

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Tuesday, October 6, 2020 - 5:30 PM

Minutes of the Regular Historic Landmark Commission meeting of October 6, 2020 at 5:30 p.m.

Present: 6- Chairman Ben Adam, Vice Chairman Justin Boerner, Commissioner Michael Nichols, Commissioner Cesar Hance, Commissioner Patti Mainz, , and Commissioner Stephen Kerr

Absent: 2- Commissioner Shanna Bergmann, Commissioner Cali Redd

Staff Present: Barbara Quirk, Laura Talley, Barrett Squires, Sara Serra-Bennet, Jeff Carroll, Heather Wood, James Schmidt

Recognized/Registered Guests: Christina Ryrholm, Charlie Riddle, Paul Barwick

1. CALL TO ORDER – 5:30 PM

Chairman Adam called the Historic Landmark Commission to order at 5:32p.m.

2. CONFLICTS OF INTEREST

Chairman Adam had conflicts with item numbers 6, and 12-16.

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.

- 4.A. [2020-571](#) Consider the Minutes of the Historic Landmark Commission meeting of September 01, 2020.

The Minutes were approved.

5. ACTION ITEMS:

6. [2020-572](#) Request approval of a Historic District Improvement Program (HDIP) application for facade improvements to be performed at 437 S. Main St. (KAD 22827) (M-S-M Holdings).

Chairman Adam recused himself from the dais at 5:35 p.m.

Vice Chairman Boerner assumed the Chair at 5:35 p.m.

Mr. Paul Barwick, Special Projects Director, spoke on behalf of the applicant in regards to the requested reimbursement funds from the Historic District Improvement Program (HDIP).

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE HISTORIC DISTRICT IMPROVEMENT PROGRAM (HDIP) APPLICATION FOR FACADE IMPROVEMENTS TO BE PERFORMED AT 437 S. MAIN ST. (KAD 22827) (M-S-M HOLDINGS). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- COMMISSIONER KERR, COMMISSIONER NICHOLS, COMMISSIONER BOERNER, COMMISSIONER HANCE, AND COMMISSIONER MAINZ

Approved: 5-0

Chairman Adam returned to the dais and assumed the Chair at 5:40 p.m.

7. [2020-573](#) Request for a Certificate of Appropriateness of a commercial complex sign located at 216 E. Blanco Rd (KAD19934) (Legacy Broker Group).

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER KERR, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS OF A COMMERCIAL COMPLEX SIGN LOCATED AT 216 E. BLANCO RD (KAD19934) (LEGACY BROKER GROUP). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- COMMISSIONER KERR, COMMISSIONER NICHOLS, COMMISSIONER BOERNER, COMMISSIONER HANCE, AND COMMISSIONER MAINZ

Approved: 5-0

8. [2020-574](#) Request for approval of a Building Permit for exterior renovations to a property located at 301 E. San Antonio Ave (KAD 19916) (301 ESA Boerne LLC).

A MOTION WAS MADE BY COMMISSIONER KERR, SECONDED BY COMMISSIONER HANCE, TO APPROVE THE REQUEST FOR APPROVAL OF A BUILDING PERMIT FOR EXTERIOR RENOVATIONS TO A PROPERTY LOCATED AT 301 E. SAN ANTONIO AVE (KAD 19916) (301 ESA BOERNE LLC).THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- COMMISSIONER KERR, COMMISSIONER NICHOLS, COMMISSIONER BOERNER, COMMISSIONER HANCE, AND COMMISSIONER MAINZ

Approved: 5-0

9. [2020-575](#) Request for a Certificate of Appropriateness for an awning sign located at 470 S. Main Street (KAD 22828) (Cibolo 470 Group, LLC).

Mr. Charlie Riddle, property owner, spoke stating that the material for

the fasteners will be a type of black steel, will be a fixed connection, not a swivel connection and will be attached directly to the awning.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR AN AWNING SIGN LOCATED AT 470 S. MAIN STREET (KAD 22828) (CIBOLO 470 GROUP, LLC) WITH THE CAVEAT TO HAVE WHITE BACKING IN THE BACKGROUND. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- COMMISSIONER KERR, COMMISSIONER NICHOLS, COMMISSIONER BOERNER, COMMISSIONER HANCE, AND COMMISSIONER MAINZ

Approved: 5-0

10. [2020-576](#) Request for a Certificate of Appropriateness for an awning sign located at 470 S. Main Street (KAD 22828) (Cibolo 470 Group, LLC).

Mr. Charlie Riddle, property owner, spoke to the commission to formally withdraw the request for a certificate of appropriateness for an awning sign located at 470 s. Main Street.

11. [2020-577](#) Request for a Certificate of Appropriateness for a wall sign located at 470 S. Main Street (KAD 22828) (Cibolo 470 Group, LLC).

