

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
447 North Main St
Tuesday, August 3, 2021 - 5:30 PM

Minutes of the Historic Landmark Commission meeting of August 3, 2021, at 5:30 p.m.

Present: 5- Chairman Ben Adam, Commissioner Sally Pena, Commissioner Justin Boerner, Commissioner Michael Nichols, Commissioner Patti Mainz

Late: 1- Commissioner Cesar Hance

Absent: 1- Commissioner Cali Redd

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

Recognized/ Registered Guests: Christina Ryrholm, Patrick Cleary, Roxanne Lozano, Tanya Armenta, Arturo Armenta, Lauren Watson

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 5:31 p.m.

2. CONFLICT OF INTEREST

Commissioner Patti Mainz declared a conflict of interest with items 7, 8 and 9.

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.

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:

YEA: 4- COMMISSIONER PENA, COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER MAINZ

Approved: 4-0

4.A. [2021-705](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF JULY 6, 2021.

5. REGULAR AGENDA:

6. [2021-706](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A 24" X40" DOUBLE FACE SIDEWALK SIGN LOCATED AT 104 E. HOSACK STREET (KAD 24149, LOE ADDITIONS LOT 5 & 6, 0.3214 ACRES) (BOERNE NUTRITION).

Commissioner Hance joined the meeting at 5:34 p.m.

Ms. Sara Serra-Bennett, City Planner II, presented the request for a certificate of appropriateness for double face sidewalk sign located at 104 E. Hosack St. The sign design would be permanent and would include three colors.

Commissioner Boerner and Commissioner Nichols expressed why they were not in favor of this type of sign.

Discussion ensued regarding sign ordinance regulations and enforcement.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER PENA, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 24" X40" DOUBLE FACE SIDEWALK 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:

YEA: 3- COMMISSIONER PENA, COMMISSIONER HANCE AND COMMISSIONER MAINZ

NAY: 2- COMMISSIONER BOERNER AND COMMISSIONER NICHOLS

Approved: 3-2

Commissioner Mainz recused herself from the dais at 5:44 p.m.

7. [2021-707](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN FACING E. SAN ANTONIO AVENUE TO BE INSTALLED AT 103 NORTH MAIN STREET (KAD 19943, BOERNE ORIGINAL TOWN LOT 130A, 0.0815 ACRES) (PAT CLEARY/BLACKSMITH GRILL).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a wall sign facing E. San Antonio Ave to be installed at 103 N. Main St. The applicant proposed a round, vinyl sign that would include two fonts and three colors.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE REQUEST FOR A WALL SIGN FACING E. SAN ANTONIO AVENUE TO BE INSTALLED AT 103 NORTH MAIN STREET (KAD 19943, BOERNE ORIGINAL TOWN LOT 130A, 0.0815 ACRES) (PAT CLEARY/BLACKSMITH GRILL). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 4-0

8. [2021-708](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN FACING THE CORNER OF E. SAN ANTONIO AVENUE AND MAIN STREET TO BE INSTALLED AT 103 NORTH MAIN STREET (KAD 19943, BOERNE ORIGINAL TOWN LOT 130A, 0.0815 ACRES) (PAT CLEARY/BLACKSMITH GRILL).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a wall sign facing the corner of E. San Antonio Ave and Main St to be installed at 103 N. Main St. The applicant proposed a large max metal logo measuring 24" in diameter, and 10" tall by 12.5" wide powder-coated steel-cut letters stud mounted in the façade. The sign would include three colors and two fonts.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE THE REQUEST FOR A WALL SIGN FACING THE CORNER OF E. SAN ANTONIO AVENUE AND MAIN STREET TO BE INSTALLED AT 103 NORTH MAIN STREET (KAD 19943, BOERNE ORIGINAL TOWN LOT 130A, 0.0815 ACRES) (PAT CLEARY/BLACKSMITH GRILL). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 4-0

9. [2021-709](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED 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 a wall sign facing north to be installed at 103 N. Main St. The applicant proposed a logo measuring 24" in diameter, and 10" tall powder-coated steel-cut stud mounted letters. The sign would

include three colors and two fonts.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER PENA, TO APPROVE THE REQUEST FOR A WALL SIGN LOCATED 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:

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

Approved: 4-0

Commissioner Mainz rejoined the dais at 5:49 p.m.

10. [2021-710](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A FREESTANDING SIGN LOCATED AT 701 SOUTH MAIN STREET (KAD 23849, KERNAHAN ADDITION, BLOCK 1, LOT PT 1, 0.188 ACRES) (ROXANNE LOZANO/ FETCH & FRISKERS).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a freestanding sign located at 701 S. Main St. The sign would include four colors, two fonts, and the dog and cat images. The proposed sign would be the same dimensions as the existing sign.

Commissioner Nichols stated that it looked like the two colors used for the dog and cat images were missing from the applicant's request.

Discussion ensued regarding paint color guidelines.

Ms. Roxanne Lozano, applicant with Industry Signs, LLC, spoke on behalf of the owner. The owner felt it would be best to simplify the sign design to increase visibility.

Commissioner Nichols expressed that he would like to have the two colors used for the dog and cat images on record.

