

**MINUTES**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Tuesday, October 2, 2018 - 5:30 PM**

HLC Members Present: Cesar Hance, Justin Boerner, Ben Adam, Mike Nichols, Stephen Kerr, Robert Newey, Sherri Jo Adams

HLC Members Absent: Shanna Bergmann, Tabitha Cuevas

City Staff Present: Barrett Squires, (IT Services), Laura Talley (Planning Director), Susana Ramos (Planner III), Stephanie Kranich (Planning Assistant), Nick Colonna (Assistant Planning Director), Dan Blankenship (Assistant City Manager), Linda Zartler (Assistant City Manager)

Guests: Tracy Tietze, Jo Lynn Fisher, Tommy Mathews, Cindy Fowler, Brian Fowler, Christina Cleary, Patrick Cleary

**CALL TO ORDER – 5:30 PM**

Chairman Adam called the Historic Landmark Commission meeting to order at 5:31 P.M.

**PUBLIC COMMENTS:**

Dr. Brian Fowler, 116 Pecan Street, stated his concerns regarding Boerne's zoning ordinances regarding the protection of the Historical District, historic landmarks and historic structures. Dr. Fowler is requesting the expansion of the Historic District.

**CONFLICT OF INTEREST DECLARATION**

Chairman Adam declared a conflict of interest on items #1, #3, #4 and #5.

**APPROVAL OF MINUTES**

[2018-657](#) Request for approval of the Historic Landmark Commission meeting minutes of September 4, 2018.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL OF THE HISTORIC LANDMARK COMMISSION MEETING MINUTES OF SEPTEMBER 4, 2018. COMMISSIONER ADAMS SECONDED THE MOTION. THE MOTION CARRIED 6-0.**

## ACTION ITEMS:

1. [2018-658](#) Request for approval for a Certificate of Appropriateness for a 36" x 109" awning with sign located at 236 S. Main Street (Tusculum Halle). Take necessary action.

Ms. Susana Ramos explained the request for a 36" x 109" awning sign. The material of the sign will be made out of cloth. Staff is supportive and recommends approval.

Mr. Tommy Mathews, manager of the Tusculum Halle, stated this specific entrance with the requested awning sign will be the approved ADA entrance located in the rear of the building.

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 36" X 109" AWNING SIGN LOCATED AT 236 S. MAIN STREET (TUSCULUM HALLE). COMMISSIONER NEWHEY SECONDED THE MOTION. THE MOTION CARRIED 6-0.**

2. [2018-659](#) Request for approval for a Certificate of Appropriateness for a 22" x 28" canopy sign located at 103 E. Kronkosky (Law Office of Maureen Llanas). Take necessary action.

Ms. Susana Ramos explained the request for a 22" x 28" canopy sign. The sign will hang from existing brackets and is a digitally printed vinyl sign. Staff is supportive and recommends approval.

Ms. Maureen Llanas, owner of the business, explained the design of sign.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 22" X 28" CANOPY SIGN LOCATED AT 103 E. KRONKOSKY (LAW OFFICE OF MAUREEN LLANAS). COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION CARRIED 6-0.**

3. [2018-660](#) Request for approval for a Certificate of Appropriateness for four (4) awnings located at 123 North Main Street (Sweet & Salty). Take necessary action.

Ms. Susana Ramos explained the request of four awnings which will be located over the business's front door and three of the windows. Staff is

supportive and recommends approval.

Mr. Patrick Cleary, owner of Sweet & Salty, explained the purpose of the awnings to beautify the corner and make the building stand out. Mr. Cleary stated the bottom of the awnings will be scalloped.

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR FOUR (4) AWNINGS LOCATED AT 123 NORTH MAIN STREET (SWEET & SALTY). COMMISSIONER ADAMS SECONDED THE MOTION. THE MOTION CARRIED 5-1. (COMMISSIONER NICHOLS DISSENTED).**

4.     [2018-661](#)     Request for approval for a Certificate of Appropriateness for a 55" x 110" wall sign located at 123 North Main Street (Sweet & Salty).  
Take necessary action.

Ms. Susana Ramos explained the request for a 55" x 110" wall sign. The sign will be a half-inch MDO board with a printed digital sign on vinyl over the MDO.

Mr. Patrick Cleary explained the colors of the sign.

Commissioner Nichols asked a question regarding what the color code was for the brown color in the pretzel printed in the design of the submitted document.

