

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, June 4, 2024 - 5:30 PM

Minutes of the Historic Landmark Commission Meeting of June 4, 2024, at 5:30 p.m.

Present: 5 - Chairman Justin Boerner, Vice Chair Sally Pena, Commissioner Patti Mainz, Commissioner Joe Bateman, Commissioner Michael Nichols

Absent: 2 - Commissioner Lynnese Graves, Commissioner Caesar Hance

Staff Present: Nathan Crane, Franci Linder, Sara Varvarigos, Heather Wood, Mike Raute, Foster Siminson (Planning department intern)

Recognized/Registered Guests: Matt Mattingly, Sam McGee

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 public comments at 5:31 p.m.

No comments were received.

Chairman Boerner closed public comments at 5:31 p.m.

4. CONSENT AGENDA:

A motion was made by Commissioner Pena, seconded by Commissioner Mainz, to approve the consent agenda as presented. The motion carried

by the following vote:

Yea: 5 - Chairman Boerner, Commissioner Pena, Commissioner Bateman, Commissioner Mainz, Commissioner Nichols

- 4.A.** [2024-277](#) Consider approval of the minutes of the Historic Landmark Commission meeting of May 7, 2024.

5. REGULAR AGENDA:

- 5.A.** [2024-278](#) Consider a demolition request for the structure at 222 3rd Street (KAD 24938; Legal Description: OAK PARK ADDITION (2ND) BLK 7 LOT 14, .3319 ACRES) (Clayton Brown - Menger Development, LLC)

- I. Staff Presentation
- II. Public Hearing
- III. Action

Tyler Cain, City Planner II., presented the proposed demolition.

Chairman Boerner opened the public hearing at 5:37 p.m.

No comments were received.

Chairman Boerner closed the public hearing at 5:37 p.m.

Chairman Boerner gave feedback to the commission from a visit to the proposed demolition site; nothing appeared to be of historic value.

A motion was made by Commissioner Nichols, seconded by Commissioner Pena, to approve a demolition request for the structure at 222 3rd Street (KAD 24938; Legal Description: Oak Park Addition (2ND) Blk 7 Lot 14, .3319 Acres) (Clayton Brown - Menger Development, LLC). The motion carried by the following vote:

Yea: 4 - Commissioner Pena, Commissioner Bateman, Commissioner Mainz, Commissioner Nichols

5.B. [2024-279](#) Consider a demolition request for the structure at 314 E. Bandera Road (KAD 24924; Legal Description: OAK PARK ADDITION (2ND) BLK 6 LOT 12, .3319 ACRES) (Clayton Brown - Menger Development, LLC).

- I. Staff Presentation
- II. Public Hearing
- III. Action

Tyler Cain, City Planner II., presented the proposed demolition.

Chairman Boerner opened the public hearing at 5:44 p.m.

No comments were received.

Chairman Boerner closed the public hearing at 5:44 p.m.

Chairman Boerner gave feedback to the commission from a visit to the proposed demolition site; nothing appeared to be of historic value.

Commissioner Bateman agreed with Chairman Boerner's summary of their visit.

A motion was made by Commissioner Bateman, seconded by Commissioner Pena, to approve a demolition request for the structure at 314 E. Bandera Road (KAD 24924; Legal Description: Oak Park Addition (2nd) Blk 6 Lot 12, .3319 Acres) (Clayton Brown - Menger Development, LLC). The motion carried by the following vote:

Yea: 4 - Commissioner Pena, Commissioner Bateman, Commissioner Mainz, Commissioner Nichols

5.C. [2024-280](#) Consider a certificate of appropriateness for a post and panel sign located at 222 South Main Street (Blithe Creamery - Theresa Thompson, The Shops).

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

A motion was made by Commissioner Nichols, seconded by Commissioner Mainz, to approve a certificate of appropriateness for a post and panel sign located at 222 South Main Street (Blithe Creamery - Theresa Thompson, The Shops). The motion carried by the following vote:

Yea: 4 - Commissioner Pena, Commissioner Bateman, Commissioner Mainz, Commissioner Nichols

The post and panel sign was approved as follows:

New Sign Design

- The updated sign design is rectangular in shape, with a color scheme consisting of white, blue, beige, and rose color colors.
- The sign features a combination of cursive and sans serif types of fonts (Attachment 3).
- The sign is not an illuminated sign.

