

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Boerne, Texas 78006
Tuesday, August 4, 2020 - 5:30 PM

1. CALL TO ORDER – 5:30 PM
2. CONFLICT OF INTEREST DECLARATION
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)
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. [2020-459](#) CONSIDER THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF JULY 7, 2020

Attachments: [HLC 07-July 2020 Official Meeting Minutes](#)

5. ACTION ITEMS:

6. [2020-460](#) REQUEST FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 110 ROSEWOOD AVENUE (KAD 26011, SCHERTZ ADDITION LOT PT 137, 0.166 ACRES), MEASURING 48”X72”. (LINDA CHALBERG AND BILL EICHHOLTZ/ CARRIAGE HOUSE GALLERY OF ARTIST).

Attachments: [Summary -110 Rosewood Ave - wall sign](#)
 [Att 1 - 110 Rosewood Avenue Aerial Map](#)
 [Att 2 - Street View](#)
 [Att 3 - existing and proposed sign location](#)
 [Att 4 - proposed wall sign](#)
 [Att 5 - Color Sample](#)

7. [2020-461](#) REQUEST FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR A PROJECTING SIGN LOCATED AT 110 ROSEWOOD AVENUE (KAD 26011, SCHERTZ ADDITION LOT PT 137, 0.166 ACRES), MEASURING 42"X38". (LINDA CHALBERG AND BILL EICHHOLTZ/ CARRIAGE HOUSE GALLERY OF ARTIST).

Attachments: [Summary -110 Rosewood Ave. - projecting sign](#)
[Att 1 - 110 Rosewood Avenue Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - proposed and existing sign location](#)
[att 4 - projecting sign](#)
[Att 5 - Color Sample](#)

8. [2020-464](#) REQUEST FOR A BUILDING PERMIT FOR A PROPERTY LOCATED AT 103 NORTH MAIN STREET (KAD 19943, BOERNE ORIGINAL TOWN LOT PT 130, .0962 ACRES). (PATRICK CLEARY/ JOE CLEARY).

Attachments: [Summary -103 N. Main - building permit 2](#)
[Att 1 - 103 N. Main Aerial Map](#)
[Att 2 - Street View - Existing](#)
[Att 3 - elevation clean](#)
[Att 4 - colored elevation](#)
[Att 5 - awning detail](#)
[att 6 - garage door](#)

9. [2020-462](#) REQUEST FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS OF THE COLORS FOR A PROPERTY LOCATED AT 103 NORTH MAIN STREET (KAD 19943, BOERNE ORIGINAL TOWN LOT PT 130, .0962 ACRES). (PATRICK CLEARY/ JOE CLEARY).

Attachments: [Summary -103 N. Main - color 2](#)
[Att 1 - 103 N. Main Aerial Map](#)
[Att 2 - Street View - Existing](#)
[Att 3 - colored elevation](#)
[Att 4 - color sample](#)

10. [2020-463](#) REQUEST FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 347 NORTH MAIN STREET (KAD 23927, KUHLMAN & RYAN LOT PT 507,

0.1051 ACRES), MEASURING 27.75"X90" (AMY BIERSTEDT).

Attachments: [Summary -347 N Main - wall sign 2](#)
 [Att 1 - 347 North Main Aerial Map](#)
 [Att 2 - existing and proposed sign](#)
 [Att 3 - Color Sample](#)

11. [2020-465](#) REQUEST FOR APPROVAL OF A BUILDING PERMIT TO DEMOLISH
A STRUCTURE LOCATED AT 259 SOUTH MAIN STREET (KAD
26005, SCHERTZ ADDITION, LOT 134 PT 133, .499 ACRES)
(BONNIE BRANTLEY).

Attachments: [Summary -259 S Main - stage demolition 2](#)
 [Att 1 - 259 South Main Street Aerial Map](#)
 [Att 2 - 259 South Main - Street View](#)
 [Att 3 - Location of the stage to be demolished](#)
 [Att 4 - existing stage](#)

12. [2020-466](#) REQUEST FOR APPROVAL OF A BUILDING PERMIT FOR A
STRUCTURE LOCATED AT 259 SOUTH MAIN STREET (KAD 26005,
SCHERTZ ADDITION, LOT 134 PT 133, .499 ACRES) (BONNIE
BRANTLEY).

Attachments: [Summary -259 S Main - building permit 2](#)
 [Att 1 - 259 South Main Street Aerial Map](#)
 [Att 2 - 259 South Main - Street View](#)
 [Att 3 - Proposed location of the new stage](#)
 [Att 4 -proposed stage](#)

13. [2020-467](#) REQUEST FOR APPROVAL OF A CERTIFICATE OF
APPROPRIATENESS FOR COLOR OF MULTIPLE STRUCTURES
LOCATED AT 259 SOUTH MAIN STREET (KAD 26005, SCHERTZ
ADDITION, LOT 134 PT 133, .499 ACRES) (BONNIE BRANTLEY).

Attachments: [Summary -259 S Main - paint](#)
[Att 1 - 259 South Main Street Aerial Map](#)
[Att 2 - 259 South Main - Street View](#)
[Att 3 - location of the structures to be painted](#)
[Att 4 - existing structure bar](#)
[Att 5 - existing structure stone building](#)
[Att 6 -proposed stage](#)
[Att 7 - color sample](#)

14. DISCUSSION ITEMS:

14.A. UDC UPDATE OF TIMELINE AND PROGRESS.

15. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – NO DISCUSSION OR ACTION MAY TAKE PLACE.

16. ADJOURNMENT

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).

S/S Laura Talley

Administrative Officer

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 30th day of July,
2020 at 1:00 p.m.**

s/s Shelby Allen

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

Boerne City Hall 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 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.

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Tuesday, July 7, 2020 – 5:30 p.m.

Minutes of the Regular Historic Landmark Commission of July 7, 2020 at 5:30 p.m.

Present: 6- Chairman Ben Adam, Commissioner Michael Nichols, Commissioner Stephen Kerr, Commissioner Patti Mainz, Commissioner Cesar Hance, Commissioner Cali Redd

Absent: 3- Vice Chairman Justin Boerner, Commissioner Shanna Bergmann, Commissioner Sherri Jo Adams

Staff Present: Shelby Allen, Barbara Quirk, Barrett Squires, Sara Serra-Bennett, Laura Talley, Heather Wood

Guests: Joe Cleary, Pat Cleary, James Birkner, Sheikht Ahsan, Lucas Hiler, Merideth Henkel-Green, Wayne Seawald, Dannie Seawald, Kristine Rhodes, Chester Bidmead, Scott Hillje, Charles Riddle, Dennis Rhodes, Christina Ryrholm

1. CALL TO ORDER – 5:30 PM

Chairman Adam called the meeting to order at 5:30 p.m.

2. CONFLICT OF INTEREST

Commissioner Mainz declared a conflict of interest for item numbers 10 and 11.

3. COMMENTS FROM BEN THATCHER, CITY MANAGER FOR BOERNE.

City Manager Ben Thatcher introduced himself to the Planning and Zoning Commission and expressed his gratitude to the Commission for their public service to the Boerne community.

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)

5. CONSENT AGENDA: All items listed below within the Consent Agenda are considered to be 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.

**5.A. [2020-416](#) CONSIDER THE MINUTES OF THE HISTORIC LANDMARK
COMMISSION MEETING OF JUNE 2, 2020.**

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER KERR, TO APPROVE THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF JUNE 2, 2020. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- COMMISSIONER NICHOLS, COMMISSIONER KERR,
COMMISSIONER MAINZ, COMMISSIONER HANCE, COMMISSIONER REDD

ABSENT: 3- VICE CHAIRMAN BOERNER, COMMISSIONER BERGMANN,
COMMISSIONER ADAMS

APPROVED: 5-0

6. PUBLIC HEARING – TO HEAR COMMENTS ON THE FOLLOWING

Chairman Adam opened the public hearing at 5:36 p.m.

**6.A. [2020-417](#) REQUEST FOR APPROVAL OF DEMOLITION OF THE STRUCTURE
LOCATED AT 311 LIVE OAK STREET (EDWIN HENKEL).**

Ms. Sara Serra-Bennett spoke to the Commissioners about the 15 mail outs that were sent regarding the demolition to property owners within 200 feet of the structure located at 311 Live Oak. The Planning Department received 6 responses back, all were in favor of demolition.

Lucas Hiler, resident at 607 North School Street, spoke in opposition to the demolition of the structure located at 311 Live Oak.

Chester Bidmead, contractor working with the property owners, spoke to the structural state of the property and the expected cost to remodel.

Meredith Henkel-Green, father owns the property, spoke in favor of the demolition.

Kristine Rhodes, lives next to the property on Live Oak, stated that she never received a mail out notice for the demolition.

Chairman Adam called the public hearing to a close at 5:50 p.m.

7. TAKE ANY NECESSARY ACTION RESULTING FROM THE PUBLIC HEARINGS:

7.A. [2020-418](#) MAKE RECOMMENDATION TO CITY COUNCIL REGARDING THE DEMOLITION OF A STRUCTURE LOCATED AT 311 LIVE OAK STREET (EDWIN HENKEL).

Ms. Sara Serra-Bennett presented the request for demolition of the property located at 311 Live Oak. Ms. Serra-Bennett noted that staff did not find any historical significance. Staff recommends denial of request for demolition.

Ms. Laura Talley spoke to the historical architecture of the structure, but noted that the Texas Historic Commission would not accept the structure due to additions made to the house.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER KERR, TO APPROVE THE DEMOLITION OF THE STRUCTURE LOCATED AT 311 LIVE OAK STREET (EDWIN HENKEL). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- COMMISSIONER NICHOLS, COMMISSIONER KERR, COMMISSIONER MAINZ, COMMISSIONER HANCE, COMMISSIONER REDD

ABSENT: 3- VICE CHAIRMAN BOERNER, COMMISSIONER BERGMANN, COMMISSIONER ADAMS

APPROVED: 5-0

8. ACTION ITEMS:

9. [2020-419](#) REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 106 S. MAIN STREET., KAD NO. 19894 (LULU BELLS).

Ms. Sara Serra-Bennett presented the request for a wall sign located at 106 S. Main Street. Staff recommends approval.

Mr. Scott Hillje spoke about the new sign presented after changing what was requested from the previous historic landmark commission meeting.

A MOTION WAS MADE BY COMMISSIONER KERR, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE REQUEST FOR A WALL SIGN LOCATED AT 106 S. MAIN STREET., KAD NO. 19894 (LULU BELLS). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- COMMISSIONER NICHOLS, COMMISSIONER KERR, COMMISSIONER MAINZ, COMMISSIONER HANCE, COMMISSIONER REDD

ABSENT: 3- VICE CHAIRMAN BOERNER, COMMISSIONER BERGMANN, COMMISSIONER ADAMS

APPROVED: 5-0

10. [2020-420](#) REQUEST FOR APPROVAL OF A BUILDING PERMIT TO INSTALL AN AWNING ABOVE EXISTING WINDOWS LOCATED AT 123 N. MAIN STREET., KAD NO. 19941 (SALTY & SWEET).

Commissioner Mainz recused at 6:06 p.m.

Due to Quorum requirements Chairman Ben Adam will vote for items 10 and 11.

