

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Tuesday, May 1, 2018 - 5:30 PM

HLC Members Present: Shanna Bergmann, Justin Boerner, Ben Adam,
Mike Nichols, Tabitha Cuevas, Robert Newey, Sherri Jo Adams

HLC Members Absent: Stephen Kerr, Cesar Hance

City Staff Present: Barrett Squires, (IT Services), Laura Talley (Planning
Director), Susana Ramos (Planner III), Stephanie Kranich (Planning
Assistant)

Guests: Patti Mainz, Michelle Edge, Marlin Edge, Frank Valadez

CALL TO ORDER – 5:30 PM

Chairman Adam called the Historical Landmark Commission meeting to
order at 5:30 P.M.

PUBLIC COMMENTS:

There were none.

CONFLICT OF INTEREST DECLARATION

There were none.

APPROVAL OF MINUTES

[2018-333](#) Request for approval of the Historic Landmark Commission
meeting minutes of April 3, 2018. Take necessary action.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR
APPROVAL OF THE HISTORIC LANDMARK COMMISSION MEETING MINUTES
OF MAY 1, 2018. COMMISSIONER BOERNER SECONDED THE MOTION. THE
MOTION CARRIED 6-0.**

ACTION ITEMS:

1. [2018-337](#) Request for approval for a Certificate of Appropriateness of a 24"
x 80" wall sign located at 136 S. Main Street (Chloe Rose
Boutique). Take necessary action.

Ms. Susana Ramos explained the request for a wall sign. The sign would be made out of medium density overlay (MDO) wood with vinyl wording. Staff is supportive and recommends approval.

Ms. Michelle Smith, owner of Chloe Rose Boutique, described the look of the sign.

Commissioner Cuevas asked how well the sign will weather the elements. Chairman Adam stated the vinyl will fade over time.

COMMISSIONER ADAMS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS OF A 24"X80" WALL SIGN LOCATED AT 136 S. MAIN STREET. (CHLOE ROSE BOUTIQUE). COMMISSIONER NEWHEY SECONDED THE MOTION. THE MOTION CARRIED 6-0.

2. [2018-338](#) Request for approval for a Certificate of Appropriateness for the placement of a 150" x 78" x 94" mobile food vendor trailer and picnic tables located at 438 S. Main Street (The Funky Munky).
Take necessary action.

Ms. Susana Ramos explained the request for a mobile food vendor trailer and picnic tables. The vendor will be serving shaved ice. Staff is supportive and recommends approval.

Ms. Michelle Edge, owner of the Funky Munky, stated the trailer would only be at the requested location during snow cone season and during Dickens on Main to serve hot chocolate. Ms. Edge stated that she prefers the location in front of the building but could place the trailer to the side of the current building and the picnic tables would be in front of the trailer.

Commissioner Boerner was concerned that the placement of the trailer would block the view of the historic building next to the trailer.

Commissioner Nichols stated he is in favor of the trailer placement being in the back of the building, rather than in front or on the side of the building.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR THE PLACEMENT OF A 150" X 78" X 94" MOBILE FOOD VENDOR TRAILER AND PICNIC TABLES LOCATED AT 438 S. MAIN STREET (THE FUNKY MUNKY), WITH THE CONDITION OF THE MOBILE FOOD VENDOR TRAILER TO BE PLACED DIRECTLY BEHIND THE BUILDING AND NOT BE VISIBLE FROM MAIN STREET. COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION CARRIED 5-1. COMMISSIONER BERGMANN DISSENTED.

3. [2018-339](#) Request for approval for a Certificate of Appropriateness for a 4' x 8' free-standing sign located at 711 S. Main Street (Phyllis Browning Co.). Take necessary action.

Ms. Susana Ramos explained the request for a free standing sign and the paint color request. The existing poles for the previous sign will used. Staff is supportive and recommends approval.

Mr. Frank Valadez, SA Architects, stated the requested signage will be placed at the exiting signage location. The sign is two-sided and will face main street both north and south.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 4' X 8' FREE-STANDING SIGN LOCATED AT 711 S. MAIN STREET (PHYLLIS BROWNING CO.). COMMISSIONER ADAMS SECONDED THE MOTION. THE MOTION CARRIED 6-0.

4. [2018-340](#) Request for approval for a Certificate of Appropriateness for exterior color selection located at 711 S. Main Street (Phyllis Browning Co.) Take necessary action.

Mr. Valadez explained the color selection for the building. The trim and fascia boards will be white. The doors will remain the accent red.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR COLOR SELECTION LOCATED AT 711 S. MAIN STREET (PHYLLIS BROWNING CO.) FOR THE USE OF SHERWIN WILLIAMS ESCAPE GREY. COMMISSIONER BOERNER SECONDED A MOTION. THE MOTION CARRIED 6-0.

5. [2018-342](#) Request for approval for a Building Permit for a roof located at 711 S. Main Street (Phyllis Browning Co.). Take necessary action.

Mr. Valadez explained the current roof had been painted with a protective water protection however over time it has turned to a tan color, as a result a new roof needs to be installed. Mr. Valadez stated there would be gutters but only along the front of the building.

COMMISSIONER CUEVAS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A BUILDING PERMIT FOR A ROOF LOCATED AT 711 S. MAIN STREET (PHYLLIS BROWNING CO.). COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 6-0.

6. [2018-341](#) Request for approval for a Demolition Permit for the removal of canopies, gas pumps and air water pump station located at 123 N. Main Street (Exxon Station). Take necessary action.

Ms. Susana Ramos explained the request for the removal and demolition of gas pumps. Staff is supportive and recommends approval.

Ms. Patty Mainz, owner of property, stated the canopies and pumps will be removed, as will the underground tanks.

