

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Tuesday, September 7, 2021 - 5:30 PM

Minutes of the Historic Landmark Commission meeting of September 7, 2021, at 5:30 p.m.

Present: 5- Chairman Ben Adam, Commissioner Sally Pena, Commissioner Justin Boerner, Commissioner Michael Nichols, Commissioner Cali Redd

Absent: 2- Commissioner Cesar Hance and Commissioner Patti Mainz

Staff Present: Laura Haning, Sara Serra-Bennett, Barrett Squires, Krystal Brown

Recognized/ Registered Guests: Christina Ryrholm, Zachary-Taylor Wright, John Young, David Spencer, Amanda Neutze, Ann Shorter

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE HISTORIC LANDMARK COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 5:30 PM

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

2. CONFLICTS OF INTEREST

Chairman Adam declared a conflict interest with items 6.B., 10, 11, 12 and 13.

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.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER PENA, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER PENA, COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER REDD

Approved: 4-0

4.A. [2021-767](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF AUGUST 3, 2021.

5. REGULAR AGENDA:

6. PUBLIC HEARING – to hear comments on the following:

6.A. [2021-768](#) TO CONSIDER THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 316 WEST THEISSEN STREET (KAD 23597) (JOHN YOUNG)

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Ms. Sara Serra-Bennett, City Planner II, presented the request for the demolition of a structure located at 316 W. Theissen St. 25 notifications were mailed to neighboring property owners within 200 ft. 9 were received; 6 were in favor and 3 were in opposition.

Mr. Gary Bild, resident at 311 W. Theissen St, asked a question regarding the demolition process.

Chairman Adam and Ms. Serra-Bennett gave a detailed explanation of how the demolition process works.

Mr. Don Edmondson, a resident of 20+ years, spoke in favor of the demolition.

Ms. Pamela Bild, resident at 311 W. Theissen St, asked questions regarding future development of the property after the demolition.

Ms. Debbie McCormick, resident at 315 W. Theissen St, spoke in opposition of demolition. Expressed concern about how the property will be developed in the future.

Mr. John Young, applicant, shared how the property owner plans to develop this property. Mr. Young added there was an attempt to move and repurpose the structure, but it was not feasible.

Mr. Gary Bild, resident at 311 W. Theissen St, spoke again on the matter.

Ms. Sara Serra-Bennett mentioned that this property is zoned R2-M.

Ms. Laura Haning, Director of Planning and Community Development, clarified what uses are permitted within this zoning category. Ms. Haning also gave a detailed explanation of the rezoning process in the event that a property owner requests a use not permitted within a particular zoning.

Commissioner Justin Boerner shared his findings from the site visit. He did not see historical value in the structure.

Commissioner Sally Pena shared her findings from the site visit. She did not see historical value either.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 316 WEST THEISSEN STREET (KAD 23597) (JOHN YOUNG). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER PENA, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 4-0

Chairman Adam recused himself from the dais at 5:56 p.m.

Commissioner Justin Boerner assumed the Chair.

- 6.B.** [2021-769](#) TO CONSIDER THE DEMOLITION REQUEST FOR A STRUCTURE
LOCATED AT 249 NORTH MAIN STREET (KAD 19930) (DAVID
SPENCER)
 I. STAFF PRESENTATION
 II. PUBLIC HEARING
 III. MAKE RECOMMENDATION

Ms. Sara Serra-Bennett, presented the request for the demolition of a structure located at 249 N. Main St. The property has been deemed unsafe by both the Code Enforcement and the Fire Department. 10 notifications were mailed to neighboring property owners within 200 ft. 4 were received, which were all in favor of the demolition.

Mr. David Spencer, applicant and resident at 149 Kitty Kat Ln, was in agreement that the property is unsafe.

Commissioner Sally Pena shared her observations from the site visit.

Commissioner Justin Boerner shared his observations from the site visit. He did not see any historical value.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER PENA, TO APPROVE THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 249 NORTH MAIN STREET (KAD 19930) (DAVID

SPENCER)THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER PENA, COMMISSIONER BOERNER,
COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 4-0

Chairman Adam rejoined the dais at 6:03 p.m.

7. [2021-770](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF
APPROPRIATENESS FOR COLOR PAINT TO BE USED IN THE
EXTERIOR OF THE BUILDING LOCATED AT 112 SOUTH MAIN
STREET (KAD 19894, BOERNE ORIGINAL TOWN LOT 62 AND 63,
0.2213 ACRES) (AMANDA NEUTZE/ SO VAIN ON MAIN).