Ms. Sara Serra-Bennett presented the request for a building permit to install an awning above existing windows located at 123 N. Main Street. Staff recommends approval.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER REDD, TO APPROVE THE REQUEST FOR A BUILDING PERMIT TO INSTALL AN AWNING ABOVE EXISTING WINDOWS LOCATED AT 123 N. MAIN STREET., KAD NO. 19941 (SALTY & SWEET). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER NICHOLS, COMMISSIONER KERR, COMMISSIONER HANCE, COMMISSIONER REDD

ABSENT: 3- VICE CHAIRMAN BOERNER, COMMISSIONER BERGMANN, COMMISSIONER ADAMS

ABSTAINED: 1- COMMISSIONER MAINZ

APPROVED: 5-0

11. [2020-421](#) REQUEST FOR APPROVAL OF A BUILDING PERMIT TO INSTALL A CANOPY ON THE WEST SIDE OF THE PROPERTY LOCATED AT 123 N. MAIN STREET., KAD NO. 19941 (SALTY & SWEET).

Ms. Sara Serra-Bennett presented the request for building permit to install a canopy on the west side of the property located at 123 N. Main Street. She noted that the applicants met with a subcommittee to address concerns about requested changes to the property. Staff recommends approval.

A MOTION WAS MADE BY COMMISSIONER KERR, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE THE BUILDING PERMIT TO INSTALL A CANOPY ON THE WEST SIDE OF THE PROPERTY LOCATED AT 123 N. MAIN STREET., KAD NO. 19941 (SALTY & SWEET). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 5- CHAIRMAN ADAM, COMMISSIONER NICHOLS, COMMISSIONER KERR, COMMISSIONER HANCE, COMMISSIONER REDD

ABSENT: 3- VICE CHAIRMAN BOERNER, COMMISSIONER BERGMANN, COMMISSIONER ADAMS

ABSTAINED: 1- COMMISSIONER MAINZ

APPROVED: 5-0

12. [2020-422](#) REQUEST FOR APPROVAL OF A CERTIFICATE OF
APPROPRIATENESS FOR AN AWNING SIGN FOR AN EXISTING
AWNING IN FRONT OF THE PROPERTY LOCATED AT 126 S. MAIN
STREET., KAD NO. 19896 (IVI RUGS INC.)

Commissioner Mainz returned to the meeting at 6:12 p.m.

Ms. Sara Serra-Bennett presented the request for an awning sign for an existing awning in front of the property located at 126 S. Main Street. Staff recommends approval.

Mr. Sheikht Ahsan, the applicant, spoke to the commissioners about the installation and materials of the proposed sign.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER KERR, TO APPROVE THE REQUEST FOR AN AWNING SIGN FOR AN EXISTING AWNING IN FRONT OF THE PROPERTY LOCATED AT 126 S. MAIN STREET., KAD NO. 19896 (IVI RUGS) WITH THE CAVEAT THAT THE FASTENERS MATCH THE BACKGROUND OF THE SIGN TO REDUCE VISIBILITY. THE MOTION CARRIED AT FOLLOWS:

YEAH: 5- COMMISSIONER NICHOLS, COMMISSIONER KERR,
COMMISSIONER MAINZ, COMMISSIONER HANCE, COMMISSIONER REDD

ABSENT: 3- VICE CHAIRMAN BOERNER, COMMISSIONER BERGMANN,
COMMISSIONER ADAMS

APPROVED: 5-0

13. [2020-423](#) REQUEST FOR APPROVAL OF A CERTIFICATE OF
APPROPRIATENESS FOR REPLACEMENT OF WINDOWS LOCATED
AT 470 SOUTH MAIN STREET., KAD NO. 22828 (CHARLIE RIDDLE
FOR CIBOLO 470 GROUP).

Ms. Sara Serra-Bennett presented the request for replacement of windows located at 470 South Main Street.

Ms. Laura Talley explained that the windows present were meant to be temporary, but due to the structure of the windows the applicant could not reinstall the original windows.

Mr. Charlie Riddle, the applicant, spoke about the need for the new windows.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER REDD, TO APPROVE THE REQUEST FOR REPLACEMENT OF WINDOWS LOCATED AT 470 SOUTH MAIN STREET., KAD NO. 22828 (CHARLIE RIDDLE FOR CIBOLO 470 GROUP). THE MOTION CARRIED WITH THE FOLLOWING VOTE:

YEAH: 5- COMMISSIONER NICHOLS, COMMISSIONER KERR, COMMISSIONER MAINZ, COMMISSIONER HANCE, COMMISSIONER REDD

ABSENT: 3- VICE CHAIRMAN BOERNER, COMMISSIONER BERGMANN, COMMISSIONER ADAMS

APPROVED: 5-0

14. [2020-424](#) REQUEST FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR A 16" X 72" COMMERCIAL COMPLEX SIGN OF THE PROPERTY LOCATED AT 604 N. MAIN STREET., KAD NO. 25984 (ROOFING & RESTORATION SERVICES OF AMERICA).

Ms. Sara Serra Bennett presented the request for a 16"x72" commercial complex sign of the property located at 604 N. Main Street.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE THE REQUEST FOR A 16"X72" COMMERCIAL COMPLEX SIGN OF THE PROPERTY LOCATED AT 604 N. MAIN STREET., KAD NO. 25984 (ROOFING AND RESTORATION SERVICES OF AMERICA) WITH THE CAVEAT THAT IT IS THE SAME COLORS, THE GREEN AND GOLD, AS THE EXISTING SIGN. THE MOTION CARRIED BY THE

FOLLOWING VOTE:

YEAH: 5- COMMISSIONER NICHOLS, COMMISSIONER KERR,
COMMISSIONER MAINZ, COMMISSIONER HANCE, COMMISSIONER REDD

ABSENT: 3- VICE CHAIRMAN BOERNER, COMMISSIONER BERGMANN,
COMMISSIONER ADAMS

APPROVED: 5-0

15. DISCUSSION ITEMS:

15.A. UNIFIED DEVELOPMENT CODE TIMELINE UPDATE

Ms. Laura Talley spoke to the commissioners about the updated UDC timeline and recent overlay district surveys that went out to the public via social media.

16. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – NO DISCUSSION OR ACTION MAY TAKE PLACE.

No comments from legal staff.

Ms. Laura Talley reminded the commissioners that starting at the next Historic Landmark Commission meeting all voting will be moved to the new electronic system.

17. 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 ABOVE INCLUDING IF THEY MEET THE QUALIFICATIONS IN SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATION REGARDING REAL PROPERTY), 551.073 (DELIBERATION REGARDING GIFTS), 551.074 (PERSONNEL/OFFICERS), 551.076 (DELIBERATION REGARDING SECURITY DEVICES), AND SECTION 551.087 (DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS) OF CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. (If needed)

The Historic Landmark Commission did not convene into Executive Session.

18. ADJOURNMENT

A MOTION WAS MADE BY COMMISSIONER KERR, SECONDED BY

13

COMMISSIONER NICHOLS, TO ADJOURN THE HISTORIC LANDMARK COMMISSION MEETING. THE MOTION CARRIED WITH THE FOLLOWING VOTE:

YEAH: 5- COMMISSIONER NICHOLS, COMMISSIONER KERR, COMMISSIONER MAINZ, COMMISSIONER HANCE, COMMISSIONER REDD

ABSENT: 3- VICE CHAIRMAN BOERNER, COMMISSIONER BERGMANN, COMMISSIONER ADAMS

APPROVED: 5-0

Chairman Adam adjourned the Historic Landmark Meeting at 6:37 p.m.

s/s Laura Talley

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 2nd day of July,
2020 at 5:00 p.m.

s/s Heather Wood


Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

Boerne City Hall 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 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.

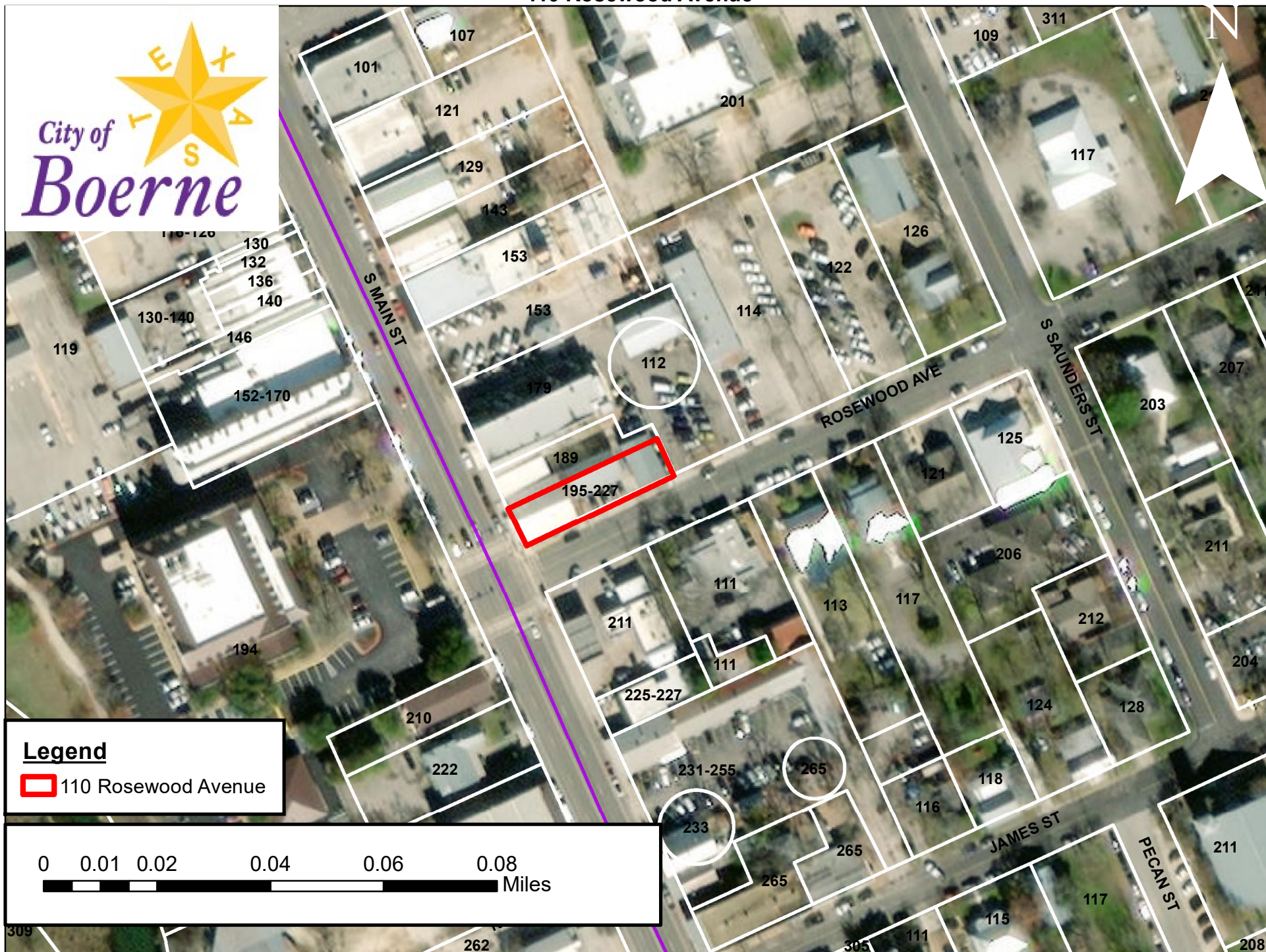
Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

