

**MINUTES**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Tuesday, September 3rd, 2019 - 5:30 PM**

HLC Members Present: Shanna Bergmann, Cesar Hance, Ben Adam,  
Stephen Kerr, Patti Mainz, Cali Redd

HLC Members Absent: Justin Boerner, Mike Nichols, Sherri Jo Adams

City Staff Present: Barrett Squires, Stephanie Kranich, Sara Serra, Paul  
Barwick, Laura Talley

Guests: Brent Holbert, Mark Yevak, Susan Sun, Jayson Me, Joe Granada,  
Margaret Jones, Al Gray, Srah Dipadora, Frank Valadez, Laura Black

**1. CALL TO ORDER – 5:30 PM**

Chairman Adam called the Historic Landmark Commission meeting to  
order at 5:30 P.M.

**2. APPROVAL OF MINUTES**

[2019-859](#) Request for approval of the Historic Landmark Commission  
Minutes of August 6, 2019

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE HISTORIC  
LANDMARK COMMISSION MINUTES OF AUGUST 6, 2019, WITH THE  
CONDITION FOR THE CORRECTION OF SPELLING TO COMMISSIONER  
BOERNER'S NAME. COMMISSIONER MAINZ SECONDED THE MOTION. THE  
MOTION CARRIED 5-0.**

**3. CONFLICT OF INTEREST DECLARATION**

Commissioner Mainz declared a conflict of interest on item numbers 7 &  
8. The Chair will be voting on those items to complete a quorum.

**4. PUBLIC COMMENTS:** This is the opportunity for visitors and guests to address the  
Historic Landmark Commission on any issue. 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)

There were none.

**ACTION ITEMS:**

5. [2019-860](#) Request for approval of a Certificate of Appropriateness for repair, painting and maintenance of existing siding and windows at 706 S. Main Street KAD No. 23861 (Debra Gracy - Phillip Manor). Take Necessary Action.

Ms. Laura Talley explained the request for repairs, painting and maintenance of existing siding and windows at the business. The property owner was approved for a Historic District Improvement Program Grant. Ms. Talley stated the request is for approval for repairs and maintenance tied to the approved grant at the previous HLC meeting.

**COMMISSIONER MAINZ MADE A MOTION FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR REPAIR, PAINTING AND MAINTENANCE OF EXISTING SIDING AND WINDOWS AT 706 S. MAIN STREET KAD NO. 23861 (DEBRA GRACY - PHILLIP MANOR). COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 5-0.**

6. [2019-861](#) Request for approval of a Certificate of Appropriateness for repair and replacement of the existing rear exterior stairwell and repairs of windows located at 102 S. Main Street, KAD No. 19894 (Alfred Gray - Rukavina Photography). Take Necessary Action.

Ms. Laura Talley explained the request for repairs and replacement of the existing rear exterior stairwell and repairs of windows. The property owner received a Historic District Improvement Program Grant for the repairs at the previous HLC meeting. Approval of the Grant does not automatically constitute approval of the Certificate of Appropriateness.

**COMMISSIONER KERR MADE A MOTION FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR REPAIR AND REPLACEMENT OF THE EXISTING REAR EXTERIOR STAIRWELL AND REPAIRS OF WINDOWS LOCATED AT 102 S. MAIN STREET, KAD NO. 19894 (ALFRED GRAY - RUKAVINA PHOTOGRAPHY). COMMISSIONER MAINZ SECONDED THE MOTION. THE MOTION CARRIED 5-0.**

7. [2019-862](#) Request for approval of Historic District Improvement Program application related repair, painting and maintenance of the

existing siding and window trim located at 101 S. Main Street, KAD 19906 (Patrice Mainz - Black Rifle). Take Necessary Action.

Ms. Laura Talley explained the request for approval of Historic District Improvement Program Grant for repairs, painting and maintenance of the existing siding and window trim. The grant will not to exceed \$2,975 dollars, which is 50% of the total estimate of repairs.

**COMMISSIONER KERR MADE A MOTION FOR APPROVAL OF HISTORIC DISTRICT IMPROVEMENT PROGRAM APPLICATION RELATED REPAIR, PAINTING AND MAINTENANCE OF THE EXISTING SIDING AND WINDOW TRIM LOCATED AT 101 S. MAIN STREET, KAD 19906 (PATRICE MAINZ - BLACK RIFLE), WITH THE CONDITION THAT THE CERTIFICATE OF APPROPRIATENESS BE APPROVED FOR THE IMPROVEMENT GRANT. COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 5-0.**

8. [2019-863](#) Request for approval of Certificate of Appropriateness for repair, painting and maintenance of the existing siding and window trim located at 101 S. Main Street, KAD 19906 (Patrice Mainz - Black Rifle). Take Necessary Action.

