

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Tuesday, July 5, 2022 - 5:30 PM

Minutes of the Historic Landmark Commission Meeting of July 5, 2022, at 5:30 p.m.

Present: 4- Chairman Ben Adam, Commissioner Sally Pena, Commissioner Justin Boerner, Commissioner Patti Mainz

Absent: 3 - Commissioner Cesar Hance, Commissioner Michael Nichols, Commissioner Cali Redd

Staff Present: Laura Haning, Sara Serra-Bennett, Ryan Lewis, Krystal Brown, Ariel Morin

Recognized/ Registered Guests: Christina Ryrholm, Carlos Gurrola, Kelly Mattingly, Jessica Giraldi, Brett Anderson, Frank Valadez

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 GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 5:30 PM

Chairman Adam called the Historic Landmark Commission to order at 5:33pm.

2. CONFLICT OF INTEREST DECLARATION

No conflicts were declared.

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. CONSENT AGENDA: All items listed below within the Consent Agenda are considered routine by the Historic Landmark Commission and may be enacted with one motion. There will be no separate discussion of items unless a Commission Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.

4.A. [2022-551](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION
MEETING OF JUNE 7, 2022.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER PENA, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- CHAIRMAN ADAM, COMMISSIONER PENA, COMMISSIONER BOERNER, COMMISSIONER MAINZ

Approved: 4-0

5. [2022-552](#) TO CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A
HANGING SIGN LOCATED AT 470 SOUTH MAIN STREET. (CARLOS
GURROLA/ BOERNE TACO HOUSE)

Ms. Sara Serra-Bennett, City Planner II, presented the request for a certificate of appropriateness for a hanging sign located at 470 S. Main St. The sign will be 36"x36", double-sided, and it will include two colors and two fonts.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER PENA, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A HANGING SIGN LOCATED AT 470 SOUTH MAIN STREET (CARLOS GURROLA/BOERNE TACO HOUSE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- CHAIRMAN ADAM, COMMISSIONER PENA, COMMISSIONER BOERNER, COMMISSIONER MAINZ

Approved: 4-0

6. [2022-553](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A POST AND PANEL SIGN LOCATED AT 322 S. MAIN STREET (KAD19869). (ASSEMBLE COCKTAIL WORKSHOP/ KELLY MATTINGLY)

Ms. Sara Serra-Bennett, City Planner II, presented the request for a post and panel sign located at 322 S. Main St. The sign will be 72"x21" and it will have one font and two colors. The applicant originally requested a purple background and white font.

Commissioner Boerner asked if the applicant would be willing to change the background color to white and the font color to purple, but the applicant was not in attendance.

Ms. Serra-Bennett suggested the Commission include this recommendation in their motion. If the applicant was opposed, they could come before the Commission at a later time.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A POST AND PANEL SIGN LOCATED AT 322 SOUTH MAIN STREET (KAD 19869) (ASSEMBLE COCKTAIL WORKSHOP/ KELLY MATTINGLY) WITH THE CAVEAT THAT APPLICANT CHANGE THE BACKGROUND COLOR TO WHITE AND THE FONT COLOR TO PURPLE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- CHAIRMAN ADAM, COMMISSIONER PENA, COMMISSIONER BOERNER, COMMISSIONER MAINZ

Approved: 4-0

7. [2022-554](#) TO CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A PROJECTING SIGN LOCATED AT 233 SOUTH MAIN STREET (KAD

26004). (JESSICA GIRALDI/ THE TREASURE BOX BOERNE)

Ms. Sara Serra-Bennett, City Planner II, presented the request for a certificate of appropriateness for projecting sign located at 233 S. Main St. The sign will be 34"x72", double-faced, three colors, and one font.

Discussion ensued regarding the sign dimensions because they didn't sound proportional.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER BOERNER, TO DENY THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A PROJECTING SIGN LOCATED AT 233 SOUTH MAIN STREET (KAD 26004) (JESSICA GIRALDI/ THE TREASURE BOX BOERNE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- CHAIRMAN ADAM, COMMISSIONER PENA, COMMISSIONER BOERNER, COMMISSIONER MAINZ

Denied: 4-0

8. [2022-555](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR PAINT COLORS TO BE USED AT A PROPERTY LOCATED AT 111 ROSEWOOD AVENUE (KAD 26006). (BRETT ANDERSON)

Ms. Sara Serra-Bennett, City Planner II, presented the request for a certificate of appropriateness for paint colors to be used at 111 Rosewood Ave. The walls will be painted in the color "High Reflective White". The trim, columns, guardrails, and the detail at the top of the building will be painted in the color "Caviar" (a black shade).

Mr. Frank Valadez, with SA Partnership Architects, shared some information regarding the original paint colors.

Commissioner Boerner asked for clarification on what parts of the structure would be painted black.

Mr. Valadez explained that the tenant desired more contrast. The steel

of the existing canopy, railings, window frames, doors, new canopy columns, and the fascia would all be painted black.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER PENA, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR PAINT COLORS TO BE USED AT PROPERTY LOCATED AT 111 ROSEWOOD AVENUE (KAD 26006) (BRETT ANDERSON). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- CHAIRMAN ADAM, COMMISSIONER PENA, COMMISSIONER BOERNER, COMMISSIONER MAINZ

Approved: 4-0

9. [2022-556](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A BUILDING PERMIT FOR A PROPERTY LOCATED AT 111 ROSEWOOD AVENUE (KAD 26006). (BRETT ANDERSON)

Ms. Sara Serra-Bennett, City Planner II, presented the request for a building permit for a property located at 111 Rosewood Ave. The applicant is still required to go through the platting process. The applicant is seeking approval on their initial proposal before submitting building plans and other additional requirements of the Code Enforcement building permit process.

Commissioner Mainz had questions about the proposed doors.

Mr. Valadez, with SA Partnership Architects, gave clarification on the type and the placement of the proposed doors.

Chairman Adam expressed concern regarding tree preservation at this site.

Mr. Valadez explained which trees they're planning to remove and why.

Commissioner Boerner shared his opinion on the importance of

maintaining this structure's art deco style.

Discussion commenced regarding design details of the proposed canopy.

Ms. Laura Haning, City Planning & Community Development Director, explained that the applicant would still need to go through the process of obtaining a tree removal permit. She stated that the Commission could make a recommendation to approve what has been presented with conditions that certain trees be preserved. If any changes were made, the applicant would be required to present them before the Commission again.

Discussion ensued regarding some additional design details.

Mr. Valadez expressed the applicant's desire for conceptual approval prior to investing in architectural and engineering fees.

Commissioner Boerner explained that the applicant needs to provide specific design details before a building permit can be approved.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER PENA, TO DENY THE REQUEST FOR A BUILDING PERMIT FOR A PROPERTY LOCATED AT 111 ROSEWOOD AVE (KAD 26006) (BRETT ANDERSON). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- CHAIRMAN ADAM, COMMISSIONER PENA, COMMISSIONER BOERNER, COMMISSIONER MAINZ

Denied: 4-0

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

No comments received.

11. ADJOURNMENT

Chairman Adam adjourned the Historic Landmark Commission at 6:29 p.m.

Chairman**CERTIFICATION**

I hereby certify that the above notice of meeting was posted on the 1st day of July,
2022 at 5:00 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 830-249-9511.

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.