	<div data-bbox="1235 218 1474 457"> <p>District Impacted</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input checked="" type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div> <h2 style="text-align: center;">AGENDA ITEM SUMMARY</h2>
AGENDA DATE	<i>August 04, 2020</i>
DESCRIPTION	Request for a Certificate of Appropriateness for a wall sign located at 110 Rosewood Avenue (KAD 26011, Schertz Addition lot PT 137, 0.166 acres), measuring 48”X72”. (Linda Chalberg and Bill Eichholtz/ Carriage House Gallery of Artist).
STAFF’S RECOMMENDED ACTION (be specific)	Recommend approval of a Certificate of Appropriateness for a wall sign, measuring 48”X72”, located at 110 Rosewood Avenue (KAD 26011, Schertz Addition lot PT 137, 0.166 acres) (Linda Chalberg and Bill Eichholtz/ Carriage House Gallery of Artist).
CONTACT PERSON	Sara Serra-Bennett, Planner II
HLC CASE NO	2020-08-006
ZONING	B-3, Central Business District, Historic
CONDITION	Contributing, Medium Integrity
SUMMARY	<p>The applicant wants to replace the existing wall sign. The new sign is the same size as the previous sign. The Celebration banner is a temporary banner and does not count toward the 10% of the wall face, but in this case, both of them still don’t total to 10% of the wall. They are using 2 fonts and 4 colors, one just being a touch of white.</p> <p><i>Wall Sign: A sign, other than a name plate, painted on or mounted parallel to the face of any building, provided that the sign does not project over any public land or street right-of-way, or extend more than four (4) inches from the face of the wall to which the sign is mounted, or extend at any point above or beyond the end of such wall.</i></p> <p><i>A. Wall Signs are limited to 10% of wall space.</i></p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	RELATED CASE NO’S: 2009-07-001 Projecting and Wall Sign 2009-07-002 Sidewalk Sign

	2010-06-003 Projecting, A-frame, and Wall sign
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This summary is not meant to be all inclusive. Supporting documentation is attached.

110 Rosewood Avenue



Street View
110 Rosewood Avenue





**Façade With
Existing Wall Sign**



Proposed New Wall Sign

Main Street Façade - With Proposed New Wall Sign





CARRIAGE HOUSE
gallery of artists

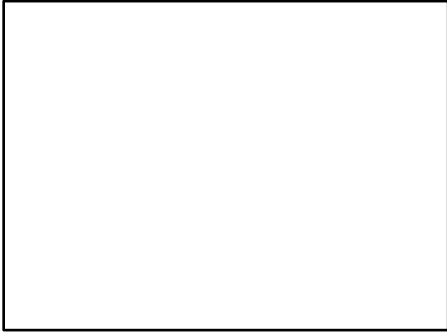
◆◆◆
FINE ART

Color Sample

(CMYK)



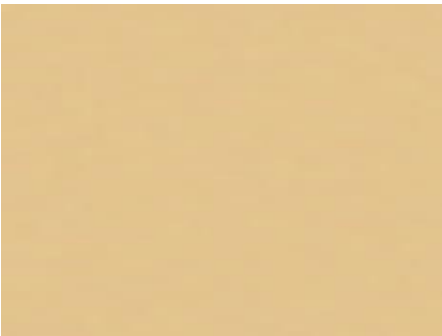
75 68 67 90 (Black)




00 00 00 00 (White)



30 100 65 27 (Burgundy)



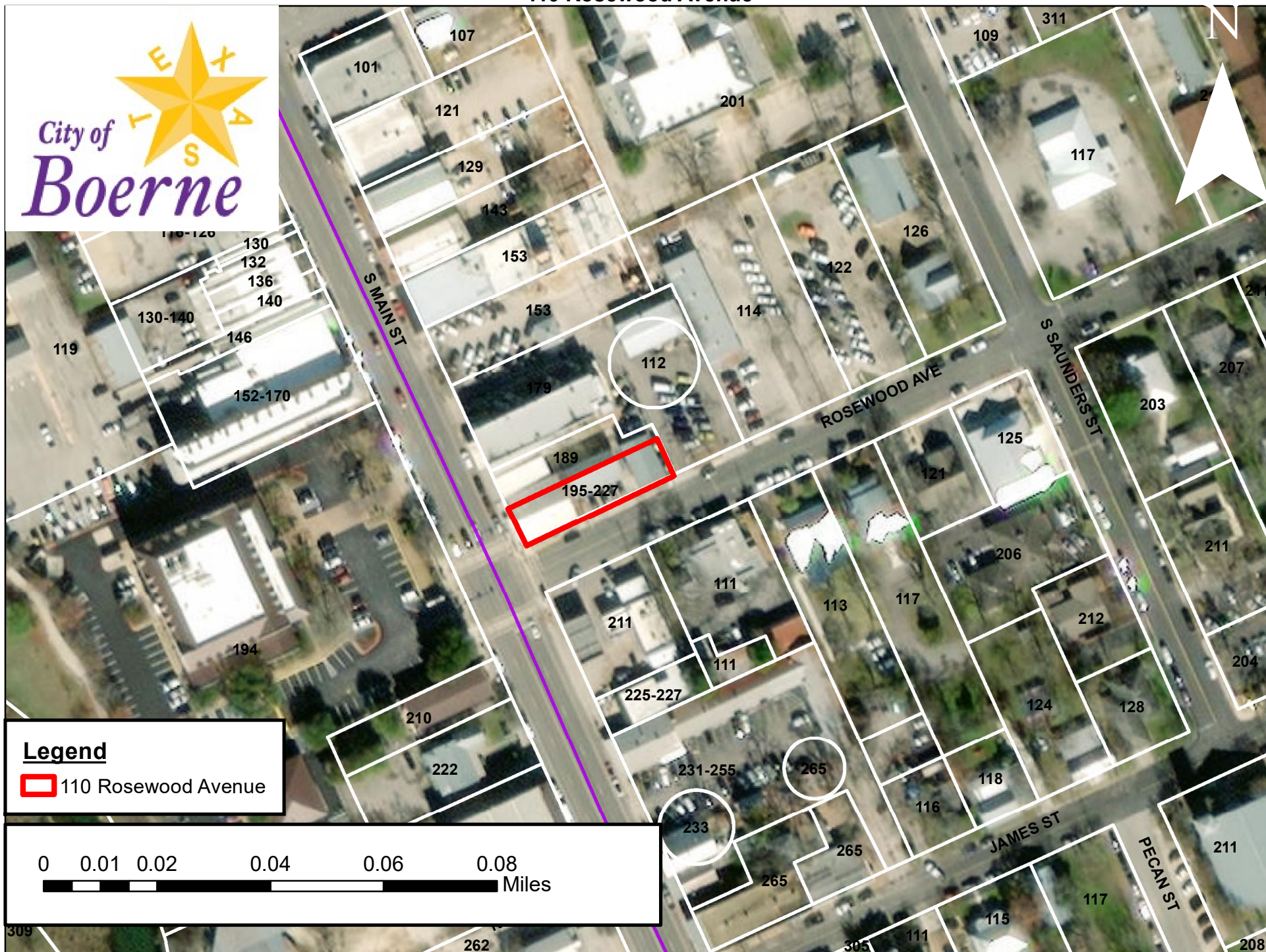
00 13 38 11 (Beige)

	<div data-bbox="1235 218 1474 457"> <p>District Impacted</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input checked="" type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div> <p style="text-align: center;">AGENDA ITEM SUMMARY</p>
AGENDA DATE	<i>August 04, 2020</i>
DESCRIPTION	Request for a Certificate of Appropriateness for a projecting sign located at 110 Rosewood Avenue (KAD 26011, Schertz Addition lot PT 137, 0.166 acres), measuring 42"X38". (Linda Chalberg and Bill Eichholtz/ Carriage House Gallery of Artist).
STAFF'S RECOMMENDED ACTION (be specific)	Recommend approval of a Certificate of Appropriateness for a projecting sign, measuring 42"X38", located at 110 Rosewood Avenue (KAD 26011, Schertz Addition lot PT 137, 0.166 acres) (Linda Chalberg and Bill Eichholtz/ Carriage House Gallery of Artist).
CONTACT PERSON	Sara Serra-Bennett, Planner II
HLC CASE NO	2020-08-007
ZONING	B-3, Central Business District, Historic
CONDITION	Contributing, Medium Integrity
SUMMARY	<p>The applicant wants to replace the existing projecting sign. The total square footage of the sign is approximately 11 sf which is less than is allowed by the sign ordinance. This sign will closely match the wall sign. The dimensions and layout are a bit different. The fine ART in this sign is a third font. They are using the same four colors as the wall sign.</p> <p><i>Projecting Sign: Any sign, other than an awning sign or canopy sign, whose outside edge extends more than four (4) inches from the face of a wall to which it is attached, or which extends at any point above or beyond a wall to which it is attached.</i></p> <p><i>A. Projecting signs shall be limited to twenty-four (24) square feet if attached to the first floor of a building or thirty-two (32) square feet if attached to the second floor of a building.</i></p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	RELATED CASE NO'S: 2009-07-001 Projecting and Wall Sign

	2009-07-002 Sidewalk Sign 2010-06-003 Projecting, A-frame, and Wall sign
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This summary is not meant to be all inclusive. Supporting documentation is attached.

110 Rosewood Avenue



Street View
110 Rosewood Avenue





**Existing Bracket Mounted
Double Faced Sign**



**Proposed
New Bracket Mounted
Double Faced Sign**

Rosewood Façade with New Double Faced Bracket Mounted Sign





CARRIAGE HOUSE
gallery of artists

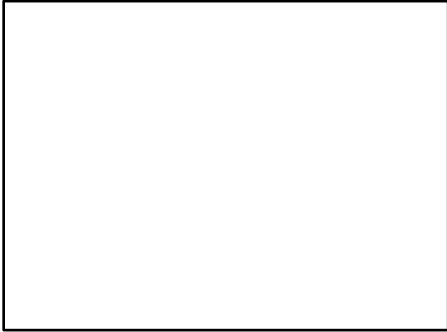
— ◆ ◆ ◆ —
fine ART

Color Sample

(CMYK)



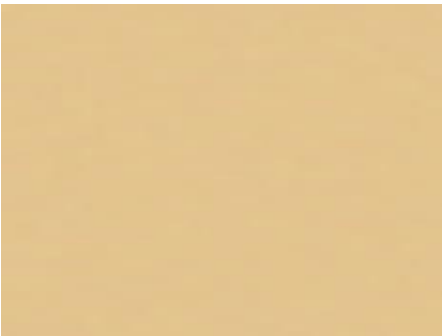
75 68 67 90 (Black)




00 00 00 00 (White)



30 100 65 27 (Burgundy)



00 13 38 11 (Beige)

	<div data-bbox="1235 218 1474 457" data-label="Complex-Block"> <div>District Impacted</div> <ul style="list-style-type: none"> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input checked="" type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div> <div data-bbox="664 310 1190 348" data-label="Section-Header"> <h2>AGENDA ITEM SUMMARY</h2> </div>
AGENDA DATE	August 04, 2020
DESCRIPTION	Request for a building permit for a property located at 103 North Main Street (KAD 19943, Boerne Original Town Lot PT 130, .0962 acres). (Patrick Cleary/ Joe Cleary).
STAFF'S RECOMMENDED ACTION (be specific)	Recommend approval of a building permit for a property located at 103 North Main Street (KAD 19943, Boerne Original Town Lot PT 130, .0962 acres). (Patrick Cleary/ Joe Cleary) with the condition that they receive TxDOT approval for the proposed awning on the Main Street side of the building.
CONTACT PERSON	Sara Serra-Bennett, Planner II
HLC CASE NO	2020-08-008
ZONING	B-3, Central Business District, Historic
CONDITION	Contributing, Medium Integrity
SUMMARY	<p>The applicant intends to build a structure between the two existing buildings. The space will be used as additional seating area for both establishments. The structure that is in the space right now has been approved for demolition.</p> <p>The new façade will be of textured plaster with four 12-pane garage doors that can be opened to create a more inviting environment. They will also add a metal awning to add shade for their patrons.</p> <p>The project was presented to a subcommittee of Chairman Adam and Commissioner Boerner on July 21st. The new concept was well received, but the subcommittee did offer a few suggestions that they did incorporate into the plan.</p> <p>Mr. Cleary stated that he has met with TxDOT regarding the awning on the Main Street side of the building but has not yet received written approval for the awning. Staff recommends conditional approval of the building permit.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	RELATED CASE NO'S: 2020-06-018 Remove existing canopy

This summary is not meant to be all inclusive. Supporting documentation is attached.

