

**AGENDA**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 NORTH MAIN STREET**  
**Tuesday, February 4, 2025 - 5:30 PM**

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
  2. CONFLICT OF INTEREST
  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.**     [2025-039](#)             Consider approval of the minutes of the Historic Landmark Commission meeting of January 7, 2025.

**Attachments:**     [25-0107 Official Meeting Minutes](#)

5. REGULAR AGENDA:

- 5.A.**     [2025-040](#)             Consider a certificate of appropriateness for a monument sign located at 615 S Main Street. (Native Blend)

**Attachments:**     [AIS - 615 South Main Street - COA](#)  
                          [Attachment 1 - Location Map](#)  
                          [Attachment 2 - Street View](#)  
                          [Attachment 3 - Native Blend-Monument-Image-Dec24](#)

- 5.B.**     [2025-041](#)             Consider a certificate of appropriateness for an attached canopy sign located at 104 E Hosack Street. (Native Blend)

**Attachments:**    [AIS - 104 East Hosack - COA](#)  
[Attachment 1 - Location Map](#)  
[Attachment 2 - Street View](#)  
[Attachment 3 - Native Blend-Porch Image-Dec24](#)

5.C.    [2025-042](#)            Consider a certificate of appropriateness for an attached canopy sign located at 231 S Main Street. (Texas Treasures Fine Jewelry LLC)

**Attachments:**    [AIS - 231 South Main Street - COA](#)  
[Attachment 1- Location Map](#)  
[Attachment 2 - Street View](#)  
[Attachment 3- Wall Sign Design](#)

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

7. ADJOURNMENT

s/s Francesca "Franci" Linder

\_\_\_\_\_  
Administrative Officer

**CERTIFICATION**

I hereby certify that the above notice of meeting was posted on the 31st day of  
January, 2025 at 5:00 p.m.

s/s Heather Wood

\_\_\_\_\_  
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.

**MINUTES**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 NORTH MAIN STREET**  
**Tuesday, January 7, 2025 - 5:30 PM**

Minutes of the Historic Landmark Commission Meeting of January 7, 2025, at 5:30 p.m.

**Present:** 4 - Chairman Justin Boerner, Commissioner Michael Nichols, Commissioner Lynnese Graves, Commissioner Cesar Hance

**Absent:** 3 - Vice Chair Sally Pena, Commissioner Joe Bateman, Commissioner Patti Mainz

**Staff Present:** Franci Linder, Heather Wood, Lesley Gastelum

1. CALL TO ORDER – 5:30 PM

Chairman Boerner called the Historic Landmark Commission to order at 5:32 p.m.

2. CONFLICT OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS:

Chairman Boerner opened public comments at 5:32 p.m.

No comments were received.

Chairman Boerner closed public comments at 5:32 p.m.

4. CONSENT AGENDA:

- 4.A.** [2024-662](#) Consider approval of the minutes of the Historic Landmark Commission meeting of December 3, 2024.

A motion was made by Commissioner Hance, seconded by Commissioner Graves, to approve the consent agenda as presented. The motion carried by the following vote:

**Approved: 4-0**

**Yea: 4 -** Chairman Boerner, Commissioner Hance, Commissioner Graves, Commissioner Nichols

## 5. REGULAR AGENDA:

- 5.A. [2024-663](#) Consider a certificate of appropriateness for a monument sign located at 302 S Main Street. (Tutu's Garden)

Francesca "Franci" Linder, Assistant Planning Director, presented the proposed monument sign.

Commissioner Nichols questioned what part of the decorative metal letters and elements attached to the stucco would be cut out.

Franci clarified that the lettering and flower logo will be crafted as a single, laser-cut piece of continuous metal, allowing visibility of the stone behind it.

A motion was made by Commissioner Nichols, seconded by Commissioner Graves, to approve a certificate of appropriateness for a new commercial monument sign located at 302 S. Main Street, with the stipulation that it satisfies Dark Sky requirements. The motion carried by the following vote:

**Approved: 4-0**

**Yea: 4 -** Chairman Boerner, Commissioner Hance, Commissioner Graves, Commissioner Nichols

## 6. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF

There were no additional comments.

