

**MINUTES**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Tuesday, October 1, 2019 - 5:30 PM**

HLC Members Present: Cesar Hance, Justin Boerner, Ben Adam, Mike Nichols, Stephen Kerr, Cali Redd, Sherri Jo Adams

HLC Members Absent: Shanna Bergmann, Patti Mainz

City Staff Present: Barrett Squires, Stephanie Kranich, Laura Talley

Guests: Christopher Cavazos, Kelly Brown, James Smith, Angela Brunott, Laura Black, Karen Mathison, Larry Pipkin, Paul Holekamp

**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**

[2019-946](#) Request for approval of the Historic Landmark Commission Minutes of September 3, 2019

**COMMISSIONER KERR MADE A MOTION FOR APPROVAL OF THE HISTORIC LANDMARK COMMISSION MINUTES OF SEPTEMBER 3, 2019.**

**COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION CARRIED 6-0.**

**3. CONFLICT OF INTEREST DECLARATION**

There were none.

**4. 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)

There were none.

**ACTION ITEMS:**

- 5.** [2019-947](#) Request for approval of a Certificate of Appropriateness for the addition of corbels and painting at 615 S. Main Street, KAD No.

24149 (Dashiell Properties - The Sanctuary). Take Necessary Action.

Ms. Laura Talley explained the request for the addition of corbels and painting them at the business. Staff is supportive and recommends approval.

Ms. Laura Black, business owner, provided the commission with a sample of the corbel that is being requested to hang at the business and will remain in place at the building if her business ever relocates.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR THE ADDITION OF CORBELS AND PAINTING AT 615 S. MAIN STREET, KAD NO. 24149 (DASHIELL PROPERTIES - THE SANCTUARY). COMMISSIONER ADAMS SECONDED THE MOTION. THE MOTION CARRIED 6-0.**

6. [2019-948](#) Request for a Certificate of Appropriateness for a 4' 6" x 4' free standing sign and painting of sign posts located at 704 N. Main Street KAD No. 27490 (Goodall Carolyn Harz - Southern Voice). Take Necessary Action.

Ms. Laura Talley explained the request for a 4' 6" x 4' free standing sign and painting of the sign posts. The Commission requested changes to a prior submittal of this business's sign, this request is the resubmittal with the revisions to the sign as requested. Staff is supportive and recommends approval.

Ms. Karen Mathison, business owner, explained the description of the sign and the reason for wanting to paint the posts of the sign to match the building's windows and corbels.

Commissioner Nichols asked regarding the material of the sign's frame and posts.

Commissioner Boerner asked if max metal or digitally printed metal would possibly be an option as the material for the sign to be made of as the quality holds up better in the elements.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 4' 6" X 4' FREE STANDING SIGN AND PAINTING OF SIGN POSTS LOCATED AT 704 N. MAIN STREET KAD NO. 27490 (GOODALL CAROLYN HARZ - SOUTHERN VOICE). COMMISSIONER REDD SECONDED THE MOTION. THE MOTION CARRIED 6-0.**

7. [2019-949](#) Request for a Certificate of Appropriateness for a 6' x 4' free standing sign located at 720 N. Main Street KAD No. 24090 (Gray Hudson & Caldwell Properties - Living 360 Bike Shop). Take Necessary Action.

Ms. Laura Talley explained the request for a 6'x 4' free-standing sign. Staff is asking the Commission to allow for approval of one additional font. Staff is supportive and recommends approval.

Commissioner Kerr stated to keep with guidelines that the sign be limited to only three fonts.

Commissioner Nichols stated his concerns regarding the carbon fiber color in the background on the sign.

Commissioner Boerner asked regarding the sign's posts and if they would be repainted.

Mr. Kelly Brown, business owner, explained the sign's design and he would be willing to revise the fonts to the request of the Commission.

**COMMISSIONER REDD MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 6' X 4' FREE STANDING SIGN LOCATED AT 720 N. MAIN STREET KAD NO. 24090 (GRAY HUDSON & CALDWELL PROPERTIES - LIVING 360 BIKE SHOP), WITH THE CONDITION THERE ONLY BE ONE FONT TYPE SELECTED FOR THE PHONE NUMBER AND WEBSITE LISTED ON THE SIGN. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION CARRIED 5-1. (COMMISSIONER NICHOLS DISSENTED).**

8. [2019-950](#) Request for approval of a Certificate of Appropriateness for painting doors and all metal work at 305 S. Main Street, KAD No. 45759 (Presenzia Inv. Prop LLC - Bechants Men's). Take Necessary Action.

Ms. Laura Talley explained the request for painting doors, awning posts and all metal work at the business. Staff is supportive and recommends approval.

Commissioner Redd was concerned about the contrast of the requested paint color and the color of the building.