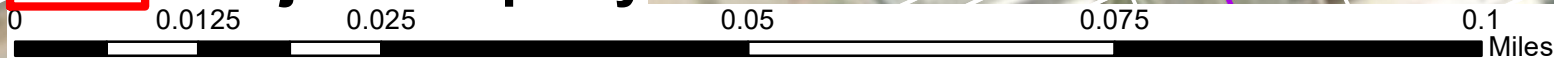
SUBJECT PROPERTY
103 North Main



Legend

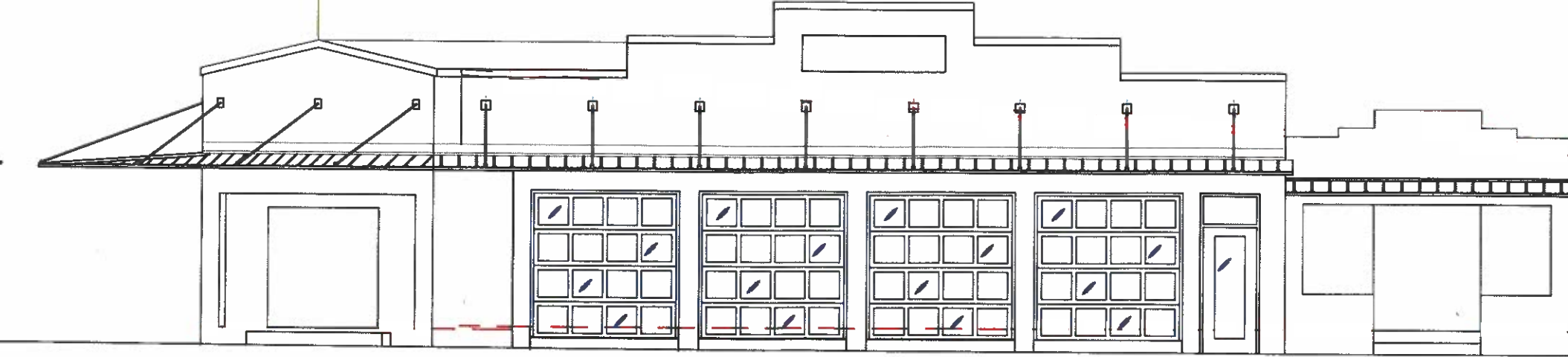


Subject Property



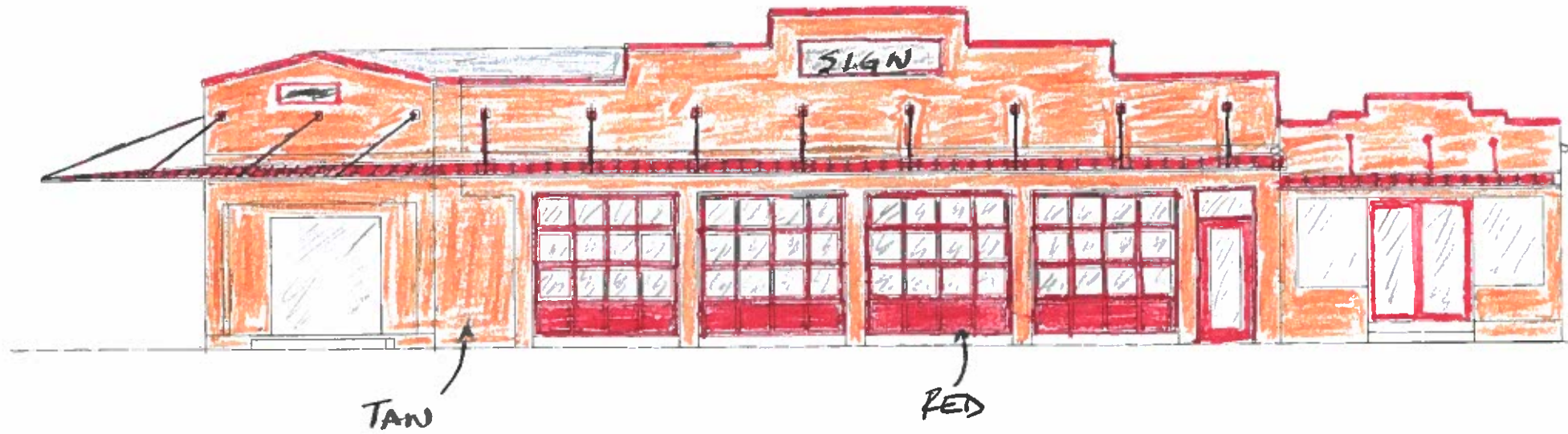
Existing





E. San Antonio Elevation

$1/8" = 1'-0"$



SCALE: $\frac{1}{2}" = 1'-0"$



6"x6"x $\frac{3}{8}"$ STL
PLATE W/ THRU
BLT ATTACHMENT

PAINTED (GALV) STANDING SEAM METAL
ROOF ON 2"x2" STEEL TUBES

$\frac{3}{4}" \varnothing$ ROD

2"x2" CLIP ANGLE BOLTED
TO STL. TUBE VIA $\frac{3}{4}" \varnothing$ BOLT
WELDED TO 2x2 TUBE

3'-0"

10"

$\frac{6}{8}"$

7'-0"

7'-5 $\frac{1}{8}"$

6'-10"

85°

AWNING DETAIL

1'


6"

2'

SCALE: 1" = 1'-0"

Proposed door



	<div data-bbox="1235 216 1474 457"> <p>District Impacted</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input checked="" type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div> <p style="text-align: center;">AGENDA ITEM SUMMARY</p>
AGENDA DATE	<i>August 04, 2020</i>
DESCRIPTION	Request for a Certificate of Appropriateness of the colors for a property located at 103 North Main Street (KAD 19943, Boerne Original Town Lot PT 130, .0962 acres). (Patrick Cleary/ Joe Cleary).
STAFF'S RECOMMENDED ACTION (be specific)	Recommend approval of a Certificate of Appropriateness of the colors for a property located at 103 North Main Street (KAD 19943, Boerne Original Town Lot PT 130, .0962 acres). (Patrick Cleary/ Joe Cleary).
CONTACT PERSON	Sara Serra-Bennett, Planner II
HLC CASE NO	2020-08-009
ZONING	B-3, Central Business District, Historic
CONDITION	Contributing, Medium Integrity
SUMMARY	The applicant is requesting to use the presented color in the structure that will be built between the existing buildings in the property, as shown in the attached documents. The color will be similar to the ones used on the surrounding building.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	RELATED CASE NO'S: 2020-06-018 Remove existing canopy

This summary is not meant to be all inclusive. Supporting documentation is attached.