## 7. ADJOURNMENT

Chairman Boerner adjourned the Historic Landmark Commission at 5:43 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Vice Chair



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	February 4, 2025
<b>Requested Action</b>	Consider a certificate of appropriateness for a monument sign located at 615 S Main Street. (Native Blend)
<b>Contact Person</b>	Sara Varvarigos, Planner II, Staff Liaison to the Historic Landmark Commission (830) 248-1630, <a href="mailto:svarvarigos@boerne-tx.gov">svarvarigos@boerne-tx.gov</a>
<b>Case Number</b>	2025-02-005A
<b>Subject Property</b>	615 S Main Street
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"><li>• Historic District Status: The subject property is a contributing structure (originally the First Baptist Church of Boerne) within the Historic District (Attachment 1 &amp;2).</li><li>• Applicant/owner: Circle H Signs on behalf of Native Blend.</li><li>• Zoning: C2- Transitional Commercial, Historic Overlay District.</li></ul> <p><b>REQUEST:</b></p> <p>The property owner is requesting:</p> <ol style="list-style-type: none"><li>1. A certificate of appropriateness for a new commercial monument sign permit request (Attachment 3).</li></ol> <p><b>ANALYSIS &amp; FINDINGS:</b></p> <p>According to Historic District Survey records, the structure located at 615 S Main St was originally built in 1923 as a church in the American Vernacular style. It features a wood paneling and limestone façade, with a gable style roof over the front porch. The porch features wood posts with decorative corbels.</p> <p>There is an existing limestone and metal monument multi-tenant sign located in front of the structure (refer to attachment 2).</p> <p>The applicant is proposing to replace one of the existing tenant sign</p>

	<p>panels with a new sign panel for a new business (Native Blend). The proposed sign design features the following details:</p> <ul style="list-style-type: none"> <li>• Limestone and metal monument base</li> <li>• Wood rectangular sign panel measuring 96 “ W x 12 “ H</li> <li>• Brown background with off-white serif and sans-serif type font</li> <li>• Non-lit sign</li> </ul> <p>The proposed sign design follows several Historic District guidelines for signs:</p> <ul style="list-style-type: none"> <li>• Metal, wood and stone materials</li> <li>• Max 2 fonts</li> <li>• Less than 4 colors</li> <li>• Earth colors</li> </ul> <p><b>RECOMMENDATION:</b></p> <p>Staff finds that the proposed commercial sign located 615 S Main St meets requirements for signs located within the Historic District and recommends that the Historic Landmark Commission <b>APPROVE</b> a certificate of appropriateness for a new commercial monument sign.</p> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Historic Landmark Commission accepts staff findings and <b>APPROVE</b> a certificate of appropriateness for a new commercial monument sign.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and <b>DENY</b> a certificate of appropriateness for a new commercial monument sign. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>										
<p><b>Item Justification</b></p>	<table border="0"> <tr> <td><input type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input checked="" type="checkbox"/> Customer Pull</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Mitigate Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input type="checkbox"/> Master Plan Recommendation</td> <td><input type="checkbox"/> Other:</td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Pull	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Mitigate Risk	<input type="checkbox"/> Process Efficiency	<input type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Other:
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<b>Strategic Alignment</b>	C2 – Seeking customer-driven feedback. C3 – Collaborate with community partners to enhance quality of life.
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	Section 3.11 of the UDC requires the review of signs located within the Historic District for compliance with Historic District Guidelines.
<b>Alternative Options</b>	The Commission may consider the request for COA for sign permit: <ul style="list-style-type: none"> <li>• Approved; or</li> <li>• Approved with conditions; or</li> <li>• Denied; or</li> <li>• Denied in part.</li> </ul>
<b>Supporting Documents</b>	Attachment 1 – Location Map Attachment 2 – Street View Attachment 3 – Existing & Proposed sign

