

**SPECIAL CALLED HISTORIC LANDMARK COMMISSION MEETING MINUTES
BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD
Thursday, May 11, 2017 - 5:30 PM**

HLC MEMBERS PRESENT: Ben Adam (Chairman), Justin Boerner, Mike Nichols, Sally Schoemaker, and Tabitha Cuevas

HLC MEMBERS ABSENT: Ariel Brooks-Stevens, Shanda Stevens, Steve Kerr, Shelly Swinghamer

CITY STAFF PRESENT: Sheldon Cravey, IT Services, IT Services, Anne S. DeLuna, Planner, Laura Talley, Planning Director, and Susana Ramos, Planner.

CALL TO ORDER – 5:33 PM

CITIZENS COMMENTS: None

CONFLICT OF INTEREST DECLARATION: None

APPROVAL OF MINUTES

[2017-369](#)

Request for approval of the Historic Landmark Commission meeting minutes of April 4, 2017. Take necessary action.

**REQUEST FOR APPROVAL OF THE HISTORIC LANDMARK COMMISSION
MEETING MINUTES OF APRIL 4, 2017. TAKE NECESSARY ACTION.**

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR
APPROVAL OF THE HISTORIC LANDMARK COMMISSION MEETING MINUTES
OF APRIL 4, 2017. COMMISSIONER BOERNER SECONDED THE MOTION. THE
MOTION PASSED 5-0.**

ACTION ITEMS:

- 1 [2017-370](#) Untable a 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.

**UNTABLE A 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.**

**COMMISSIONER BOERNER MADE A MOTION TO UNTABLE A REQUEST FOR
APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR COLOR
SELECTION LOCATED AT 108 ROCK ST. (ST. HELENA'S EPISCOPAL CHURCH).
COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION PASSED
5-0.**

- 2 [2017-371](#) 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.

**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.**

**A REPRESENTATIVE FROM THE ST. HELENA'S EPISCOPAL CHURCH WAS NOT
PRESENT AT THE MEETING.**

STAFF PRESENTED THE PROPOSED COLOR SELECTION.

**COMMISSIONER BOERNER MADE A MOTION TO APPROVE A REQUEST FOR
APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR COLOR
SELECTION LOCATED AT 108 ROCK ST. (ST. HELENA'S EPISCOPAL CHURCH).
COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION PASSED
5-0.**

- 3 [2017-372](#) Request for approval for a Certificate of Appropriateness for a 2' x 4' sidewalk sign located at 107 E. San Antonio Avenue (SWS Shopping with Siohban). Take necessary action.

REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 2' X 4' SIDEWALK SIGN LOCATED AT 107 E. SAN ANTONIO AVENUE (SWS SHOPPING WITH SIOHBAIN). TAKE NECESSARY ACTION.

COMMISSIONER CUEVAS STATED THAT THE SIGN WITH THE ANIMAL PRINT IS TOO BUSY AND TRENDY FOR THE DISTRICT. COMMISSIONER NICHOLS ASKED FOR THE STATUS OF THE PROPOSED REVISIONS TO THE SIGN ORDINANCE. STAFF REPLIED THAT THE REVISIONS TO THE SIGN ORDINANCE ARE IN PROGRESS.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 2'X4' SIDEWALK SIGN (OPTION 2) LOCATED AT 107 E. SAN ANTONIO AVENUE (SWS SHOPPING WITH SIOHBAIN) WITH THE CAVEAT THAT THE TIGER PRINT NOT BE USED ON THE SIGN. COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION PASSED 5-0.

- 4 [2017-374](#) Request for approval for a Certificate of Appropriateness for a 34" x 70" projecting sign located at 107 E. San Antonio Avenue (SWS Shopping with Siobhain). Take necessary action.

REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 34" X 70" PROJECTING SIGN LOCATED AT 107 E. SAN ANTONIO AVENUE (SWS SHOPPING WITH SIOBHAIN). TAKE NECESSARY ACTION.

COMMISSIONER NICHOLS ASKED IF THE DIMENSIONS GIVEN FOR THE SIGN WERE CORRECT. STAFF STATED THAT THE DIMENSIONS IN THE COMMISSIONERS PACKET IS WHAT WAS PROVIDED BY THE APPLICANT.

CHAIRMAN ADAM ASKED IF THE APPLICANT WAS PRESENT.