Mr. Charlie Riddle, property owner, spoke regarding the details of the sign. He clarified that the sign(s) will be painted directly on the building with a white background and that there will be five spaces for tenants, not four as previously approved.

A MOTION WAS MADE BY COMMISSIONER KERR, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 470 S. MAIN STREET (KAD 22828) (CIBOLO 470 GROUP, LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- COMMISSIONER KERR, COMMISSIONER NICHOLS,
COMMISSIONER BOERNER, COMMISSIONER HANCE, AND COMMISSIONER
MAINZ

Approved: 5-0

12. [2020-578](#) Request for a Certificate of Appropriateness for an awning sign
located at 259 S. Main Street (KAD 26005) (Bonnie Brantley).

Chairman Adam recused himself from the dais at 5:56p.m. and did not
return.

Vice Chairman Boerner assumed the Chair.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY
COMMISSIONER MAINZ, TO APPROVE THE REQUEST FOR A CERTIFICATE
OF APPROPRIATENESS FOR AN AWNING SIGN LOCATED AT 259 S. MAIN
STREET (KAD 26005) (BONNIE BRANTLEY). THE MOTION CARRIED BY THE
FOLLOWING VOTE:

YEAH: 5- COMMISSIONER KERR, COMMISSIONER NICHOLS,
COMMISSIONER BOERNER, COMMISSIONER HANCE, AND COMMISSIONER
MAINZ

Approved: 5-0

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13. [2020-579](#) Request for a Certificate of Appropriateness for a wall sign located
at 259 S. Main Street (KAD 26005) (Bonnie Brantley).

A MOTION WAS MADE BY COMMISSIONER KERR, SECONDED BY
COMMISSIONER HANCE, TO APPROVE THE REQUEST FOR A CERTIFICATE
OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 259 S. MAIN STREET
(KAD 26005) (BONNIE BRANTLEY). THE MOTION CARRIED BY THE
FOLLOWING VOTE:

YEAH: 5- COMMISSIONER KERR, COMMISSIONER NICHOLS,
COMMISSIONER BOERNER, COMMISSIONER HANCE, AND COMMISSIONER
MAINZ

Approved: 5-0

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14. [2020-580](#) Request for a Certificate of Appropriateness for a wall sign located
at 259 S. Main Street (KAD 26005) (Bonnie Brantley).

A MOTION WAS MADE BY COMMISSIONER KERR, SECONDED BY
COMMISSIONER NICHOLS, TO APPROVE THE REQUEST FOR A CERTIFICATE
OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 259 S. MAIN STREET
(KAD 26005) (BONNIE BRANTLEY). THE MOTION CARRIED BY THE
FOLLOWING VOTE:

YEAH: 5- COMMISSIONER KERR, COMMISSIONER NICHOLS,
COMMISSIONER BOERNER, COMMISSIONER HANCE, AND COMMISSIONER
MAINZ

Approved: 5-0

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15. [2020-581](#) Request for a Certificate of Appropriateness for a rolling overhead
door located at 259 S. Main Street (KAD 26005) (Bonnie Brantley).

Mr. Jesse Brantley spoke regarding the paint color being the same grey
custom color as presented in the sample.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY
COMMISSIONER NICHOLS, TO APPROVE THE REQUEST FOR A CERTIFICATE
OF APPROPRIATENESS FOR A ROLLING OVERHEAD DOOR LOCATED AT 259
S. MAIN STREET (KAD 26005) (BONNIE BRANTLEY) WITH THE CAVEAT
THAT IT IS THE SAME CUSTOM COLOR THAT HAS BEEN PRESENTED. THE
MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- COMMISSIONER KERR, COMMISSIONER NICHOLS,
COMMISSIONER BOERNER, COMMISSIONER HANCE, AND COMMISSIONER
MAINZ

Approved: 5-0

16. [2020-582](#) Request for a Building Permit for a fence located at 259 S. Main Street (KAD 26005) (Bonnie Brantley).

A MOTION WAS MADE BY COMMISSIONER KERR, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE REQUEST FOR A BUILDING PERMIT OR A FENCE LOCATED AT 259 S. MAIN STREET (KAD 26005) (BONNIE BRANTLEY). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- COMMISSIONER KERR, COMMISSIONER BOERNER,
COMMISSIONER HANCE, AND COMMISSIONER MAINZ

NAY - COMMISSIONER NICHOLS

Approved: 4-1

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

Ms. Laura Talley discussed the upcoming UDC mail outs that will be going to all Boerne residents and the UDC document will be posted online for the public to view.

18. ADJOURNMENT

A MOTION WAS MADE BY COMMISSIONER NICHOLS AND SECONDED BY COMMISSIONER KERR TO ADJOURN THE HISTORICAL LANDMARK COMMISSION MEETING AT 6:14PM.

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).

Chairman

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 2nd day of
October, 2020 at 11:00 a.m.**

Secretary