

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, January 6, 2026 - 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.

A. [2025-631](#) CONSIDER APPROVAL OF THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF DECEMBER 2, 2025.

Attachments: [HLC Minutes 25.12.02](#)

5. REGULAR AGENDA:

A. [2025-632](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A SIGN PERMIT AND A VARIANCE RECOMMENDATION FOR A NEW SIGN LOCATED AT 455 S MAIN STREET. (Hance Realty)

Attachments: [AIS 455 S Main Hance](#)

[Attachment 1 - Aerial Map](#)

[Attachment 2 - Zoning View](#)

[Attachment 3 - Proposed Sign](#)

[Attachment 4 - Street View](#)

B. [2025-633](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A SIGN

PERMIT FOR THREE NEW SIGNS AND A VARIANCE
RECOMMENDATION FOR ONE SIGN LOCATED AT 455 S MAIN
STREET. (La Dama Fina)

Attachments: [AIS 455 S Main La Dama Fina](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Zoning View](#)
[Attachment 3 - Proposed Signs](#)
[Attachment 4 - Street View](#)

C. [2025-634](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A SIGN
PERMIT FOR A NEW SIGN LOCATED AT 455 S MAIN STREET. (SL
Permanent Jewelry)

Attachments: [AIS 455 S Main SL Jewlery](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Zoning View](#)
[Attachment 3 - Proposed Sign](#)
[Attachment 4 - Street View](#)

D. [2025-635](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR
IMPROVEMENTS TO A STRUCTURE LOCATED AT 225-257 N MAIN
STREET. (ART Spa House)

Attachments: [AIS 225-257 N Main - COA Building Permit](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Zoning Map](#)
[Attachment 3 - Exterior Photos](#)
[Attachment 4 - Window & Door Hardware & Paint Colors](#)
[Attachment 5 - Hist Dist Surv Data Bk1-VII](#)

E. [2025-636](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A SIGN
PERMIT LOCATED AT 225-257 N MAIN STREET. (ART Spa House)

Attachments: [AIS 225-257 N Main - Sign](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Zoning Map](#)
[Attachment 3 - Proposed Sign](#)
[Attachment 4 - Street View](#)

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

7. ADJOURNMENT

s/s Franci Linder

Administrative Officer

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 30th day of
December, 2025 at 4:30 p.m.**

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, December 2, 2025 - 5:30 PM

Present: 6 - Chairman Sally Pena, Vice Chair Lynnese Graves, Commissioner Patti Mainz, Commissioner Mike Nichols, Commissioner Sharon D. Wright, and Commissioner Ashley Maytum

Absent: 1 - Commissioner Cesar Hance

Staff Present: Franci Linder, Ben Simmons, Sarah Riggs, And Chasity Valdes.

1. CALL TO ORDER – 5:30 PM

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

2. CONFLICT OF INTEREST

Commissioner Wright stated that she served on City Council with a city council member who is part owner of Cibolo Creek Brewery but does not have a relationship outside of city business.

3. PUBLIC COMMENTS

Melissa Hance, spoke about item 4.B., stating that the signs under consideration may be competing with some of Hane Family Companies sign proposals.

4. CONSENT AGENDA

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER MAYTUM, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Chairman Pena, Vice Chair Graves, Commissioner Mainz, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

Absent: 1 - Commissioner Hance

A. 2025-598 CONSIDER APPROVAL OF THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETINGS OF NOVEMBER 4, 2025.

The minutes were approved.

5. REGULAR AGENDA:

A. 2025-603 CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A SIGN PERMIT FOR A NEW SIGN LOCATED AT 470 S MAIN STREET (SHOE GROOVE).

Ben Simmons, Planner I, presented the proposed sign for Shoe Groove.

Chairman Pena requested clarification that the sign location and design would be modified. Mr. Simmons confirmed that both the location and design would be modified per this request.

Assistant Planning Director Franci Linder stated that the previous sign came before the Historic Landmark Commission a year ago and the sign location was discussed.

Chairman Pena stated that the design does not meet Historic District guidelines, but acknowledged that the Birkenstock logo could not be changed. Commissioner Wright asked if there were any variations showing only two fonts.

Ms. Barbara McIlhany, owner of Shoe Groove, provided a background on why she requested the modified sign location and design.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER WRIGHT, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A SIGN PERMIT FOR A NEW SIGN LOCATED AT 470 S MAIN STREET (SHOE GROOVE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Chairman Pena, Vice Chair Graves, Commissioner Mainz, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

Absent: 1 - Commissioner Hance

B. 2025-604 CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A SIGN PERMIT FOR FOUR NEW SIGNS LOCATED AT 455 S MAIN STREET (SL PERMANENT JEWELRY).

Ben Simmons, Planner I, presented the proposed four new signs for SL Permanent Jewelry.

Commissioner Wright stated that the signs look appropriate to the buildings.