Mr. Paul Holekamp, representative for the business owner, explained the proposed paint color and will be doing away with the existing burgundy color.

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR PAINTING DOORS AND ALL METAL WORK AT 305 S. MAIN STREET, KAD NO. 45759 (PRESENZIA INV. PROP LLC - BECHANTS MEN'S). COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION CARRIED 6-0.**

9.     [2019-951](#)     Request for approval of a Certificate of Appropriateness for a 5.5' x 15.83' wall sign located at 305 S. Main Street, KAD No. 45759 (Presenzia Inv. Prop LLC - Bechants Men's). Take Necessary Action.

Ms. Laura Talley explained the request for a 5.5' x 15.83' wall sign. The sign will be flush mounted to the wall and meets the requirements of being smaller than 10% of the wall space. Staff is supportive and recommends approval.

**COMMISSIONER BOERNER MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 5.5' X 15.83' WALL SIGN LOCATED AT 305 S. MAIN STREET, KAD NO. 45759 (PRESENZIA INV. PROP LLC - BECHANTS MEN'S). COMMISSIONER KERR SECONDED THE MOTION. THE MOTION CARRIED 5-1. (COMMISSIONER NICHOLS DISSENTED).**

10.    [2019-952](#)     Request for approval of a Certificate of Appropriateness for 48" x 73.5" commercial complex monument sign located at 711 N. Main Street, KAD No. 19838 (L&M Main Street LLC. - BCP Criminal Defense Attorneys). Take Necessary Action.

Ms. Laura Talley explained the request for a 48" x 73.5" commercial complex monument sign. Staff is supportive and recommends approval.

Mr. Chris Cavazos, business owner, explained the design of the sign and the material.

**COMMISSIONER BOERNER MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR 48" X 73.5" COMMERCIAL COMPLEX MONUMENT SIGN LOCATED AT 711 N. MAIN STREET, KAD NO. 19838 (L&M MAIN STREET LLC. - BCP CRIMINAL DEFENSE ATTORNEYS), WITH THE CONDITION THERE ONLY BE ONE FONT TYPE SELECTED FOR THE ADDRESS AND PHONE NUMBER LISTED ON THE SIGN AND MADE OF MAX METAL. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION CARRIED 6-0.**

11. [2019-953](#) Request for approval of a Certificate of Appropriateness for 1' x 3' wall sign located at 711 N. Main Street, KAD No. 19838 (L&M Main Street LLC. - BCP Criminal Defense Attorneys). Take Necessary Action.

Ms. Laura Talley explained the request for a 1' x 3' wall sign. Staff is supportive and recommends approval.

Commissioner Boerner asked if the business owner's sign could be made out of max metal to handle the outdoor elements better.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR 1' X 3' WALL SIGN LOCATED AT 711 N. MAIN STREET, KAD NO. 19838 (L&M MAIN STREET LLC. - BCP CRIMINAL DEFENSE ATTORNEYS), WITH THE CONDITION THE MATERIAL OF THE SIGN BE MADE OF MAX METAL. COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION CARRIED 6-0.**

12. [2019-954](#) Request for approval of a Certificate of Appropriateness for 80" x 42" projecting sign located at 911A S. Main Street, KAD No. 23875 (Dennis Spinelli - Iron Stag Restaurant & Bar). Take Necessary Action.

Ms. Laura Talley explained the request for a 80" x 42" projecting sign. The sign meets all the requirements of the ordinance. Staff is supportive and recommends approval.

Mr. James Smith, business owner, stated the sign would be attached by a black metal bracket. Mr. Smith asked for the possibility to revise the wording on the bottom line.

COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR 80" X 42" PROJECTING SIGN LOCATED AT 911A S. MAIN STREET, KAD NO. 23875 (DENNIS SPINELLI - IRON STAG RESTAURANT & BAR), WITH THE CONDITION OF REVISING THE WORDING ON THE BOTTOM LINE TO READ 'COCKTAIL BAR' IF THE WORDING FITS ON THE SIGN. COMMISSIONER REDD SECONDED THE MOTION. THE MOTION CARRIED 6-0.

13. DISCUSSION ITEMS:

[2019-955](#) a. Demolition of historic structures and review of UTSA Study for historic structures in Boerne

Ms. Laura Talley spoke about updating the ordinance involving demolition of historic structures to require a 90 day period for requests to be fully evaluated before releasing any permits for demolition. The lengthened 90 day period would allow Staff the time to fully review and make any determination whether or not the demolition request should be submitted to City Council for review.

Commissioner Nichols suggested using the origination date of a structure built as the guideline for the selection of demolitions of specific historic structures.

The Commission suggested 50 year date period as the timeframe to review a structure.

ADJOURNMENT

Chairman Adam adjourned the Historic Landmark Commission meeting at 6:35 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