Ms. Sara Serra-Bennett presented the request for paint colors to be used on the exterior of a building located at 112 S. Main St. The trim, doors, ceiling above the entrance door, and under the awning will be painted in black.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR COLOR PAINT TO BE USED IN THE EXTERIOR OF THE BUILDING LOCATED AT 112 SOUTH MAIN STREET (KAD 19894, BOERNE ORIGINAL TOWN LOT 62 AND 63, 0.2213 ACRES) (AMANDA NEUTZE/ SO VAIN ON MAIN). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER PENA, COMMISSIONER BOERNER,
COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 4-0

8. [2021-771](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF
APPROPRIATENESS FOR AN AWNING LOCATED AT 112 SOUTH
MAIN STREET (KAD 19894, BOERNE ORIGINAL TOWN LOT 62 AND
63, 0.2213 ACRES) (AMANDA NEUTZE/ SO VAIN ON MAIN).

Ms. Sara Serra-Bennett presented the request to replace an existing

awning at 112 S. Main St. The proposed awning will be the same dimensions as the existing awning and it will be black and white striped.

Commissioner Nichols asked if there was any precedence for striped awnings in the Historic District.

Chairman Adam mentioned a couple of businesses that have had or currently have striped awnings.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER REDD, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR AN AWNING LOCATED AT 112 SOUTH MAIN STREET (KAD 19894, BOERNE ORIGINAL TOWN LOT 62 AND 63, 0.2213 ACRES) (AMANDA NEUTZE/ SO VAIN ON MAIN). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER PENA, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 4-0

9. [2021-772](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR AN AWNING SIGN LOCATED AT 112 SOUTH MAIN STREET (KAD 19894, BOERNE ORIGINAL TOWN LOT 62 AND 63, 0.2213 ACRES) (AMANDA NEUTZE/ SO VAIN ON MAIN).

Ms. Sara Serra-Bennett presented the request for an awning sign at located at 112 S. Main St. The sign will be 1 font and 1 color.

Chairman Adam asked how the sign would be put on if the text would go across the entire length of the awning.

Mr. David Quinn, owner of Shade TX Sombrilla, clarified that the text will not take up the entire length of the awning. The text will be heat-pressed on to the fabric.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY

COMMISSIONER NICHOLS, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR AN AWNING SIGN LOCATED AT 112 SOUTH MAIN STREET (KAD 19894, BOERNE ORIGINAL TOWN LOT 62 AND 63, 0.2213 ACRES) (AMANDA NEUTZE/ SO VAIN ON MAIN). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER PENA, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 4-0

Chairman Adam recused himself from the dais at 6:11 p.m. Commissioner Boerner assumed the Chair.

10. [2021-773](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A FREE-STANDING POST AND PANEL SIGN LOCATED AT 410 NORTH MAIN STREET (KAD 25979, SANSOM ADDITION LOT 1A, 1.959 ACRES) (ST. HELENA'S CHURCH/ ANN SHORTER).

Ms. Sara Serra-Bennett presented the request to resurface an existing sign located at 410 N. Main St. The only change is to the information at the bottom. State regulation does not allow us to regulate content, but we are allowed to regulate font. The sign will have the same colors (black, white, red and blue) and dimensions, and will also include a new font.

Commissioner Redd asked if the whole sign would be resurfaced or just the bottom section.

Ms. Ann Shorter, St. Helena's Parish Administrator, believes whole sign will be resurfaced.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER PENA, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A FREE-STANDING POST AND PANEL SIGN LOCATED AT 410 NORTH MAIN STREET (KAD 25979, SANSOM ADDITION LOT 1A, 1.959 ACRES) (ST. HELENA'S CHURCH/ ANN SHORTER).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER PENA, COMMISSIONER BOERNER,
COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 4-0

11. [2021-774](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF
APPROPRIATENESS FOR A FREE-STANDING POST AND PANEL
SIGN LOCATED AT 410 NORTH MAIN STREET (KAD 25979,
SANSOM ADDITION LOT 1A, 1.959 ACRES) (ST. HELENA'S
CHURCH/ ANN SHORTER).

Ms. Sara Serra-Bennett presented the request to resurface an existing sign located at 410 N. Main St. The new sign will be the same dimensions as the existing sign and it will include 4 colors and 2 fonts.