Vice Chair Graves asked if the font boldness is different on the signs. Mr. Matt Mattingly, representative from Signarama, stated that the smaller signs would need bolder font to be legible.

Commissioner Nichols stated that he thinks the first sign (near Hamby's lot) will be confusing because there is no door to access the business. He continued by stating that he is in favor of three signs, but not the wall sign near Hamby's lot because it would be confusing for customers. Vice Chair Graves expressed her agreement.

Mr. Josh Mazour, representative of Hamby's, stated that they do not have a problem with the proposed sign.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY VICE CHAIR GRAVES, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A SIGN PERMIT INCLUDING THREE OF THE FOUR NEW SIGNS LOCATED AT 455 S MAIN STREET (SL PERMANENT JEWELRY). THE MOTION FAILED BY THE FOLLOWING VOTE:

Yeah: 3 - Vice Chair Graves, Commissioner Nichols, and Commissioner Maytum

Nay: 3 - Chairman Pena, Commissioner Mainz, and Commissioner Wright

Absent: 1 - Commissioner Hance

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY VICE CHAIR GRAVES TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A SIGN PERMIT INCLUDING THREE OF THE FOUR PRESENTED SIGNS (EXCLUDING THE SIGN NEAR HAMBY'S) LOCATED AT 455 S MAIN STREET AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 3 - Vice Chair Graves, Commissioner Nichols, and Commissioner Maytum

Nay: 2 - Commissioner Mainz and Commissioner Wright

Absent: 1- Commissioner Hance

Chairman Pena did not vote.

C. 2025-605 CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A SIGN PERMIT FOR A NEW SIGN LOCATED AT 371 N MAIN STREET (ADKF).

Assistant Planning Director Franci Linder presented the proposed sign for ADKF.

Commissioner Wright questioned what type of material the rest of the monument sign is constructed with and whether it is illuminated.

Ms. Linder clarified that a portion of the existing sign uses the same type of acrylic material and is also internally illuminated.

Mr. Sylvester Johnson, Chief Administrative Officer for ADKF, provided background information on the sign design.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECOND BY COMMISSIONER NICHOLS TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A SIGN PERMIT LOCATED AT 371 N MAIN STREET AS PRESENTED. THE MOTION CARRIED BY THE

FOLLOWING VOTE:

Yeah: 5 - Vice Chair Graves, Commissioner Mainz, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum.

Absent: 1 - Commissioner Hance

Chairman Pena did not vote.

D. 2025-606 HOLD A PUBLIC HEARING AND CONSIDER A REQUEST FOR A DEMOLITION PERMIT FOR THE STRUCTURE(S) LOCATED AT 119 EBNER STREET.

Chairman Pena opened the public hearing at 6:04 p.m.

Assistant Planning Director Franci Linder presented the request to demolish the commercial structures located at 119 Ebner Street. The structure's construction date is unknown, but appears to be older than 50 years, which is why it is under consideration. The applicant, Groff Land Enterprises LP, has requested demolition of all structures on site. Staff determined that the property does not possess architectural, cultural, or education significance.

A site visit was conducted, and photos showing the current condition of the structures were presented.

Ms. Linder reported that 50 notifications were mailed to properties within 500 feet, a notice was published in the Boerne Star, and 4 written responses were received in favor of the demolition.

Mr. Travis Roberson, representative, stated that they intend to salvage the metal cladding and utilize it on the development next door.

Chairman Pena closed the public hearing at 6:09 p.m.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECOND BY COMMISSIONER WRIGHT TO APPROVE THE DEMOLITION PERMIT FOR THE STRUCTURE(S) LOCATED AT 119 EBNER STREET. THE MOTION CARRIED BY THE FOLLOWING

VOTE:

Yeah: 5 - Vice Chair Graves, Commissioner Mainz, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

Absent: 1 - Commissioner Hance

Chairman Pena did not vote.

**E. 2025-607 CONSIDER THE HISTORIC PRESERVATION GRANT REQUEST AND
CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR
IMPROVEMENT TO A STRUCTURE LOCATED AT 448 S MAIN ST
(CIBOLO CREEK BREWING CO.).**

Assistant Planning Director Franci Linder presented the historic preservation grant request and exterior improvements for the structure located at 448 S Main Street. The structure is a highly contributing structure in the Historic District. The applicant is proposing to replace the front door, transom window, both sidelites, and hardware; replace 8 windows; and repaint the exterior. The total eligible project cost is \$50,448.41 and the applicant has requested the maximum grant amount of \$10,000.00. Staff determined that the grant application meets the minimum requirement to be considered for a historic preservation grant.

Commissioner Nichols requested clarification on what type of material will be used for the window replacements.

Mr. Josh Mazour, applicant, gave background on the existing windows and replacement windows, including that the existing windows are very inefficient and will be fixed windows.

