

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 N. MAIN STREET
Tuesday, October 5, 2021 - 5:30 PM

Minutes of the Historic Landmark Commission meeting of October 5, 2021, at 5:30 p.m.

Present: 5- Chairman Ben Adam, Commissioner Cesar Hance, Commissioner Michael Nichols, Commissioner Cali Redd, Commissioner Patti Mainz

Late: 1- Commissioner Sally Pena

Absent: 1- Commissioner Justin Boerner

Staff Present: Laura Haning, Sara Serra-Bennett, Veronika Vasquez, Barbara Quirk, Paul Barwick, Krystal Brown

Recognized/ Registered Guests: Christina Ryrholm, Zachary-Taylor Wright, John Young, Sandra Lopez, Fredrikes Steller, Tanya Fernandez, Beth Adam

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE HISTORIC LANDMARK COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 5:30 PM

There is no audio from 0:00 to 3:46 due to some technical difficulties. The full video recording is available.

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

Commissioner Sally Pena joined the meeting at 5:33 p.m.

2. CONFLICTS OF INTEREST:

Chairman Ben Adam declared a conflict of interest with items 11 and 12.

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Historic Landmark Commission on any issue. The Historic Landmark Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

No comments were received.

4. REGULAR AGENDA:

4.A. [2021-834](#) TO CONSIDER THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 612 GRAHAM STREET (IRONS & GRAHAMS ADDITION LOT 88 & 89, 0.344 ACRES, KAD 23524) (JOHN YOUNG).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Ms. Sara Serra-Bennett, City Planner II, presented the demolition request for a structure located at 612 Graham St.

Mr. John Whitaker, resident at 305 S. School St, expressed concern regarding an oak tree in his backyard that canopy's over on to this property. He wanted to make sure this tree would be preserved.

Ms. Serra-Bennett mentioned that 16 notifications were mailed out to property owners within 200 ft. We received 5 notifications which were in favor of the demolition. She also added how City has strict tree removal regulations in an effort to preserve more trees.

Chairman Ben Adam spoke on his findings from the site visit and the history of the structure.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 612 GRAHAM STREET (IRONS & GRAHAMS ADDITION LOT 88 & 89, 0.344 ACRES, KAD 23524) (JOHN YOUNG). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

Approved: 5-0

5. [2021-835](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 911 S. MAIN STREET (KAD 23875, KERNAGHAN ADDITION BLK 1 LOT PT 41 & PT 42, .666 ACRES). (SANDRA LOPEZ/ SANDRA'S BEAUTY SALON).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a wall sign located at 911 S. Main St. The sign would include 2 fonts and 3 colors.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER PENA, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 911 S. MAIN STREET (KAD 23875, KERNAGHAN ADDITION BLK 1 LOT PT 41 & PT 42, .666 ACRES). (SANDRA LOPEZ/ SANDRA'S BEAUTY SALON). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

NAY: 1- COMMISSIONER REDD

Approved: 4-1

6. [2021-836](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 911 S. MAIN STREET (KAD 23875, KERNAGHAN ADDITION BLK 1 LOT PT 41 &

PT 42, .666 ACRES). (SANDRA LOPEZ/ SANDRA'S BEAUTY SALON).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a wall sign located at 911 S. Main St. The sign would be located between two windows facing Main St. It would be 42" x 48" and would include 2 fonts and 3 colors.

Commissioner Mainz shared her opinion regarding the appearance of the fonts.

Ms. Sandra Lopez, the applicant, spoke on the sign design and her transition from the previous larger location to this smaller location.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER PENA, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 911 S. MAIN STREET (KAD 23875, KERNAGHAN ADDITION BLK 1 LOT PT 41 & PT 42, .666 ACRES). (SANDRA LOPEZ/ SANDRA'S BEAUTY SALON). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

Approved: 5-0

7. [2021-837](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL COMPLEX SIGN LOCATED AT 615 SOUTH MAIN STREET (KAD 24149, LOE ADDITIONS LOT 5&6, 0.3214 ACRES) (FREDRIKES STELLER/ MINISTRY OF DANCE).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a commercial complex sign located at 615 S. Main St. The sign would include 2 colors and 1 font.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL COMPLEX SIGN LOCATED AT 615 SOUTH MAIN STREET (KAD 24149, LOE ADDITIONS LOT 5&6, 0.3214

ACRES) (FREDRIKES STELLER/ MINISTRY OF DANCE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

Approved: 5-0

8. [2021-838](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 615 SOUTH MAIN STREET (KAD 24149, LOE ADDITIONS LOT 5&6, 0.3214 ACRES) (FREDRIKES STELLER/ MINISTRY OF DANCE).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for an awning sign located at 615 S. Main St. The sign would include 4 colors and 1 font.