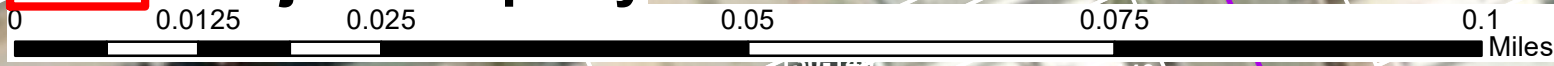
SUBJECT PROPERTY
103 North Main



Legend

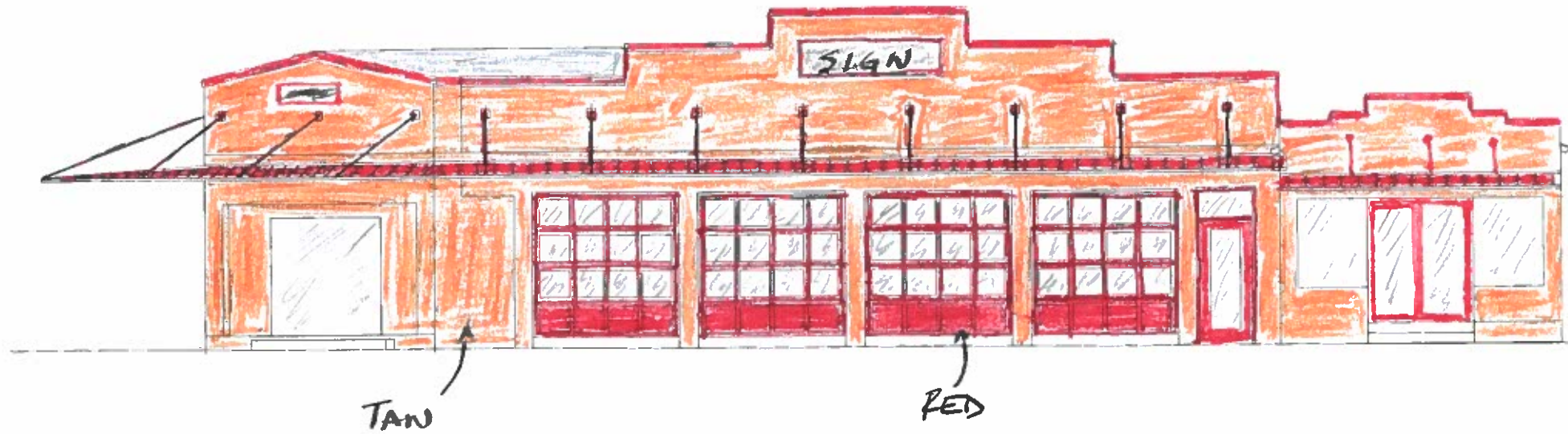


Subject Property



Existing






Color Sample



SW 6594



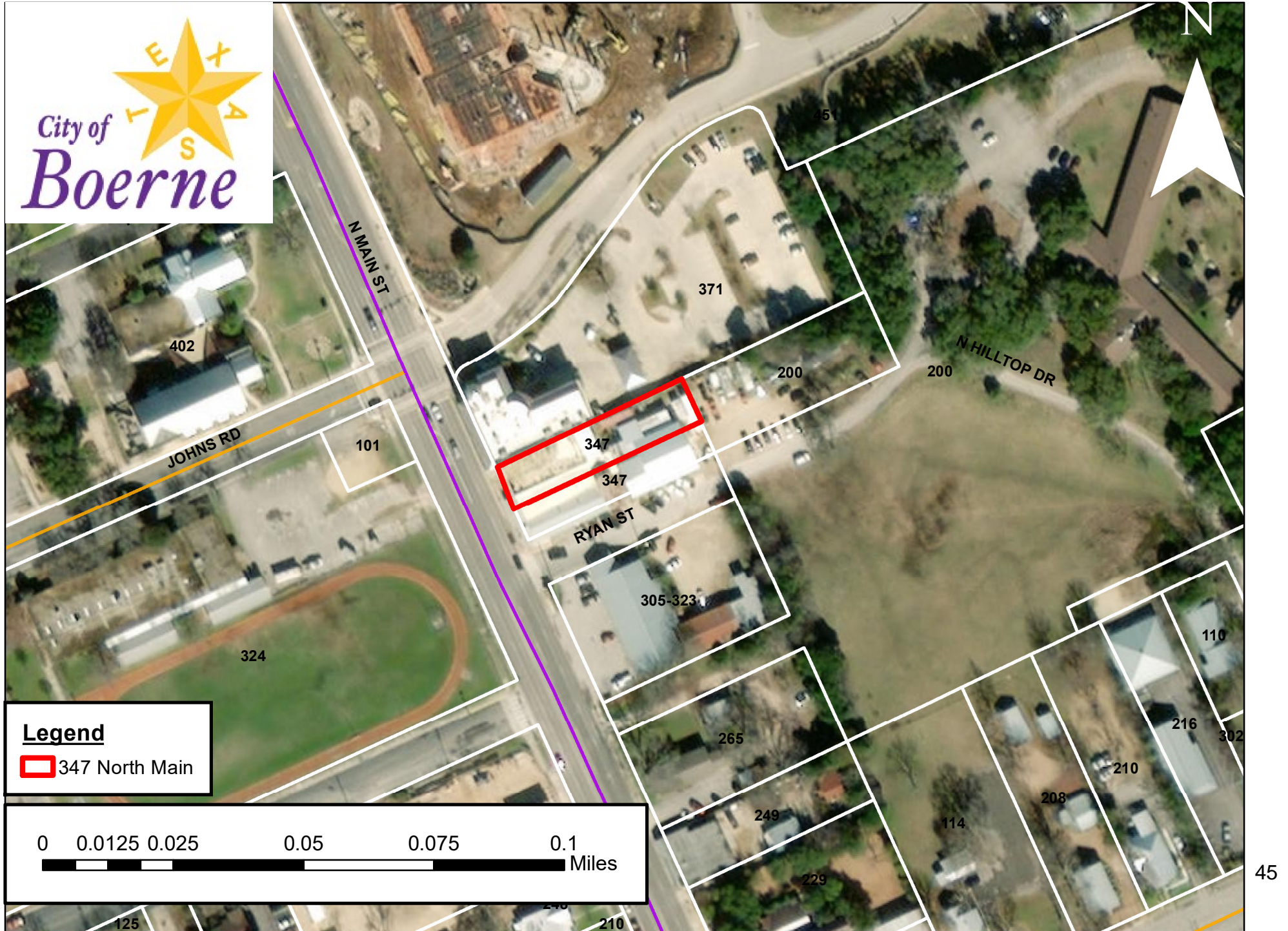
SW 6141

	<div data-bbox="1235 218 1474 457"> <p>District Impacted</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input checked="" type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div> <p style="text-align: center;">AGENDA ITEM SUMMARY</p>
AGENDA DATE	<i>August 04, 2020</i>
DESCRIPTION	Request for a Certificate of Appropriateness for a wall sign located at 347 North Main Street (KAD 23927, Kuhlman & Ryan lot PT 507, 0.1051 acres), measuring 27.75"X90" (Amy Bierstedt).
STAFF'S RECOMMENDED ACTION (be specific)	Recommend approval of a Certificate of Appropriateness for a wall sign located at 347 North Main Street (KAD 23927, Kuhlman & Ryan lot PT 507, 0.1051 acres), measuring 27.75"X90" (Amy Bierstedt).
CONTACT PERSON	Sara Serra-Bennett, Planner II
HLC CASE NO	2020-08-010
ZONING	B-3, Central Business District, Historic
CONDITION	Contributing, Medium Integrity
SUMMARY	<p>The applicant wants to replace the existing dual wall sign (Shutter-Happy Photography/From Scratch Farm) with a 27.75" x 90", 0.5' MDO (wood) sign. The dimensions are slightly different than what was originally approved with the dual sign, but the total square footage is the same. They are using three colors and one font. On the top of the sign is various handcraft symbols. It does meet the criteria for less than 10% of the total wall face.</p> <p><i>Wall Sign: A sign, other than a name plate, painted on or mounted parallel to the face of any building, provided that the sign does not project over any public land or street right-of-way, or extend more than four (4) inches from the face of the wall to which the sign is mounted, or extend at any point above or beyond the end of such wall.</i></p> <p><i>A. Wall Signs are limited to 10% of wall space.</i></p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	RELATED CASE NO'S: 2017-05-012 Wall Sign 2018-07-003 Wall Sign


This summary is not meant to be all inclusive. Supporting documentation is attached.

Subject Property

347 North Main



Legend

 347 North Main

0 0.0125 0.025 0.05 0.075 0.1 Miles

Crina Marie's
ART STUDIO

Shutter-Happy
PHOTOGRAPHY

CRINA MARIE'S
ART

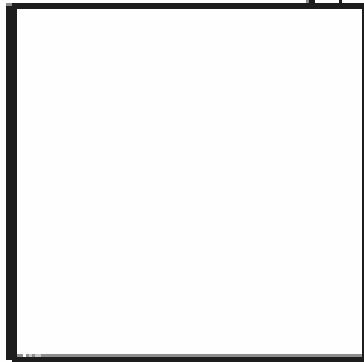
BEFORE

Crina Marie's
ART STUDIO

Handmade on Main

AFTER

Color Sample




LAB
L: 100
A: 1
B: -5



LAB
L: 5
A: -1
B: 0



LAB
L: 67
A: 48
B: 79

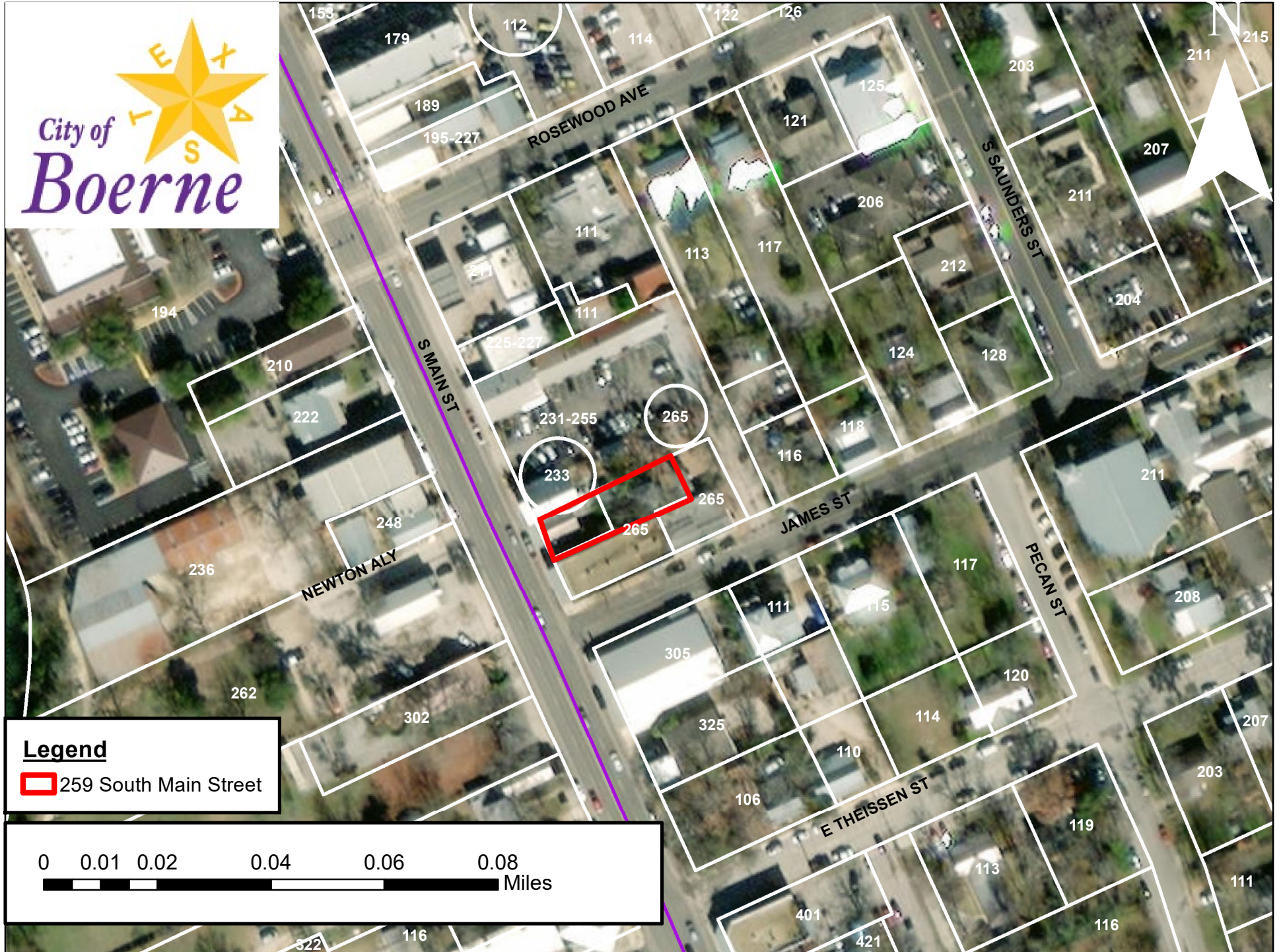
	<div data-bbox="1235 218 1474 457"> <p>District Impacted</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input checked="" type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div> <h2 style="text-align: center;">AGENDA ITEM SUMMARY</h2>
AGENDA DATE	August 04, 2020
DESCRIPTION	Request for a building permit to demolish a structure located at 259 South Main Street (KAD 26005, Schertz Addition, Lot 134 PT 133, .499 acres) (Bonnie Brantley).
STAFF'S RECOMMENDED ACTION (be specific)	Recommend approval of a building permit to demolish a structure located at 259 South Main Street (KAD 26005, Schertz Addition, Lot 134 PT 133, .499 acres) (Bonnie Brantley).
CONTACT PERSON	Sara Serra-Bennett, Planner II
HLC CASE NO	2020-08-011
ZONING	B-3, Central Business District, Historic
CONDITION	Contributing, Medium Integrity
SUMMARY	<p>259 is now operating what was the Drink Texas Biergarten. This area is located behind the main building, but can still be seen from Main Street, from the parking area next door and from the alley area behind the building. The applicant wants to demolish the existing stage to build a new one in a different location inside the property.</p> <p>8.08.004. <u>Factors to be considered by the Landmark Commission.</u></p> <p><i>In acting upon any application for a building permit or a certificate of appropriateness for any project within a designated historic district or affecting a designated historic landmark, the Landmark Commission shall consider the following factors:</i></p> <p>B. The appropriateness of the exterior architectural features which can be seen from a public street, alley, trail or walkway;</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	RELATED CASE NO'S: 2012-04-002 Signs

	2012-04-003 Paint color
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This summary is not meant to be all inclusive. Supporting documentation is attached.