Commissioner Nichols noted that the front windows are a rare, historic window style called triple sash windows. He expressed his concern with using a grant to remove the historic windows and asked the applicant if he would consider rebuilding the triple sash windows instead of replacing them. Mr. Mazour stated that he was not open to rebuilding them. Commissioner Wright questioned if the windows could be reused. Mr. Mazour stated his concerns

with reconstructing the windows to current standards.

Commissioner Mainz stated that visually, the historic character will not be lost since the replacement windows will replicate the original design.

Commissioner Nichols requested clarification on what part of the project requires a certificate of appropriateness. Ms. Linder stated that the window and door replacement require a certificate of appropriateness, but the repainting does not because it will match the existing colors.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECOND BY COMMISSIONER MAYTUM TO APPROVE THE \$10,000.00 GRANT REQUEST AND CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR IMPROVEMENTS FOR THE STRUCTURE LOCATED AT 448 S MAIN STREET AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 3 - Commissioner Mainz, Commissioner Wright, and Commissioner Maytum

Nay: 2 - Vice Chair Graves, Commissioner Nichols

Chairman Pena did not vote.

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

Chairman Pena asked if the Historic Landmark Commission's regular meeting day and time will be changing if January. Assistant Planning Director Franci Linder stated that the meeting date will not be changed until further notice.

7. ADJOURNMENT

Chairman Pena adjourned the Historic Landmark Commission meeting at 6:33 p.m.

Chair

ATTEST:

Administrative Assistant



AGENDA ITEM SUMMARY

Agenda Date	January 6, 2026
Requested Action	Consider a certificate of appropriateness for a sign permit for a new sign located at 455 S Main Street (Hance Realty).
Contact Person	Benjamin Simmons, Planner I (830) 248-1630, bsimmons@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The property owner is Diann Duncan, and the applicant is Kelly Mattingly of Signarama – San Antonio NW & Downtown.</p> <p>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)</p> <p>The property is zoned C3 - Community Commercial and is located inside the Historic Overlay District.</p> <p>The applicant will be requesting a variance to the minimum allowed vertical clearance for a hanging sign under UDC Section 9-7.D.7 at the upcoming Design Review Committee meeting scheduled for February 12, 2026. The variance request is related to the two hanging signs for the property; while the variance will be decided by the Design Review Committee, the Historic Landmark Commission must first determine if it is appropriate for the site.</p> <p>REQUEST:</p> <p>The property owner is requesting consideration of:</p> <ol style="list-style-type: none">1. A certificate of appropriateness for a sign permit for a new sign located at 455 S Main Street. <p>ANALYSIS:</p> <p>According to Historic District Survey records, the structure located at 455 S Main Street was constructed circa 1920. The structure was home to the Harry Davis Insurance Agency circa 1960 with no documented</p>

information regarding prior owners. The structure features double hung wood sash windows, double entrance doors, a standing seam metal porch roof, and exterior stucco walls.

The applicant is proposing a new sign. The proposed sign design features the following details:

- Rectangle sign panel measuring 72"W x 12"H
- Cream Background with black lettering
- Non-lit signs

The proposed sign design follows Historic District guidelines for signs:

- Metal 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.

Additionally, the Historic Landmark Commission should make a recommendation for the sign variance to the Design Review Committee, pursuant to the requirements of UDC section 2-10.

MOTIONS FOR CONSIDERATION:

The following motions are provided to assist the Commission's decision.

I move that the Historic Landmark Commission accepts the findings and **APPROVE** a certificate of appropriateness for new sign permits located at 455 S Main Street, including a recommendation for **APPROVAL** for the sign variance to be considered by the Design Review Committee for the property located at 455 S Main Street.

OR

I move that the Historic Landmark Commission rejects the findings and **DENY** a certificate of appropriateness for new sign permits located at

	455 S Main Street. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	Section 3.11 of the UDC requires the review of signs located within the Historic District for compliance with Historic District Guidelines.
Alternative Options	<p>The Commission may consider the request for COA for sign permit:</p> <ul style="list-style-type: none"> • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	<p>Attachment 1 – Aerial Map Attachment 2 – Zoning View Attachment 3 – Proposed Sign Attachment 4 – Street View</p>



