

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET

Tuesday, August 5, 2025 - 5:30 PM

Minutes of the Historic Landmark Commission Meeting of August 5, 2025 at 5:30pm.

Present: 5 - Vice Chair Lynnese Graves, Commissioner Patti Mainz, Commissioner Mike Nichols, Commissioner Sharon D. Wright, and Commissioner Ashley Maytum

Absent: 2 - Chairman Sally Pena, and Commissioner Cesar Hance

1. CALL TO ORDER – 5:30 PM

Commissioner Graves called the meeting to order at 5:31pm.

2. CONFLICT OF INTEREST:

None declared.

3. PUBLIC COMMENTS:

No comments were received.

4. CONSENT AGENDA:

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER WRIGHT, TO APPROVE ITEM 4.A OF THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Vice Chair Graves, Commissioner Mainz, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

Absent: 2 - Chairman Pena, and Commissioner Hance

**CONSIDER APPROVAL OF THE MINUTES OF THE HISTORIC
LANDMARK COMMISSION MEETINGS OF JULY 1, 2025, AND JULY
16, 2025.**

The minutes were approved.

5. REGULAR AGENDA:

HOLD A PUBLIC HEARING AND CONSIDER A REQUEST FOR A DEMOLITION PERMIT FOR THE ACCESSORY STRUCTURE(S) LOCATED AT 402 HERFF STREET.

Benjamin "Ben" Simmons, Planner I, presented the proposed accessory structure demolition request.

Vice-Chair Graves opened the public hearing at 5:32p.m. The public hearing was closed at 5:35p.m.

Twenty-four notifications were mailed to properties within 200ft of the property and it was noticed in the Boerne Star. Two written responses were received in favor of the demolition.

Vice-Chair Graves commented on her site visit, stating that the structure is in bad shape.

Commissioner Wright noted that demolishing the structure is better for public safety.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER NICHOLS, THAT THIS PUBLIC HEARING BE APPROVED HOLD A PUBLIC HEARING AND CONSIDER A REQUEST FOR A DEMOLITION PERMIT FOR THE ACCESSORY STRUCTURE(S) LOCATED AT 402 HERFF STREET.. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Vice Chair Graves, Commissioner Mainz, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

Absent: 2 - Chairman Pena, and Commissioner Hance

CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A SIGN PERMIT LOCATED AT 170 S MAIN STREET. (1849)

Foster Simonsen, Planning Intern, presented the proposed sign.

Commissioner Wright stated that the Richter sign is a similar style, and asked if there are other illuminated signs in the area which HLC agreed with. Commissioner Nichols stated that this is one of his favorite buildings in Boerne and recalled previous discussions about painting the sign on the building. He continued by stating his preference to continue having a painted sign. Kelly Mattingly, the applicant, stated that the design will appear very standard during the day, but will have less light shining down at night. Commissioner Nichols asked for clarification on which lights will be removed. James Shobach, the property owner, stated that the intent is to clean up the sign clutter and all the downlights will be removed. Commissioner Mainz asked if all three signs and downlighting will be removed. Mr. Shobach Confirmed they would be. Commissioner Nichols restated that a painted sign is more appropriate for the building design. Commissioner Wright stated that the building is a French revival style and the sign is more art deco.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER MAYTUM, THAT THIS CERTIFICATE OF APPROPRIATENESS BE APPROVED CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A SIGN PERMIT LOCATED AT 170 S MAIN STREET. (1849). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 3 - Vice Chair Graves, Commissioner Mainz, and Commissioner Maytum

Nay: 2 - Commissioner Nichols, and Commissioner Wright

Absent: 2 - Chairman Pena, and Commissioner Hance

DISCUSSION ITEMS:

BOARD TRAINING: HISTORIC LANDMARK AND HISTORIC PRESERVATION GRANT PROGRAM

Francesca "Franci" Linder, Assistant Planning Director, gave a presentation about the City of Boerne's Historic Landmark program and Historic Preservation Grant Program.

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

No comments were received.

CYBER SECURITY TRAINING DEADLINE IS AUGUST 8, 2025.

Ms. Linder reminded the commission about the cyber security training deadline on August 8th.

ETHICS TRAINING DEADLINE IS AUGUST 11, 2025.

Ms. Linder reminded the commission about the ethics training deadline on August 11th.

TEXAS APA CONFERENCE OCTOBER 21ST AND 22ND IN BRYAN/COLLEGE STATION.

Ms. Linder informed the commission of the Texas APA conference being held in Bryan/College Station on October 21st and 22nd.

7. ADJOURNMENT

The meeting adjourned at 6:21pm.

S/S Francesca Linder

Administrative Officer

Attest:

Administrative Assistant