COMMISSIONER BOERNER MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A DEMOLITION PERMIT FOR THE REMOVAL OF CANOPIES, GAS PUMPS AND AIR/WATER PUMP STATION LOCATED AT 123 N. MAIN STREET (EXXON STATION). COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION CARRIED 6-0.

7. [2018-343](#) Request for approval for a Building Permit for exterior renovations located at 301 E. San Antonio Avenue. Take necessary action.

Ms. Susana Ramos explained the building permit for exterior renovations. There was a meeting with Commissioners to review the project with the Architectural Review Committee. Staff is supportive and recommends approval.

Mr. Peter Lewis, from Peter Lewis Architects, explained this will be a two-phase project. The first would be the exterior and the second would be the interior. The exterior would be masonry and stucco.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A BUILDING PERMIT FOR EXTERIOR RENOVATIONS LOCATED AT 301 E. SAN ANTONIO AVENUE. COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 6-0.

8. [2018-344](#) Request for approval for a Certificate of Appropriateness for exterior color selection located at 301 E. San Antonio Avenue. Take necessary action.

Mr. Lewis explained the color of the stucco would be a muted Olive color. The trim would be Black Fox. The windows will be replaced to be more energy efficient.

COMMISSIONER ADAMS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR COLOR SELECTION LOCATED AT 301 E. SAN ANTONIO AVENUE, WITH THE COLOR SELECTION INCLUDING SHERWIN WILLIAMS RENWICK OLIVE AND SHERWIN WILLIAMS BLACK FOX. COMMISSIONER NEWAY SECONDED THE MOTION. THE MOTION CARRIED 6-0.

9. [2018-345](#) Request for approval for a Building Permit for new construction located at 282 N. Main Street (City of Boerne Convention and Visitor's Bureau). Take necessary action.

Ms. Susana Ramos explained the request was for the new construction of the City of Boerne Convention and Visitor's Bureau. Staff is supportive and recommends approval.

Mr. Lewis, from Peter Lewis Architects, described the one-story building. There have been no changes from the previous submittal.

COMMISSIONER BOERNER MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A BUILDING PERMIT FOR NEW CONSTRUCTION LOCATED AT 282 N. MAIN STREET (CITY OF BOERNE CONVENTION AND VISITOR'S BUREAU). COMMISSIONER CUEVAS SECONDED THE MOTION 5-0.

10. [2018-346](#) Request for approval for a Certificate of Appropriateness for exterior color selection located at 282 N. Main Street (City of Boerne Convention and Visitor's Bureau). Take necessary action.

Mr. Lewis explained the exterior stone of the building will be the same as Patrick Heath Public Library, and is native to the area. The three

sections along the gable roof will be stucco. The front porch will be made of steel with stone base. The paint color will be Sherwin Williams Porpoise. The roof will be bronze metal and will not have gutters along the front but there will be gutters along the gable roof.

COMMISSIONER CUEVAS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR COLOR SELECTION LOCATED AT 282 N. MAIN STREET (CITY OF BOERNE CONVENTION AND VISITOR'S BUREAU) WITH THE PAINT COLOR TO BE SHERWIN WILLIAMS PORPOISE. COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 5-0.

11. [2018-348](#) Request for approval for a Certificate of Appropriateness for light fixtures located at 282 N. Main Street (City of Boerne Convention and Visitor's Bureau). Take necessary action.

Mr. Lewis described the selection for the three exterior light fixtures along the front of the roof.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR LIGHT FIXTURES LOCATED AT 282 N. MAIN STREET (CITY OF BOERNE CONVENTION AND VISITOR'S BUREAU). COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION CARRIED 5-0.

12. [2018-347](#) Request for approval for a Certificate of Appropriateness for a 3' 4" x 12' wall sign located at 282 N. Main Street (City of Boerne Convention and Visitor's Bureau). Take necessary action.

Mr. Lewis described the wall sign would be anodize aluminium and would cast a shadow along the back wall. The metal sign would be dark bronze.

COMMISSIONER BOERNER MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 3' 4" X 12' WALL SIGN LOCATED AT 282 N. MAIN STREET (CITY OF BOERNE CONVENTION AND VISITOR'S BUREAU). COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION CARRIED 5-0.

13. [2018-349](#) Request for approval for a Building Permit for new construction located at 451 N. Main Street (City of Boerne City Hall). Take necessary action.

Ms. Susana Ramos explained the City is requesting approval for the building permit for new construction for the new City Hall. Staff is supportive and recommends approval.

Mr. Randall Scott, from Randall Scott Architects, described the metal roof and stone exterior will closely match the Patrick Heath Public Library.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A BUILDING PERMIT FOR NEW CONSTRUCTION LOCATED AT 451 N. MAIN STREET (CITY OF BOERNE CITY HALL). COMMISSIONER NEWWEY SECONDED THE MOTION. THE MOTION CARRIED 6-0.

14. [2018-350](#) Request for approval for a Certificate of Appropriateness for exterior color selection located at 451 N. Main Street (City of Boerne City Hall). Take necessary action.

Mr. Scott explained the color of the exterior windows is intended to match a wood color, American cherry. The architect is working with the window manufacturer to find a better color sample.

COMMISSIONER NICHOLS MADE A MOTION TO DENY THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR COLOR SELECTION LOCATED AT 451 N. MAIN STREET (CITY OF BOERNE CITY HALL), UNTIL COLOR SAMPLES ARE PROVIDED. COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 6-0.

DISCUSSION ITEMS:

There were none.

ADJOURNMENT

COMMISSIONER CUEVAS MADE A MOTION TO ADJOURN THE MEETING. COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 5-0.

THE MEETING ADJOURNED AT 6:31 P.M.

HLC Chairman

HLC Secretary