

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

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

HLC Members Absent: Sherri Jo Adams

City Staff Present: Veronika Vasquez, Stephanie Kranich, Sara  
Serra-Bennett, Laura Talley

Guests: Sandra Conklin, William Conklin, Frank Valadez, Heather  
Bradford, Connie Clark

**1. CALL TO ORDER – 5:30 PM**

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

**2. APPROVAL OF MINUTES**

[2019-1140](#) Request for approval of the Historic Landmark Commission  
Minutes of November 5, 2019

**COMMISSIONER NICHOLS MADE A MOTION FOR APPROVAL OF THE  
HISTORIC LANDMARK COMMISSION MINUTES OF NOVEMBER 5, 2019.  
COMMISSIONER BERGMANN SECONDED THE MOTION. THE MOTION  
CARRIED 7-0.**

**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. [2019-1141](#)** Request for approval for a Certificate of Appropriateness for a 2.5

ft tall x 12 ft in length awning sign located at 705 South Main Street, KAD No. 23848. (Catrina's Interiors).

Ms. Laura Talley explained the request for an awning sign located at the rear of the building. Staff is supportive and recommends approval.

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 2.5 FT TALL X 12 FT IN LENGTH AWNING SIGN LOCATED AT 705 SOUTH MAIN STREET, KAD NO. 23848. (CATRINA'S INTERIORS), WITH THE CONDITION THAT IT BE ALLOWED TO BE BOTH WITHOUT LIGHTING OR INTERNALLY LIT. COMMISSIONER HANCE SECONDED THE MOTION. THE MOTION CARRIED 6-1 (COMMISSIONER NICHOLS DISSENTED).**

6. [2019-1142](#) Request for approval for a Certificate of Appropriateness for a 3' x 10' wall sign located at 102 South Main Street, KAD No. 19894 (Sandra Morning Conklin Art). Take necessary action.

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

Mr. William Conklin, representative for the business owner, explained the design of the sign and stated they are open to suggestions and will agree to revisions to the proposed sign.

**COMMISSIONER MAINZ MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 3' X 10' WALL SIGN LOCATED AT 102 SOUTH MAIN STREET, KAD NO. 19894 (SANDRA MORNING CONKLIN ART), WITH THE CONDITION THE PALETTE WITH PAINT COLORS BE REMOVED. COMMISSION KERR SECONDED THE MOTION. THE MOTION CARRIED 7-0.**

7. [2019-1143](#) Request for approval for a Certificate of Appropriateness for a 2' x 4' awning sign located at 102 South Main Street, KAD No. 19894 (Sandra Morning Conklin Art). Take necessary action.

Ms. Laura Talley explained the request for the awning sign. Staff is supportive and recommends approval.

Mr. Conklin explained how the sign would be hung and attached onto the building.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A 2' X 4' AWNING SIGN LOCATED AT 102 SOUTH MAIN STREET, KAD NO. 19894 (SANDRA MORNING CONKLIN ART), WITH THE CONDITION THE PALETTE AND COLORS BE REMOVED. COMMISSION MAINZ SECONDED THE MOTION. THE MOTION CARRIED 7-0.**

8. [2019-1144](#) Request for approval of a Certificate of Appropriateness for five painted steel awnings located at 470 South Main Street, KAD No. 22828 (Cibolo 470 Group). Take necessary action.

Ms. Laura Talley explained the request for five painted steel awnings.

Ms. Frank Valadez, architect for the business owner, explained the request and design of the painted steel awnings. Mr. Valadez explained the reason for the new request of steel awnings, to replace the previously approved fabric awnings. Mr. Valadez is requesting steel awnings to provide a more industrial look. Mr. Valadez stated the slope of each awning is a quarter inch per foot.

Commissioner Nichols asked about placing a tongue and groove underneath the awnings when people looked up to help provide a more detailed look. Commissioner Nichols asked to give the support brackets a hammered or beaten texture to them for a less factory look. Commissioner Nichols asked regarding the slope of the awnings.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR FIVE PAINTED STEEL AWNINGS LOCATED AT 470 SOUTH MAIN STREET, KAD NO. 22828 (CIBOLO 470 GROUP), WITH THE CONDITIONS TXDOT MUST APPROVE AND THE PAINTED AWNINGS BE IN INKWEEL AND THE AWNINGS UNDERNEATH HAVE SOME TYPE OF DETAIL TO HIDE THE METAL FLOORING. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION CARRIED 7-0.**

9. [2019-1145](#) Request for approval of a Certificate of Appropriateness for wrap-around painted steel balcony on corner facing east and southeast located at 470 South Main Street, KAD No. 22828 (Cibolo 470 Group). Take necessary action.

Ms. Laura Talley explained the request for the wrap-around painted

steel balcony. Staff recommendation would be for spindles and not the proposed mesh for the balcony's material.

Mr. Frank Valadez, architect for the business owner, explained the proposed design of the balcony. Mr. Valadez stated the spindles which Staff has recommended visually block the brick and does not provide a good visual, however the mesh meets code and is transparent to see the brick.

Commissioner Nichols requested wooden detail underneath the floor of the balcony as with the steel awnings. Mr. Valadez confirmed there would also be wooden detail underneath the proposed balcony for people looking up. Commissioner Nichols expressed concern regarding the wrap-around portion and not conforming to historic architect.

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST OF A CERTIFICATE OF APPROPRIATENESS FOR WRAP-AROUND PAINTED STEEL BALCONY ON CORNER FACING EAST AND SOUTHEAST LOCATED AT 470 SOUTH MAIN STREET, KAD NO. 22828 (CIBOLO 470 GROUP), WITH THE CONDITION THAT THEY USE MESH RATHER THEN SPINDLES, PAINTED IN INKWELL, WOODEN UNDERNEATH TO PROVIDE A MORE DETAILED LOOK TO THE CEILING OF THE COVERING AS PEOPLE LOOK UP AND SUBJECT TO TXDOT APPROVALS. COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION CARRIED 7-0**

10. [2019-1146](#) Request for approval of a Certificate of Appropriateness for exterior lighting located at 470 South Main Street, KAD No. 22828 (Cibolo 470 Group). Take necessary action.

Ms. Laura Talley explained the proposed gooseneck lighting for future signage.

Mr. Frank Valadez, architect for the business owner, explained the design and locations of the lighting fixtures.

Commissioner Nichols expressed his concerns regarding such a high number of gooseneck lighting fixtures depicted in the building plan, totaling 23.

COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST OF A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR LIGHTING LOCATED AT 470 SOUTH MAIN STREET, KAD NO. 22828 (CIBOLO 470 GROUP), WITH THE CONDITION THERE IS A PROPORTIONATE OF LIGHTING AND APPROVAL BY CITY STAFF AND COLOR TO BE BLACK. COMMISSIONER KERR SECONDED THE MOTION. THE MOTION CARRIED 7-0.

11. DISCUSSION ITEMS:

- [2019-1147](#) a. Presentation by Carissa Cox with Mosaic to discuss Sign Chapters of the UDC

Ms. Laura Talley spoke regarding the revisions made to the Sign chapters of the UDC and introduced Ms. Carissa Cox, with Mosaic.

Ms. Cox explained the revisions of the current sign chapters and an additional sign chapter that was created. She requested additional feedback from the Commission.

ADJOURNMENT

Commissioner Adam adjourned the Historic Landmark Commission meeting at 7:53 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).

---

HLC Chairman

---

HLC Secretary