Subject Property

259 South Main Street



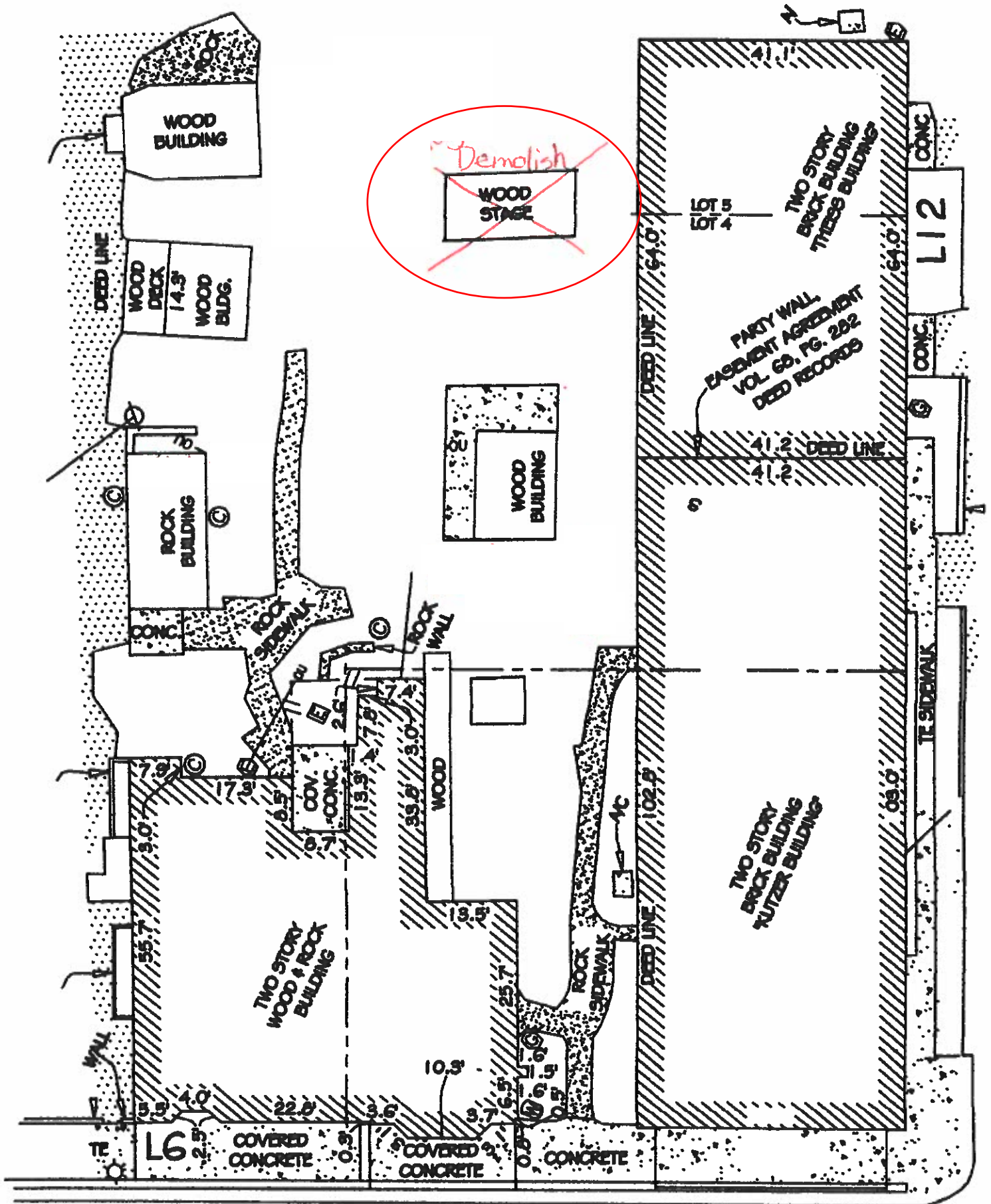
Legend

 259 South Main Street

0 0.01 0.02 0.04 0.06 0.08 Miles


Street View
259 South Main





Existing Stage



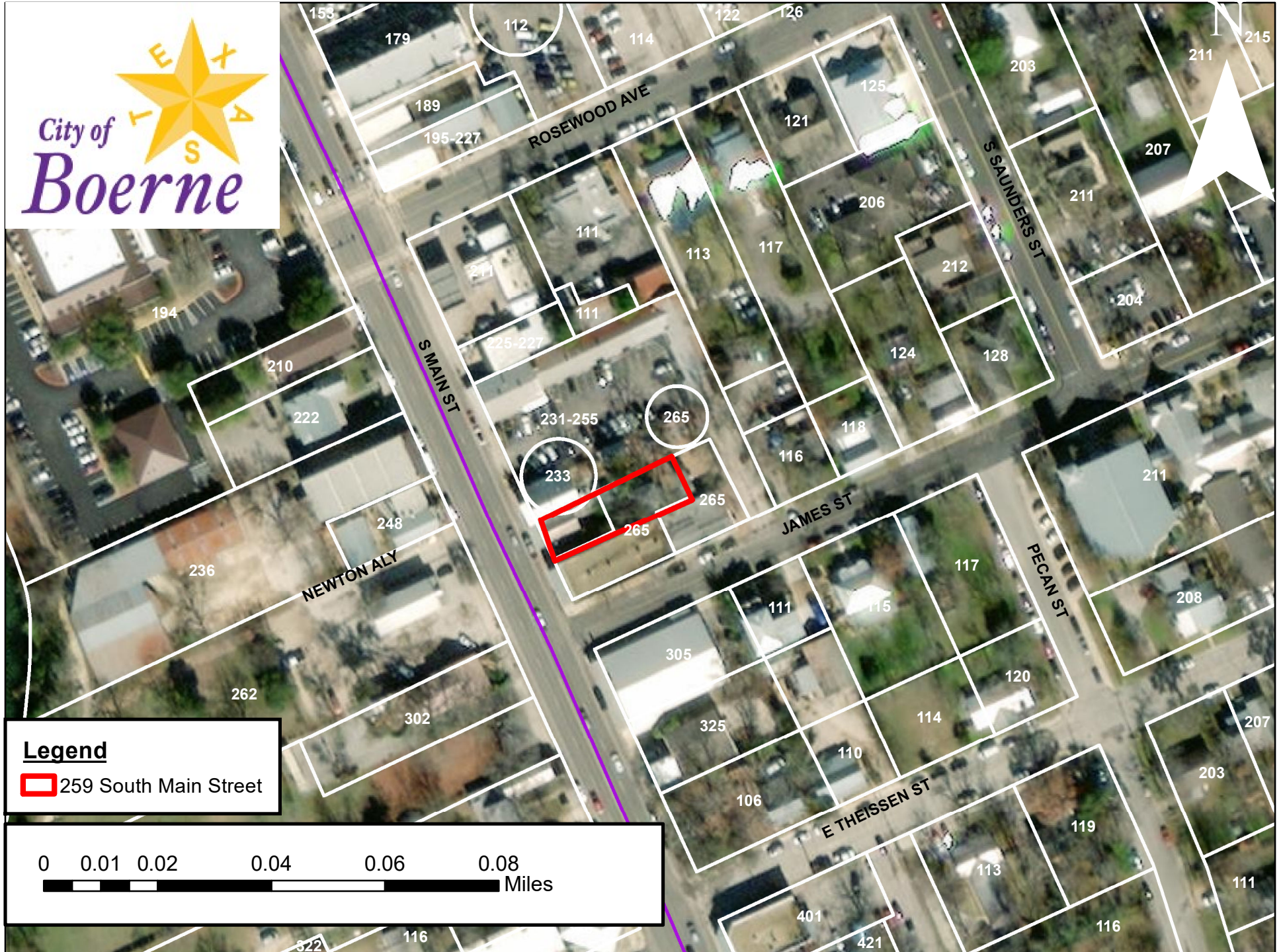
	<div data-bbox="1235 218 1474 457"> <p>District Impacted</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input checked="" type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div> <h2 style="text-align: center;">AGENDA ITEM SUMMARY</h2>
AGENDA DATE	August 04, 2020
DESCRIPTION	Request for a Building Permit for a structure located at 259 South Main Street (KAD 26005, Schertz Addition, Lot 134 PT 133, .499 acres) (Bonnie Brantley).
STAFF'S RECOMMENDED ACTION (be specific)	Request for a Building Permit for a structure located at 259 South Main Street (KAD 26005, Schertz Addition, Lot 134 PT 133, .499 acres) (Bonnie Brantley).
CONTACT PERSON	Sara Serra-Bennett, Planner II
HLC CASE NO	2020-08-012
ZONING	B-3, Central Business District, Historic
CONDITION	Contributing, Medium Integrity
SUMMARY	<p>The applicant requested the demolition of the existing stage, and now is requesting to build a new stage in a different location as presented in the attached document. The new stage will be a concrete base with wood structure and metal roof, measuring 16"x10". Building details can be seen in the attachments.</p> <p>It was discussed with the applicant the need to create sound barriers to avoid noise issues with the residential neighborhood. According to the applicant the issue will be addressed by having a full back drop for the back and the side of the structure that is nearest the residential neighborhood (not show in the application).</p> <p>8.08.004. <u>Factors to be considered by the Landmark Commission.</u></p> <p><i>In acting upon any application for a building permit or a certificate of appropriateness for any project within a designated historic district or affecting a designated historic landmark, the Landmark Commission shall consider the following factors:</i></p> <p>B. The appropriateness of the exterior architectural features which can be seen from a public street, alley, trail or walkway;</p>
COST	

SOURCE OF FUNDS	
ADDITIONAL INFORMATION	RELATED CASE NO'S: 2012-04-002 Signs 2012-04-003 Paint color

This summary is not meant to be all inclusive. Supporting documentation is attached.

