

**MINUTES**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Tuesday, April 3, 2018 - 5:30 PM**

HLC Members Present: Shanna Bergmann, Cesar Hance, Justin Boerner, Ben Adams, Mike Nichols, Steve Kerr, Tabitha Cuevas, Robert Newey, Sherri Jo Adams

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

Guests: BJ Wilson, Rachel Wilson, Angela Brunott, Laura Black, Frank Valadez

**CALL TO ORDER – 5:30 PM**

Chairman Adam called the Historical Landmark Commission meeting to order at 5:30 PM

**PUBLIC COMMENTS:**

There were none.

**CONFLICT OF INTEREST DECLARATION**

There were none.

**APPROVAL OF MINUTES**

[2018-285](#) Request for approval of the Historic Landmark Commission meeting minutes of March 6, 2018. Take necessary action.

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL OF THE HISTORIC LANDMARK COMMISSION MEETING MINUTES OF MARCH 6, 2018. COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION CARRIED 8-0.**

**ACTION ITEMS:**

1. [2018-284](#) Request for approval for a Certificate of Appropriateness for exterior renovations / light fixtures located at 161 S. Main Street (Small Cakes Cupcakery and Creamery). Take necessary action.

Ms. Susana Ramos explained the request for exterior light fixtures. Staff is supportive and recommends approval.

Ms. Rachel Wilson, business owner, explained the three choices of light fixtures and stated option number one would best match the light fixture previously approved over the business's wall sign, a barn-like style light fixture. The model name for the specific light fixture is Portfolio Dovray, 7.75 inches in height and oil-rubbed bronze color.

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS/LIGHT FIXTURES LOCATED AT 161 S. MAIN STREET (SMALL CAKES CUPCAKERY AND CREAMERY) WITH THE SPECIFIC SELECTED OUTDOOR WALL LIGHT FIXTURE NAMED PORTFOLIO DOVRAY, 7.75 INCHES IN HEIGHT, OIL-RUBBED BRONZE DARK SKY. COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION CARRIED 8-0.**

2.     [2018-286](#)     Request for approval for a Certificate of Appropriateness for exterior renovations / hanging lights located at 161 S. Main Street (Small Cakes Cupcakery and Creamery). Take necessary action.

Ms. Rachel Wilson, business owner, explained the hanging lights would be placed above the patio where the cedar roof overlaps the deck. The lights would not be permanent and would provide ambient lighting. The hanging lights would be Edison bulbs, which have regulations on the lumens which are allowed.

**COMMISSIONER BOERNER MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS/HANGING LIGHTS LOCATED AT 161 S. MAIN STREET (SMALL CAKES CUPCAKERY AND CREAMERY) WITH THE CONDITION THE LIGHTS ARE ONLY PLACED ON THE CEILING LOCATED ABOVE THE PORCH AND THE DECK. COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 8-0.**

3.     [2018-287](#)     Request for approval for a Certificate of Appropriateness for a 36" x 84" wall sign located at 615 S. Main Street. (The Sanctuary for the Vintage Soul). Take necessary action.

Ms. Susana Ramos explained the location and description of the sign. Recency white and dark sky were the proposed paint choices.

Ms. Angela Brunott, owner of The Sanctuary for the Vintage Soul, explained where the sign's location would be and the dimensions of the sign would be 36" x 84", the same size of a previous sign.

**COMMISSIONER CUEVAS MADE A MOTION TO APPROVE THE REQUEST OF APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 36" X 84" WALL SIGN LOCATED AT 615 S. MAIN STREET. (THE SANCTUARY FOR THE VINTAGE SOUL). COMMISSIONER ADAMS SECONDED THE MOTION. THE MOTION CARRIED 8-0.**

4. [2018-288](#) Request for approval for a Certificate of Appropriateness for a 60" x 60" wall sign located at 615 S. Main Street. (The Sanctuary for the Vintage Soul). Take necessary action.

Ms. Brunott, owner of the business, explained the description of the sign and stated the only difference in this sign would be the size and the additional word 'marketplace.'

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 60" X 60" WALL SIGN LOCATED AT 615 S. MAIN STREET. (THE SANCTUARY FOR THE VINTAGE SOUL). COMMISSIONER NEWY SECONDED THE MOTION. THE MOTION CARRIED 8-0.**

5. [2018-291](#) Request for approval for a Certificate of Appropriateness for a 2' x 8' free-standing sign located at 615 S. Main Street #100 (The Sanctuary for the Vintage Soul). Take necessary action.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 2' X 8' FREE-STANDING SIGN LOCATED AT 615 S. MAIN STREET, # 100. (THE SANCTUARY FOR THE VINTAGE SOUL) WITH THE CONDITION THAT THE SIGN BE ONE SOLID PIECE AND NOT CUT INTO TWO PIECES. COMMISSIONER HANCE SECONDED THE MOTION. THE MOTION CARRIED 8-0.**

6. [2018-289](#) Request for approval for a Certificate of Appropriateness for a 3' x 2' sidewalk sign located at 615 S. Main Street (The Shed Garden Shoppe). Take necessary action.

Ms. Brunott, spoke on behalf of owner for The Shed Garden Shoppe. Ms. Brunott explained the sign would be made out of metal and placed near the entrance of the parking lot.

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR A 3' X 2' SIDEWALK SIGN LOCATED AT 615 S. MAIN STREET. (THE SHED GARDEN SHOPPE). COMMISSIONER NEWAY SECONDED THE MOTION. THE MOTION CARRIED 7-1.COMMISSIONER BOERNER DISSENTED.**

7. [2018-292](#) Request for approval for a Certificate of Appropriateness for exterior renovations / covered deck located at 711 S. Main Street. (Phyllis Browning Company). Take necessary action.

Ms. Susana Ramos explained the request for a deck addition.

Mr. Frank Valadez, with SA Architects, described the renovations for the deck. The deck will consist of a flat roof with an eight foot deep porch. There will be columns with limestone bases which will match the current stone. The current stairs are not to code and will be built to code with railings. Mr. Valadez said the renovations are to improve the façade. The materials which will be used include stone to match the current stone, wood for the lattice work and railings. The railings will be painted white. The columns will also be constructed out of wood and painted to match the existing trim of the building. The concrete sidewalk will be scored for texture.

**COMMISSIONER CUEVAS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS/COVERED DECK LOCATED AT 711 S. MAIN STREET. (PHYLLIS BROWNING COMPANY) WITH THE CONDITION OF USING THE RAISED RAKE TECHNIQUE FOR THE GROUT JOINTS IN THE STONE WORK TO MATCH THE DESIGN PERIOD WHICH THE BUILDING WAS BUILT IN. COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION CARRIED 8-0.**

8. [2018-290](#) Request for approval for a Certificate of Appropriateness for exterior renovations / ADA accessible ramp located at 711 S. Main Street. (Phyllis Browning Company). Take necessary action.

Mr. Valadez explained the existing property does not have an accessible wheelchair ramp and they would like to construct a ramp. The only possible location for the ramp is along side of the building leading up to the deck. Lattice work will provide coverage of the concrete ramp.

COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS/ADA ACCESSIBLE RAMP LOCATED AT 711 S. MAIN STREET. (PHYLLIS BROWNING COMPANY). COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 8-0.

DISCUSSION ITEMS:

There were none.

ADJOURNMENT

COMMISSIONER ADAMS MADE A MOTION TO ADJOURN THE MEETING. COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION CARRIED 8-0.

THE MEETING ADJOURNED AT 6:23 P.M.

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HLC Chairman

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HLC Secretary