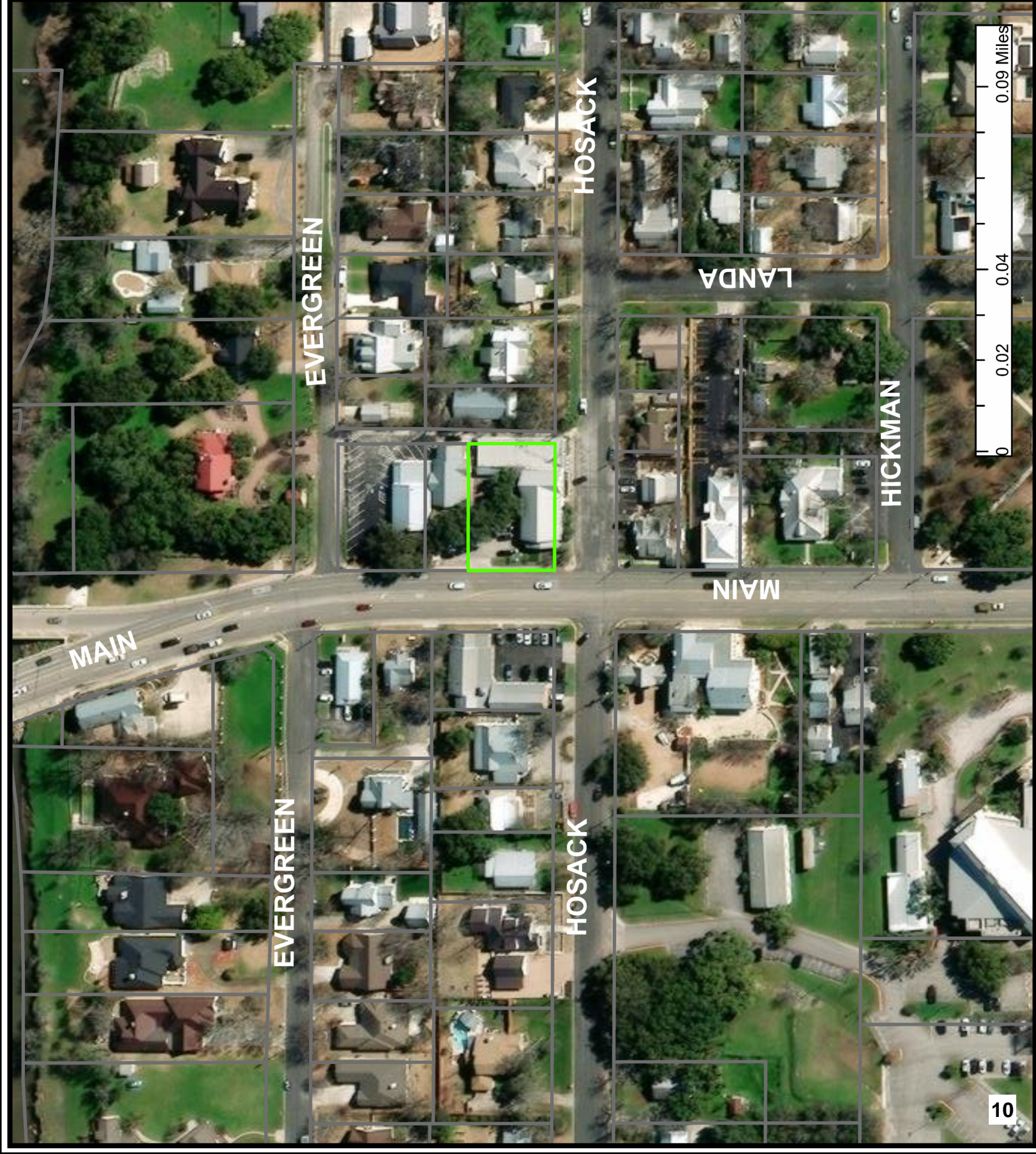
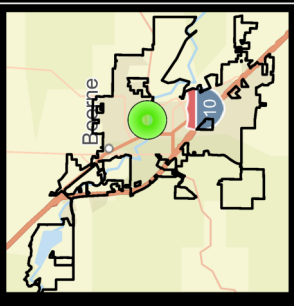


**SUBJECT PROPERTY**

615 S Main &  
104 E Hossack

**Legend**

- SUBJECT PROPERTY
- Parcels





BOERNE POST HAUS  
- BOERNE NUTRITION -  
MINISTRY OF DANCE



615

1 - 12" x 96" MDO Wood





**BEFORE**

81"



**AFTER**

Color Samples (R,G,B)

