

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Tuesday, April 6, 2021 - 5:30 PM

Minutes of the Historic Landmark Commission meeting of April 6, 2021 at 5:30 p.m.

Present: 6- Chairman Ben Adam, Vice Chairman Justin Boerner, Commissioner Cesar Hance, Commissioner Michael Nichols, Commissioner Cali Redd, Commissioner Shanna Bergmann

Late: 1- Commissioner Patti Mainz

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

Recognized/ Registered Guests: Christina Ryrholm, Zachary-Taylor Wright, Travis Roberson, Russell Moore, May McCarthy, Dr. Jessie Sandlin, Michelle Ernst

1. CALL TO ORDER – 5:30 PM

Chairman Ben Adam called the Historic Landmark Commission to order at 5:31p.m.

2. CONFLICTS OF INTEREST

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 Planning and Zoning 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. [2021-345](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION
MEETING OF MARCH 22, 2021.

THE MINUTES WERE APPROVED.

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

YEAH: 5- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN AND COMMISSIONER REDD

Approved: 5-0

5. REGULAR AGENDA:

COMMISSIONER MAINZ JOINED THE MEETING AT 5:34P.M.

5.A. [2021-297](#) TO CONSIDER THE DEMOLITION REQUEST FOR STRUCTURES
LOCATED AT 237 FREY STREET (PART OF KAD 22310, FAIRVIEW
ADDITION, LOT 5, 0.33 ACRES) (DANIEL KREIFELS).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Ms. Sara Serra-Bennett presented the request for the demolition of structures located at 237 Frey St. The property owner wants to remove the old structure and build a new home. The original structure was built in 1953 and additions have been made over the years. There are obvious signs of deterioration throughout. A fire occurred in the attic some time ago and the damage it caused was not completely removed. The applicant intends to use some of the materials from the old structure within the new one to tell this property's story. Notifications were

mailed to property owners within 200ft. One response was received, which was in favor of the demolition.

Travis Roberson, the applicant, felt structure did not have historical relevance and was in very poor condition. The intent is to use some materials from the roofing, siding and an old stove to commemorate the previous structure. Through previous experience, this has been a good approach in building a sound structure and carrying on its story.

Commissioner Mainz & Commissioner Redd attended the site visit. Both agreed the home is not structurally sound and there is no historical significance.

Chairman Ben Adam, who also attended the site visit, mentioned some of the additions that had been made over the years. There was substantial water damage underneath the building. He agreed there was no historical significance.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER BERGMANN, TO APPROVE THE DEMOLITION REQUEST FOR A STRUCTURES LOCATED AT 237 FREY STREET (PART OF KAD 22310, FAIRVIEW ADDITION, LOT 5, 0.33 ACRES) (DANIEL KREIFELS). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

- 5.B.** [2021-301](#) TO CONSIDER THE DEMOLITION REQUEST FOR STRUCTURES LOCATED AT 521 ADLER STREET (KAD 20004, A10298 - SURVEY 180 M I LEAL, 0.791 ACRES) (RUSSELL MOORE).
- I. STAFF PRESENTATION
 - II. PUBLIC HEARING
 - III. MAKE RECOMMENDATION

Ms. Sara Serra-Bennett presented the demolition request for structures

located at 521 Adler St. The structure was originally built around 1969. Over the years, multiple change have been made to accommodate the owners' needs. Currently, the two exposed log cabin walls are the only remaining parts of the original structure. The owners plan to renovate whole structure, but have stability concerns. There is no guarantee these walls can support the weight of the renovation. The owners are interested in using some of the logs for the renovation.

Chairman Ben Adam mentioned these walls were exposed after the siding was removed because of a termite infestation. The logs are directly on the ground which is causing settling. There is also no insulation. It was discovered there were at least 4 different types of cement used to seal between the logs.