CHARLES DORIA, SWS MANAGING PARTNER, APPROACHED AND STATED THAT THE DIMENSIONS OF THE PROPOSED SIGN ARE EQUAL TO THE FORMER "LILLIAN'S" ROUND SIGN WITH THE EXCEPTION THAT HIS PROPOSED SIGN HAS A RECTANGULAR SHAPE.

COMMISSIONER BOERNER MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 34" X 70" PROJECTING SIGN LOCATED AT 107 E. SAN ANTONIO AVENUE (SHOPPING WITH SIOBHAIN) WITH THE BLACK BACKGROUND (NO TIGER PRINT). COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION PASSED 5-0.

- 5 [2017-376](#) Request for approval for a Certificate of Appropriateness for a 46.25" x 94.75" wall sign located at 195 S. Main Avenue (Gallery One9Five of Boerne). Take necessary action.

COMMISSIONERS NICHOLS AND BOERNER COMMENTED THAT THE METAL BRACKET THAT PROTRUDES FROM BEHIND THE ACTUAL SIGN IS AN EYESORE AND THEY RECOMMEND THAT IT TO BE REMOVED.

BRADY JENNINGS, BUSINESS OWNER, STEPPED FORWARD AND ASKED FOR CLARIFICATION ON THE REQUEST MADE BY THE COMMISSIONERS.

COMMISSIONER NICHOLS STATED THAT HE PREFERS A WHITE BACKGROUND AGAINST THE BLACK FRAME FOR THE SIGN. THE APPLICANT WOULD LIKE TO KEEP THE BLACK BACKGROUND BECAUSE IT IS HIS LOGO AND THAT IS WHAT HE USES ON HIS BUSINESS CARDS. COMMISSIONER SCHOEMAKER STATED HER PREFERENCE FOR THE BLACK BACKGROUND.

COMMISSIONER BOERNER MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 46.25" X 94.75" WALL SIGN LOCATED AT 195 S. MAIN ST. (GALLERY ONE9FIVE OF BOERNE) AS PRESENTED WITH THE CAVEAT THAT THE METAL BRACKET BASE THAT PROTRUDES ON THE SIDE OF THE SIGN BE REMOVED. COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION PASSED 5-0.

- 6 [2017-377](#) Request for approval for a Certificate of Appropriateness for a 56" x 68" projecting sign located at 195 S. Main Street (Gallery One9Five of Boerne / Serendipity On Main). Take necessary action.

BRADY JENNINGS STATED THAT THE BUILDING HAS ONE ENTRANCE THAT LEADS INTO TWO DIFFERENT BUSINESSES. TWO TENANTS ARE SHARING SIGNAGE ON THE BUILDING.

CHAIRMAN ADAM ASKED STAFF IF THERE WAS ANYTHING IN THE ORDINANCE THAT PROHIBITS THE SHARING OF SIGNAGE FOR TWO BUSINESSES ON ONE BUILDING.

STAFF ASKED FOR SOME TIME SO THAT THIS CAN RESEARCHED. THE COMMISSION MOVED ON TO THE NEXT AGENDA ITEM SO THAT STAFF WOULD HAVE TIME TO REVIEW THE ORDINANCE.

COMMISSIONER ADAM ADDRESSED AGENDA ITEM #6 AFTER AGENDA ITEM #7 WAS APPROVED.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 56" X 68" PROJECTING SIGN LOCATED AT 195 S. MAIN ST. (ONLY FOR THE GALLERY ONE9FIVE OF BOERNE). COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION PASSED 5-0.

- 7 [2017-378](#) Request for approval for a Certificate of Appropriateness for a 11" x 39" canopy sign located at 195 S. Main Street (Gallery One9Five of Boerne). Take necessary action.

BRADY JENNINGS PRESENTED THE REQUEST FOR A CANOPY SIGN.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 11" X 39" CANOPY SIGN LOCATED AT 195 S. MAIN ST. (GALLERY ONE9FIVE OF BOERNE). COMMISSIONER SCHOEMAKER SECONDED THE MOTION. THE MOTION WAS APPROVED 5-0.

- 8 [2017-379](#) Request for approval for a Certificate of Appropriateness for an awning located at 195 S. Main Street (Gallery One9Five of Boerne). Take necessary action.

COMMISSIONER CUEVAS MADE A MOTION TO APPROVE A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR AN AWNING LOCATED AT 195 S. MAIN ST. (GALLERYONE9FIVE OF BOERNE). COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION WAS APPROVED 5-0.