	R: 75 G: 37 B: 15		R: 237 G: 231 B: 226
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## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	February 4, 2025
<b>Requested Action</b>	Consider a certificate of appropriateness for an attached canopy sign located at 104 E Hossack Street. (Native Blend)
<b>Contact Person</b>	Sara Varvarigos, Planner II, Staff Liaison to the Historic Landmark Commission (830) 248-1630, <a href="mailto:svarvarigos@boerne-tx.gov">svarvarigos@boerne-tx.gov</a>
<b>Case Number</b>	2025-02-005B
<b>Subject Property</b>	104 E Hossack Street
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>• Historic District Status: The subject property is a contributing structure (originally an annex of the First Baptist Church of Boerne) within the Historic District (Attachment 1 &amp;2).</li> <li>• Applicant/owner: Circle H Signs on behalf of Native Blend.</li> <li>• Zoning: C2- Transitional Commercial, Historic Overlay District.</li> </ul> <p><b>REQUEST:</b></p> <p>The property owner is requesting:</p> <ol style="list-style-type: none"> <li>1. A certificate of appropriateness for a new commercial attached canopy sign permit request (Attachment 3).</li> </ol> <p><b>ANALYSIS &amp; FINDINGS:</b></p> <p>According to Historic District Survey records, the structure located at 104 E Hossack St was originally built in 1950 as an annex of the First Baptist church in a mid-century style. It features a concrete masonry unit façade, with a shed style standing seam metal roof over the front porch. The porch features wood posts.</p> <p>The applicant is proposing to replace an existing attached canopy sign with a new sign panel for a new business (Native Blend). The proposed sign design features the following details:</p>

	<ul style="list-style-type: none"> <li>• Metal rectangular sign panel measuring 48 “ W x 20 “ H</li> <li>• Brown background with off-white serif and sans-serif type font</li> <li>• Non-lit sign</li> </ul> <p>The proposed sign design follows several Historic District guidelines for signs:</p> <ul style="list-style-type: none"> <li>• Metal material</li> <li>• Max 2 fonts</li> <li>• Less than 4 colors</li> <li>• Earth colors</li> </ul> <p><b>RECOMMENDATION:</b></p> <p>Staff finds that the proposed commercial sign located 104 E Hossack Steet meets requirements for signs located within the Historic District and recommends that the Historic Landmark Commission <b>APPROVE</b> a certificate of appropriateness for a new attached canopy sign.</p> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Historic Landmark Commission accepts staff findings and <b>APPROVE</b> a certificate of appropriateness for a new attached canopy sign.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and <b>DENY</b> a certificate of appropriateness for a new attached canopy sign. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
<b>Item Justification</b>	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input checked="" type="checkbox"/> Customer Pull <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other:
<b>Strategic Alignment</b>	<p>C2 – Seeking customer-driven feedback.</p> <p>C3 – Collaborate with community partners to enhance quality of life.</p>

<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	Section 3.11 of the UDC requires the review of signs located within the Historic District for compliance with Historic District Guidelines.
<b>Alternative Options</b>	The Commission may consider the request for COA for sign permit: <ul style="list-style-type: none"> <li>• Approved; or</li> <li>• Approved with conditions; or</li> <li>• Denied; or</li> <li>• Denied in part.</li> </ul>
<b>Supporting Documents</b>	Attachment 1 – Location Map Attachment 2 – Street View Attachment 3 – Proposed sign

