

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, April 1, 2025 - 5:30 PM

Minutes of the Historic Landmark Commission Meeting of April 1, 2025,
at 5:30 p.m.

Present: 5 - Chairman Justin Boerner, Vice Chair Sally Pena,
Commissioner Cesar Hance, Commissioner Michael Nichols,
Commissioner Lynnese Graves

Absent: 2 - Commissioner Patti Mainz, Commissioner Joe Bateman

Staff Present: Nathan Crane, Sara Varvarigos, Tyler Cain, Heather Wood,
Lesley Gastelum

Present Virtually: Maria Garcia

Registered / Recognized Guests: James Beath, Alan Cook, Donna Cook,
Lisa Blank, Doris Beath, Terry Holtzapple, Connie Carley

1. CALL TO ORDER – 5:30 PM

Chairman Boerner called the Historic Landmark Commission to order at
5:30 p.m.

2. CONFLICT OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS:

Chairman Boerner opened the public comments at 5:30 p.m.

No comments were received.

Chairman Boerner closed the public comments at 5:30 p.m.

4. CONSENT AGENDA:

A motion was made by Commissioner Hance, seconded by Commissioner Pena, to approve the consent agenda as presented. The motion carried by the following vote:

Approved: 4-0

Yea: 4 - Commissioner Graves, Commissioner Hance, Commissioner Pena, Commissioner Nichols

- 4.A.** [2025-132](#) Consider approval of the minutes of the Historic Landmark Commission meeting of March 4, 2025.

5. REGULAR AGENDA:

- 5.A.** [2025-133](#) Consider a request for a demolition permit for the structure(s) located at 308 West San Antonio Avenue.

Sara Varvarigos, City Planner II, presented a request for a demolition permit.

Chairman Boerner opened the public hearing at 5:48 p.m.

No comments were received.

Chairman Boerner closed the public hearing at 5:48 p.m.

Chairman Boerner provided a summary of a recent site visit he and Commissioner Bateman conducted at the property. Although they were unable to enter the building, they observed signs of potential foundational shifting from the exterior, and noted that there was no significant historical value associated with the site.

Applicant, Lisa Blank, stated that the house features wood flooring along with some linoleum, and she noted that the flooring appears uneven due to the pier and beam structure.

Chairman Boerner clarified that they are only considering the demolition requests; the applicant will go through a different process for any future

development.

Commissioner Graves recognized concerns of the community for the potential of losing the charm of Boerne through demolition of this era of homes; it was noted that the Commission's desire is to preserve the charm of Boerne to the best of their ability.

A motion was made by Commissioner Nichols, seconded by Commissioner Hance, to approve a request for a demolition permit for the structure(s) located at 308 West San Antonio Avenue with the caveats that 1) The chain link fence on the property be removed as part of the demolition and 2) The mature heritage trees on site be preserved if they are in good health. The motion carried by the following vote:

Approved: 4-0

Yea: 4 - Commissioner Graves, Commissioner Hance, Commissioner Pena, Commissioner Nichols

- 5.B.** [2025-134](#) Consider a request for a demolition permit for the structure(s) located at 615 North School Street.

Sara Varvarigos, City Planner II, presented a request for a demolition permit for the structure(s) located at 615 North School Street.

Chairman Boerner opened the public hearing at 6:03 p.m.

Property owner, Alan Cook, explained that the structure is currently uninhabitable and that the cost to renovate it and bring it up to current building codes would be prohibitively expensive. Rather than attempting to salvage the building, they propose demolishing it, which would allow them to make better use of the three lots in a way that offers increased value and benefits to them and the community.

Connie Carley spoke in opposition of the proposed demolition request.

Chairman Boerner closed the public hearing at 6:11 p.m.

A motion was made by Commissioner Hance, seconded by Commissioner Nichols, to approve a request for a demolition permit for the structure(s) located at 615 North School Street. The motion carried by the following vote:

Approved: 3-1

Yea: 3 - Commissioner Nichols, Commissioner Hance, Commissioner Pena

Nay: 1 - Commissioner Graves

- 5.C. [2025-135](#) Consider a request for a certificate of appropriateness for a new sign located at 231 South Main Street, Suite D. (Texas Treasures Co. Frame Shop & Gallery)

Tyler Cain, City Planner II, presented three separate proposed certificates of appropriateness for signage; she confirmed that all three signs are metal material.

A motion was made by Commissioner Nichols, seconded by Commissioner Pena, to approve a certificate of appropriateness for a new sign located at 231 South Main Street, Suite D. (Texas Treasures Co. Frame Shop & Gallery). The motion carried by the following vote:

Approved: 4-0

Yea: 4 - Commissioner Nichols, Commissioner Hance, Commissioner Pena, Commissioner Graves

- 5.D. [2025-136](#) Consider a request for a certificate of appropriateness for a new sign located at 195 South Main Street, Suite A. (Texas Treasures Co. Art Gallery)

A motion was made by Commissioner Nichols, seconded by Commissioner Hance, to approve a certificate of appropriateness for a new sign located at 195 South Main Street, Suite A (Texas Treasures Co. Art Gallery) with the caveat that *the wall sign be installed in the original/rectangular black metal frame (or a facsimile). The rectangular black metal frame will ideally be 3" in width and cannot project more than 8" from the surface of the wall.* The motion carried by the following vote:

Approved: 4-0

Yea: 4 - Commissioner Nichols, Commissioner Hance, Commissioner Pena, Commissioner Graves

- 5.E. [2025-137](#) Consider a request for a certificate of appropriateness for a new sign located at 195 South Main Street, Suite A. (Texas Treasures Co. Art Gallery)

A motion was made by Commissioner Nichols, seconded by Commissioner Graves, to approve a certificate of appropriateness for a new sign located at 195 South Main Street, Suite A (Texas Treasures Co. Art Gallery) with the caveat that *the hanging sign is to be made of metal instead of a Medium-density Overlay (MDO, wood composite with veneer)*. The motion carried by the following vote:

Approved: 4-0

Yea: 4 - Commissioner Nichols, Commissioner Hance, Commissioner Pena, Commissioner Graves

6. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – No discussion or action may take place.

No further comments.

7. ADJOURNMENT

Chairman Boerner adjourned the Historic Landmark Commission at 6:33 p.m.

Chairman

Vice-Chair