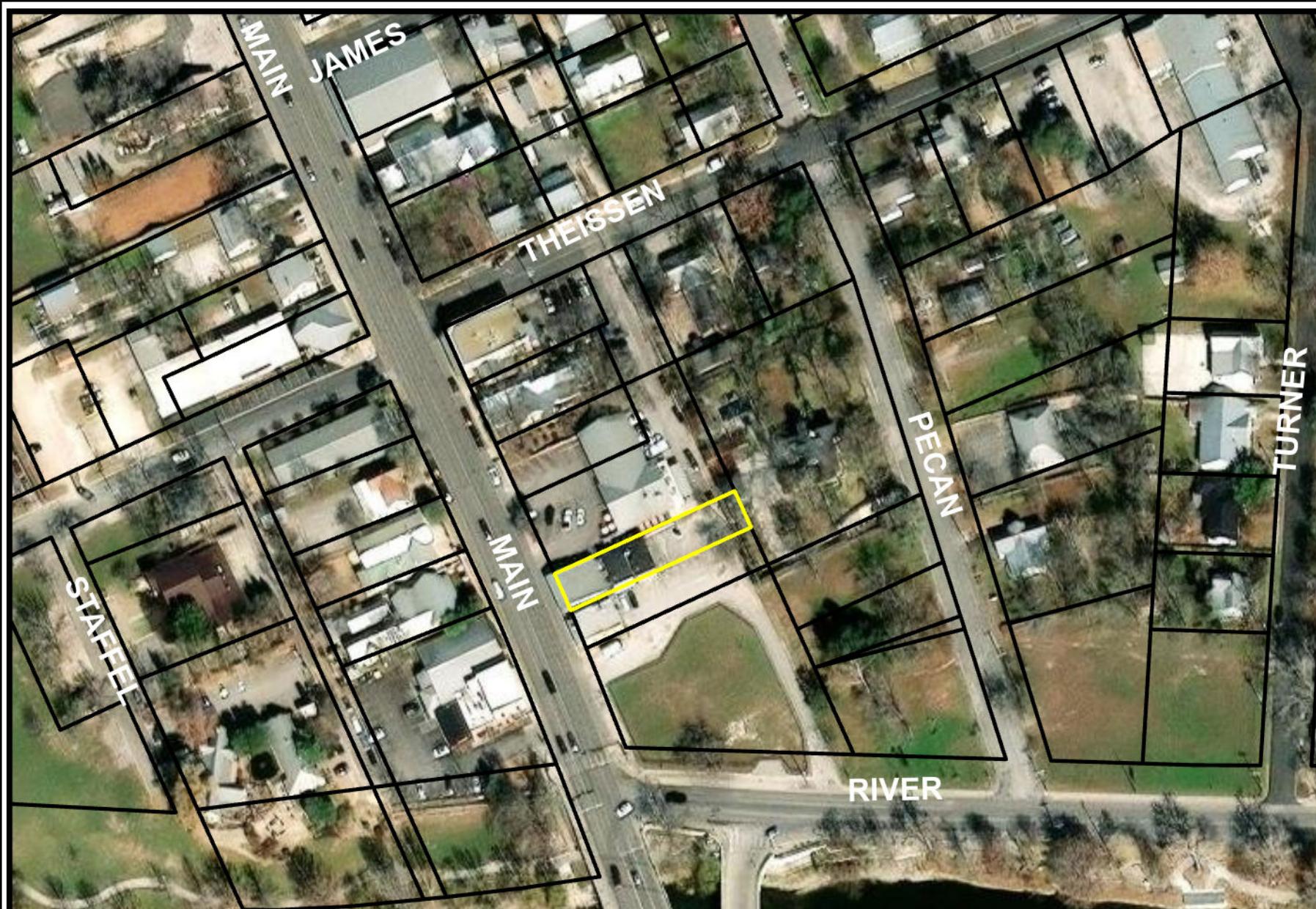
SUBJECT PROPERTY

455 S Main Street

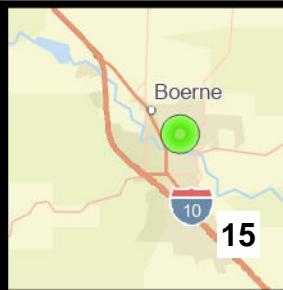
Legend

■ Parcels

■ SUBJECT PROPERTY



0 0.02 0.04 0.09 Miles



15



SUBJECT PROPERTY
455 S Main Street

Current Zoning
C3
Historic District

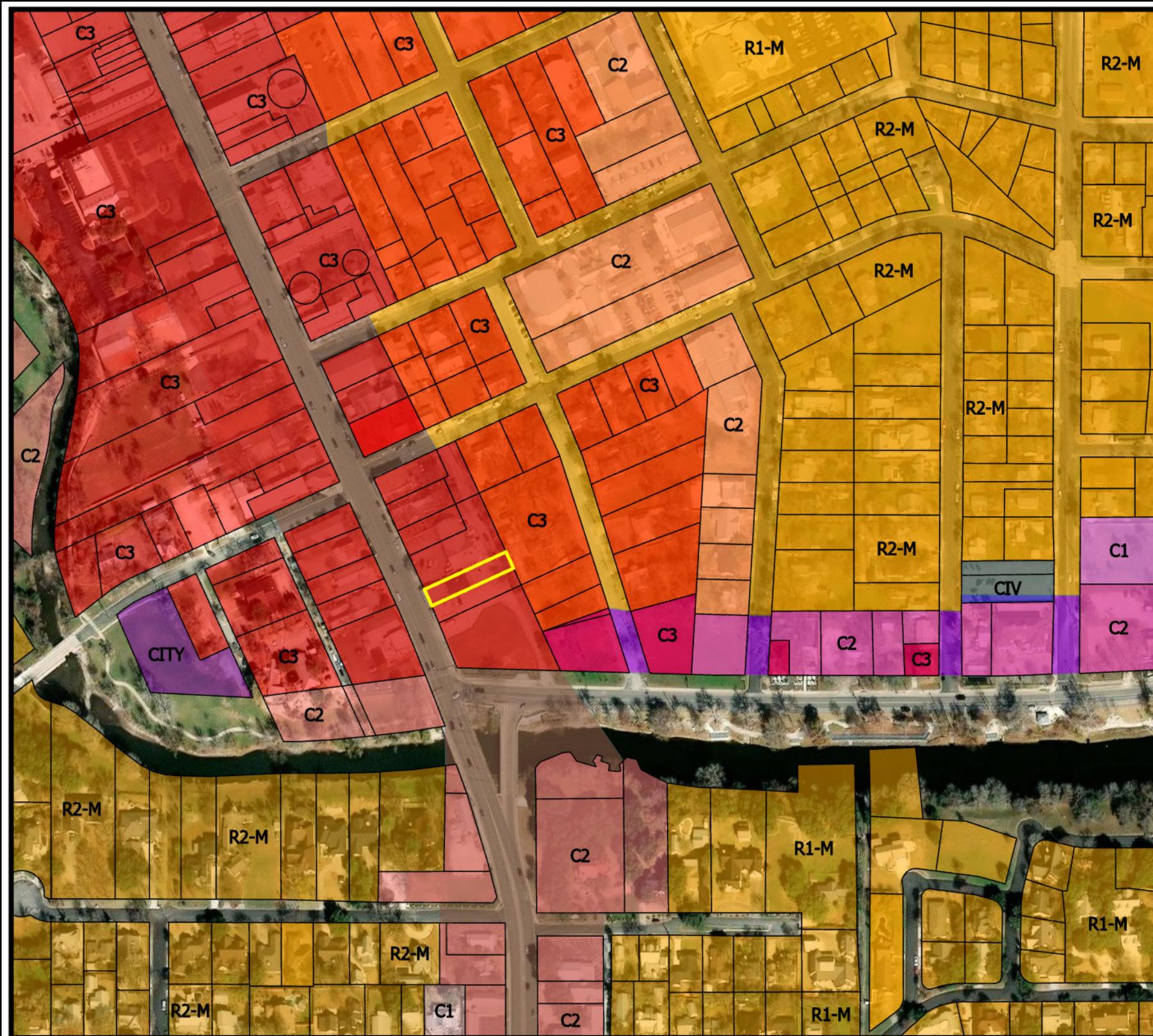
Legend

SUBJECT PROPERTY
Boerne Zoning

C1
C2
C3
CITY
CIV
R1-M
R2-M

Overlay Districts

Downtown Community
Historic District
River Road



HANGING BUILDING SIGNS

QUANTITY: 2
72" W X 12" H



MANUFACTURE AND INSTALL
DIGITALLY PRINTED ON
CALENDERED 3M IJ35C
GLOSS CALENDARED 3M - 8508
MDO

MATERIALS



D1 V1 L1 M1



NOTES:

*Scale on photo is not to size

Client: LA DAMA FINA
Invoice: #13759
Date: 10/17/23
Sales: MICHAEL SIGNMAN
Designer: Daniel G.

CLIENT SIGNATURE:

X

 San Antonio
Signarama

This sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
This design proposal will remain the exclusive property of Signarama until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fees will apply.
Up to TWO-revisions with your purchase. Additional revisions cost \$40 each. Your order will be processed upon receipt of this artwork approval.

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AGENDA ITEM SUMMARY

Agenda Date	January 6, 2026
Requested Action	Consider a certificate of appropriateness for a new sign permit for three new signs located at 455 S Main Street (La Dama Fina).
Contact Person	Benjamin Simmons, Planner I (830) 248-1630, bsimmons@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The property owner is Diann Duncan and the applicant is Kelly Mattingly of Signarama – San Antonio NW & Downtown.</p> <p>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)</p> <p>The property is zoned C3 - Community Commercial and is located inside the Historic Overlay District.</p> <p>The applicant will be requesting a variance to the minimum allowed vertical clearance for a hanging sign under UDC Section 9-7.D.7 at the upcoming Design Review Committee meeting scheduled for February 12, 2026. The variance request is related to the two hanging signs for the property; while the variance will be decided by the Design Review Committee, the Historic Landmark Commission must first determine if it is appropriate for the site.</p> <p>REQUEST:</p> <p>The property owner is requesting consideration of:</p> <ol style="list-style-type: none">1. A certificate of appropriateness for a new sign permit for three new signs located at 455 S Main Street. <p>ANALYSIS:</p> <p>According to Historic District Survey records, the structure located at 455 S Main Street was constructed circa 1920. The structure was home to the Harry Davis Insurance Agency circa 1960 with no documented</p>

information regarding prior owners. The structure features double hung wood sash windows, double entrance doors, a standing seam metal porch roof, and exterior stucco walls.