Ms. Laura Talley explained the request for repairs, painting and maintenance of the existing siding and window trim.

**COMMISSIONER KERR MADE A MOTION FOR APPROVAL OF CERTIFICATE OF APPROPRIATENESS FOR REPAIR, PAINTING AND MAINTENANCE OF THE EXISTING SIDING AND WINDOW TRIM LOCATED AT 101 S. MAIN STREET, KAD 19906 (PATRICE MAINZ - BLACK RIFLE). COMMISSIONER REDD SECONDED THE MOTION. THE MOTION CARRIED 5-0.**

9. [2019-864](#) Request for approval of a Certificate of Appropriateness for replacement of windows located at 470 S. Main Street, KAD 22828 (Cibolo 470 Group LLC). Take Necessary Action.

Ms. Laura Talley explained the request for replacement of windows at the business. The business plans to replace the windows to match existing windows.

Mr. Frank Valadez, architect for the business, stated the existing wood windows will be replaced with the aluminum clad windows. The existing aluminum windows will be repainted. All new windows will all be energy efficient.

Commissioner Adam stated the elevations submitted don't match what has been stated by the architect, and asked for more clarification. Mr. Valadez clarified the new store front and placement of windows.

**COMMISSIONER KERR MADE A MOTION FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR REPLACEMENT OF WINDOWS LOCATED AT 470 S. MAIN STREET, KAD 22828 (CIBOLO 470 GROUP LLC). COMMISSIONER REDD SECONDED THE MOTION. THE MOTION CARRIED 5-0.**

10. [2019-865](#) Request for approval of a Certificate of Appropriateness for awnings located at 470 S. Main Street, KAD 22828 (Cibolo 470 Group LLC). Take Necessary Action.

Ms. Laura Talley explained the request for awnings located at the business. There will be a few awnings being replaced and some newly added.

Mr. Frank Valadez stated all three awnings on the top will be replaced and will match. There will be three awnings at the lower level, one above the door and above the two lower level windows. In addition there will be an awning along the side of the building. The awning along the side of the building will be placed above the brick detail, above the current double door. The awnings will be mounted on triangular aluminum frames and painted black.

**COMMISSIONER REDD MADE A MOTION FOR APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS FOR AWNINGS LOCATED AT 470 S. MAIN STREET, KAD 22828 (CIBOLO 470 GROUP LLC), WITH THE CONDITION OF THE TWO AWNINGS ON THE NORTH END OF THE BUILDING BE LOWERED BELOW THE BRICK DETAILS. COMMISSIONER MAINZ SECONDED THE MOTION. THE MOTION CARRIED 5-0.**

11. [2019-866](#) Request for approval of a Certificate of Appropriateness for a 6' x 17' awning located at 128 W. Blanco Road, KAD No. 19903 (Bird Properties - The Kendall). Take Necessary Action.

Ms. Laura Talley explained the request for a 6' x 17' awning. The business is requesting to replace the existing awning with a black canvas awning.

**COMMISSIONER KERR MADE A MOTION FOR APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS FOR A 6' X 17' AWNING LOCATED AT 128 W. BLANCO ROAD, KAD NO. 19903 (BIRD PROPERTIES - THE KENDALL). COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 5-0.**

12. [2019-867](#) Request for approval of a Certificate of Appropriateness for a 3' x 5' awning sign located at 128 W. Blanco Road, KAD No. 19903 (Bird Properties - The Kendall). Take Necessary Action.

Ms. Laura Talley explained the request for a 3' x 5' awning sign. The proposed sign will be placed on the previously requested black canvas awning.

**COMMISSIONER REDD MADE A MOTION FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR A 3' X 5' AWNING SIGN LOCATED AT 128 W. BLANCO ROAD, KAD NO. 19903 (BIRD PROPERTIES - THE KENDALL). COMMISSIONER KERR SECONDED THE MOTION. THE MOTION CARRIED 5-0.**

13. [2019-868](#) Request for approval of a Certificate of Appropriateness for a 1' x 8' free standing sign located at 615 S. Main Street, KAD No. 24149 (Dashiell Properties - The Sanctuary). Take Necessary Action.

