

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, March 5, 2024 - 5:30 PM

Minutes of the Historic Landmark Commission Meeting of March 5, 2024, at 5:30 p.m.

Present: 6- Chairman Justin Boerner, Commissioner Sally Pena, Commissioner Patti Mainz, Commissioner Caesar Hance, Commissioner Joe Bateman, Commissioner Lynnese Graves

Absent: 1- Commissioner Michael Nichols

Staff Present: Nathan Crane, Sara Serra-Bennett, Heather Wood, Lesley Gastelum, Sara Varvarigos

Recognized/Registered Guests: Ben Adam, Kay Hemmick, John Hemmick, Carolyn Coyne, M. Todd Calder, Shawn Franke, Lori Franke, Bryan D'Spain

1. CALL TO ORDER – 5:30 PM

Chairman Boerner called the Historic Landmark Commission to order at 5:30 p.m.

2. CONFLICT OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS:

Chairman Boerner opened public comments at 5:30 p.m.

No comments were received.

Chairman Boerner closed public comments at 5:30 p.m.

4. CONSENT AGENDA:

A motion was made by Commissioner Hance, seconded by Commissioner

Mainz, to approve the consent agenda as presented.

The motion carried by the following vote:

Yea: 5 - Commissioner Graves, Commissioner Pena, Commissioner Hance, Commissioner Bateman, Commissioner Mainz

- 4.A.** [2024-095](#) Consider approval of the minutes of the Historic Landmark Commission meeting of February 6, 2024.

5. REGULAR AGENDA:

- 5.A.** [2024-108](#) Consider the untabling of the proposed demolition request for all structures located at 417 Graham Street. (Tabled on February 6, 2023.

A motion was made by Commissioner Mainz, seconded by Commissioner Pena, to untable the proposed demolition request for all structures located at 417 Graham Street. (Tabled on February 6, 2023.)

The motion carried by the following vote:

Yea: 5 - Commissioner Graves, Commissioner Pena, Commissioner Hance, Commissioner Bateman, Commissioner Mainz

- 5.B.** [2024-109](#) Consider the demolition request for all structures at 417 Graham Street (KAD 23547) (Rocktown Investment Partners LLC).

Sara Varvarigos, City Planner II, presented the proposed demolition request.

Chairman Boerner welcomed public comments at 5:40 p.m.

No comments were received.

Commission discussion ensued regarding the current condition of the structure and a letter received from the property owner now reporting termite damage and foundation damage. They further discussed allowing more time for the owner to explore another alternate option

with an interested party for possibly relocating the structure.

Chairman Boerner gave a brief overview of a recent visit to the proposed demolition site; the structure appeared to have some original materials (wood floors, windows) with some mixed siding; overall the structure itself seemed to be in decent condition.

A motion was made by Commissioner Hance, seconded by Commissioner Bateman, to table the demolition request for all structures at 417 Graham Street (KAD 23547) (Rocktown Investment Partners LLC).

The motion carried by the following vote:

Tabled: 5 - Commissioner Graves, Commissioner Pena, Commissioner Hance, Commissioner Bateman, Commissioner Mainz

- 5.C. [2024-110](#) Consider a demolition request for all structures located at 422 West San Antonio Avenue (KAD 23476) (Margaret Kay)

- I. Staff Presentation
- II. Public Hearing
- III. Action

Sara Varvarigos, City Planner II, presented the proposed demolition request.

Chairman Boerner opened the public hearing at 5:56 p.m.

No comments were received.

Taylor Regan spoke in opposition of the proposed demolition and in opposition of relocating the structure expressing the importance of preserving historical structures.

John and Margaret Hemmick, property owners, spoke regarding the possibility of subdividing the parcel into two lots if they get the demolition approved. They have looked at the possibility of relocating the house but it will cost approximately \$45k. They explained that they

have owned the house for 45 years and they have preserved the house twice. Over the years there has been costly plumbing expenses and at one point they had to raise the structure 16 inches to meet city code standards, which was \$75k. Each year property taxes continue to go up and is now appraised at half a million dollars for the small 800 square foot house. Margaret further explained that they cannot continue to raise the rent on the tenants to offset tax increases and it is unfeasible to spend 45k to move the house 6 feet to allow for subdividing the lot.

Chairman Boerner closed the public hearing at 6:07 p.m.

Commission discussion ensued regarding the current state of the structure that is in great condition and other possible options the property owners could explore rather than demolition.

John and Margaret Hemmick responded in favor of tabling the request to allow time to explore other options.