The applicant is proposing three new signs. The proposed signs designs feature the following details:

Wall Mounted Sign:

- Metal circular sign panel measuring 41" W x 89.3" H
- Cream background with brown lettering
- Non-lit sign

Door Mounted Sign:

- Rectangular sign panel measuring 32"W x 24" H
- Cream Background with black lettering
- Non-lit sign

Hanging Sign:

- Rectangle sign panel measuring 72"W x 12"H
- Cream Background with black lettering
- Non-lit signs

The proposed sign designs follow Historic District guidelines for signs:

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

FINDINGS:

- Staff finds that the sign designs 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.

Additionally, the Historic Landmark Commission should make a recommendation for the sign variance to the Design Review Committee, pursuant to the requirements of UDC section 2-10.

MOTIONS FOR CONSIDERATION:

	<p>The following motions are provided to assist the Commission's decision.</p> <p>I move that the Historic Landmark Commission accepts the findings and APPROVE a certificate of appropriateness for new sign permits, including a recommendation for APPROVAL for the sign variance to be considered by the Design Review Committee for the property located at 455 S Main Street.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and DENY a certificate of appropriateness for new sign permits located at 455 S Main Street. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	Section 3.11 of the UDC requires the review of signs located within the Historic District for compliance with Historic District Guidelines.
Alternative Options	<p>The Commission may consider the request for COA for sign permit:</p> <ul style="list-style-type: none"> • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	<p>Attachment 1 – Aerial Map</p> <p>Attachment 2 – Zoning View</p> <p>Attachment 3 – Proposed Sign</p> <p>Attachment 4 – Street View</p>



