

HISTORIC LANDMARK COMMISSION MEETING MINUTES
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Tuesday, September 6, 2016 - 5:30 PM

HLC MEMBERS PRESENT: Ben Adam (Chairman), Ariel Brooks-Stevens, Justin Boerner, Mike Nichols, Stephen Kerr, Shelly Swinghamer, Tabitha Cuevas

HLC MEMBERS ABSENT: Shanda Stevens, Sally Shoemaker

CITY STAFF PRESENT: Paul Barwick, Special Projects Director, Barrett Squires, IT Services, and Anne S. DeLuna, Planner

VISITORS: Diann Duncan, Shaun Kimmey, Claudia Ghiurau, Troy Gillian, Lisa Lunsford, Mark Anders, Paul A. Rohlf, Bryan Bush, Jason Hirko

CITIZENS COMMENTS:

CONFLICT OF INTEREST DECLARATION: Commissioner J. Boerner on item #5

APPROVAL OF MINUTES

[2016-838](#) Request for approval of the Historic Landmark Commission meeting minutes of August 2, 2016. Take necessary action.

ACTION ITEMS:

1. [2016-837](#) Request for approval for a Certificate of Appropriateness for a 119"x30" wall sign located at 101 S. Main St. (Hunting and Gathering for the home). Take necessary action.

THE APPLICANT WAS NOT PRESENT AT THE MEETING.

CHAIRMAN NICHOLS MADE A MOTION TO TABLE THE REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR A 119"X30" WALL SIGN LOCATED AT 101 S. MAIN ST. (HUNTING AND GATHERING FOR THE HOME). SHELLY SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 6-0.

2. [2016-839](#) Request for approval for a Certificate of Appropriateness for a 120"x33.75" wall sign located 101 S. Main St. (Hunting and Gathering for the home). Take necessary action.

THE APPLICANT WAS NOT PRESENT AT THE MEETING.

CHAIRMAN NICHOLS MADE A MOTION TO TABLE THE REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR A 120"X33.75" WALL SIGN LOCATED AT 101 S. MAIN ST. (HUNTING AND GATHERING FOR THE HOME). SHELLY SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 6-0.

3. [2016-765](#) Request for approval for Certificate of Appropriateness for a 46"x26.01" canopy sign located at 101 S. Main St. (Hunting and Gathering for the home). Take necessary action.

THE APPLICANT WAS NOT PRESENT AT THE MEETING.

CHAIRMAN NICHOLS MADE A MOTION TO TABLE THE REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR A 46"X26.01" CANOPY SIGN LOCATED AT 101 S. MAIN ST. (HUNTING AND GATHERING FOR THE HOME). SHELLY SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 6-0.

4. [2016-840](#) Request for approval for a Certificate of Appropriateness for a 3'6"x7'11" free-standing sign located at 625 N. Main St. (Genesis Healthcare). Take necessary action.

MR. BARWICK PRESENTED THE AGENDA ITEM. HE STATED THAT STAFF IS CONCERNED WITH THE PROPOSED COLOR OF THE SIGN AND THE PROBABILITY OF THE RED COLOR FADING DUE TO THE HARSH SUN LIGHT. HE WOULD PREFER A DARKER RED BUT WOULD BE IN FAVOR IF THIS IS A CORPORATE COLOR.

TROY GILLIAN, OWNER OF SUN SIGNS, STATED THAT THE RED COLOR AS PROPOSED IS A CORPORATE COLOR.

COMMISSIONER BOERNER ASKED IF THERE WAS A POSSIBILITY OF CHANGING THE PROPOSED COLOR OF THE SIGN.

MR. GILLIAN STATED THAT THE SIGN MATERIAL IS A ALUCOBOND PANEL WHICH IS 2 PIECES OF ALUMINUM SANDWICHING A PIECE OF POLYETHYLENE THAT IS HEATED UNTIL THEY JOIN WITH THE FACE DONE IN A VINYL MATERIAL WITH A UV BASED TOP COAT MATERIAL THAT MAKES IT LONGER LASTING. THE MATERIAL USUALLY LASTS AROUND 5 YEARS BECAUSE IT'S LAMINATED PROPERLY.

COMMISSIONER NICHOLS MADE A MOTION TO TABLE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 3'6"X7'X11" FREE-STANDING SIGN LOCATED AT 625 N. MAIN ST. (GENESIS HEALTHCARE) UNTIL AN EXACT REPRESENTATION OF THE MATERIAL CAN BE PROVIDED. COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION PASSED 6-0.

5. [2016-841](#) Request for approval for a Certificate of Appropriateness for a 13-1/4"x58" monument sign located at 371 N. Main St. Take necessary action.

COMMISSIONER BOERNER RECUSED HIMSELF.

MR. BARWICK PRESENTED THE SIGN.

PAUL ROHLFS, BUDGET SIGNS, AND BRYAN BUSH, JEFFERSON BANK FACILITIES MANAGER WERE PRESENT.

COMMISSIONER NICHOLS ASKED IF JEFFERSON BANK AND JEFFERSON BANK MORTGAGE ARE THE SAME COMPANY. IF THEY ARE THEN HE SUGGESTS THAT THEY DO AWAY WITH "JEFFERSON" ON THE LOWER MORTGAGE PANEL.

BRYAN STATED THAT THE MORTGAGE COMPANY IS PART OF THE JEFFERSON BANK BUT OFFICES NEXT DOOR TO THE BANK SECTION. HE ALSO STATED THAT IT RECOGNIZES THE MORTGAGE COMPANY IS THAT OF THE JEFFERSON BANK AND NOT JUST ANY MORTGAGE COMPANY. THEY HAVE OTHER TENANTS THAT DO NOT WISH TO LIST BUSINESS ON THIS SIGN.

COMMISSIONER KERR MADE A MOTION TO APPROVE A REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 13-1/4"X58" MONUMENT SIGN LOCATED AT 371 N. MAIN ST. (JEFFERSON BANK). COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 4-1 WITH COMMISSIONER NICHOLS DISSENTING AND COMMISSIONER BOERNER RECUSED.

COMMISSIONER BOERNER RETURNED TO THE DIAS.

6. [2016-842](#) Request for approval for a Certificate of Appropriateness for a 26"x60" free-standing sign located at 216 E. Blanco Road (Sand Creek Post and Beam). Take necessary action.

MR. BARWICK PRESENTED THE NEXT AGENDA ITEM AND STATED THAT STAFF IS IN SUPPORT OF THE REQUEST. HE POINTED OUT THAT THERE ARE DESIGN GUIDELINES FOR THE DOWNTOWN AREA THAT LIMIT THE NUMBER OF COLORS ON SIGNAGE. HE ASKED THE COMMISSIONER TO KEEP THAT IN MIND.

MANDY KUBIC, BUSINESS OWNER, STATED THAT IT IS PHOTOGRAPHS THAT SPEAK TO THE CLIENT. IT IS HARD TO LIMIT THE AMOUNT OF COLORS ON HER SIGN/PHOTOGRAPHY WOULD BE HARD TO SHOW WHAT IT IS THAT THEY DO. SHE ADDED THAT CIRCLE H SIGNS WILL BE WORKING WITH HER TO CREATE A HIGH QUALITY, CLEAR AND CRISP, UV PROTECTED VINYL FOR THE PHOTOS

COMMISSIONER NICHOLS ASKED STAFF IF THERE ARE ANY OTHER SIGNS IN THE HD THAT CONTAIN PHOTOGRAPHS. STAFF DID NOT KNOW OF ANY. HIS PREFERENCE WOULD BE TO NOT HAVE PICTURES ON THE SIGN BUT ASKED THE APPLICANT IF THEY WOULD BE WILLING TO GO DOWN TO ONE PHOTOGRAPH INSTEAD OF TWO.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 26"X60" FREE-STANDING SIGN LOCATED AT 216 E. BLANCO ROAD (SAND CREEK POST AND BEAM).WITH THE CAVEAT THAT ONLY ONE PHOTOGRAPH BE DISPLAYED WITHIN THE SPACE PROVIDED FOR THE TWO PHOTOGRAPHS. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION PASSED 6-0.

CHAIRMAN ADAM REQUESTED THAT STAFF REVIEW THE PHOTO AND SHOW THE COMMISSIONERS WHICH PHOTO WILL BE DISPLAYED ON THE SIGN AT THE NEXT MEETING.

7. [2016-845](#) Request for approval for a Certificate of Appropriateness for a 5'9"x2'-5.75" free-standing sign located at 128 W. Blanco Road (Peggy's on the Green). Take necessary action.

