

**MINUTES**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**BOERNE CITY HALL**  
**447 North Main Street**  
**Tuesday, June 1, 2021 - 5:30 PM**

Minutes of the Historic Landmark Commission meeting of June 1, 2021 at 5:30 p.m.

**Present:** 5- Chairman Ben Adam, Commissioner Cesar Hance, Commissioner Justin Boerner, Commissioner Michael Nichols, Commissioner Patti Mainz

**Absent:** 1- Commissioner Cali Redd

**Staff Present:** Laura Haning, Barbara Quirk, Barrett Squires, Krystal Brown

**Recognized/ Registered Guests:** Christina Ryrholm, Rob Broyles , Mario Espinoza, Rusty Hastings

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 Ben Adam called the Historic Landmark Commission to order at 5:35 p.m.

2. CONFLICTS OF INTEREST

Commissioner Patti Mainz declared a conflict of interest with items 15, 16 and 17.

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.**     [2021-484](#)         THE MINUTES OF THE HISTORIC LANDMARK COMMISSION  
MEETING OF MAY 4, 2021.

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

**YEAH: 5-** CHAIRMAN BEN ADAM, COMMISSIONER CESAR HANCE, COMMISSIONER JUSTIN BOERNER, COMMISSIONER MICHAEL NICHOLS, COMMISSIONER PATTI MAINZ

**Approved: 5-0**

5. REGULAR AGENDA:

**6.**         [2021-488](#)         TO CONSIDER APPROVAL FOR A BUILDING PERMIT FOR A DECK  
TO BE INSTALLED AT 704 NORTH MAIN STREET (KAD 27490,  
TOEPPERWEIN, BLK 18, LOT 12, 0.3319 ACRES) (HAUS DESIGN +  
BUILD).

Ms. Laura Haning presented the request for a building permit for a deck to be installed at 704 N. Main St.

Discussion ensued regarding the building materials and the design.

Commissioner Nichols suggested the deck include skirting to enclose the open space underneath.

Mr. Rob Broyles, the applicant, agreed.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE REQUEST FOR A BUILDING PERMIT FOR A DECK TO BE INSTALLED AT 704 NORTH MAIN STREET (KAD 27490, TOEPPERWEIN, BLK 18, LOT 12, 0.3319 ACRES) (HAUS DESIGN + BUILD) WITH THE CAVEAT THAT THE DECK INCLUDE SKIRTING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEAH: 5-** CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

**Approved: 5-0**

7. [2021-493](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR THE USE OF A TILE TO THE DECK LOCATED AT 704 NORTH MAIN STREET (KAD 27490, TOEPPERWEIN, BLK 18, LOT 12, 0.3319 ACRES) (HAUS DESIGN + BUILD).

Ms. Laura Haning presented the request for the use of a tile to the deck located at 704 N. Main St.

Commissioner Nichols felt that tiling was not typically used for decking in the Historic District.

Mr. Rob Broyles, the applicant, explained it would be on the back deck only and elaborated on some design details of the tile.

Commissioner Boerner had no concerns since it would be used on just the back deck and would not be visible from Main St.

Commissioner Mainz and Commissioner Hance understood the purpose in Mr. Broyles using and displaying the tile since it is a part of his business.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE REQUEST FOR A

CERTIFICATE OF APPROPRIATENESS FOR THE USE OF A TILE TO THE DECK LOCATED AT 704 NORTH MAIN STREET (KAD 27490, TOEPPERWEIN, BLK 18, LOT 12, 0.3319 ACRES) (HAUS DESIGN + BUILD). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEAH: 4-** CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER AND COMMISSIONER MAINZ

**NAY: 1-** COMMISSIONER NICHOLS

**Approved: 4-1**

8. [2021-497](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR PAINT COLORS TO BE USED AT 704 NORTH MAIN STREET (KAD 27490, TOEPPERWEIN, BLK 18, LOT 12, 0.3319 ACRES) (HAUS DESIGN + BUILD).

