

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Tuesday, February 6, 2018 - 5:30 PM

HLC Members Present: Shanna Bergmann, Cesar Hance, Justin Boerner,
Ben Adams, Mike Nichols, Steve Kerr, Tabitha Cuevas, Robert Newey

HLC Members Absent: Sherri Jo Adams

City Staff Present: Sheldon Cravey, (IT Services), Laura Talley (Planning
Director), Susana Ramos (Planner), Stephanie Kranich (Planning
Assistant)

Guests: Barb Burger, Steve Gross, Michelle Edge, BJ Wilson, Rachel
Wilson, Angela Rutledge

CALL TO ORDER – 5:30 PM

Chairman Ben Adam called the meeting to order and introduced the new
Historic Landmark Commissioner Robert Newey.

PUBLIC COMMENTS:

There were none.

CONFLICT OF INTEREST DECLARATION

There were none.

APPROVAL OF MINUTES

[2018-161](#) Request for approval of the Historic Landmark Commission
meeting minutes of January 2, 2018. Take necessary action.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR
APPROVAL OF THE HISTORIC LANDMARK COMMISSION MEETING MINUTES
OF JANUARY 2, 2018. COMMISSIONER KERR SECONDED THE MOTION. THE
MOTION CARRIED 7-0.**

ACTION ITEMS:

[2018-162](#) Request for approval for a Certificate of Appropriateness for an
13" x 62" awning sign located at 189 S. Main St. (Joli Boutique).
Take necessary action.

Ms. Susana Ramos explained the location of the business and stated staff recommended the approval. Ms. Barbara Burger, owner of Joli Boutique provided paint samples to the commissioners. Ms. Burger explained the description and paint color of the sign.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR AN 13"X 62" AWNING SIGN LOCATED AT 189 S. MAIN ST. (JOLI BOUTIQUE). COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION CARRIED 7-0.

[2018-163](#) Request for approval for a Certificate of Appropriateness for a 38" x 182" wall sign located at 189 S. Main St. (Joli Boutique). Take necessary action.

COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST OF APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 38"X182" WALL SIGN LOCATED AT 189 S. MAIN ST. (JOLI BOUTIQUE). COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION CARRIED 7-0.

[2018-164](#) Request for approval for a Certificate of Appropriateness for a 23" x 46" awning sign located at 233 S. Main Street, Suite K, (Manner Men's Salon). Take necessary action.

Ms. Susana Ramos explained the request was for an awning sign. Ms. Angela Rutledge, owner of the Manner Men's Salon, stated the sign will be located in place of the current temporary banner. Ms. Rutledge stated Betty from the permit office did not approve her for a roof top sign, as a result the request for this awning sign is the only option but it covers the window. Chairman Adam stated an appropriate addition would be a hanging sign, projected away from the awning post. Ms. Rutledge would be open to other approved options for a hanging sign. Chairman Adam stated the historical guidelines suggest the hung sign as to not block any historical architect. Commissioner Bergmann stated to post the sign above the hanging post as a projecting sign.

COMMISSIONER KERR MADE A MOTION TO DENY THE APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 23"X46" AWNING SIGN LOCATED AT 233 S. MAIN, SUITE K, (MANNER MEN'S SALON). COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 7-0 TO DENY THE AWNING SIGN.

[2018-165](#) Request for approval for a Certificate of Appropriateness for exterior renovations / installation of decorative light fixtures located at 233 S. Main Street, Suite K (Manner Men's Salon). Take necessary action.

Ms. Susana Ramos explained the size of the exterior light fixtures. Ms. Angela Rutledge, owner of the Manner Men's Salon, spoke regarding the design.

COMMISSIONER CUEVAS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS/INSTALLATION OF DECORATIVE LIGHT FIXTURES LOCATED AT 233 S. MAIN STREET, SUITE K (MANNER MEN'S SALON). COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION CARRIED 7-0.

[2018-166](#) Request for approval for a Certificate of Appropriateness for a 25" x 140" wall sign located at 161 S. Main Street (Small Cakes Cupcakery and Creamery). Take necessary action.

