

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, May 5, 2026 - 5:30 PM

Minutes of the regular called Historic Landmark Commission Meeting of May 5, 2026.

Present: 6 - Vice Chair Lynnese Graves, Commissioner Patti Mainz, Commissioner Cesar Hance, Commissioner Mike Nichols, Commissioner Sharon D. Wright, and Commissioner Ashley Maytum

Absent: 1 - Chairman Sally Pena

Staff Present: William Willingham, Francesca "Franci" Linder, Misti Rains, Lesley Gastelum.

Recognized/Registered Guests: No guests reported.

1. CALL TO ORDER – 5:30 PM

Vice Chairwoman Lynnese Graves called the meeting to order at 5:30 p.m.

2. CONFLICT OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS

No public comments were declared.

4. CONSENT AGENDA

[2026-141](#) Consider approval of the Minutes of the Historic Landmark Commission Meeting of April 7, 2026.

THE MINUTES WERE APPROVED.

A MOTION WAS MADE BY COMMISSIONER WRIGHT, SECONDED BY COMMISSIONER HANCE, TO APPROVE THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF APRIL 7, 2026. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Vice Chair Graves, Commissioner Mainz, Commissioner Hance, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

5. REGULAR AGENDA

- A.** [2026-146](#) Consider a certificate of appropriateness for exterior improvements to a structure located at 136 South Main Street.
(Joli)

William Willingham, Planner II, presented the request for 136 South Main regarding consideration of a Certificate of Appropriateness for exterior improvements, including an awning and double-door modification, submitted by applicant Michael Giddens.

The subject property is a one-story retail building constructed in 1910, commonly known as the South Gilliat Building. The property is currently zoned C-3 Community Commercial, located within the Historic District, classified as a contributing structure, and subject to the Historic District Design Guidelines.

The structure was likely constructed by Elmer Watts for Alfred G. Gilliat, a successful Boerne farmer and businessman, and has housed various commercial businesses over the years.

Existing site conditions include coursed limestone construction, one of three storefront bays featuring display windows framed by sculpted pilasters, a metal-framed fabric-covered awning, and wood-paneled double doors.

The applicant proposes replacing the existing awning fabric with a Bordeaux Ice Blend striped pattern utilizing Para Tempo Test Italian Performance Fabric. The existing metal awning frames will remain in

place. The existing door will also remain and will be repainted in Sherwin-Williams color SW 9158 Coquina.

Based on the Design Guideline Review criteria, the proposal meets applicable standards, as the replacement canvas is a similar woven fabric, the materials and finishes are compatible with the building’s historic character, and no defining architectural features will be removed.

As a key finding, the City of Boerne Planning Department staff determined that the proposed exterior improvements comply with UDC regulations and the Historic District Design Guidelines.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER MAYTUM, TO APPROVE AND CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR IMPROVEMENTS TO A STRUCTURE LOCATED AT 136 SOUTH MAIN STREET. (JOLI). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Vice Chair Graves, Commissioner Mainz, Commissioner Hance, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

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

Franci Linder, Assistant Planning Director, formally introduced William Williamham, Planner II, to Commission.

7. ADJOURNMENT

Meeting was adjourned by Vice Chairwoman Lynnese Graves at 5:39 p.m.

Chairman

Executive Assistant