- 5.D.** [2024-284](#) Consider a certificate of appropriateness for a post and panel sign located at 248 North Main Street (Chateau - Tony Dacy, Manivi LLC)

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

Matt Mattingly, representative with Signarama, clarified that the proposed slanted sign orientation is desired by the applicant due to the visitor center sign next door that blocks the view of their sign from that direction; the slanted orientation will maximize visibility from the direction of Blanco Road.

Sara explained that sign ordinances require a minimum set back of 8 feet from the property line sidewalk.

A motion was made by Commissioner Bateman, seconded by Commissioner Mainz, to approve a certificate of appropriateness for a post and panel sign located at 248 North Main Street (Chateau - Tony Dacy, Manivi LLC) as presented. The motion carried by the following

vote:

Yea: 3 - Commissioner Pena, Commissioner Bateman, Commissioner Mainz

Nay: 1 - Commissioner Nichols

The post and panel sign was approved as follows:

Post and Panel Sign will feature a wood frame painted black and the sign faces will feature:

- A primary rectangular sign face, measuring 72" by 27", and three smaller tenant signs underneath, each measuring 8" by 20".
- The sign faces will be constructed of matte laminate aluminum.
- The smaller signs are attached to the primary sign face with chain link.
- The signs all feature a gray background with black lettering, which includes both serif and sans serif type of fonts.
- The signs are not illuminated signs.

5.E. [2024-282](#) Consider a certificate of appropriateness for a pylon sign located at 911 South Main Street (Haven Skincare & Aesthetics - Melinda McWhorter).

Foster Siminson, Planning Department Intern, presented the proposed certificate of appropriateness.

A motion was made by Commissioner Mainz, seconded by Commissioner Nichols, to approve a certificate of appropriateness for a pylon sign located at 911 South Main Street (Haven Skincare & Aesthetics - Melinda McWhorter). The motion carried by the following vote:

Yea: 4 - Commissioner Pena, Commissioner Bateman, Commissioner Mainz, Commissioner Nichols

The pylon sign was approved as follows:

Street Pylon Sign

- The proposed street pylon sign will have a rectangular shape, measuring 66" by 20", with a black background and white lettering, in a serif and sans serif type of font.
- The business logo is in a sans serif type of font, with the remaining text in a serif type of font.
- The signs are not illuminated signs.

- 5.F. [2024-283](#) Consider a request for approval for a Historic Preservation Partial Tax Exemption for the property located at 604 S Main St (SKIS LLC).

Sara Varvarigos, City Planner II, presented the proposed Historic Preservation Partial Tax Exemption.

Commission discussion ensued regarding concerns with all criteria of the Unified Development Code not being met (specifically criteria #2 in staff memo), and concerns with taking action without legal counsel being present. Additionally, the Commission inquired about the transferability of the tax exemption to a new owner and whether it is appropriate to make a recommendation when not all code requirements are fulfilled.

Sara clarified that the approval would be in place with the property; if the current owner sales the property, the new owner would need to reapply. She further clarified that the structure has not been in any other grant relief program and also that at the end of ten years the applicant would then reapply every year, up to ten years.

The applicant, Sam McGee, gave some background on the structure and their renovation efforts; he and his wife now desire to obtain this tax exemption in hopes of spreading awareness for historic preservation for other structures in town. He further explained that they intend to have the 2nd criteria in question approved by the city council. He stated that this is chicken and egg issue, but the council designation is required before final approval. He requested that the commission make a motion to recommend approval with the condition that criteria #2 is met and with legal counsel blessing it.

A motion was made by Commissioner Mainz to make a recommendation to the Boerne City Council to approve a request for a Historic Preservation Partial Tax Exemption for the property located at 604 S Main St (SKIS LLC). The motion failed due to lack of a second.

Overall, the commission still had concerns with making a recommendation without further direction from the city's legal counsel.

A motion was made by Commissioner Nichols, seconded by Commissioner Bateman, to table a request for a Historic Preservation Partial Tax Exemption for the property located at 604 S Main St (SKIS LLC).

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

Nay: 1 - Commissioner Mainz

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

Tyler Cain formally introduced herself to the commission.

Sara Varvarigos gave an update on the Historic Landmark Designation for 717 North Main Street that was voted on by the commission in March, 2024; it was presented to the Boerne City Council and approved at the second reading held on June 11, 2024.

Sara also informed the commission that the Historic Preservation Workshop that was held on May 25, 2024 at the Patrick Heath Public Library was recorded and a link has been emailed to the commission.

7. ADJOURNMENT

Chairman Boerner adjourned the Historic Landmark Commission at 6:52 p.m.

Chairman

Vice Chair