

**HISTORIC LANDMARK COMMISSION MEETING MINUTES**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Tuesday, June 6, 2017 - 5:30 PM**

HLC MEMBERS PRESENT: Cesar Hance, Shanna Bergmann, Justin Boerner, Ben Adam, Mike Nichols, Shanda Stevens, Tabitha Cuevas, Steve Kerr, and Sherri Jo Adams

HLC MEMBERS ABSENT: None

CITY STAFF PRESENT: Barrett Squires, IT Svcs., Anne S. DeLuna, Planner, Laura Talley, Plng. Director, Susana Ramos, Planner, Paul Barwick, Spcl. Proj. Director

CALL TO ORDER – 5:31 PM

CITIZENS COMMENTS: None

CONFLICT OF INTEREST DECLARATION: None

APPROVAL OF MINUTES

[2017-429](#) Request for approval of the Historic Landmark Commission meeting minutes of May 11, 2017. Take necessary action.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL OF THE HISTORIC LANDMARK COMMISSION MEETING MINUTES OF MAY 11, 2017. COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION WAS APPROVED 8-0.**

ACTION ITEMS:

- 1**      [2017-420](#)      Request for approval for a Certificate of Appropriateness for a 28" x 68" projecting sign located at 195 S. Main Street (Serendipity On Main). Take necessary action.

COMMISSIONER NICHOLS AND COMMISSIONER BOERNER EXPRESSED CONCERN WITH THE MAXIMUM NUMBER OF SIGNS THAT ARE ALLOWED PER BUILDING WITH MULTIPLE TENANTS.

BEXAR SCHENK, OWNER, WAS PRESENT.

COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 28" X 68" PROJECTING SIGN LOCATED AT 195 S. MAIN ST. (SERENDIPITY ON MAIN). COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION WAS APPROVED 7-1 WITH COMMISSIONER NICHOLS DISSENTING.

- 2      [2017-423](#)      Request for approval for a Building Permit for a roof replacement located at 108 Rock Street (St. Helena's Episcopal Church). Take necessary action.

JEFF SILL, NEWPORT CONSTRUCTION, STATED THAT THEY PLAN ON REPLACING THE METAL ROOF WITH THE SAME MATERIAL AND COLOR AS EXISTS ON THE ROOF OF THE NEWER BUILDING.

COMMISSIONER HANCE MADE A MOTION TO APPROVE A REQUEST FOR A BUILDING PERMIT FOR A ROOF REPLACEMENT LOCATED AT 108 ROCK ST. (ST. HELENA'S EPISCOPAL CHURCH). COMMISSIONER KERR SECONDED THE MOTION. THE MOTION WAS APPROVED 8-0.

- 3      [2017-422](#)      Request for approval for a Certificate of Appropriateness for a 23" x 55" Canopy sign located at 116 W. Blanco Road (Baptist Health System Physicians Network). Take necessary action.

NO APPLICANT PRESENTATION.

COMMISSIONER STEVENS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 23" X 55" CANOPY SIGN LOCATED AT 116 W. BLANCO ROAD (BAPTIST HEALTH SYSTEM PHYSICIANS NETWORK). COMMISSIONER CUEVAS SECONDED THE MOTION. THE MOTION WAS APPROVED 8-0.

- 4      [2017-426](#)      Request for approval for a Certificate of Appropriateness for a 23" x 55" Canopy sign located at 116 W. Blanco Road (Holland & Zimmerman, PLLC). Take necessary action.

**NO APPLICANT PRESENTATION.**

**COMMISSIONER NICHOLS NOTED THAT THE SIGN DID NOT STATE THE NATURE OF THE BUSINESS AND DID NOT MATCH THE OTHER ADJACENT SIGNS IN THE AREA.**

**CHAIRMAN ADAM CALLED FOR THE BUSINESS OWNER. THERE WAS NO REPRESENTATIVE AT THE MEETING TO ANSWER THE COMMISSIONER'S QUESTIONS.**

**COMMISSIONER BOERNER MADE A MOTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 23" X 55" CANOPY SIGN LOCATED AT 116 W. BLANCO ROAD (HOLLAND & ZIMMERMAN, PLLC). COMMISSIONER ADAMS SECONDED THE MOTION. THE MOTION WAS APPROVED 7-1, WITH COMMISSIONER NICHOLS DISSENTING.**

- 5**      [2017-428](#)      Request for approval for Historic Restoration Program Grant for 153 S. Main Street (AcreWerks). Take necessary action.

**MR. BARWICK INTRODUCED THE APPLICANT AND THE REQUEST FOR APPROVAL OF THE HDIP GRANT IN THE AMOUNT OF \$15,000.**

**COMMISSIONER NICHOLS ASKED ABOUT THE DISPOSITION OF THE PARKING LOT NEIGHBORING THE APPLICANT'S PROPERTY (153 S. MAIN ST.). HE ASKED IF THE PARKING LOT WAS FOR SALE AND IF THE FUTURE PROPERTY OWNER WOULD BE ABLE TO BUILD ON THE ZERO LOT LINE. HE STATED HIS CONCERN OVER SPENDING THE TAXPAYER'S MONEY ON THE APPLICANT'S BUILDING WINDOWS THAT COULD POSSIBLY BE BLOCKED BY THE CONSTRUCTION OF A NEW BUILDING.**

**COMMISSIONER STEVENS MADE A MOTION TO APPROVE A REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR HISTORIC DISTRICT IMPROVEMENT PROGRAM GRANT FOR 153 S. MAIN ST. (ACREWERKS). COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION WAS APPROVED 8-0.**

DISCUSSION ITEMS:

- Historic District Improvement Program - Revisions

Mr. Barwick shared some of the revisions that are being made to the program such as the program name, sliding scale, plumbing and electrical improvements, and ADA improvements.

ADJOURNMENT

**COMMISSIONER NICHOLS MADE A MOTION TO ADJOURN THE MEETING.**

**COMMISSION KERR SECONDED THE MOTION. THE MOTION PASSED 8-0.**

**THE MEETING ADJOURNED AT 6:10 P.M.**

\_\_\_\_\_ HLC

Chairman

\_\_\_\_\_ Secretary