Ms. Laura Haning presented the request for a certificate of appropriateness for exterior paint colors to be used at 704 N. Main St. The trim, gables, window trim and windowsills would be painted in "Gauntlet Gray" (a dark gray). The walls of the structure would be painted in "Lazy Gray" (a light gray).

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR PAINT COLORS TO BE USED AT 704 NORTH MAIN STREET (KAD 27490, TOEPPERWEIN, BLK 18, LOT 12, 0.3319 ACRES) (HAUS DESIGN + BUILD). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEAH: 5-** CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

**Approved: 5-0**

9. [2021-501](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 48"X60" FREESTANDING SIGN LOCATED AT 704 NORTH MAIN STREET (KAD 27490, TOEPPERWEIN BLK 18, LOT 12, 0.3319 ACRES) (HAUS DESIGN + BUILD).

Ms. Laura Haning presented the request for a certificate of appropriateness for a 48"x60" freestanding sign located at 704 N. Main St. The sign would include three colors and two fonts.

Commissioner Boerner asked if the applicant would be removing the phrase "Coming Soon".

Mr. Rob Broyles, the applicant, said it would be removed.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 48"X60" FREESTANDING SIGN LOCATED AT 704 NORTH MAIN STREET (KAD 27490, TOEPPERWEIN BLK 18, LOT 12, 0.3319 ACRES) (HAUS DESIGN + BUILD) WITH THE CAVEAT THAT THE PHRASE "COMING SOON" BE REMOVED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEAH: 5-** CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

**Approved: 5-0**

10. [2021-502](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS TO REPAINT A SIGN FRAME LOCATED AT 704 NORTH MAIN STREET (KAD 27490, TOEPPERWEIN BLK 18, LOT 12, 0.3319 ACRES) (HAUS DESIGN + BUILD).

Ms. Laura Haning presented the request for a certificate of appropriateness to repaint a sign frame located at 704 N. Main St. The frame would be painted in "Gauntlet Gray".

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE REQUEST FOR A CERTIFICATE

OF APPROPRIATENESS TO REPAINT A SIGN FRAME LOCATED AT 704 NORTH MAIN STREET (KAD 27490, TOEPPERWEIN BLK 18, LOT 12, 0.3319 ACRES) (HAUS DESIGN + BUILD). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEAH: 5-** CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

**Approved: 5-0**

11. [2021-506](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL COMPLEX SIGN LOCATED AT 725 N. MAIN STREET (KAD 19842, BOERNE ORIGINAL TOWN LOT 16B, .414 ACRES). (MARIO ESPINOZA/ SOUL NUTRITION).

Ms. Laura Haning presented the request for a certificate of appropriateness for a 36"x90" double faced commercial complex sign located at 725 N. Main St. The sign would include one font and two colors.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL COMPLEX SIGN LOCATED AT 725 N. MAIN STREET (KAD 19842, BOERNE ORIGINAL TOWN LOT 16B, .414 ACRES). (MARIO ESPINOZA/ SOUL NUTRITION). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEAH: 5-** CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

**Approved: 5-0**

12. [2021-510](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 7"X 36", MDO AWNING SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (BRIAN COMBS/ COMBS

CONSULTING GROUP).

Ms. Laura Haning presented the request for a certificate of appropriateness 7"x36" awning sign located at 100 W. Hosack St. The sign would include one font, three colors and a logo.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 7"X 36", MDO AWNING SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (BRIAN COMBS/ COMBS CONSULTING GROUP) WITH THE CAVEAT THAT THE BACKGROUND COLOR MATCH THE BACKGROUND COLOR OF THE EXISTING SIGNS (0,0,0,3). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEAH: 5-** CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

**Approved: 5-0**

13. [2021-515](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 12"X 76", 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) (MIKE SCHULTZ/HILL COUNTRY HOME AND LAND).