Ms. Laura Talley explained the request for a 1' x 8' free standing sign. The requested will replace a prior business's sign. The sign will be digitally printed vinyl on metal.

**COMMISSIONER KERR MADE A MOTION FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR A 1' X 8' FREE STANDING SIGN LOCATED AT 615 S. MAIN STREET, KAD NO. 24149 (DASHIELL PROPERTIES - THE SANCTUARY). COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 5-0.**

14. [2019-869](#) Request for approval of a Certificate of Appropriateness for a 6' x 8' painted wall sign located at 615 S. Main Street, KAD No. 24149 (Dashiell Properties - The Sanctuary). Take Necessary Action.

Ms. Laura Talley explained the request for a 6' x 8' painted wall sign. The requested painted wall sign will consist of the color selection Opal Silk from Behr and not include the pink color as in the rendering. The sign will be hand painted.

**COMMISSIONER HANCE MADE A MOTION FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR A 6' X 8' PAINTED WALL SIGN LOCATED AT 615 S. MAIN STREET, KAD NO. 24149 (DASHIELL PROPERTIES - THE SANCTUARY). COMMISSIONER MAINZ SECONDED THE MOTION. THE MOTION CARRIED 5-0.**

15. [2019-870](#) Request for approval of a Certificate of Appropriateness for a 3.5' x 3.5' wall sign located at 615 S. Main Street, KAD No. 24149 (Dashiell Properties - The Sanctuary). Take Necessary Action.

Ms. Laura Talley explained the request for a 3.5' x 3.5' wall sign. The color for the wall sign will be Opal Silk by Behr.

**COMMISSIONER KERR MADE A MOTION FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR A 3.5' X 3.5' WALL SIGN LOCATED AT 615 S. MAIN STREET, KAD NO. 24149 (DASHIELL PROPERTIES - THE SANCTUARY). COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 5-0.**

16. [2019-871](#) Request for approval of a Certificate of Appropriateness for painting and maintenance of existing windows and doors at 615 S. Main Street, KAD No. 24149 (Dashiell Properties - The Sanctuary). Take Necessary Action

Ms. Laura Talley explained the request for painting and maintenance of

existing windows and doors. The doors and window trim will be painted Opal Silk by Behr. The walls and the columns will be Almond Whisk.

**COMMISSIONER HANCE MADE A MOTION FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR PAINTING AND MAINTENANCE OF EXISTING WINDOWS AND DOORS AT 615 S. MAIN STREET, KAD NO. 24149 (DASHIELL PROPERTIES - THE SANCTUARY). COMMISSIONER MAINZ SECONDED THE MOTION. THE MOTION CARRIED 5-0.**

17. [2019-872](#) Request for approval of a Certificate of Appropriateness for a 1' x 8' free standing sign located at 615 S. Main Street, KAD No. 24149 (Dashiell Properties - The Shed). Take Necessary Action.

Ms. Laura Talley explained the request for a 1' x 8' free standing sign.

**COMMISSIONER MAINZ MADE A MOTION FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR A 1' X 8' FREE STANDING SIGN LOCATED AT 615 S. MAIN STREET, KAD NO. 24149 (DASHIELL PROPERTIES - THE SHED). COMMISSIONER KERR SECONDED THE MOTION. THE MOTION CARRIED 5-0.**

18. [2019-873](#) Request for approval of a Certificate of Appropriateness for a 1' x 4' awning sign located at 615 S. Main Street, KAD No. 24149 (Dashiell Properties - The Shed). Take Necessary Action.

Ms. Laura Talley explained the request for a 1' x 4' awning sign. The sign will be placed under the business's awning.

**COMMISSIONER KERR MADE A MOTION FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR A 1' X 4' AWNING SIGN LOCATED AT 615 S. MAIN STREET, KAD NO. 24149 (DASHIELL PROPERTIES - THE SHED). COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION CARRIED 5-0.**

19. Comments from Commission/Legal Counsel/Staff – No discussion or action may take place.

There were none.

20. ADJOURNMENT

Chairman Adam adjourned the Historic Landmark Commission meeting  
at 6:28 P.M.

**THE CITY OF BOERNE HISTORIC LANDMARK COMMISSION RESERVES THE RIGHT TO  
ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS  
LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071  
(CONSULTATION WITH ATTORNEY).**

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HLC Chairman

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HLC Secretary