

MINUTES
SPECIAL CALLED HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
447 North Main St
Tuesday, June 15, 2021 - 5:30 PM

Minutes of the Historic Landmark Commission meeting of June 15, 2021 at 5:30 p.m.

Present: 5- Chairman Ben Adam, Commissioner Cesar Hance, Commissioner Justin Boerner, Commissioner Michael Nichols, Commissioner Cali Redd

Absent: 1- Commissioner Patti Mainz

Staff Present: Laura Haning, Sara Serra-Bennett, Veronika Vasquez, Krystal Brown

Recognized/ Registered Guests: Zachary-Taylor Wright, Joe Cleary, Patrick Cleary, 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 5:32 p.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. REGULAR AGENDA:

5. [2021-556](#) 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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for light fixtures to be installed at 103 N. Main St. The light fixture is for outdoor lighting and will be installed at 8ft high.

Mr. Joe Cleary, with Blacksmith Grill, confirmed there will be ten fixtures total.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE REQUEST 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). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 5-0

6. [2021-557](#) 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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for the escutcheon plates to be installed at 103 N. Main

St.

Mr. Joe Cleary, with Blacksmith Grill, clarified that the plates will be 4"x4" instead of the initially proposed 6"x6".

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER REDD, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR 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) WITH THE CAVEAT THAT THE 4"X4" PLATES BE USED INSTEAD OF THE 6"X6" PLATES. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 5-0

7. [2021-558](#) 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).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for the color of the escutcheon plates to be installed at 103 N. Main St. It will be a red color that was used on the façade previously.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER REDD, TO APPROVE THE REQUEST 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). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER HANCE, COMMISSIONER

BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 5-0

8. [2021-559](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A LIGHT FIXTURE TO BE INSTALLED AT 704 NORTH MAIN STREET (KAD 27490, TOEPPERWEIN BLK 18, LOT 12, 0.3319 ACRES) (HAUS DESIGN + BUILD).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for light fixtures to be installed at 704 N. Main St. Two fixtures will be installed in the front, and one will be installed in the back.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A LIGHT FIXTURE TO BE INSTALLED 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 REDD

Approved: 5-0

9. [2021-560](#) TO CONSIDER THE APPROVAL FOR A BUILDING PERMIT TO DEMOLISH PART OF THE STRUCTURE LOCATED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) FOR A RENOVATION PROJECT (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC).

Ms. Sara Serra-Bennett presented the request for a building permit to demolish part of the structure located at 325 S. Main St. The wall on the east façade would be removed. Some openings of the north and south façades would be changed to accommodate new doors and windows.

Commissioner Nichols asked about the contribution integrity of this

structure.

Ms. Sara Serra-Bennett explained that it has a low contributing factor to the historical value.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE REQUEST FOR A BUILDING PERMIT TO DEMOLISH PART OF THE STRUCTURE LOCATED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) FOR A RENOVATION PROJECT (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 5-0

10. [2021-561](#) TO CONSIDER THE APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A ROOF, GUTTERS, DOWNSPOUTS AND FASCIA TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC).

Ms. Sara Serra-Bennet the request for a certificate of appropriateness for a roof, gutters, downspouts and fascia to be installed at 325 S. Main St. The proposed roof would be a galvanized standing seam metal. The gutters and downspouts would also be a galvanized metal. The fascia would be painted in "Bohemian Black".

Commissioner Nichols asked for clarification on what would be painted "Bohemian Black" and where it would be visible from.

Mr. Rusty Hastings, with Cambridge Contracting, explained that the fascia would be painted. Insulation will be added as the roof is being built, so a 6 in. tall fascia board will be used to cover the gap between the decking and the roof insulation.

Commissioner Nichols asked how the gutters and the downspouts would

be attached to the structure.

Mr. Rusty Hastings explained that a strap that follows the contour of the gutter is installed. A flat piece of aluminum, similar to what's used for the gutter, would be screwed to the wall for the downspouts.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER HANCE, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A ROOF, GUTTERS, DOWNSPOUTS AND FASCIA TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 5-0

11. [2021-562](#) TO CONSIDER THE APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR DOORS TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for doors to be installed at 325 S. Main St. Two doors will be installed on the north façade and one will be installed on the south façade. They will be aluminum and painted black. The smaller door will be 8'x3', and the larger door will be 8'x6'.

Commissioner Nichols asked if it was typical to use doors this size in a historical building.

Chairman Adam mentioned how doors of this size have been used in larger buildings such as The Dienger. He felt comfortable with the doors since they lined up with other features of the structure.

Mr. Rusty Hastings, with Cambridge Contracting, added that the doors will come prefinished from the factory.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR DOORS TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 5-0

12. [2021-563](#) TO CONSIDER THE APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR OVERHEAD DOORS TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for the overhead doors to be installed at 325 S. Main St. Two insulated glass and aluminum doors will be installed on the east façade. One will be 10'x10' and the other will be 10'x7'.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER REDD, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR OVERHEAD DOORS TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 5-0

13. [2021-564](#) TO CONSIDER THE APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR LIGHT FIXTURES TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for light fixtures to be installed at 325 S. Main St. The proposal includes three different types of light fixtures.

Discussion ensued regarding possible alternatives to the decorative wall pack light. The Commission felt it had more of a modern style.

Mr. Chris Feldman, with Creo Architects, explained the reasoning behind this light fixture choice. He expressed willingness to explore different options.

The Commission suggested searching for a light fixture that would be more cohesive with the style of the structure.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR THE OUTDOOR DIRECTIONAL LIGHT AND THE DECORATIVE WALL SCNCE LIGHT FIXTURES TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC). AN ALTERNATIVE FOR THE DECORATIVE WALL PACK LIGHT WAS PREFERRED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 5-0

14. [2021-565](#) TO CONSIDER THE APPROVAL FOR A CERTIFICATE OF

APPROPRIATENESS FOR SIDING TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for the siding to be installed at 325 S. Main St. The proposed siding is a sheathing and horizontal cedar siding that will be installed to the east façade of the structure.

Commissioner Nichols asked if it would be a tongue and groove siding.

Mr. Rusty Hastings, with Cambridge Contracting, confirmed it would be.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER REDD, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR SIDING TO BE INSTALLED AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 5-0

15. [2021-580](#) TO CONSIDER THE APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR PAINT COLORS AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/ CAMBRIDGE CONTRACTING, LLC).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for paint colors to be used at 325 S. Main St. The doors, trim and fascia will be painted in "Bohemian Black". The same color will be used on the existing canopies.

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

APPROPRIATENESS FOR PAINT COLORS AT 325 SOUTH MAIN STREET (KAD 19763, BEVERSDORFF LOT PT 1, 0.203 ACRES) (RUSTY HASTINGS/CAMBRIDGE CONTRACTING, LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 5-0

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

Ms. Laura Haning informed the Commission that a recommendation was received from the Planning & Zoning Commission for the UDC. It included a condition that a legal review be completed by our consulting attorney before it is presented to City Council.

17. ADJOURNMENT

Chairman Ben Adam adjourned the Historic Landmark Commission at 6:22 p.m.

Chairman

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 11th day of June, 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.