Russell Moore, the property owner, has lived at the property for 20+ years and intend to stay. The remodel will include a new exterior, expanding the kitchen, redirecting stairs down to this area, replacing the roof, insulation, upgrading wiring & plumbing. It's important to do all these renovations without changing the footprint of the house.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE DEMOLITION REQUEST FOR A STRUCTURES LOCATED AT 521 ADLER STREET (KAD 20004, A10298 - SURVEY 180 M I LEAL, 0.791 ACRES) (RUSSELL MOORE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 4- COMMISSIONER BOERNER, COMMISSIONER HANCE, COMMISSIONER BERGMANN AND COMMISSIONER MAINZ

NAY: 2- COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 4-2

6. [2021-306](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A FENCE TO BE INSTALLED AT 438 S. MAIN STREET (KAD 22826, GRAHAMS ADDITION LOT 5, 0.2204 ACRES) (MAY MCCARTHY).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a fence to be installed at 438 S. Main St.

May McCarthy, the applicant, wanted to keep everything open but was concerned about the safety of the children who come over from the Cibolo Creek Brewery. They run and play in the parking lot and on the back porch.

Commissioner Nichols asked how the fence would transition from 4ft to 5ft.

Chairman Ben Adam created a drawing of the suggested transition.

McCarthy agreed to the suggestion. She will create a smooth transition from 4ft to 5ft that will occur at the porch.

Commissioner Boerner asked if their fence would be up against Cibolo Creek Brewery's fence. Ms. McCarthy said the fence will run along their property line.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE DEMOLITION REQUEST FOR A FENCE TO BE INSTALLED AT 438 S. MAIN STREET (KAD 22826, GRAHAMS ADDITION LOT 5, 0.2204 ACRES) (MAY MCCARTHY) WITH THE CAVEAT THAT THERE BE A GRADUAL CURVE TRANSITIONING FROM THE 4FT FENCE INTO THE 5FT FENCE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

7. [2021-310](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR PAINT COLORS TO A FENCE TO BE INSTALLED AT 438 S. MAIN STREET (KAD 22826, GRAHAMS ADDITION LOT 5, 0.2204 ACRES) (MAY MCCARTHY).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for paint colors to a fence to be installed at 438 S. Main St. The proposed paint color, Pacer White, matches the paint color that was previously approved to be used on the trim.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BERGMANN, TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR PAINT COLORS TO A FENCE TO BE INSTALLED AT 438 S. MAIN STREET (KAD 22826, GRAHAMS ADDITION LOT 5, 0.2204 ACRES) (MAY MCCARTHY). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

8. [2021-314](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 20"X87" METAL AWNING SIGN LOCATED AT 104 E. HOSACK STREET (KAD 24149, LOE ADDITIONS LOT 5 &6, 0.3214 ACRES) (BOERNE NUTRITION).

Ms. Sara Serra-Bennett presented the request for a 20"X87" metal awning sign located at 104 E. Hosack St. There will be two colors and two fonts. The sign complies with our Sign Ordinance.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR A 20"X87" METAL AWNING SIGN LOCATED AT 104 E. HOSACK STREET (KAD 24149, LOE ADDITIONS LOT 5 &6, 0.3214 ACRES) (BOERNE NUTRITION). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

9. [2021-318](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 12"X 75.5", MDO COMMERCIAL COMPLEX SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (GILDED PALM AESTHETIC SPA).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a 12" x 75.5" MDO commercial complex sign located at 100 W. Hosack St. There will be three colors and two fonts.

Commissioner Nichols asked if background color would match the background color of the existing signs on complex sign.

Dr. Jessie Sandlin, the applicant, explained the background color would match the background color of the existing signs.

Chairman Ben Adam suggested caveat that colors match other signs.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 12"X 75.5", MDO COMMERCIAL COMPLEX SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (GILDED PALM AESTHETIC SPA) WITH THE CAVEAT THAT THE BACKGROUND COLOR MATCH THE BACKGROUND COLOR OF THE EXISTING COMPLEX SIGNS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

10. [2021-322](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 7.5"X 36", MAXMETAL AWNING SIGN

LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER
ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (GILDED PALM
AESTHETIC SPA).

Ms. Sara Serra Bennett presented the request for a certificate of appropriateness for a 7.5" x 36" Maxmetal awning sign located at 100 W. Hosack St. There will be three colors and two fonts.

Commissioner Boerner asked if the background color would match the background color of the existing signs.