Ms. Susana Ramos presented the proposed color samples for the wall sign. Mr. Benjamin Wilson, owner of Small Cakes Cupcakery and Creamery spoke about the sign. Ms. Laura Talley stated the placement of the sign would be more centered on the wall. Commissioner Boerner asked if the sign would be illuminated and Mr. Wilson stated it would not be illuminated. Commissioner Kerr asked what the sign would be made of and Mr. Wilson stated it would be acrylic. Ms. Rachel Wilson stated the location of the sign would be more centered as the fire department requires their location address be located in the upper left hand corner. A correction was made to the agenda item and the sign's dimensions. The sign would actually be 28" x 159.5".

COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 25" X 140" WALL SIGN LOCATED AT 161 S. MAIN STREET (SMALL CAKES CUPCAKERY AND CREAMERY) WITH THE CORRECTED DIMENSIONS OF 28" X 159.5" FOR THE WALL SIGN. COMMISSIONER HANCE SECONDED THE MOTION. THE MOTION CARRIED 7-0.

[2018-170](#) Request for approval for a Certificate of Appropriateness for exterior color selection located located at 161 S. Main Street (Small Cakes Cupcakery and Creamery). Take necessary action.

Ms. Susana Ramos stated the item has been withdrawn.

COMMISSIONER NICHOLS MADE A MOTION TO DENY THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR COLOR SELECTION LOCATED AT 161 S. MAIN (SMALL CAKES CUPCAKERY AND CREAMERY). COMMISSIONER BOERNER SECONDED THE MOTION TO DENY THE REQUEST. THE MOTION CARRIED 7-0.

[2018-171](#) Request for approval for a Certificate of Appropriateness for exterior renovations / cedar awning located at 161 S. Main Street (Small Cakes Cupcakery and Creamery). Take necessary action.

Ms. Susana Ramos stated the item has been withdrawn.

COMMISSIONER CUEVAS MADE A MOTION TO DENY THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS/CEDAR AWNING LOCATED AT 161 S. MAIN STREET (SMALL CAKES CUPCAKERY AND CREAMERY). COMMISSIONER BERGMANN SECONDED THE MOTION TO DENY. THE MOTION CARRIED 7-0.

[2018-167](#) Request for approval for a Certificate of Appropriateness for a 4' x 4' wall sign located at 438 S. Main Street (Dang Sassy). Take necessary action.

Ms. Susana Ramos explained the description of the sign and stated staff recommends approval. Ms. Michelle Edge, owner of Dang Sassy stated the location of the sign on the building.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 4'X4' WALL SIGN LOCATED AT 438 S. MAIN STREET (DANG SASSY). COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 7-0.

[2018-168](#) Request for approval for a Certificate of Appropriateness for a 2' x 3' 10" awning sign located at 438 S. Main Street (Dang Sassy).
Take necessary action.

Ms. Edge explained the location of the building, the location of the parking lot and the placement of the sign.

COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 2'X3' 10" AWNING SIGN LOCATED AT 438 S. MAIN STREET (DANG SASSY). COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION CARRIED 7-0.

[2018-169](#) Request for approval for a Certificate of Appropriateness for a 42" x 42" free-standing sign located at 438 S. Main Street (Dang Sassy). Take necessary action.

Commissioner Nichols asked about the sign encroaching on the sidewalk. Ms. Edge explained it was just the angle of the photo taken but she could make the sign smaller in dimension.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 42"X42" FREE-STANDING SIGN LOCATED AT 438 S. MAIN STREET (DANG SASSY) WITH THE CONDITION NOT TO ENCROACH THE SIDEWALK. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION CARRIED 7-0.

DISCUSSION ITEMS:

- Proposed demolition of structure located behind 325 S. Main Street, Green Bull Jewelry.

Ms. Laura Talley made the Historical Landmark Commission aware of the demolition of the old barn, she stated that the building was in disrepair and was a hazard. Chairman Adam stated there were three sections of

this property, this being the rear part. Ms. Talley explained that this situation met the criteria in the ordinance that allows for a hazardous building to be demolished. Weather and termites have caused damage over the years. Chairman Adam stated the building was not originally built structurally sound. Commissioner Nichols asked who is responsible for inspections or fining. Ms. Talley explained it would be Code Enforcement's responsibility.

ADJOURNMENT

COMMISSIONER NICHOLS MADE A MOTION TO ADJOURN THE MEETING.

COMMISSIONER KERR SECONDED THE MOTION. THE MOTION CARRIED 7-0.

THE MEETING ADJOURNED AT 6:37 P.M.

HLC Chairman

HLC Secretary