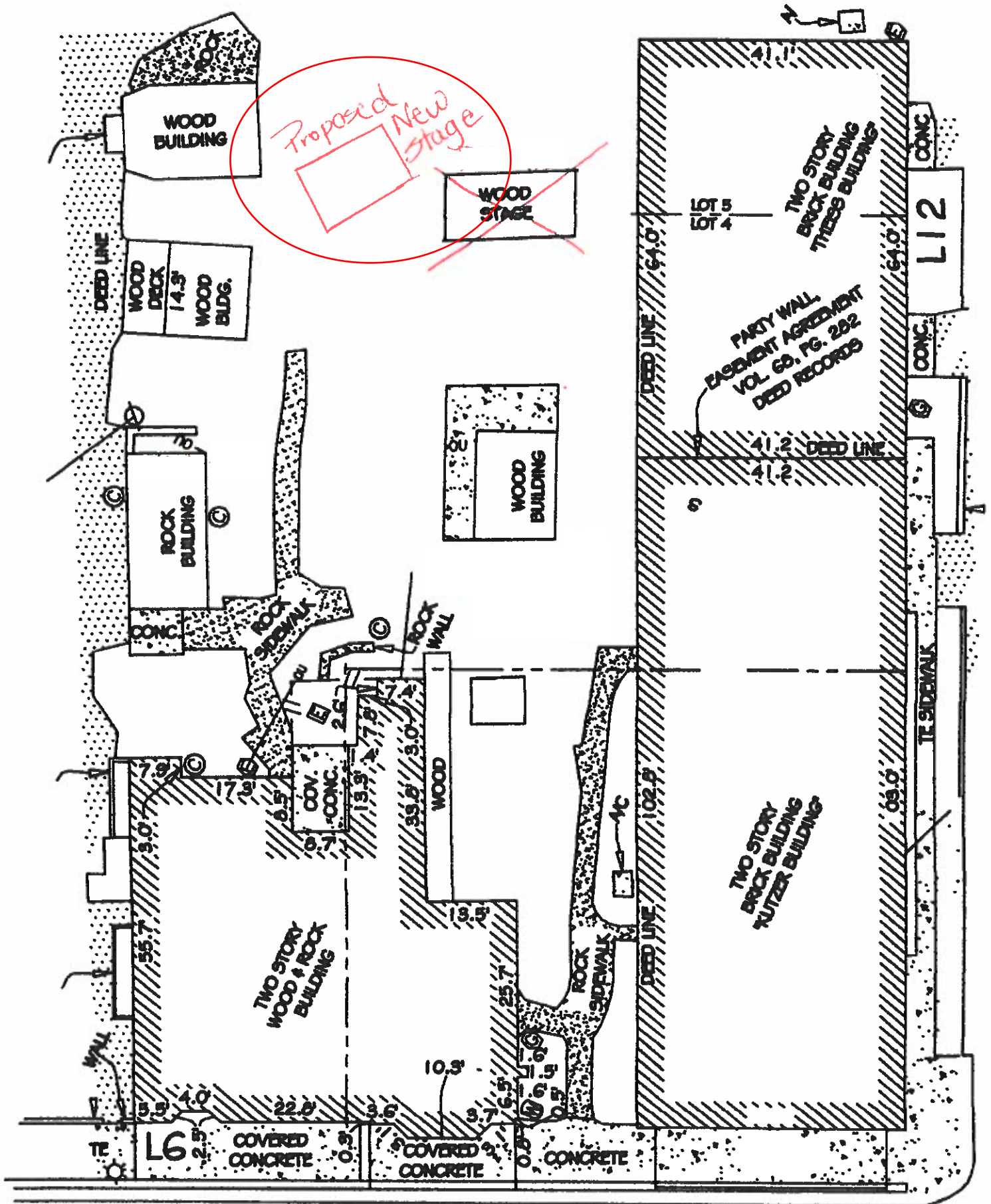
Subject Property

259 South Main Street



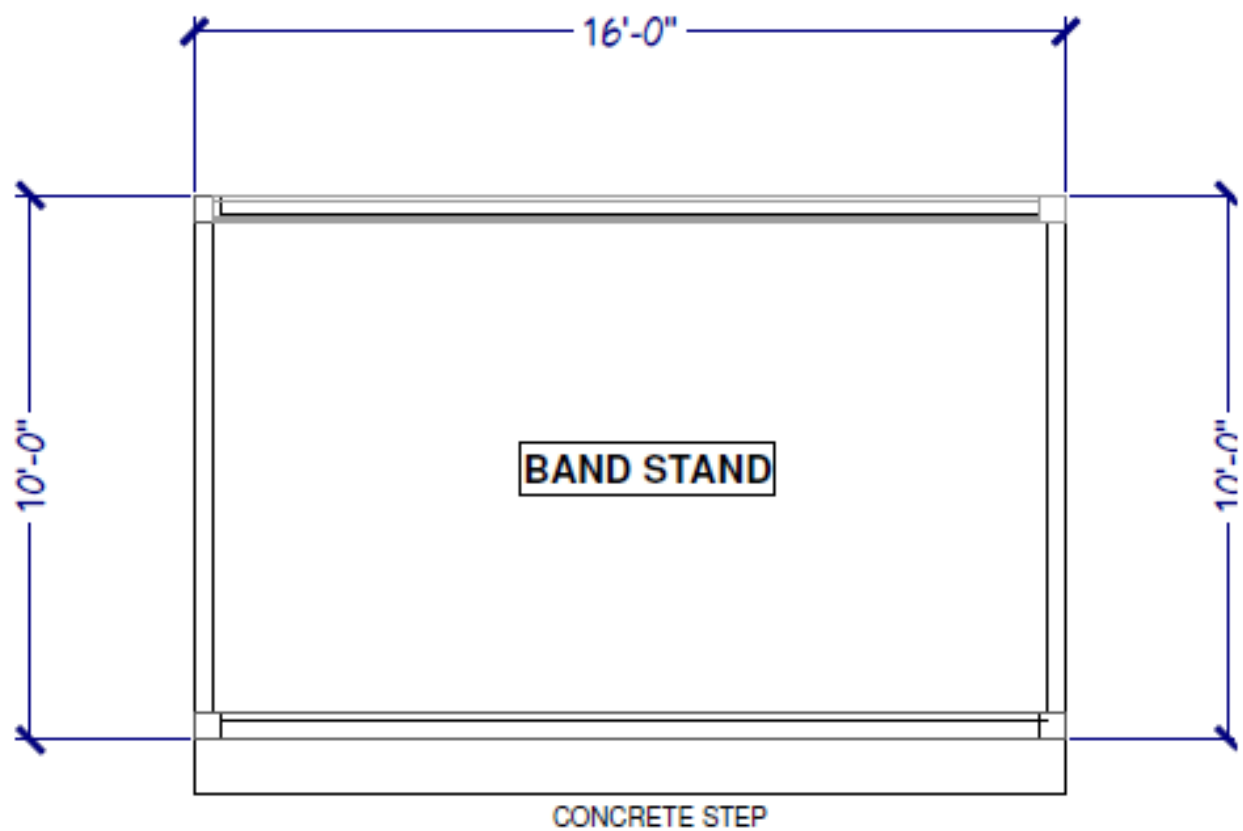
Street View
259 South Main





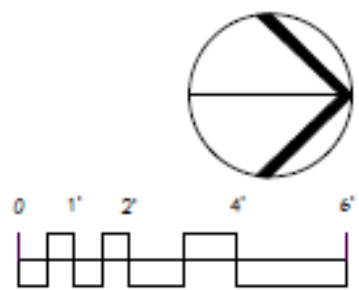
Proposed Stage

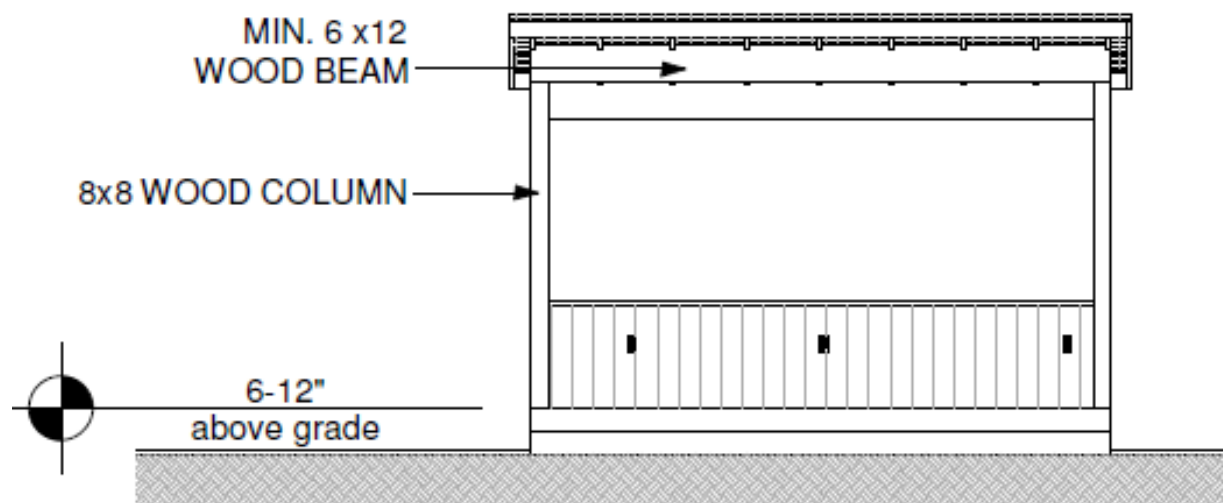




1 FLOOR PLAN

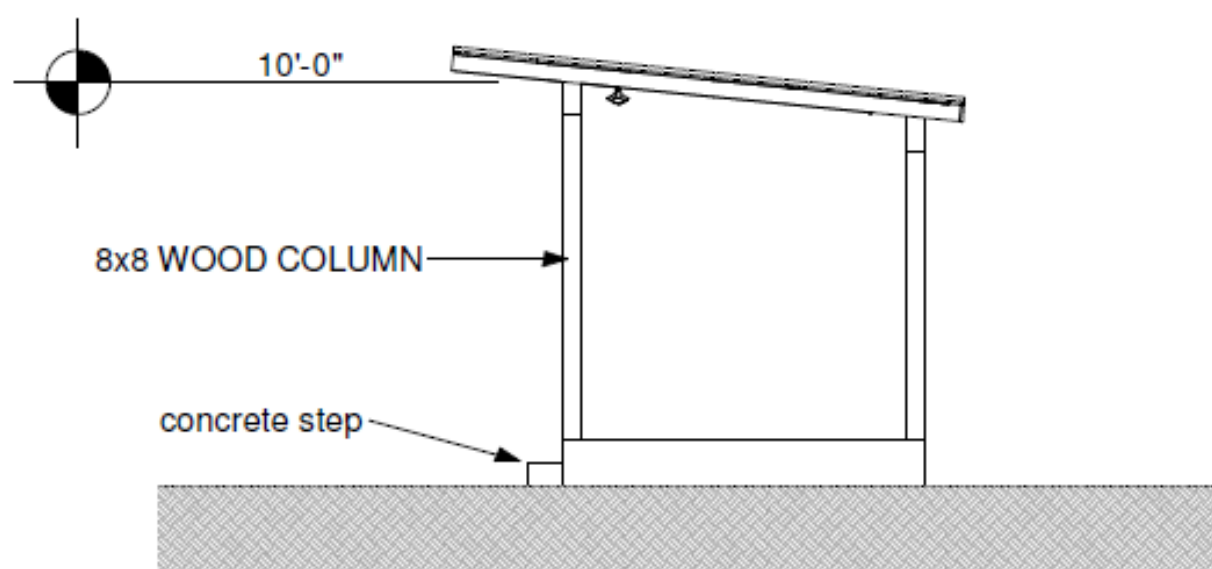
SCALE: 1/4" = 1'-0"






1 ELEVATION

SCALE: 3/16" = 1'-0"



