols asked about the height of the sign and what the ordinance allows. They also spoke about the changeable letters and what the color of those would be.

**COMMISSIONER BOERNER MOTIONED TO APPROVE THIS ITEM.**

**COMMISSIONER HANCE SECONDED THE MOTION.**

**THE CERTIFICATE OF APPROPRIATENESS WAS APPROVED WITH A VOTE OF 6 – 0.**

5.     [2017-833](#)         Request for approval for a Certificate of Appropriateness for an 18" x 8' 11 1/4" Canopy Sign with a 25" logo located at 491 S. Main Street (Riverside Market). Take necessary action.

The applicant introduced the item in question.

Commissioner Nichols asked about the litters in the sign

The applicant explained in detail the proposed sign. He spoke about the size of the letter and the letter housing component of the sign.

**COMMISSIONER KERR MOVED TO APPROVE THE ITEM.**

**COMMISSIONER BOERNER SECONDED THE MOTION.**

**THE CERTIFICATE OF APPROPRIATENESS WAS APPROVED WITH A VOTE OF 6 – 0.**

6.     [2017-834](#)         Request for approval for a Certificate of Appropriateness for a 24" x 36" Wall Sign located at 455 S. Main Street (Daly Finds). Take necessary action.

Susana Ramos introduced the item and spoke about the detail of the sign.

Commissioner Nichols asked about the wording of the sign.

The applicant spoke about the design of the sign and how she will paint the wording.

**COMMISSIONER NICHOLS MOVED TO APPROVE THE ITEM.**

**COMMISSIONER BERGMAN SECONDED THE MOTION.**

**THE CERTIFICATE OF APPROPRIATENESS WAS APPROVED WITH A VOTE OF 6 – 0.**

7.     [2017-835](#)         Request for approval for a Certificate of Appropriateness for a 1' x 6' freestanding sign located at 100 W. Hosack (Comfort Harbor Counseling & Wellness). Take necessary action.

Susana Ramos introduced the item and described where and how big the sign will be.

Commissioner Nichols asked about the colors of the sign.

**COMMISSIONER BOERNER MOVED TO APPROVE THE SIGN**

**COMMISSIONER ADAMS SECONDED THE MOTION.**

**THE CERTIFICATE OF APPROPRIATENESS WAS APPROVED WITH A VOTE OF 6 – 0.**

8. [2017-836](#) Request for approval for a Certificate of Appropriateness for a 26" x 46" Canopy Sign located at 179 S. Main Street (Laurie Saunders Antiques & Interiors). Take necessary action.

Susana Ramos introduced the sign.

**COMMISSIONER KERR MOVED TO APPROVE THE SIGN.**

**COMMISSIONER NICHOLS SECONDED THE MOTION.**

**THE CERTIFICATE OF APPROPRIATENESS WAS APPROVED WITH A VOTE OF 6 – 0.**

9. [2017-837](#) Request for approval for a Certificate of Appropriateness for a 4' x 8' Projecting Sign located at 179 S. Main Street (Laurie Saunders Antiques & Interiors). Take necessary action.

The applicant introduced the sign in question.

Commissioner Boerner raised concerns about the size of the sign.

Commissioner Kerr asked if the sign would be able to swing and the applicant spoke about how the sign is larger and it would take a lot of wind for it to swing.

**COMMISSIONER BOERNER MOTIONED TO APPROVE THE SIGN WITH THE CONSTRAINT THAT THE SIGN BE 3'X7'**

**COMMISSIONER HANCE SECONDED THE MOTION.**

**THE CERTIFICATE OF APPROPRIATENESS WAS APPROVED WITH A VOTE OF 6 – 0.**

10. [2017-838](#) Request for approval for a Building Permit for a 10' x 12' structure located at 437 S. Main Street (The Flower Shop). Take necessary action.

Susana Ramos introduced the item.

The applicant spoke about the building that they would like to have out in the parking lot.

Commissioner Boerner asked about the location of the building.

Commissioner Nichols asked what they plan to do to make it fit into the historical district. He voiced his opinion about having portable buildings in the historical district and does not think it fits the district.

The applicant spoke about how this is how she plans on letting the city know that they aren't just a flower shop.

Chairman Adam spoke about similar buildings that have been built in Boerne.

Commissioner Boerner recommended that the applicant meet with the commissioners separately to try to come up with a design that everybody likes.

**COMMISSIONER KERR MOVED TO DENY THIS ITEM.**

**COMMISSIONER NICHOLS SECONDED THE MOTION.**

**THE CERTIFICATE OF APPROPRIATENESS WAS DENIED WITH A VOTE OF 6 – 0.**

11. [2017-839](#) Request for approval for a Historic District Improvement Program

Grant for exterior renovations located at 123 S. Main Street (Main Square Foods / Exxon). Take necessary action.

Paul Barwick introduced the item and described in detail what the applicant planned to do.

Chairman Adam asked about the colors that were approved.

**COMMISSIONER NICHOLS MOVED TO APPROVE THE GRANT BUT WITH IT NOT TO EXCEED \$2,250**

**COMMISSIONER BERGMANN SECONDED THE MOTION  
THE GRANT WAS APPROVED WITH A VOTE OF 6 – 0.**

12.     [2017-840](#)     Request for approval for a Building Permit of an accessory structure at 605 S. Main Street (Texas Treasures Fine Art). Take necessary action.

Laura Talley introduced the item and spoke about the special circumstances. The building had already received a building permit to place the building on the site without receiving approval from the Historic Landmark Commission as is required by the Zoning Ordinance. The building permit could be revoked, but staff feels that the City has placed a burden on the property owner by issuing the permit in error and staff would like to work with the property to remedy the situation.

The applicant spoke about the cost that went with having the permit issued.

Commissioner Nichols brought up concerns about being able to see it from the street.

Commissioner Kerr spoke about how this City's error and it needs to be fixed.

**COMMISSIONER NICHOLS MOVED TO APPROVE THE ITEM WITH THE  
CONDITION THAT IT COME BEFORE THE COMMISSION AGAIN IN 6 MONTHS.  
NO ONE SECONDED THE MOTION SO THE MOTION FAILED.**

**COMMISSIONER BERGMANN MOVED TO APPROVE WITH THE FOLLOWING  
CONDITIONS: 1) THAT IN TWO YEARS IT COME BACK BEFORE THE  
COMMISSIONER, AND 2) THAT THEY DO SOME SORT OF SKIRTING AROUND  
THE BUILDING.**

**COMMISSIONER KERR SECONDED THE MOTION.**

**THE BUILDING PERMIT WAS APPROVED WITH A MOTION OF 5 – 1.**

DISCUSSION ITEMS:

- 2018 Meeting dates

-2018 Meeting Dates

ADJOURNMENT: 7:12 P.M.

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HLC Chairman

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HLC Secretary