



AGENDA ITEM SUMMARY

Agenda Date	January 7, 2025
Requested Action	Consider a certificate of appropriateness for a monument sign located at 302 S Main Street. (Tutu's Garden)
Contact Person	Sara Varvarigos, Planner II, Staff Liaison to the Historic Landmark Commission (830) 248-1630, svarvarigos@boerne-tx.gov
Case Number	2025-01-005A
Subject Property	302 S Main Street
Background Information	<p>BACKGROUND:</p> <ul style="list-style-type: none">• Historic District Status: The subject property is a contributing structure (Henry A. Wendler House, named for the German immigrant who built it in 1860) within the Historic District (Attachment 1 &2).• Applicant/owner: Circle H Signs on behalf of Prezencia Investment Properties• Zoning: C3- Transitional Commercial, Historic Overlay District. <p>REQUEST:</p> <p>The property owner is requesting:</p> <ol style="list-style-type: none">1. A certificate of appropriateness for a new commercial monument sign permit request (Attachment 3). <p>ANALYSIS & FINDINGS:</p> <p>According to Historic District Survey records, the structure located at 302 S Main St was originally built in 1860 as a residence in the German Vernacular style. It features a limestone and stucco façade, front porch with wood posts, and a shed style metal roof.</p> <p>There is an existing stone monument sign base and slab located in front</p>

of the structure (refer to attachment 3).

The applicant is proposing to attach decorative metal letters and logo elements on either side of the existing monument stone slab structure, for their garden store business (Tutu's Garden). The proposed sign design features the following details:

- Stone slab face measuring 72"W x 48"H
- Decorative metal letters and logo elements attached to stone slab
 - a. 2 font types: Purple script font and green serif type font
 - b. 3 colors: Purple, green, and orange
- Existing ground-mounted LED flood strip up-lighting

The proposed sign design follows several Historic District guidelines for signs:

- Metal and stone materials
- Max 2 fonts, and use of traditional fonts
- Less than 4 colors
- Earth colors

The ground-mounted LED flood strip up-lighting does not conform with section 9.5.B.5 of the UDC, which states that this type of lighting must be shielded and directed to avoid light trespass beyond the edge of the sign structure being lit. Additionally, the lighting is beyond the City of Boerne's Dark Sky regulations for maximum permitted light color temperature (2700 Kelvins) and lumens for outdoor lighting (1000 Lumens) (as per UDC appendix D, section A).

RECOMMENDATION:

Staff finds that the proposed commercial sign located 302 S Main St meets requirements for signs located within the Historic District and recommends that the Historic Landmark Commission **APPROVE** a certificate of appropriateness for a new commercial monument sign, with the stipulation that it satisfies Dark Sky requirements.

MOTIONS FOR CONSIDERATION:

