



AGENDA ITEM SUMMARY

Agenda Date	March 3, 2026
Requested Action	Consider a certificate of appropriateness for a sign permit located at 225 & 227 S. Main St. (ART Spa House)
Contact Person	Jo-Anmarie Andrade – Planner II (830) 826-2040, jandrade@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The subject property at 225 & 227 S. Main St. is a circa 1955 one-story, mid-20th-century commercial infill building of elongated brick facing, resembling the 1954 Adler Office Building; in the 1960s it housed Ella’s Beauty Box (225) and Dr. L. J. Gregory’s dental office (227), and it has operated continuously for commercial uses.</p> <p>The property is owned by Jerry E & Grace Wormington, the applicant is Lauren Belz.</p> <p>The property is zoned C3 - Community Commercial and is located inside the Historic Overlay District.</p> <p>The structure is not considered a contributing structure within the Historic District.</p> <p>On January 6, the HLC approved consideration of a Certificate of Appropriateness for exterior improvements, including window and door replacements, exterior repainting, and a non-illuminated wall sign.</p> <p>The applicant is proposing a 17.5 sf, non-illuminated wall sign consisting of individual aluminum channel letters spelling “ART SPA HOUSE.” The letters will be 14 inches in height, with an overall sign length of approximately 15 feet, and will be finished in black to coordinate with the approved trim color. The sign is proposed for installation on the side elevation of the building, near the front corner. The sign will remain visible from the public right-of-way due to its placement near the front of the building.</p> <p>The UDC requires that any activity requiring a certificate of appropriateness inside of the Historic District must be approved by the</p>

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 at 225 & 227 S. Main St.

ANALYSIS:

The applicant is proposing one new wall-mounted sign and features the following details:

- Individual channel letters reading “ART SPA HOUSE.”
- Letter height: 14 in.; overall sign length: 15 ft (17.5 sf total area).
- Material: Individual aluminum channel letters.
- Letter color: black (to coordinate with approved trim color SW Tricorn Black). Background is the existing wall finish (no panel).
- No illumination.

The proposed signs’ designs follow Historic District guidelines for signs:

- Metal or wood material
- Max 2 typefaces
- Illumination
- Earth tone colors

FINDINGS:

- Staff finds that the sign design meets Boerne’s UDC Chapter 9 sign 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 **APPROVE** the Certificate of Appropriateness for a new sign permit located at 225 & 227 S. Main St.

OR

I move that the Historic Landmark Commission **DENY** the Certificate of Appropriateness for a new sign permit at 225 & 227 S. Main St.

Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Zoning Map Attachment 3 – Proposed Sign Attachment 4 – Street View