



AGENDA ITEM SUMMARY

Agenda Date	June 2, 2026
Requested Action	Consider a certificate of appropriateness for a sign permit located at 129 South Main Street. (Custumm on Main)
Contact Person	William Willingham – Planner II (830) 248-1628, wwillingham@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The subject property at 129 South Main Street is a 1908 two-story structure composed of brick in the Early 20th Century style. The structure features red- and buff-colored brick and stone patterns inspired by Classical and Gothic architecture. The commercial structure features display windows and semi-circular windows framed by three red-brick pilasters. The structure is known as the Gilliat Building, constructed by Elmer Watts for Alfred Gordon Gilliat.</p> <p>The property is owned by Gray Hudson and Caldwell Properties LP, and the applicant is Randy Stumm.</p> <p>The property is zoned C3- Community Commercial and is located within the Historic Overlay District.</p> <p>The structure is considered a highly contributing structure within the Historic Overlay district.</p> <p>The applicant is proposing to replace the previous hanging sign. The previous sign was suspended with two brackets from the bottom of the awning and measured 15” x 75” leaving approximately 9.5 feet of clearance below the sign. The applicant is not proposing to alter the sign’s suspension or dimensions. The sign will be printed onto 6mm MaxMetal material and will be printed onto the sign using a UV ink flatbed printer. The sign will not be illuminated.</p> <p>The replacement sign features the following colors:</p> <ol style="list-style-type: none">1. Medium Red Brown2. Dark Brown3. Light Tan4. Deep Red Brown

The UDC requires that any activity requiring a certificate of appropriateness inside of the Historic District must be approved by the Historic Landmark Commission and will be subject to the historic design guidelines. (UDC Sec. 3-11.B.8)

REQUEST:

1. The applicant is requesting a Certificate of Appropriateness (COA) for a new sign permit located at 129 South Main Street. (Custumm on Main)

ANALYSIS:

The applicant is proposing one hanging sign that features the following details:

- 7.8125 Square feet
- Medium Red Brown Background with Light Tan lettering
- Deep Red Brown and Dark Brown accents
- Height above grade: approximately 9.5 feet to lowest edge of sign
- Material: Maxmetal Aluminum Composite
- No Illumination

The Proposed sign's design follows the Historic District guidelines for signs:

- Metal or wood material
- Max 2 typefaces
- Illumination
- Earthtone colors

FINDINGS:

- Staff finds that the exterior improvements meet Boerne's UDC regulations and Historic District Guidelines.

RECOMMENDATION:

The Historic Landmark Commission should determine if the request meets the requirements of UDC section 3-11, UDC Section 9, and the Historic District Guidelines.

MOTIONS FOR CONSIDERATION:

I move that the Historic Landmark Commission accept the findings and

	<p>APPROVE the Certificate of Appropriateness for 129 South Main Street.</p> <p>OR</p> <p>I move that the Historic Landmark Commission DENY the Certificate of Appropriateness for 129 South Main Street.</p>
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	<p>Attachment 1 – Aerial Exhibit</p> <p>Attachment 2 – Zoning Map</p> <p>Attachment 3 – Street View</p> <p>Attachment 4 –Proposed Sign Design</p>