

**HISTORIC LANDMARK COMMISSION MEETING MINUTES**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Tuesday, April 4, 2017 - 5:30 PM**

HLC MEMBERS PRESENT: Shelly Swinghamer, Justin Boerner, Mike Nichols, Shanda Stevens, Tabitha Cuevas, Steve Kerr, Ben Adam, and Sally Schoemaker

HLC MEMBERS ABSENT: Ariel Brooks-Stevens

CITY STAFF PRESENT: Barrett Squires, IT Services, Anne S. DeLuna, Planner, Laura Talley, Planning Director, Susana Ramos, Planner (left at 6:00 p.m.)

CALL TO ORDER- 5:30 PM

CITIZENS COMMENTS:

**NONE**

CONFLICT OF INTEREST DECLARATION

**COMMISSIONER BEN ADAM ON ITEM #2**

APPROVAL OF MINUTES

[2017-294](#)

Request for approval of the Historic Landmark Commission meeting minutes of March 7, 2017. Take necessary action.

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL OF THE HISTORIC LANDMARK COMMISSION MEETING MINUTES OF MARCH 7, 2017. COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION PASSED 7-0.**

PRESENTATION

**1**      [2017-295](#)      Presentation by Randall Scott Architects on the proposed New City Hall.

**RANDALL SCOTT PRESENTED THE PROPOSED CITY HALL BUILDING DESIGN. THE COMMISSION WAS SUPPORTIVE OF MR. SCOTT'S PRESENTATION.**

**CHAIRMAN ADAM RECUSED HIMSELF FROM THIS PORTION OF THE MEETING AND TURNED THE MEETING OVER TO VICE CHAIRMAN BOERNER.**

ACTION ITEMS:

- 2      [2017-296](#)      Request for approval for a Certificate of Appropriateness for exterior color selection located at 108 Rock Street (St. Helena's Episcopal Church). Take necessary action.

**DAWN MCLENDON PRESENTED HER REQUEST.**

**COMMISSIONER NICHOLS STATED THAT HE PREFERS THE APPLICATION OF MORE THAN ONE SHADE (BLONDE) TO GIVE IT CONTRAST.**

**COMMISSIONER NICHOLS MADE A MOTION TO TABLE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR COLOR SELECTION LOCATED AT 108 ROCK ST. (ST. HELENA'S EPISCOPAL CHURCH) UNTIL THE APPLICANT CAN PROVIDE AN ADDITIONAL PAINT COLOR SELECTION. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION PASSED 6-0.**

**CHAIRMAN ADAM RETURNED TO THE COMMISSION MEETING.**

- 3      [2017-297](#)      Request for approval for a Certificate of Appropriateness for exterior color selection located at 233 S. Main Street (Maker's Place). Take necessary action.

**KRISTEN LEWIS PRESENTED HER REQUEST. SHE STATED THAT THE EXTERIOR COLOR SELECTION IS ROYAL NAVY (GLIDDEN), BLACK FOR THE DOOR, AND ULTRA WHITE TRIM (GLIDDEN) WITH CEDAR PLANK BOXES.**

**COMMISSIONER KERR MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR COLOR SELECTION AS PRESENTED LOCATED AT 233 S. MAIN ST. (MAKER'S PLACE). COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION PASSED 7-0.**

- 4      [2017-298](#)      Request for approval for a Building Permit for building renovation and new construction located at 153 S. Main Street (AcreWerks). Take necessary action.

**GUY SANDERS PRESENTED THE PROPOSED CHANGES TO THE PREVIOUSLY APPROVED PLANS. THE CHANGES INCLUDE THE ADDITION OF A 14' BREEZEWAY IN THE BACK OF THE NEW ADDITION TO ACCOMMODATE FOR A REQUIRED GAS/SEWER EASEMENT, CHANGING THE CURRENT SOUTH FACING 1050 INDUSTRIAL STYLE WINDOW TO ORIGINAL 1920 DOUBLE HUNG STYLE WINDOWS, NEW WALL FINISH ON SOUTH WALL AND CHANGES TO THE PREVIOUSLY APPROVED SECOND FLOOR AREA.**

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A BUILDING PERMIT FOR BUILDING RENOVATION AND NEW CONSTRUCTION LOCATED AT 153 S. MAIN ST. (ACREWERKS). COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION PASSED 7-0.**

- 5      [2017-299](#)      Request for approval for a Certificate of Appropriateness for exterior wall finish located at 153 S. Main Street. (AcreWerks). Take necessary action.

**GUY SANDERS PROPOSED A CHANGE TO THE PREVIOUSLY APPROVED PLANS TO PAINT THE SOUTH WALL FINISH FROM A FLAT COTTAGE WHITE PAINT TO APPLYING A GERMAN SMEARED BRICK OR A ROUGH BRICK (WITH A CLEAR COAT FINISH).**

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR WALL FINISH SELECTION OF THE GERMAN SMEAR BRICK OR ROUGH BRICK (WITH A CLEAR COAT) AND NOT DETRACT THE PREVIOUSLY APPROVED REQUEST FOR PAINT LOCATED AT 153 S. MAIN ST. (ACREWERKS). COMMISSIONER KERR SECONDED THE MOTION. THE MOTION PASSED 7-0.**

## DISCUSSION ITEMS:

## - Sidewalk Signs

MS. TALLEY STATED THAT PLANS ARE IN THE WORKS TO UPDATE THE SIGN ORDINANCE. SHE MENTIONED THAT SIDEWALK SIGNS ARE BACK ON THE FOREFRONT AND ASKED THE COMMISSIONERS HOW THEY FEEL ABOUT THESE PARTICULAR SIGNS. THERE WAS MUCH DISCUSSION ON THE PROS AND CONS OF HAVING SIDEWALK SIGNS IN THE HISTORIC DISTRICT. THERE ARE PLANS TO MEET WITH THE DOWNTOWN BUSINESS OWNERS SOON.

SHE ASKED THE COMMISSIONERS IF ANYONE WOULD LIKE TO VOLUNTEER TO BE A PART OF A COMMITTEE THAT WILL REVIEW THE SIGN ORDINANCE. COMMISSIONER NICHOLS VOLUNTEERED TO BE ON THE SIGN COMMITTEE.

## ADJOURNMENT

COMMISSIONER KERR MADE A MOTION TO ADJOURN THE MEETING. COMMISSIONER SWINGHAMER SECONDED THE MOTION. THE MOTION PASSED 7-0.

\_\_\_\_\_ HLC  
Chairman  
\_\_\_\_\_ HLC  
Secretary