SUBJECT PROPERTY

455 S Main Street

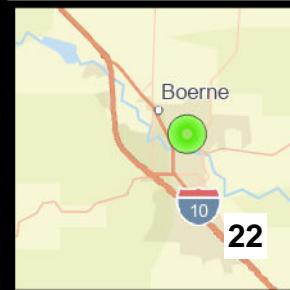
Legend

■ Parcels

■ SUBJECT PROPERTY



0 0.02 0.04 0.09 Miles



22



SUBJECT PROPERTY
455 S Main Street

Current Zoning
C3
Historic District

Legend

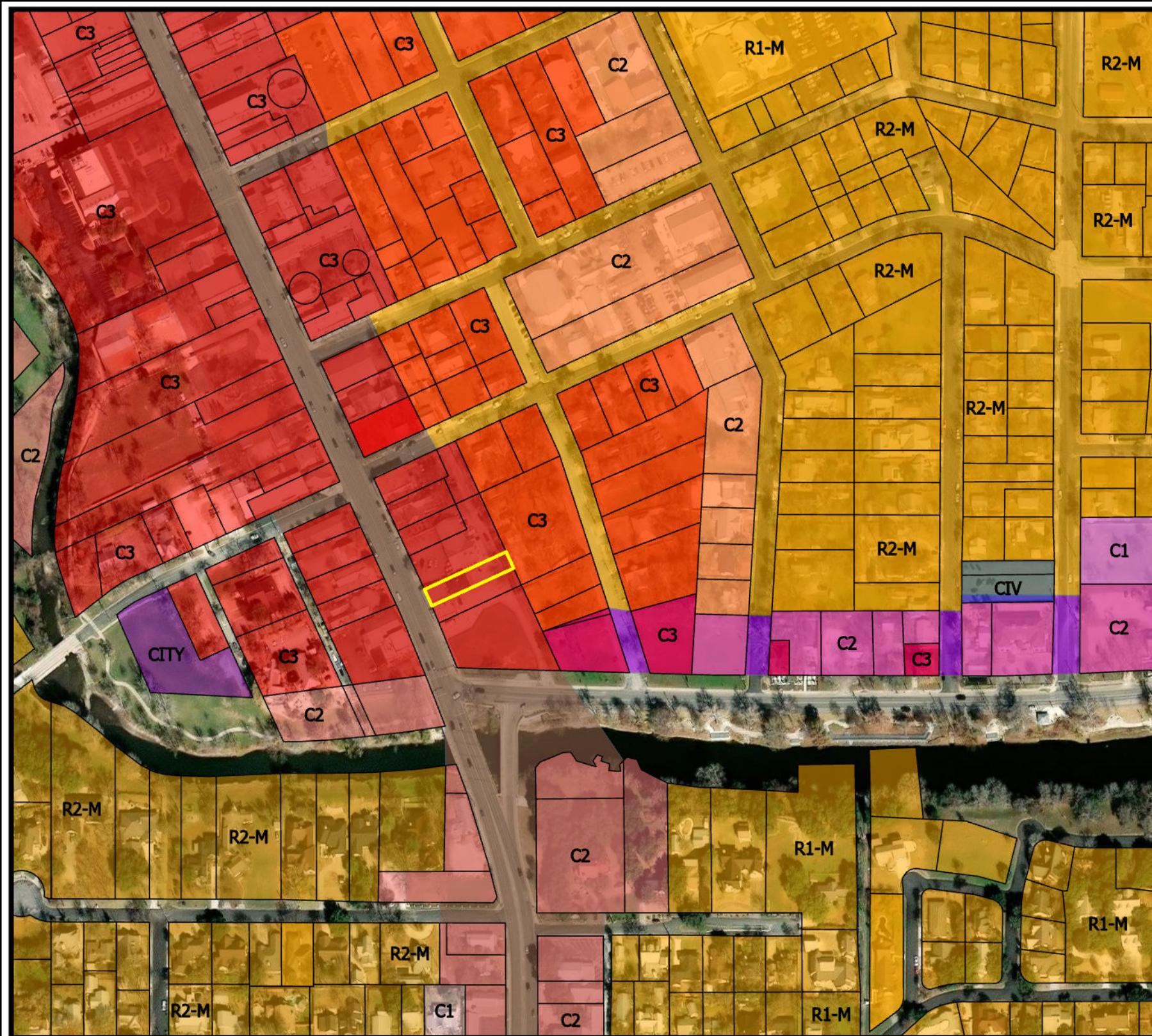
SUBJECT PROPERTY

Boerne Zoning

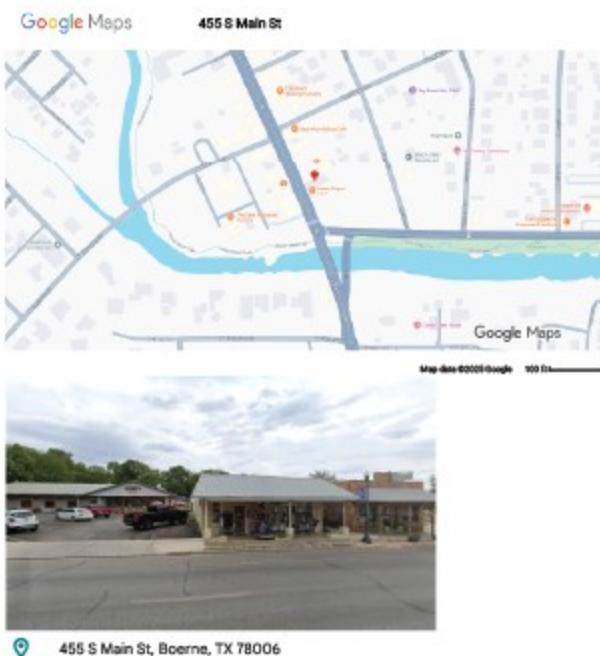
C1
C2
C3
CITY
CIV
R1-M
R2-M

Overlay Districts

Downtown Community
Historic District
River Road



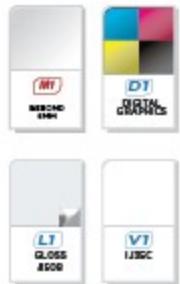
CIRCULAR SIGN



**QUANTITY: 1
41" W X 89.3" H**

MANUFACTURE AND INSTALL
DIGITALLY PRINTED ON
CALENDERED 3M IJ35C
GLOSS CALENDERED 3M - 8508
BEBOND 6MM

MATERIALS



← **D1 V1 L1 M1**

NOTES:

Client: LA DAMA FINA
Invoice: #03759
Date: 10/17/20
Sales: MICHAEL SIGNAN Designer: Daniel G.

CLIENT SIGNATURE:

X

 **Signarama** San Antonio

This sign is intended to be installed in accordance with the International Sign Code and National Electrical Code and/or other applicable codes. This includes proper grounding and bonding of the sign.

This design proposal will remain the exclusive property of Signarama. It is to be used only for the purpose for which it was furnished directly or otherwise and may not be duplicated by other parties or design fees will apply. A non-refundable deposit with your order. Additional revisions cost \$40 each. Your order will be processed upon receipt of this artwork approved.

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HANGING BUILDING SIGNS



QUANTITY: 2
72" W X 12" H

MANUFACTURE AND INSTALL
DIGITALLY PRINTED ON
CALENDERED 3M IJ35C
GLOSS CALENDERED 3M - 8508
MDO

MATERIALS



NOTES:

*Scale on photo is not to size

Client: LA DAMA FINA
Invoice: #03759
Date: 10/17/20
Sales: MICHAEL SIGNAN
Designer: Daniel G.

CLIENT SIGNATURE:

X

San Antonio
Signarama

This sign is intended to be installed in accordance with the requirements of the 2010 Americans with Disabilities Act Accessibility Guidelines and the International Building Code and/or other applicable laws and regulations. This includes proper anchoring and bonding of the sign.