MR. BARWICK STATED THAT STAFF IS IN FAVOR OF THE 3 SIGNS BEING PRESENTED THIS EVENING FOR PEGGY'S ON THE GREEN. HE NOTED THAT THE OVERALL LOCATION OF THE FREE-STANDING SIGN IS YET TO BE DETERMINED BUT NEEDS TO BE ON THE YE KENDALL INN PROPERTY. THE SIZE OF THE SIGN FACE (WITHOUT POSTS) MEETS THE SIGN ORDINANCE GUIDELINES. THE HLC ONLY DECIDES THE CONTENT, DESIGN AND COLOR OF THE SIGNAGE BUT NOT THE LOCATION. THE ACTUAL PLACEMENT WILL HAPPEN ON THEIR PROPERTY EVENTUALLY AND ONCE THE PROPERTY LINE IS LOCATED. FOR NOW THE TEMPORARY SIGN IS STRADDLING THE PROPERTY LINE.

MARK ANDERS, CONSULTANT, WAS PRESENT.

THE COMMISSIONERS HAD QUESTION REGARDING THE LOOK OF THE SIGN AND THE TEXT.

MARK STATED THAT THE SIGN WOULD HAVE MORE OF A GRAIN TEXTURE. THE SIGN BORDER WILL BE RAISED SLIGHTLY, THE LETTERS WILL BE APPLIED AND PAINTED WHITE WITH A PAINTED GOLD DROP SHADOW, THE WORD "PEGGY'S" WILL BE SLIGHTLY RAISED

COMMISSIONER BOERNER MADE A MOTION TO APPROVE A REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR A 5'9"x2'-5.75" FREE-STANDING SIGN LOCATED AT 128 W. BLANCO ROAD (PEGGY'S ON THE GREEN) WITH THE CAVEAT THAT THE SIGN BE LOCATED ON THEIR OWN PROPERTY. COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION WAS APPROVED 6-0.

8. [2016-852](#) Request for approval of a Certificate of Appropriateness for a 1'3"x3'4" projecting sign located at 128 W. Blanco Road (Peggy's on the Green). Take necessary action.

MR. BARWICK STATED THAT THIS SIGN MEETS THE SIGN ORDINANCE AND THAT STAFF IS IN APPROVAL OF THE REQUEST.

MARK STATED THE THE GRAPHICS WILL BE PAINTED ON INSTEAD OF BEING DIGITALLY APPLIED AND WILL IN TIME WILL AGE VERY NICELY.

COMMISSIONER BOERNER MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 1'3"X3'4" PROJECTING SIGN LOCATED AT 128 W. BLANCO ROAD (PEGGY'S ON THE GREEN).
COMMISSIONER KERR SECONDED THE MOTION. THE MOTION WAS APPROVED 6-0.

9. [2016-846](#) Request for approval for a Certificate of Appropriateness for a 1'10"x4'9" wall sign and 2 light fixtures located at 128 W. Blanco Road (Peggy's on the Green). Take necessary action.

MR. BARWICK PRESENTED THE REQUEST FOR A WALL SIGN AND 2 LIGHT FIXTURES.

COMMISSIONER NICHOLS ASKED THE APPLICANT IF THEY WOULD CONSIDER PLACING 1 LIGHT FIXTURE INSTEAD OF 2.

THE APPLICANT STATED THAT THEY OPTED TO HAVE 2 FIXTURES TO AVOID CASTING UNEVEN SHADOWS ON THE SIGN AND ALSO BECAUSE THERE IS CURRENTLY A SMALL SPEAKER LOCATED RIGHT ABOVE THE DOOR.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 1'10"X4'9" WALL SIGN AND 2 LIGHT FIXTURES LOCATED AT 128 W. BLANCO ROAD (PEGGY'S ON THE GREEN).
COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION WAS APPROVED 6-0.

10. [2016-843](#) Request for a Certificate of Appropriateness for a 42" diameter projecting sign located at 242 S. Main St. (Dia's Boutique). Take necessary action.

MR. BARWICK STATED THAT WHAT THE APPLICANT IS APPLYING FOR IS AN OVAL SHAPED SIGN AND NOT A ROUND SHAPED SIGN. IT IS DOUBLED SIDED, VINYL ON MDO, HANGING FROM A METAL BRACKET. STAFF IS IN FAVOR OF THE SIGN BUT SUGGESTS A DIFFERENT BRACKET MOUNT THAT IS MORE CONTEMPORARY AND LESS ORNATE.