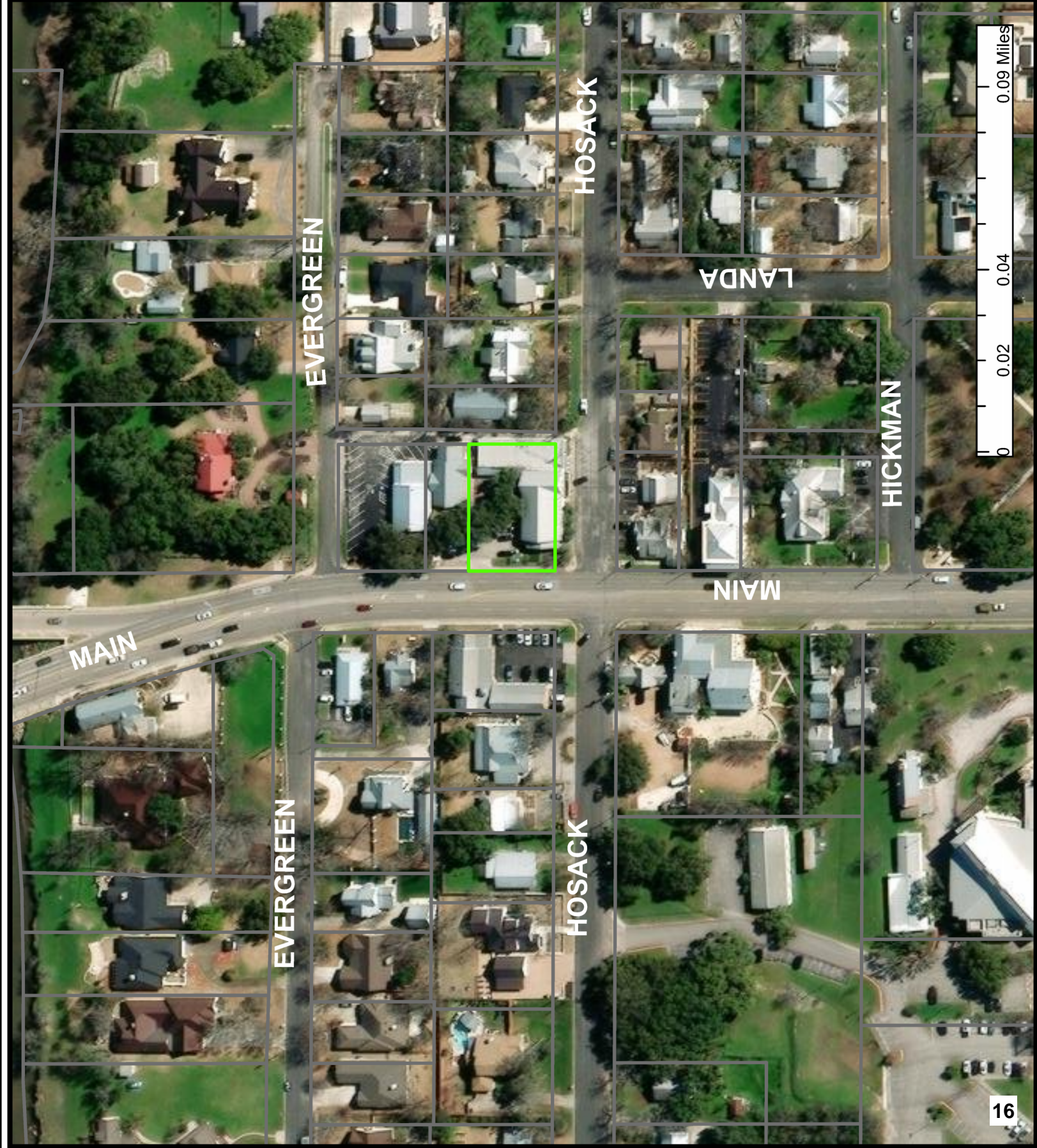
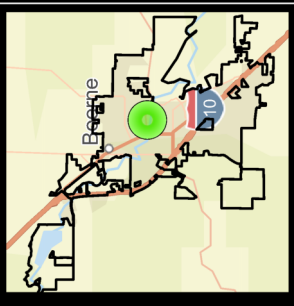


**SUBJECT PROPERTY**

615 S Main &  
104 E Hossack

**Legend**

- SUBJECT PROPERTY
- Parcels





EST. 2010  
**BOERNE**  
— Nutrition —

104

open

BOERNE  
— nutrition —  
MONDAY - FRIDAY  
7AM - 6PM  
SATURDAY  
10AM - 4PM  
SUNDAY  
10AM - 11PM  
114 W. Highway 101

BOERNE NUTRITION  
**HOURS**  
MONDAY - FRIDAY  
7AM - 6PM  
SATURDAY  
10AM - 4PM  
SUNDAY  
10AM - 11PM  
114 W. Highway 101

BOERNE  
— nutrition —  
OPEN

Merry Christmas

# Circle H Signs

113 S. Plant Ste. G, Boerne, Tx. 78006  
(830) 816-SIGN (7446)  
(830) 249-SIGN (7446)  
FAX (830) 249-4136  
BoerneSigns@gmail.com

1-2-25

1 - 20" x 48" 6mm MaxMetal, Single Face



**BEFORE**



**AFTER**

Color Samples (R,G,B)