Ms. Lozano agreed to submit those colors to staff.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE REQUEST FOR A FREESTANDING SIGN LOCATED AT 701 SOUTH MAIN STREET (KAD 23849, KERNAHAN ADDITION, BLOCK 1, LOT PT 1, 0.188 ACRES) (ROXANNE LOZANO/ FETCH & FRISKERS) WITH THE CAVEAT THAT THE OWNER PROVIDES THE COLORS USED FOR THE DOG AND CAT FOR RECORD KEEPING PURPOSES. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 5-0

11. [2021-711](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL COMPLEX SIGN LOCATED AT 216 EAST BLANCO ROAD (KAD 19934, BOERNE ORIGINAL TOWN LOT 114, 0.4426 ACRES) (PEG LAYTON/ KENDALL COUNTY DEMOCRATS).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a commercial complex sign located at 216 E. Blanco rd. The sign would be double-faced and include two colors and one font.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER PENA, TO APPROVE THE REQUEST FOR A COMMERCIAL COMPLEX SIGN LOCATED AT 216 EAST BLANCO ROAD (KAD 19934, BOERNE ORIGINAL TOWN LOT 114, 0.4426 ACRES) (PEG LAYTON/ KENDALL COUNTY DEMOCRATS). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Approved: 5-0

12. [2021-712](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR COLOR PAINT TO BE USE IN THE

EXTERIOR OF THE BUILDING 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 certificate of appropriateness for paint colors to be used at 262 S. Main St. The applicants requested to paint the walls "Solid Gold", the doors "Forbidden Red", and the trim "Berry Brown".

Chairman Adam asked if the two pediments/gables would also be painted "Berry Brown".

Mr. Arturo Armenta and Mrs. Tanya Armenta, applicants with Casa Alondra, confirmed the two pediments/gables would be painted "Berry Brown".

Chairman Adam then asked if all the roofs would be painted.

Mrs. Armenta explained that only the smaller roofs would be painted, not the top roof of the main structure.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE REQUEST FOR COLOR PAINT TO BE USE IN THE EXTERIOR OF THE BUILDING 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 BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

Approved: 5-0

13. [2021-713](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR LIGHT FIXTURES INSTALLED 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 certificate of

appropriateness for light fixtures to be installed at 262 S. Main St. The request was for two fixtures to be placed on the front façade, and five fixtures to be placed on the south façade. The fixtures would be a bronze color.

Discussion ensued regarding mounting height requirements. Chairman Adam advised that the applicants discuss these requirements with staff.

Mr. and Mrs. Armenta decided against all five fixtures on the south façade since this may provide too much light. They considered installing just three fixtures instead.

Commissioner Nichols then asked about the purpose in the placement of the two fixtures on the front façade. He suggested placing a fixture on each column instead of the gable wall.

Mr. and Mrs. Armenta expressed they would like more time to decide on the placement and the number of light fixtures.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER HANCE, TO DENY THE REQUEST FOR LIGHT FIXTURES INSTALLED 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 BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

Denied: 5-0

14. [2021-714](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIDEWALK SIGN LOCATED AT 108 NEWTON ALLEY (KAD 40708, BOERNE ORIGINAL TOWN LOT PT 28, 0.12 ACRES) (LAUREN WATSON/ UNDER THE FIG TREE).

Ms. Sara Serra-Bennett presented a request for a certificate of appropriateness for a sidewalk sign to be placed at the corner of Main St and Newton Alley. The sign would be double-faced with a light wood

background. The logo and arrow would be painted in black.

Ms. Lauren Watson, the applicant, explained that she makes sure to remove the sign every night.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE REQUEST FOR A SIDEWALK SIGN LOCATED AT 108 NEWTON ALLEY (KAD 40708, BOERNE ORIGINAL TOWN LOT PT 28, 0.12 ACRES) (LAUREN WATSON/ UNDER THE FIG TREE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

NAY: 1- COMMISSIONER BOERNER

Approved: 4-1

15. [2021-715](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 108 NEWTON ALLEY (KAD 40708, BOERNE ORIGINAL TOWN LOT PT 28, 0.12 ACRES) (LAUREN WATSON/ UNDER THE FIG TREE).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a wall sign located at 108 Newton Alley. The request is for a round, wood sign with one color. It would be 18" in diameter and placed on the fence.

Ms. Lauren Watson, the applicant, added that the image is lasered on to the wood.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER PENA, TO APPROVE THE REQUEST FOR A WALL SIGN LOCATED AT 108 NEWTON ALLEY (KAD 40708, BOERNE ORIGINAL TOWN LOT PT 28, 0.12 ACRES) (LAUREN WATSON/ UNDER THE FIG TREE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER PENA, COMMISSIONER HANCE, COMMISSIONER

BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

Approved: 5-0

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

Ms. Sara Serra-Bennett shared that the UDC was approved July 27, 2021, and effective July 28, 2021. The Commission will now need to follow this new set of regulations.

Ms. Barbara Quirk, City Attorney, shared that the Legislative Session passed a couple of bills that may affect the Historic Landmark Commission.

17. ADJOURNMENT

Chairman Ben Adam adjourned the Historic Landmark Commission at 6:24 p.m.

Chairman

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 30th day of July, 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.