

**MINUTES**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 NORTH MAIN STREET**  
**Tuesday, March 4, 2025 - 5:30 PM**

Minutes of the Historic Landmark Commission Meeting of March 4, 2025,  
at 5:30 p.m.

**Present:** 4 - Chairman Justin Boerner, Vice Chair Sally Pena,  
Commissioner Cesar Hance, Commissioner Joe Bateman

**Absent:** 3 - Commissioner Patti Mainz, Commissioner Michael Nichols,  
Commissioner Lynnese Graves

**Staff Present:** Francesca "Franci" Linder, Sara Varvarigos, Heather Wood,  
Lesley Gastelum

**Present Virtually:** Mick McKamie

**Registered / Recognized Guests:** Ben Adam, Eric Wendt

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** - Chairman Boerner, Commissioner Hance, Commissioner Pena, Commissioner Bateman

- 4.A.**     [2025-064](#)     Consider approval of the minutes of the Historic Landmark Commission meeting of February 4, 2025.

**5. REGULAR AGENDA:**

- 5.A.**     [2025-084](#)     Consider a Historic District Improvement Program Grant Application for 604 S Main (Samuel McGee)

Sara Varvarigos, City Planner II, presented the proposed Historic District Improvement Program Grant application.

Ben Adam, project architect, clarified that the amount of money being requested is for windows only and does not include the price of installation. He explained that the windows are all single pane and are not all original.

The commission spoke in support of either option being presented.

A motion was made by Commissioner Bateman, seconded by Commissioner Pena, to approve a Historic District Improvement Program Grant Application for 604 S Main(\$5000 to allow either option). The motion carried by the following vote:

**Approved: 4-0**

**Yea: 4** - Chairman Boerner, Commissioner Hance, Commissioner Pena, Commissioner Bateman

- 5.B.**     [2025-086](#)     Reconsider a request for a certificate of appropriateness for a new sign (The Native Blends - Eric Wendt)

Sara Varvarigos, City Planner II, presented the proposed certificate of

appropriateness for a new sign.

Eric Wendt, owner of Native Blends, spoke regarding his desire to have cream and brown colors on the sign to be consistent with another location he has in San Marcos.

Chairman Boerner clarified that the monument sign they voted on last month will remain black and this consideration is only for the storefront sign.

A motion was made by Commissioner Bateman, seconded by Commissioner Pena, to approve a request for a certificate of appropriateness for a new sign (The Native Blends - Eric Wendt) as presented. The motion carried by the following vote:

**Approved: 4-0**

**Yea: 4** - Chairman Boerner, Commissioner Hance, Commissioner Pena, Commissioner Bateman

**6. DISCUSSION ITEM:**

**6.A. [2025-087](#)** Consider Historic District Improvement Program Updates

Sara Varvarigos, City Planner II, presented the proposed Historic District Improvement Program Updates and had general discussion with the commission regarding the updates being proposed.

All commissioners present were in support of the proposed updates.

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

Sara shared a few details for two local events in May for Texas Historic Preservation Month:

1. Marker unveiling of a Texas Historical Commission for the Early Kendall County Jail that will be held on Saturday, April 26th at 10 a.m.

2. Marker unveiling scheduled for Rev. AJ Potter on Saturday, May 31st

at 10 a.m. (a presentation will be held at the Boerne Library -Community Room)

Mick McKamie, Associate City Attorney, mentioned that he will give legislative updates on anything impacting the historic district as they come available.

#### 8. ADJOURNMENT

Chairman Boerner adjourned the Historic Landmark Commission at 6:26 p.m.

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Chairman

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Vice Chair