3 ELEVATION

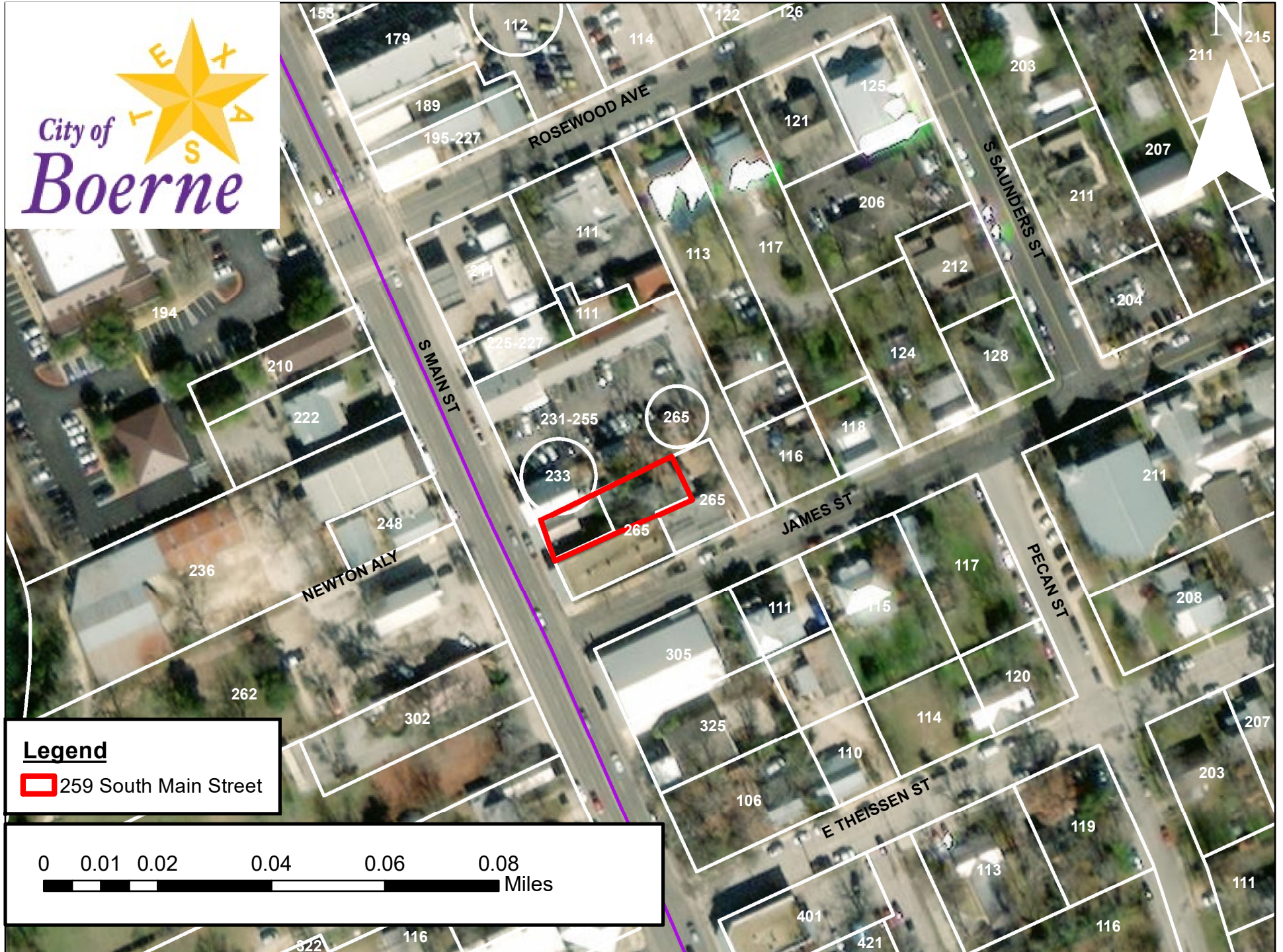
SCALE: 3/16" = 1'-0"

	<div data-bbox="1235 216 1474 457" style="border: 1px dashed purple; padding: 5px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input checked="" type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div> <h2 style="text-align: center;">AGENDA ITEM SUMMARY</h2>
AGENDA DATE	<i>August 04, 2020</i>
DESCRIPTION	Request for a Certificate of Appropriateness for color of multiple structures located at 259 South Main Street (KAD 26005, Schertz Addition, Lot 134 PT 133, .499 acres) (Bonnie Brantley).
STAFF'S RECOMMENDED ACTION (be specific)	Recommend approval of a Certificate of Appropriateness for color of multiple structures located at 259 South Main Street (KAD 26005, Schertz Addition, Lot 134 PT 133, .499 acres) (Bonnie Brantley).
CONTACT PERSON	Sara Serra-Bennett, Planner II
HLC CASE NO	2020-08-013
ZONING	B-3, Central Business District, Historic
CONDITION	Contributing, Medium Integrity
SUMMARY	<p>The applicant has different structures inside the property that will have different levels of update/ maintenance work done. For all the structures listed below the same color will be used. There is no commercial reference for the color because it will be a custom-made color. A color sample will be provided in your packet.</p> <ul style="list-style-type: none"> - The bar structure will have the wood structure painted - The stone structure will have the trims and the door painted. - The new stage will have the wood structure painted in the same.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	RELATED CASE NO'S: 2012-04-002 Signs 2012-04-003 Paint color

This summary is not meant to be all inclusive. Supporting documentation is attached.

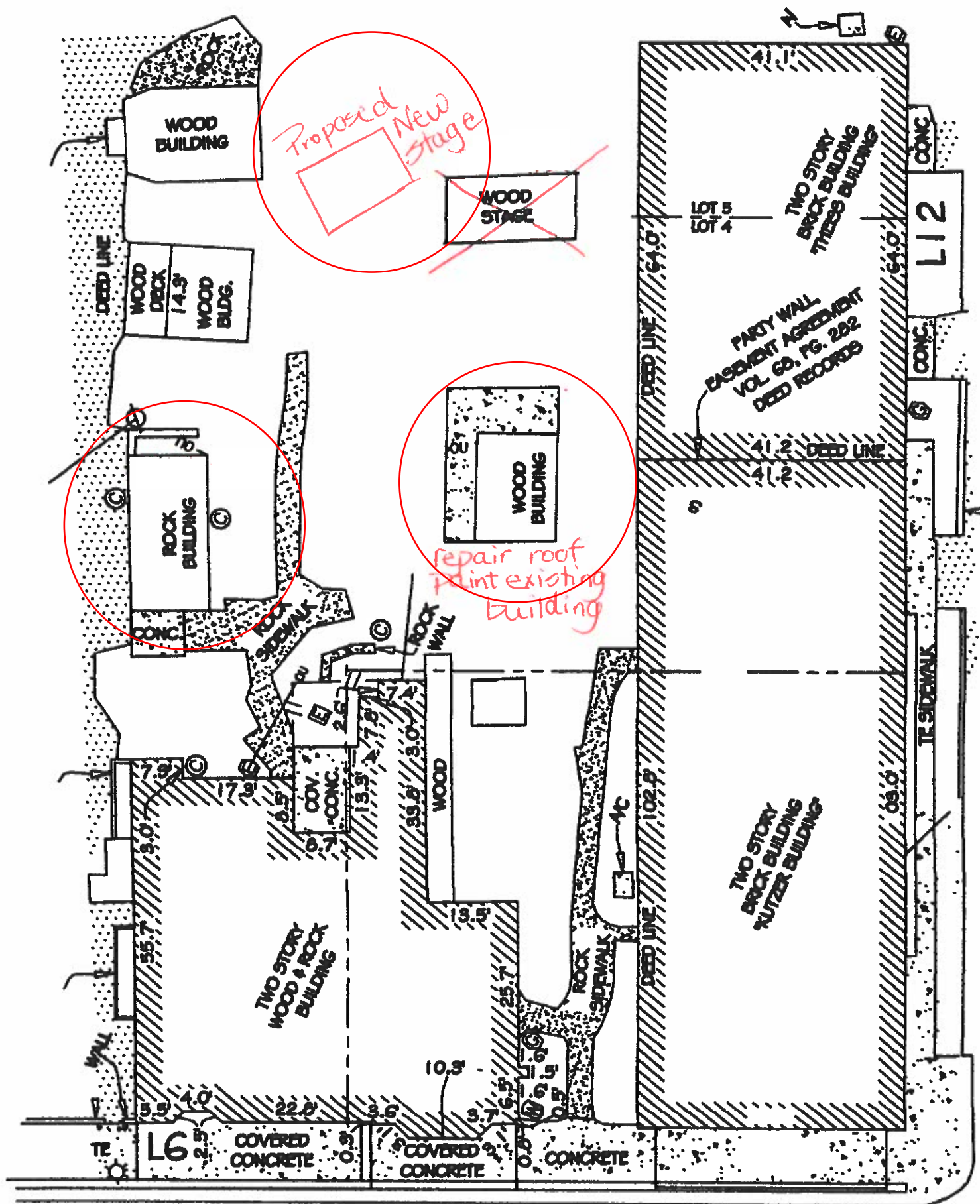
Subject Property

259 South Main Street



Street View
259 South Main



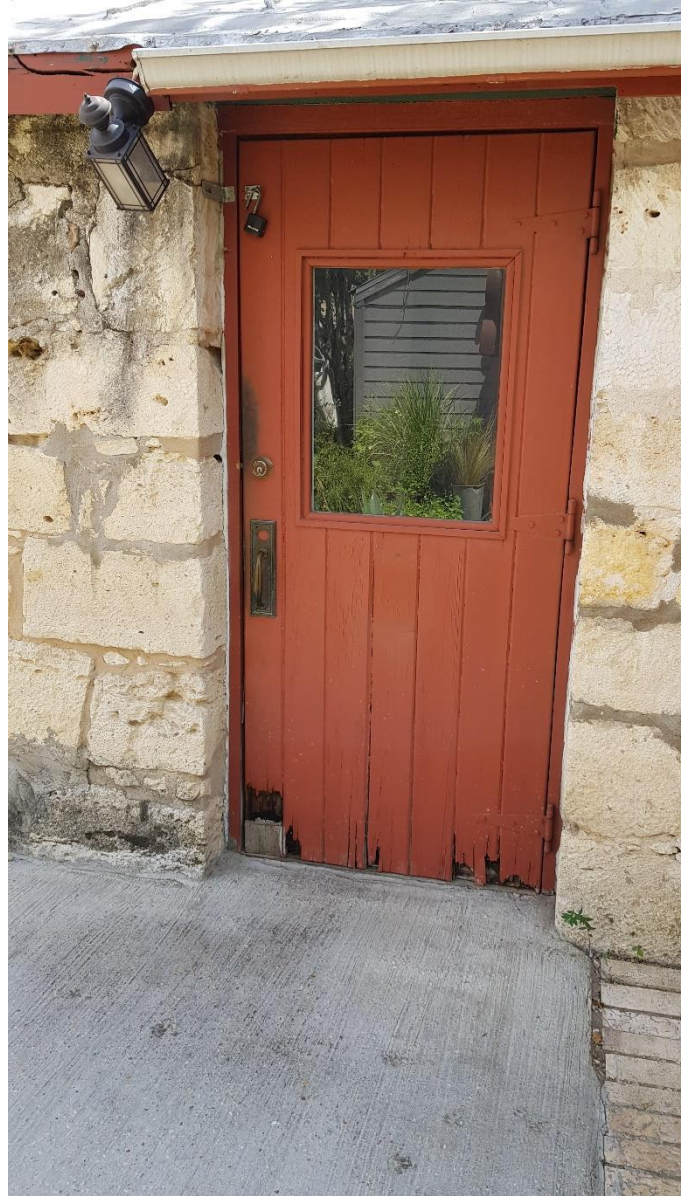


Existing Structure (Bar)





Existing Structure (Stone Building)



Proposed Stage



Color Sample



(This is a custom made color, so there is no reference)