R: 75  
G: 37  
B: 15



R: 237  
G: 231  
B: 226



## AGENDA ITEM SUMMARY

	<b>AGENDA ITEM SUMMARY</b>
<b>Agenda Date</b>	February 4, 2025
<b>Requested Action</b>	Consider a certificate of appropriateness for an attached canopy sign located at 231 S Main Street. (Texas Treasures Fine Jewelry LLC)
<b>Contact Person</b>	Sara Varvarigos, Planner II, Staff Liaison to the Historic Landmark Commission (830) 248-1630, <a href="mailto:svarvarigos@boerne-tx.gov">svarvarigos@boerne-tx.gov</a>
<b>Case Number</b>	2025-02-005C
<b>Subject Property</b>	231 S Main Street
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>• Historic District Status: The subject property is a contributing structure (built circa 1930 in a Commercial Main Street Architectural Style) within the Historic District (Attachment 1 &amp;2).</li> <li>• Applicant/owner: Circle H Signs on behalf of Texas Treasures Fine Jewelry LLC.</li> <li>• Zoning: C3- Community Commercial, Historic Overlay District.</li> </ul> <p><b>REQUEST:</b></p> <p>The property owner is requesting:</p> <ol style="list-style-type: none"> <li>1. A certificate of appropriateness for a new commercial wall sign permit request (Attachment 3).</li> </ol> <p><b>ANALYSIS &amp; FINDINGS:</b></p> <p>According to Historic District Survey records, the structure located at 231 S Main Street was originally built circa 1930 in a commercial Main Street Architectural style. It features a plaster finish façade and shed style standing seam metal roof over the front porch. The applicant is proposing a new wall sign for a new business (Texas Treasures Fine Jewelry).</p>

	<p>The proposed wall sign design features the following details:</p> <ul style="list-style-type: none"> <li>• Metal rectangular sign panel with scalloped edge, measuring 15 Ft W x 3 Ft H</li> <li>• Tan background with Texas Treasures Fine Jewelers LLC Logo</li> <li>• Serif and sans-serif type font in burgundy</li> <li>• Non-lit sign</li> </ul> <p>The proposed sign design follows several Historic District guidelines for signs:</p> <ul style="list-style-type: none"> <li>• Metal material</li> <li>• Max 2 fonts</li> <li>• Max 4 colors</li> <li>• Earth colors</li> </ul> <p><b>RECOMMENDATION:</b></p> <p>Staff finds that the proposed commercial sign located 231 S Main Steet meets requirements for signs located within the Historic District and recommends that the Historic Landmark Commission <b>APPROVE</b> a certificate of appropriateness for a new commercial wall sign.</p> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Historic Landmark Commission accepts staff findings and <b>APPROVE</b> a certificate of appropriateness for a new commercial wall sign.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and <b>DENY</b> a certificate of appropriateness for a new commercial wall sign. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>										
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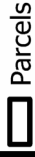
<b>Strategic Alignment</b>	C2 – Seeking customer-driven feedback. C3 – Collaborate with community partners to enhance quality of life.
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	Section 3.11 of the UDC requires the review of signs located within the Historic District for compliance with Historic District Guidelines.
<b>Alternative Options</b>	The Commission may consider the request for COA for sign permit: <ul style="list-style-type: none"> <li>• Approved; or</li> <li>• Approved with conditions; or</li> <li>• Denied; or</li> <li>• Denied in part.</li> </ul>
<b>Supporting Documents</b>	Attachment 1 – Location Map Attachment 2 – Street View Attachment 3 – Proposed sign



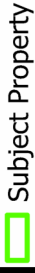
SUBJECT PROPERTY

231 S Main St

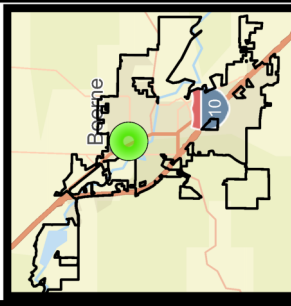
**Legend**



Parcels







Subject Property





1 - 15' x 3' MaxMetal Single Face, w/UV Lamination



	C: 1.50 M: 2.46 Y: 12.09 K: 1.28
	C: 65.49 M: 100.0 Y: 91.37 K: 35.29
	C: 7.69 M: 12.09 Y: 14.29 K: 6.59
	C: 74.90 M: 67.84 Y: 65.49 K: 90.20