Ms. Laura Haning presented the request for a certificate of appropriateness for a 12"x76" commercial complex sign located at 100 W. Hosack St. The sign would include one font, three colors and a logo.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 12"X 76", 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) (MIKE SCHULTZ/HILL COUNTRY HOME AND LAND) WITH THE CAVEAT THAT THE BACKGROUND COLOR MATCH THE BACKGROUND COLOR OF THE EXISTING SIGNS (0,0,0,3). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEAH: 5-** CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

**Approved: 5-0**

14. [2021-519](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 14"X 14", MDO WALL SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (MIKE SCHULTZ/HILL COUNTRY HOME AND LAND).

Ms. Laura Haning presented the request for a certificate of appropriateness for a 14"x14" wall sign located at 100 W. Hosack St. The sign would include one font, three colors and a logo.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 14"X 14", MDO WALL SIGN LOCATED AT 100 W. HOSACK STREET (KAD 21607, DIENGER ADDITION BLK 2 LOT PT 1 AND PT 2, 0.306 ACRES) (MIKE SCHULTZ/HILL COUNTRY HOME AND LAND) WITH THE CAVEAT THAT THE BACKGROUND COLOR MATCH THE BACKGROUND COLOR OF THE EXISTING SIGNS (0,0,0,3). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEAH: 5-** CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

**Approved: 5-0**

15. [2021-520](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR LIGHT FIXTURES TO BE INSTALLED AT 103 NORTH MAIN STREET (KAD 19943, BOERNE ORIGINAL TOWN LOT 130A, 0.0815 ACRES) (PAT CLEARY/BLACK SMITH GRILL).

No action was taken due to the lack of a quorum.

16. [2021-521](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR ESCUTCHEON PLATE TO BE INSTALLED AT 103 NORTH MAIN STREET (KAD 19943, BOERNE ORIGINAL TOWN LOT 130A, 0.0815 ACRES) (PAT CLEARY/BLACK SMITH GRILL).



No action was taken due to the lack of a quorum.

17. [2021-522](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR THE COLOR TO BE USED ON THE ESCUTCHEON PLATES TO BE INSTALLED AT 103 NORTH MAIN STREET (KAD 19943, BOERNE ORIGINAL TOWN LOT 130A, 0.0815 ACRES) (PAT CLEARY/BLACK SMITH GRILL).

No action was taken due to the lack of a quorum.

18. [2021-523](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 20"X48" AWNING SIGN LOCATED AT 104 E. HOSACK STREET (KAD 24149, LOE ADDITIONS LOT 5 &6, 0.3214 ACRES) (BOERNE NUTRITION).

Ms. Laura Haning presented the request for a certificate of appropriateness for a 20"x48" awning sign located at 104 E. Hosack St. The sign would include two fonts, two colors and a mountain detail in the background. Back in April, it was approved without the mountain detail, or the trim and the font looked slightly different.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER HANCE, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 20"X48" 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: 5-** CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

**Approved: 5-0**

19. [2021-527](#) DISCUSSION ITEM TO CONSIDER PROPOSED IMPROVEMENTS AND SIGNAGE FOR FREE ROAM LOCATED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC).

Ms. Laura Haning presented the discussion item to consider proposed improvements and signage located at 325 S. Main St.

Rusty Hastings, with Cambridge Contracting, elaborated on the modifications that will be made to the structure. The remodel will consist of mostly cosmetic upgrades to the exterior and a partial demolition.

Discussion ensued regarding the building materials and sign design.

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

Ms. Laura Haning informed the Commission that P&Z will be proposing to make a recommendation for the UDC to City Council. She also mentioned the upcoming meetings. Commission members will receive the updated At-A-Glance worksheets for the Overlay Districts.

21. ADJOURNMENT

Chairman Ben Adam adjourned the Historic Landmark Commission at 6:13 p.m.

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Chairman

#### **CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 28th day of  
May, 2021 at 5:00 p.m.**

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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.