**COMMISSIONER NICHOLS MADE A MOTION TO DENY THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 55" X 110" WALL SIGN LOCATED AT 123 NORTH MAIN STREET (SWEET & SALTY). COMMISSIONER ADAMS SECONDED THE MOTION. THE MOTION CARRIED 6-0.**

5.     [2018-662](#)     Request for approval for a Certificate of Appropriateness for a 3' x 16' wall sign located at 123 North Main Street (Sweet & Salty).  
Take necessary action.

Ms. Susana Ramos explained the request for a 3' X 16' wall sign for the front wall of the business. Staff is supportive and recommends approval.

Ms. Christina Clearly, owner of the business, explained the reason for the different fonts.

Commissioner Nichols stated the fonts need to be more uniform on the wall sign.

**COMMISSIONER NICHOLS MADE A MOTION TO DENY THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 3' X 16' WALL SIGN LOCATED AT 123 NORTH MAIN STREET (SWEET & SALTY).**

**COMMISSIONER KERR SECONDED THE MOTION. THE MOTION CARRIED 6-0.**

6. [2018-663](#) Request for approval for a Certificate of Appropriateness for a 4' x 8' freestanding sign located at 604 South Main Street (Tietze Plumbing). Take necessary action.

Ms. Susana Ramos explained the request for a 4' X 8' freestanding sign. The sign will be a half-inch digitally printed vinyl on MDO. Staff is not supportive and isn't in favor of the request.

Ms. Tracy Tietze, owner of the business, explained the sign design requested.

Commissioner Nichols stated the sign needs the yellow printing located on the top and the bottom needs to be removed and consolidate the color selection. Commissioner Nichols requested a solid background and take away the bubbles and have consistent font text.

Chairman Adam explained the typical colors within the Historic District as being normally muted or flat and not bright.

**COMMISSIONER KERR MADE A MOTION TO DENY THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 4' X 8' FREESTANDING SIGN LOCATED AT 604 SOUTH MAIN STREET (TIETZE PLUMBING). COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION CARRIED 6-0.**

7. [2018-664](#) Request for approval for a Historic District Improvement Program Grant for roof repairs and gutter replacement to be performed at 111 Rosewood Avenue (Ebensberger - Fisher Funeral Home).

Take necessary action.

Ms. Susana Ramos explained the grant request for exterior improvements to the roof and rear of the building. The amount of the grant will not exceed \$2,650.

Ms. Jo Lynn Fisher, owner of the business, explained the need for the repairs of the funeral home. The new gutters will have a mesh guard to help keep leaves out of them. The current roof is flat and therefore has created some water issues and needs to be repaired. The business owner was denied for the repairs to be covered by insurance, as a result she has submitted the request for the grant for repairs.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A HISTORIC DISTRICT IMPROVEMENT PROGRAM GRANT FOR ROOF REPAIRS AND GUTTER REPLACEMENT TO BE PERFORMED AT 111 ROSEWOOD AVENUE (EBENSBERGER-FISHER FUNERAL HOME). COMMISSIONER NEWY SECONDED THE MOTION. THE MOTION CARRIED 6-0.**

8. [2018-665](#) Request for approval for a Certificate of Appropriateness for exterior color selection located at 451 N. Main Street (City Hall).  
Take necessary action.

Ms. Susana Ramos explained the request for exterior color selection for the future location of Boerne's City Hall. Staff is supportive and recommends approval.

Ms. Linda Zartler, Assistant City Manager, explained the color selection and the stone selection for the building. The stone will weather but a sealant will be applied to protect it from weathering. The window trim will be a dark bronze. The roof will be of a standard seamed. The chimneys will be a graphite color.

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR COLOR SELECTION LOCATED AT 451 N. MAIN STREET (CITY HALL). COMMISSIONER HANCE SECONDED THE MOTION. THE MOTION CARRIED 6-0.**

## DISCUSSION ITEMS:

## a. Upcoming Ordinance process as it relates to the Boerne Historic Design Guidelines

Ms. Laura Talley stated there will be a process to update the ordinances and an RFP will be submitted to hire a company with helping put together a cohesive and more easily understandable standards for the City. Ms. Talley stated there will be more specifics placed into the updated ordinances in regards to the Historic District. Ms. Talley stated the City would like to reach out to owners of historically contributing structures and ask if the owners would like to become a part of the Historic District as a historic landmark designation.

Mr. Nick Colonna stated the State does not offer tax cuts for landmarks coded as historic landmark designation. However, there are State grants available. The guidelines and ordinances will be updated to reflect historic homes and will require a set of requirements to maintain and preserve their historic value.

## ADJOURNMENT

Commissioner Adams made a motion. Commissioner Boerne seconded. 6:35 P.M.

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HLC Chairman

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HLC Secretary