- 9 [2017-380](#) Request for approval for a Certificate of Appropriateness for exterior color selection for a railing located at 195 S. Main Street Gallery One9Five of Boerne. Take necessary action.

COMMISSIONER BOERNER MADE A MOTION TO APPROVE A REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR COLOR SELECTION FOR A RAILING LOCATED AT 195 S. MAIN ST. (GALLERY ONE9FIVE OF BOERNE). COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION PASSED 5-0.

- 10 [2017-381](#) Request for approval for a Certificate of Appropriateness for a 10" x 48" canopy sign located at 116 S. Main Street (Victorian Rose). Take necessary action.

DEBBIE HEISER, BUSINESS OWNER, PRESENTED HER REQUEST AND DELIVERED A SMALL VERSION SAMPLE OF HER SIGN.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 10" X 48" CANOPY SIGN LOCATED AT 116 S. MAIN ST. (VICTORIAN ROSE). COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION PASSED 5-0.

- 11 [2017-382](#) Request for approval for a Certificate of Appropriateness for a 11" x 120" canopy sign located at 116 S. Main Street (Victorian Rose). Take necessary action.

COMMISSIONER CUEVAS MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 11" X 120" CANOPY SIGN LOCATED AT 116 S. MAIN ST. (VICTORIAN ROSE). COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION PASSED 5-0.

- 12 [2017-383](#) Request for approval for a Certificate of Appropriateness for a 25.5" x 96" wall sign located at 347 N. Main Street (Shutter Happy Photography / From Scratch Farm). Take necessary action.

AMY BIERSTEDT PRESENTED HER REQUEST. SHE STATED THAT SHE WOULD PREFER THE SIGNS BE SEPARATED FROM EACH OTHER A LITTLE BIT.

THERE WAS SOME DISCUSSION AS TO HOW THIS AGENDA ITEM WOULD BE ADDRESSED. IF THE MOTION SHOULD BE MADE FOR ONLY ONE SIGN AS PRESENTED ON THE AGENDA PACKET OR BE CONSIDERED AS TWO SEPARATE SIGNS.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 25.5" X 96" WALL SIGN LOCATED AT 347 N. MAIN ST. (SHUTTER HAPPY PHOTOGRAPHY/FROM SCRATCH FARM) WITH THE CAVEAT THAT THE SIGNS HEIGHT NOT EXCEED THE TOP OF THE ROOF, BE SEPARATED BY 12 INCHES, CENTERED OVER THE WINDOWS, AND MEASURE 25.5" X 48" EACH. COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION PASSED 5-0.

- 13 [2017-384](#) Request for approval for a Certificate of Appropriateness for a 46" x 72" wall sign located at 233 S. Main Street (Maker's Place). Take necessary action.

BOB LEWIS PRESENTED HIS REQUEST.

COMMISSIONER BOERNER MADE A MOTION TO APPROVE A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 46" X 72" WALL SIGN LOCATED AT 233 S. MAIN ST. (MAKER'S PLACE). COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION PASSED 5-0.

- 14 [2017-385](#) Request for approval for a Certificate of Appropriateness for a 12" x 36" freestanding sign located at 233 S. Main Street (Maker's Place). Take necessary action.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 12" X 36" FREE-STANDING SIGN LOCATED AT 233 S. MAIN ST. (MAKER'S PLACE). COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION WAS APPROVED 5-0.

- 15 [2017-386](#) Request for approval for a Certificate of Appropriateness for an awning located at 319 E. San Antonio Avenue (Vaughn's Funeral Home). Take necessary action.

WILLIAM HOLT, JR. PRESENTED HIS REQUEST.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR AN AWNING LOCATED AT 319 E. SAN ANTONIO AVENUE (VAUGHN'S FUNERAL HOME). COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION PASSED 5-0.

DISCUSSION ITEMS:

NO COMMENTS.

COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

STAFF STATED THAT BRANNYN MCDOUGAL (BURDITT) COULD NOT ATTEND TONIGHT'S MEETING. MS. MCDOUGAL WILL BE INVITED TO ATTEND THE NEXT HLC MEETING TO GIVE AN UPDATE ON THE MASTER PLAN.

ADJOURNMENT

COMMISSIONER SCHOEMAKER MADE A MOTION TO ADJOURN THE MEETING. COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION WAS APPROVED 5-0.

THE MEETING WAS ADJOURNED AT 6:26PM.

_____ Chairman

_____ Secretary