

**MINUTES**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Tuesday, March 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: Barrett Squires, (IT Services), Laura Talley (Planning Director), Susana Ramos (Planner III), Stephanie Kranich (Planning Assistant)

Guests: Karen Mathison, Terry Gross, Steve Gross, Jason Hirko, BJ Wilson, Rachel Wilson, Angela Rutledge

CALL TO ORDER – 5:32 PM

PUBLIC COMMENTS:

There were none.

CONFLICT OF INTEREST DECLARATION

There were none.

APPROVAL OF MINUTES

[2018-219](#) Request for approval of the Historic Landmark Commission meeting minutes of February 6, 2018. Take necessary action.

**COMMISSIONER BOERNER MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL OF THE HISTORIC LANDMARK COMMISSION MEETING MINUTES OF FEBRUARY 6, 2018. COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION CARRIED 5-0. COMMISSIONER KERR AND COMMISSIONER NEWHEY WERE ABSENT FOR THE APPROVAL OF MINUTES.**

ACTION ITEMS:

1. [2018-220](#) Request for approval for a Certificate of Appropriateness for a 7' x 7' wall sign located at 455 S. Main Street. (Daly Finds). Take necessary action.

Ms. Susana Ramos explained the wall sign's location and description. Staff is supportive and recommends approval. The Commissioners concerns were in regards to the paint selection and stated the wall sign must match the size of the previously approved hanging sign.

**COMMISSIONER CUEVAS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 7' X 7' WALL SIGN LOCATED AT 455 S. MAIN STREET. (DALY FINDS). COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 7-0.**

2.     [2018-221](#)     Request for approval for a Certificate of Appropriateness for a 18" x 72" canopy sign located at 455 S. Main Street (Daly Finds). Take necessary action.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 18" X 72" CANOPY SIGN LOCATED AT 455 S. MAIN STREET. (DALY FINDS). COMMISSIONER KERR SECONDED THE MOTION. THE MOTION CARRIED 7-0.**

3.     [2018-222](#)     Request for approval for a Certificate of Appropriateness for exterior renovations / front facade located at 161 S. Main Street (Jason Hirko). Take necessary action.

Ms. Susana Ramos explained the request for exterior renovations to the metal siding with a proposed oxidation process of the metal. Ms. Ramos recommended a deadline of completion within 60 days.

Mr. Jason Hirko explained the process of oxidizing metal and that it hadn't worked as planned on the metal siding. Mr. Hirko requested more time or be allowed to paint the exterior.

Ms. Rachel Wilson the owner of the business stated there would be a decorative frame around the door. The date scheduled for opening the business is set for April 7.

Commissioner Nichols had a concern regarding the large amount of metal which covered the exterior of the building. The suggestion of cedar wainscoting was made as an option at the bottom of the exterior to

break up the large amount of metal siding.

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS/FRONT FACADE LOCATED AT 161 S. MAIN STREET. (JASON HIRKO), WITH THE CONDITION THAT CEDAR WAINSCOTING IS INSTALLED FOUR FEET HIGH ON THE FRONT TO MATCH THE EXISTING CEDAR SIDING FROM THE SIDE EXTERIOR WALL AND THE CONTINUATION OF METAL SIDING ON REMAINDER OF THE EXTERIOR AND FRONT FACADE. COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION CARRIED 6-1. COMMISSIONER NICHOLS DISSENTED.**

4. [2018-223](#) Request for approval for a Certificate of Appropriateness for exterior renovations / light fixtures located at 161 S. Main Street (Small Cakes Cupcakery and Creamery). Take necessary action.

Ms. Susana Ramos explained the description of the exterior light fixtures to illuminate the sign.

Ms. Rachel Wilson described the cage light fixtures.

Commissioner Nichols stated the cage lights would not provide the particular look wanted for the Historic District.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS/LIGHT FIXTURES LOCATED AT 161 S. MAIN STREET. (SMALL CAKES CUPCAKERY AND CREAMERY), WITH THE APPROVAL OF THE BARN LIGHTS AND DENIAL OF THE REQUEST FOR THE CAGE LIGHTS. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION CARRIED 7-0.**

5. [2018-228](#) Request for approval for a Certificate of Appropriateness for exterior renovations / televisions located at 161 S. Main Street (Small Cakes Cupcakery and Creamery). Take necessary action.