A motion was made by Commissioner Mainz, seconded by Commissioner Hance, to table a demolition request for all structures located at 422 West San Antonio Avenue (KAD 23476) (Margaret Kay) to the April 2, 2024 Historic Landmark Commission meeting.

The motion carried by the following vote:

Tabled: 5 - Commissioner Graves, Commissioner Pena, Commissioner Hance, Commissioner Bateman, Commissioner Mainz

- 5.D.** [2024-111](#) Consider a request for a certificate of appropriateness, conditional to approval of 1) a variance request 2) future application for a building permit, for a proposed building extension in a C2-HD-EC zoned (Transitional Commercial, Historic District Overlay, Entrance Corridor Overlay) property located at 410 N Main St (Saint Helena's Episcopal Church, Sansom Addition Lot-1A (Replat) - S15680 1.959 acres, KAD 25979) (The Episcopal Church Corporation in West Texas); Future approval of a building permit is contingent on the submission of all required building

permit documents, payment of building permit fees, and adherence to UDC requirements.

Sara Varvarigos, City Planner II, presented the proposed certificate of appropriateness.

Ben Adam, architect for the project, gave a brief background on the existing church. He explained that the materials they are proposing will be carried over to match the existing structure. The stone will be done the same and there will be no light fixtures on the exterior of the building but there will be some down-lit lighting on the inside of the lower level and there will be path lighting that will comply with dark sky ordinances.

A motion was made by Commissioner Bateman, seconded by Commissioner Mainz, to approve a certificate of appropriateness, conditional to approval of 1) a variance request 2) future application for a building permit, for a proposed building extension in a C2-HD-EC zoned (Transitional Commercial, Historic District Overlay, Entrance Corridor Overlay) property located at 410 N Main St (Saint Helena's Episcopal Church, Sansom Addition Lot-1A (Replat) - S15680 1.959 acres, KAD 25979) (The Episcopal Church Corporation in West Texas); Future approval of a building permit is contingent on the submission of all required building permit documents, payment of building permit fees, and adherence to UDC requirements with the following conditions:

1. Approval of a variance request by the Board of Adjustment or a rezoning by the City Council.
2. Compliance with site elevation and landscape plans dated: 2/16/2024.

The motion carried by the following vote:

Yeah: 5 - Commissioner Graves, Commissioner Pena, Commissioner Hance, Commissioner Bateman, Commissioner Mainz

5.E. [2024-112](#) Consider a request for a certificate of appropriateness for paint

colors for 607 North Main Street (KAD 25721) (Security Bank & Trust)

Sara Varvarigos, City Planner II, presented the proposed certificate of appropriateness.

The applicant, Bryan D'Spain, spoke regarding the requested paint colors; he explained that Security State Bank is updating their banking centers to be more uniform.

A motion was made by Commissioner Hance, seconded by Commissioner Bateman, to a request for a certificate of appropriateness for paint colors for 607 North Main Street (KAD 25721) (Security Bank & Trust).

The motion carried by the following vote:

Yeah: 5 - Commissioner Graves, Commissioner Pena, Commissioner Hance, Commissioner Bateman, Commissioner Mainz

5.F. [2024-113](#) Consider an application for a Historic Landmark Designation (KAD 19840, Shawn Franke)

Sara Varvarigos, City Planner II, presented the proposed Historic Landmark Designation application and explained the approval process; the Historic Landmark Commission will make a recommendation to the Planning and Zoning Commission. Next the Planning and Zoning Commission will make a recommendation to City Council, who has the final decision.

Shawn and Lori Franke, property owners, made themselves available for questions and explained they are currently in the platting process and may come back to the Historic Landmark Commission in the future for tax abatement consideration.

A motion was made by Commissioner Hance, seconded by Commissioner Bateman, to make a recommendation to the Planning and Zoning Commission and City Council to approve a request for an application for a Historic Landmark Designation (KAD 19840, Shawn Franke):

The motion carried by the following vote:

Yeah: 5 - Commissioner Graves, Commissioner Pena, Commissioner Hance, Commissioner Bateman, Commissioner Mainz

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

Sara Serra-Bennett, City Planner II, announced her resignation from her position with the City and expressed gratitude to the Commission for their working relationship and support during her tenure.

Sara Varvarigos, City Planner II, invited the Commission and staff to attend the Historic Hill Festival that will be held on April 13, 2024 at the Kuhlmann-King Historic Complex.

7. ADJOURNMENT

Chairman Boerner adjourned the Historic Landmark Commission at 7:10 p.m.

Chairman

Secretary