CLAUDIA GHIURAU, THE BUSINESS OWNER. STATED THAT SHE WILL SELL BABY'S AND CHILDREN'S CLOTHING AT HER BOUTIQUE.

THE COMMISSIONERS WOULD LIKE TO SEE A LESS ORNATE BRACKET.

THE APPLICANT WILL OPT FOR A LESS ORNATE BRACKET.

COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 42" DIAMETER PROJECTING SIGN LOCATED AT 242 S. MAIN ST. (DIA'S BOUTIQUE) WITH THE CAVEAT THAT THE BRACKET BE MORE OF A CONTEMPORARY STYLE. COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION WAS APPROVED 6-0.

11. [2016-848](#) Request for a Building Permit for renovation of an existing window located at 242 S. Main St. (Dia's Boutique). Take necessary action.

MR. BARWICK STATED THAT THE BUILDING LOCATED AT 242 S. MAIN ST. WAS BUILT IN 1954 INITIALLY AS A SERVICE STRUCTURE BUT THERE HAVE BEEN MANY BUSINESSES THAT HAVE BEEN LOCATED THERE OVER TIME. THE APPLICANT WOULD LIKE TO INSTALL A PLATE GLASS WINDOW. STAFF IS IN FAVOR OF THIS REQUEST, HOWEVER, THEY WOULD LIKE TO FOLLOW THE PRECEDENT THAT THE RED ROOSTER BUSINESS OWNER ESTABLISHED. THE RED ROOSTER INSTALLED A WINDOW BUT PLACED THE GLASS BLOCK ON BOTH SIDES OF THE WINDOW.

THE APPLICANT IS WILLING TO ADD THE GLASS BLOCK ON BOTH SIDES OF THE WINDOW. SHE STATED THAT THE FRONT OF HER BUILDING HAS ABSOLUTELY NO PRESENCE COMPARED TO HER NEIGHBORS AND HOPES THAT THEY WILL KEEP THAT UNDER CONSIDERATION.

COMMISSIONER NICHOLS SHARED HIS CONCERNS WITH THE SIZE OF THE PROPOSED WINDOW. HE PROPOSED BREAKING UP THE WINDOW WITH BRICK IN BETWEEN OR BY ADDING A SINGLE ROW OF GLASS BLOCKS IN THE CENTER OF THE WINDOW CREATING 2 GLASS WINDOWS. CHAIRMAN ADAM STATED THAT BUILDINGS FROM THAT ERA HAD LINEAR FEATURES.

THE APPLICANT STATED THAT HER INTENT IS TO BE ABLE TO HAVE A DISPLAY WINDOW FOR HER MERCHANDISE AND SPLITTING THE WINDOW WOULD DEFEAT THE PURPOSE. SHE POINTED OUT THAT THIS IS THE ONLY BUILDING IN THE DISTRICT THAT DOES NOT HAVE A DISPLAY WINDOW.

COMMISSIONER NICHOLS MADE A MOTION TO TABLE THE REQUEST FOR A BUILDING PERMIT FOR RENOVATION OF AN EXISTING WINDOW LOCATED AT 242 S. MAIN ST. (DIA'S BOUTIQUE) UNTIL A BETTER PLAN IS PRESENTED. THERE WAS A LACK OF A SECOND AND NO VOTE WAS TAKEN.

COMMISSIONER BOERNER MADE A MOTION TO APPROVE A BUILDING PERMIT FOR RENOVATION OF AN EXISTING WINDOW LOCATED AT 242 S. MAIN ST. (DIA'S BOUTIQUE) WITH A 4'X8" WINDOW WITH GLASS BLOCKS ON EACH SIDE SIMILAR TO THAT OF THE RED ROOSTER WINDOW. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION PASSED 5-1 WITH COMMISSIONER NICHOLS DISSENTING.

12. [2016-847](#) Request for a Building Permit for a detached 4'x10' BBQ pit

located at 210 N. Main St. (Dienger Trading Co.). Take necessary action.

MR. BARWICK STATED THAT THE APPLICANT IS ASKING TO PUT A BARBECUE PIT IN A PARKING LOT STALL DIRECTLY BEHIND THE WALL THAT FRONTS ON BLANCO STREET AND ALSO HAVE A FIREWOOD STORAGE AREA. STAFF IS IN FAVOR OF THIS REQUEST.