Ms. Susana Ramos brought forth the request for televisions to be placed in the patio area.

Ms. Rachel Wilson explained the requested location of the televisions.

Neither of the televisions would be visible from Main Street, but would be visible from Rosewood.

Commissioner Nichols had concerns regarding the placement of exterior televisions in the Historical District.

**COMMISSIOER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS/TELEVSIONS LOCATED AT 161 S. MAIN STREET. (SMALL CAKES CUPCAKERY AND CREAMERY). COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 5-2. COMMISSIONER NICHOLS AND COMMISSIONER BOERNER DISSENTED.**

6. [2018-226](#) Request for approval for a Certificate of Appropriateness for exterior renonvations / cedar deck located at 161 S. Main Street (Small Cakes Cupcakery and Creamery). Take necessary action.

Ms. Rachel Wilson stated that there will be flower boxes along the rails of the deck. Commissioner Nichols stated he'd like them to use different deck railing. Commissioner Adam stated that the deck is not cedar as it was presented.

Mr. Steve Gross, the contractor, stated that the spindle width of the rails are to code. Commissioner Nichols stated the look was not historic looking and made the request for a less-commercial look of the spindles on the deck rails. Commissioner Kerr stated the deck needs to be stained.

**COMMISSIONER BOERNE MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS/CEDAR DECK LOCATED AT 161 S. MAIN STREET. (SMALL CAKES CUPCAKERY AND CREAMERY), WITH THE CONDITION THE DECK MUST BE STAINED TO MATCH THE CEDAR SIDING AT THE LOCATION. COMMISSIONER HANCE SECONDED THE MOTION. THE MOTION CARRIED 6-1. COMMISSIONER NICHOLS DISSENTED.**

7. [2018-227](#) Request for approval for a Certificate of Appropriateness for a 3' x 2' sidewalk sign located at 615 S. Main Street (Vintage on Main).

Take necessary action.

Ms. Susana Ramos described the proposed sign and stated the sign must be removed after business hours. Staff is supportive and recommends approval.

Ms. Karen Matheson, a vendor of the business, stated the sign is the exact same as the previous sign and would have wheels which would allow it to be moved more easily.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 3' X 2' SIDEWALK SIGN LOCATED AT 615 S. MAIN STREET. (VINTAGE ON MAIN), WITH THE REMINDER THAT THE SIGN IS ONLY ALLOWED TO BE DISPLAYED DURING BUSINESS HOURS AND MUST BE STORED OUT OF SIGHT WHEN THE BUSINESS IS CLOSED. THE SIGN WILL INCLUDE WHEELS TO ALLOW FOR BETTER MOBILITY. COMMISSIONER NEWHEY SECONDED THE MOTION. THE MOTION CARRIED 7-0.**

8. [2018-237](#) Request for approval for a Certificate of Appropriateness for a 18" x 60" canopy roof sign located at 233 S. Main Street (Manner Men's Salon). Take necessary action.

Ms. Susana Ramos described the location of the proposed sign. The canopy roof sign would be allowed if set to specific required dimensions. Staff is supportive and recommends approval.

Commissioner Nichols provided historic-district appropriate color swatches for the sign.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 18" X 60" CANOPY ROOF SIGN LOCATED AT 233 S. MAIN STREET. (MANNER MEN'S SALON), TO INCLUDE THE PAINT COLORS OF SHERWIN WILLIAMS CHARCOAL BLACK NUMBER 6258 AND SHERWIN WILLIAMS SNOW WHITE NUMBER 70804. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION CARRIED 7-0.**

DISCUSSION ITEMS:

There were none.

ADJOURNMENT

**COMMISSIONER KERR MADE A MOTION TO ADJOURN THE MEETING.**

**COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION CARRIED  
7-0.**

**THE MEETING ADJOURNED AT 6:35 P.M.**

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HLC Chairman

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HLC Secretary