Dr. Jessie Sandlin, the applicant, clarified that it will match.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER MAINZ, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 7.5"X 36", MAXMETAL AWNING SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (GILDED PALM AESTHETIC SPA). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

11. [2021-326](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 18"X 24", MAXMETAL WALL SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (GILDED PALM AESTHETIC SPA).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a 18" x 24" Maxmetal wall sign located at 100 W. Hosack St. There will be four colors and two fonts.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY

COMMISSIONER HANCE, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 18"X 24", MAXMETAL WALL SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (GILDED PALM AESTHETIC SPA). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

12. [2021-330](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A COLOR TO BE USED ON THE BUILDING LOCATED AT 470 S. MAIN STREET (KAD 33763, A10298 - SURVEY 180 M I LEAL, 0.339 ACRES) (THE STAND BY DIENGER TRADING/ MICHELLE ERNST).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a color to be used on the building located at 470 S. Main St. There will be one color used.

Commissioner Nichols asked if only the existing green color would be repainted with the new mint green color, or would both the existing green and the existing cream colors be repainted.

Michelle Ernst, the applicant, clarified that only the exiting green color will be repainted with the new mint green color. The existing cream color will be repainted with the same color for maintenance purposes.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER MAINZ, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A COLOR TO BE USED ON THE BUILDING LOCATED AT 470 S. MAIN STREET (KAD 33763, A10298 - SURVEY 180 M I LEAL, 0.339 ACRES) (THE STAND BY DIENGER TRADING/ MICHELLE ERNST). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS,

COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

13. [2021-334](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 19"X 37", MAXMETAL WALL SIGN LOCATED AT 470 S. MAIN STREET (KAD 33763, A10298 - SURVEY 180 M I LEAL, 0.339 ACRES) (THE STAND BY DIENGER TRADING/ MICHELLE ERNST).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a 19" x 37" Maxmetal wall sign located at 470 S. Main St. The sign will be facing Main St and will have two colors and two fonts.

Commissioner Nichols asked for clarification on the shape of the sign since the proposed logo didn't show a border.

Michelle Ernst said the sign will have a border and it will be an oval shape.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BERGMANN, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 19"X 37", MAXMETAL WALL SIGN LOCATED AT 470 S. MAIN STREET (KAD 33763, A10298 - SURVEY 180 M I LEAL, 0.339 ACRES) (THE STAND BY DIENGER TRADING/ MICHELLE ERNST). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

14. [2021-338](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 16"X 36", MAXMETAL WALL SIGN FACING PARKING LOT LOCATED AT 470 S. MAIN STREET (KAD 33763, A10298 - SURVEY 180 M I LEAL, 0.339 ACRES) (THE STAND BY DIENGER TRADING/ MICHELLE ERNST).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a 16" x 36" Maxmetal wall sign facing the parking lot located at 470 S. Main St. There will be two colors and two fonts.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BERGMANN, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 16"X 36", MAXMETAL WALL SIGN FACING PARKING LOT LOCATED AT 470 S. MAIN STREET (KAD 33763, A10298 - SURVEY 180 M I LEAL, 0.339 ACRES) (THE STAND BY DIENGER TRADING/ MICHELLE ERNST). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER MAINZ AND COMMISSIONER REDD

Approved: 6-0

15. [2021-342](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 16"X 36", MAXMETAL WALL SIGN FACING RIVER LOCATED AT 470 S. MAIN STREET (KAD 33763, A10298 - SURVEY 180 M I LEAL, 0.339 ACRES) (THE STAND BY DIENGER TRADING/ MICHELLE ERNST).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a 16" x 36" Maxmetal wall sign facing the river located at 470 S. Main St. There will be two colors and two fonts.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A 16"X 36", MAXMETAL WALL SIGN FACING RIVER LOCATED AT 470 S. MAIN STREET (KAD 33763, A10298 - SURVEY 180 M I LEAL, 0.339 ACRES) (THE STAND BY DIENGER TRADING/ MICHELLE ERNST).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 6- COMMISSIONER BOERNER, COMMISSIONER NICHOLS,
COMMISSIONER HANCE, COMMISSIONER BERGMANN, COMMISSIONER
MAINZ AND COMMISSIONER REDD

Approved: 6-0

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

No comments were received.

17. ADJOURNMENT

Chairman Ben Adam adjourned the Historic Landmark Commission at 6:35p.m.

Chairman

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 1st day of April,
2021 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.