Commissioner Nichols spoke on his preference for the border and soft corners of the existing sign over the sharp corners of the proposed sign.

Ms. Anne Shorter said they had considered doing the soft corners so they're okay with making that change.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER REDD, TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A FREE-STANDING POST AND PANEL SIGN LOCATED AT 410 NORTH MAIN STREET (KAD 25979, SANSOM ADDITION LOT 1A, 1.959 ACRES) (ST. HELENA'S CHURCH/ ANN SHORTER) WITH THE CAVEAT THAT THE SIGN HAS ROUNDED CORNERS AND A VISUAL BORDER IN EITHER THE RED OR BLUE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER PENA, COMMISSIONER BOERNER,
COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 4-0

12. [2021-775](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF

APPROPRIATENESS FOR A FREE-STANDING POST AND PANEL
SIGN LOCATED AT 410 NORTH MAIN STREET (KAD 25979,
SANSOM ADDITION LOT 1A, 1.959 ACRES) (ST. HELENA'S
CHURCH/ ANN SHORTER).

Ms. Sara Serra-Bennett presented the request for a free-standing sign located at 410 N. Main St. The sign will include 2 wooden posts, 4 colors, and 2 fonts.

Ms. Ann Shorter explained this sign has been added since the school office was moved.

Commissioner Boerner asked what color the wooden posts would be painted.

Ms. Shorter believed this sign would have wooden posts, but was not opposed to changing them to black metal to match the previous signs.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER PENA, TO APPROVE THE REQUEST FOR A FREE-STANDING POST AND PANEL SIGN LOCATED AT 410 NORTH MAIN STREET (KAD 25979, SANSOM ADDITION LOT 1A, 1.959 ACRES) (ST. HELENA'S CHURCH/ ANN SHORTER) WITH THE CAVEAT THAT THE POSTS ARE A BLACK METAL INSTEAD OF THE PROPOSED WOODEN POSTS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER PENA, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 4-0

13. [2021-776](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF
APPROPRIATENESS FOR A FREE-STANDING POST AND PANEL
SIGN LOCATED AT 508 NORTH MAIN STREET (KAD 25982,
SANSOM ADDITION LOT 5 AND 6, 0.6283 ACRES) (ST. HELENA'S
CHURCH/ ANN SHORTER).

Ms. Sara Serra-Bennett presented the request for a free-standing sign located at 508 N. Main St. The sign would be 4'x'6 and include 4 colors, 2

fonts. It would also have the same layout as the previous signs for 410 N. Main St.

Commissioner Redd spoke on her preference for the rounded corners on this sign as well.

Commissioner Pena and Commissioner Redd prefer black metal posts instead of the proposed wooden posts.

Commissioner Nichols mentioned that he would also like a border to be added.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER PENA, TO APPROVE THE REQUEST FOR A FREE-STANDING POST AND PANEL SIGN LOCATED AT 508 NORTH MAIN STREET (KAD 25982, SANSOM ADDITION LOT 5 AND 6, 0.6283 ACRES) (ST. HELENA'S CHURCH/ ANN SHORTER) WITH THE CAVEAT THAT THE SIGN HAS ROUNDED CORNERS, A VISUAL BORDER IN EITHER RED OR BLUE, AND BLACK METAL POSTS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER PENA, COMMISSIONER BOERNER, COMMISSIONER NICHOLS AND COMMISSIONER REDD

Approved: 4-0

Chairman Adam rejoined the dais at 6:38 p.m.

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

Mr. Barrett Squires, City of Boerne Information Technology, spoke on City email addresses for the Commissioners and Cyber Security Training.

Ms. Laura Haning explained why these City emails have been issued. She also notified the Commission that we will no longer deliver paper packets, and advised everyone to check emails at least once a week.

Chairman Adam asked if there were any new forms that were relative to

the UDC as it relates to the Historic Landmark Commission.

Ms. Serra-Bennett said no changes have been made to HLC forms as of yet, but the Commission will be notified if any occur. Paul Barwick will be attending the October HLC meeting to present a proposed project near the Plaza.

15. ADJOURNMENT

Chairman Adam adjourned the Historic Landmark Commission at 6:45 p.m.

Chairman

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 3rd day of September, 2021 at 5:00 p.m.

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the by calling the Planning and Community Development Office at 830-249-9511.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.