The Commissioners expressed their concerns regarding the sign design. They were not in favor of the shape and felt it was incompatible with the proposed location.

Mr. Fredrikes Steller, the applicant, spoke on how he tried changing the sign design. He was not opposed to Chairman Ben Adam's suggestion of an oval-shaped sign.

Commissioner Nichols shared his opinions on a more round-shaped sign and gave some design suggestions. He suggested denying this request so the applicant can present a new sign design.

The Commissioners were in favor of Chairman Ben Adam's oval-shaped sketch.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER PENA, TO DENY A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 615 SOUTH MAIN STREET (KAD 24149, LOE ADDITIONS LOT 5&6, 0.3214 ACRES) (FREDRIKES STELLER/ MINISTRY OF DANCE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

Denied: 5-0

9. [2021-839](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR AN AWNING SIGN LOCATED AT 615 SOUTH MAIN STREET (KAD 24149, LOE ADDITIONS LOT 5&6, 0.3214 ACRES) (FREDRIKES STELLER/ MINISTRY OF DANCE).

Ms. Sara Serra-Bennett presented the request for a wall sign located at 615 S. Main St. The sign would be 30" x 80" and located at the side entrance. It would include 4 colors and 1 font. It would also include detailed dance information and contact information.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR AN AWNING SIGN LOCATED AT 615 SOUTH MAIN STREET (KAD 24149, LOE ADDITIONS LOT 5&6, 0.3214 ACRES) (FREDRIKES STELLER/ MINISTRY OF DANCE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

Approved: 5-0

10. [2021-840](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 262 SOUTH MAIN STREET (KAD 19870, BOERNE ORIGINAL TOWN LOT PT 29, 0.97 ACRES) (TANYA FERNANDEZ/ CASA ALONDRA).

Ms. Sara Serra-Bennett presented the request for a max metal wall sign located at 262 S. Main St. The sign would be 39" x 73", and it would include 3 colors and 2 fonts.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER REDD, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 262 SOUTH MAIN STREET (KAD 19870,

BOERNE ORIGINAL TOWN LOT PT 29, 0.97 ACRES) (TANYA FERNANDEZ/CASA ALONDRA). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

Approved: 5-0

Chairman Ben Adam recused himself from the dais at 6:11 p.m.

Commissioner Hance assumed the chair.

11. [2021-841](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A BUILDING PERMIT FOR 508 NORTH MAIN STREET (KAD 25982, SANSOM ADDITION LOT 5 AND 6, 0.6283 ACRES) (ST. HELENA'S CHURCH/ BETH ADAM).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a building permit for 508 N. Main St. The request is to expand the existing open sided pole barn and add an enclosed storage space. This addition will pay homage to the original church from the 1800's by repurposing some of the materials.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER PENA, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A BUILDING PERMIT FOR 508 NORTH MAIN STREET (KAD 25982, SANSOM ADDITION LOT 5 AND 6, 0.6283 ACRES) (ST. HELENA'S CHURCH/ BETH ADAM). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

Approved: 5-0

12. [2021-845](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR PAINT COLORS TO BE USED IN A NEW BUILDING AT 508 NORTH MAIN STREET (KAD 25982, SANSOM ADDITION LOT 5 AND 6, 0.6283 ACRES) (ST. HELENA'S CHURCH/

BETH ADAM).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for paint colors to be used on a new building at 508 N. Main St. The shade "Canvad Tan" would be used on the walls. The shade "Neutral Ground" would be used on the trim. The shade "Cityscape" would be used on accent trim for the side doors.

A MOTION WAS MADE BY COMMISSIONER PENA, SECONDED BY COMMISSIONER MAINZ, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR PAINT COLORS TO BE USED IN A NEW BUILDING AT 508 NORTH MAIN STREET (KAD 25982, SANSOM ADDITION LOT 5 AND 6, 0.6283 ACRES) (ST. HELENA'S CHURCH/ BETH ADAM). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

Approved: 5-0

Chairman Ben Adam rejoined the dais at 6:17 p.m.

13. [2021-844](#) DISCUSSION ITEM - WATERWORKS TERRACE FEASIBILITY.

Mr. Paul Barwick, City Special Projects Director, presented the Waterworks Terrace Feasibility study. The intent of this study is to make improvements to the west end of Main Plaza. He shared several elements from 3 potential concepts for the proposed project.

This will be presented at the next City Council meeting. Once a final concept is chosen, it will be presented to the Historic Landmark Commission.

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

No comments were received.

15. ADJOURNMENT

Chairman Ben Adam adjourned the Historic Landmark Commission at 6:34 p.m.

Chairman

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 1st day of October, 2021 at 12:00 p.m.

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the by calling the Planning and Community Development Office at 830-248-1501.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.