LISA LUNSFORD, PROPERTY OWNER, PRESENTED HER REQUEST. THE APPLICANT STATED THAT THE PROPOSED LIMESTONE PIT WOULD BE LOCATED NEAR THE BUILDING'S KITCHEN ENTRY DOOR FOR EASY ACCESS TO THE KITCHEN. THERE ARE NO FORMAL PLANS AS OF YET BUT SHE WOULD LIKE TO KNOW WHAT THE COMMISSION THINKS ABOUT THIS PROPOSAL BEFORE THEY GO FURTHER INTO THE PLANNING STAGES.

COMMISSIONERS COMMENTS INCLUDED THE SAFETY OF CHILDREN, LACK OF PARKING, BETTER LOCATION FOR A PIT, TOO MANY BBQ RESTAURANTS IN TOWN, CONSTRUCTION MATERIALS (ROOF, STONE), LOCATION IS TOO CLOSE TO A PUBLIC STREET.

COMMISSIONER NICHOLS MADE A MOTION TO TABLE THE REQUEST FOR A BUILDING PERMIT FOR A DETACHED 4'X10' BBQ PIT LOCATED AT 210 N. MAIN ST. (DIENGER TRADING CO.). COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION WAS APPROVED 6-0.

- 13.** [2016-851](#) Request for approval of a Certificate of Appropriateness for exterior paint located at 455 S. Main St. Take necessary action.

MR. BARWICK PRESENTED THE NEXT AGENDA ITEM AND STATED THAT THE APPLICANT IS PROPOSING TO PAINT HER BUILDING IN 3 DIFFERENT SHADES OF TAN. THE APPLICANT WOULD LIKE TO PAINT THE MAIN PART OF THE BUILDING IN A TAN COLOR SIMILAR TO WHAT EXISTED MANY YEARS AGO, WHITE TRIM, WITH MACADAMIA WHITE COLUMNS. THE BASE COLOR OF THE BUILDING IS PROPOSED TO BE PAINTED IN 3 SHADES OF TAN THAT WOULD BE DARKER TO THE EAST SIDE. STAFF PREFERS THAT THE ENTIRE BUILDING'S BASE COLOR BE TRADITIONAL TAN.

DIANN DUNCAN, PROPERTY OWNER, WAS PRESENT AT THE MEETING. THE APPLICANT STATED THAT SHE WOULD LIKE TO DISTINGUISH THE 3 DIFFERENT SECTIONS OF THE BUILDING BY PAINTING THEM A DIFFERENT SHADE OF TAN. DISPLAY BOARDS WITH PAINT SAMPLES WERE PRESENTED AT THE MEETING. SOME SECTIONS OF THE BUILDING WERE PAINTED PRIOR TO OBTAINING HLC APPROVAL TO CLEAN UP THE BUILDING.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR PAINT LOCATED AT 455 S. MAIN STREET WITH THE CAVEAT THAT THE BASE COLOR OF THE BUILDING (ALL 3 SUITES) BE TRADITIONAL TAN, THE TRIM TO BE WHITE, AND THE POSTS TO BE PAINTED MACADAMIA WHITE. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION WAS APPROVED 6-0.

14. [2016-844](#) Request for approval for a Building Permit for demolition of stone stairwell structure located at 179 S. Main St. Take necessary action.

MR. BARWICK STATED THAT THE OWNER OF THE ZIEGLER BUILDING PLANS ON REMOVING THE FLAGSTONE STAIRCASE. STAFF IS IN FAVOR OF THIS REQUEST.

JASON HIRKO PRESENTED HIS REQUEST FOR DEMOLITION OF THE STONE STAIRWELL STRUCTURE WHICH IS NOT PART OF THE ORIGINAL STRUCTURE. HE ADDED THAT DEMOLITION WORK HAS BEGUN TO THE INSIDE OF THE BUILDING.

COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A BUILDING PERMIT FOR DEMOLITION OF STONE STAIRWELL STRUCTURE LOCATED AT 179 S. MAIN ST. COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION WAS APPROVED 6-0.

DISCUSSION ITEMS:

SIGN COMPLIANCE UPDATE

ADJOURNMENT

COMMISSIONER NICHOLS MADE A MOTION TO ADJOURN. COMMISSIONER BROOKS-STEVENSON SECONDED THE MOTION. THE MOTION WAS APPROVED 6-0.

Administrative Officer

Secretary