This design proposal will remain the exclusive property of Signarama. It is to be used only for the purpose for which it was created and may not be duplicated by other parties or design fees will apply.

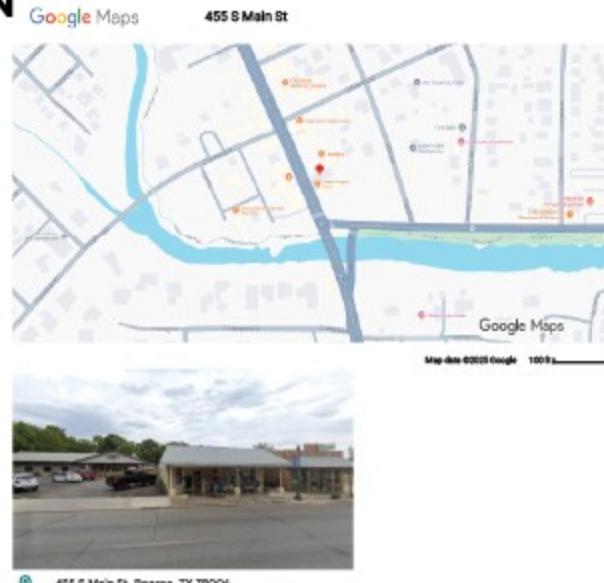
Signarama reserves the right to cancel contracts. Additional revisions over \$40 each, your order will be processed upon receipt of this artwork approved.

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CUSTOM ACM SIGN

Google Maps



QUANTITY: 1
32" W X 24" H

MANUFACTURE AND INSTALL
DIGITALLY PRINTED ON
CALENDERED 3M IJ35C
GLOSS CALENDERED 3M - 8508
BEBOND 3MM

MATERIALS



La Dama Fina

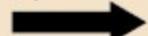
Suite 1A

(210) 632-2469

Hance Realty

Suite 1B

(210) 632-2408



← **D1** **V1** **L1** **M1**

NOTES:

Client: LA DAMA FINA
Invoice: #03759
Date: 10/17/20
Sales: MICHAEL SIGNAN Designer: Daniel G.

CLIENT SIGNATURE:

X

 **Signarama**
San Antonio

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AGENDA ITEM SUMMARY

Agenda Date	January 6, 2026
Requested Action	Consider a certificate of appropriateness for a new sign permit located at 455 S Main Street (SL Permanent Jewelry).
Contact Person	Benjamin Simmons, Planner I (830) 248-1630, bsimmons@boerne-tx.gov
Background Information	<p>PRIOR REVIEW:</p> <p>The Historic Landmark Commission considered this item at the December 2, 2025, meeting. The Commission voted to deny this request. This design has been modified to include more information about the business.</p> <p>BACKGROUND:</p> <p>The property is owned by Diann Duncan, and the applicant is Kelly Mattingly of Signarama – San Antonio NW & Downtown.</p> <p>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)</p> <p>The property is zoned C3 - Community Commercial and is located inside the Historic Overlay District.</p> <p>REQUEST:</p> <p>The property owner is requesting consideration of:</p> <ol style="list-style-type: none">1. A certificate of appropriateness for a new sign permit located at 455 S Main Street. <p>ANALYSIS:</p> <p>According to Historic District Survey records, the structure located at 455 S Main Street was constructed circa 1920. The structure was home to the Harry Davis Insurance Agency circa 1960 with no documented information regarding prior owners. The structure features double hung</p>

wood sash windows, double entrance doors, a standing seam metal porch roof, and exterior stucco walls.

The applicant is proposing a new wall-mounted sign. The proposed sign design features the following details:

- Metal rectangular sign panel measuring 132" W x 24" H
- White background with black lettering
- Non-lit sign

The proposed sign design follows Historic District guidelines for signs:

- Metal 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:

The following motions are provided to assist the Commission's decision.

I move that the Historic Landmark Commission accepts the findings and **APPROVE** a certificate of appropriateness for new sign permits located at 455 S Main Street.

OR

I move that the Historic Landmark Commission rejects the findings and **DENY** a certificate of appropriateness for new sign permits located at 455 S Main Street. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).

Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	Section 3.11 of the UDC requires the review of signs located within the Historic District for compliance with Historic District Guidelines.
Alternative Options	<p>The Commission may consider the request for COA for sign permit:</p> <ul style="list-style-type: none"> • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	<p>Attachment 1 – Aerial Map Attachment 2 – Zoning View Attachment 3 – Proposed Sign Attachment 4 – Street View</p>



SUBJECT PROPERTY

455 S Main Street

Legend

- Parcels
- SUBJECT PROPERTY



N



SUBJECT PROPERTY
455 S Main Street

Current Zoning

C3

Historic District

Legend

SUBJECT PROPERTY

Boerne Zoning

C1

C2

C3

CITY

CIV

R1-M

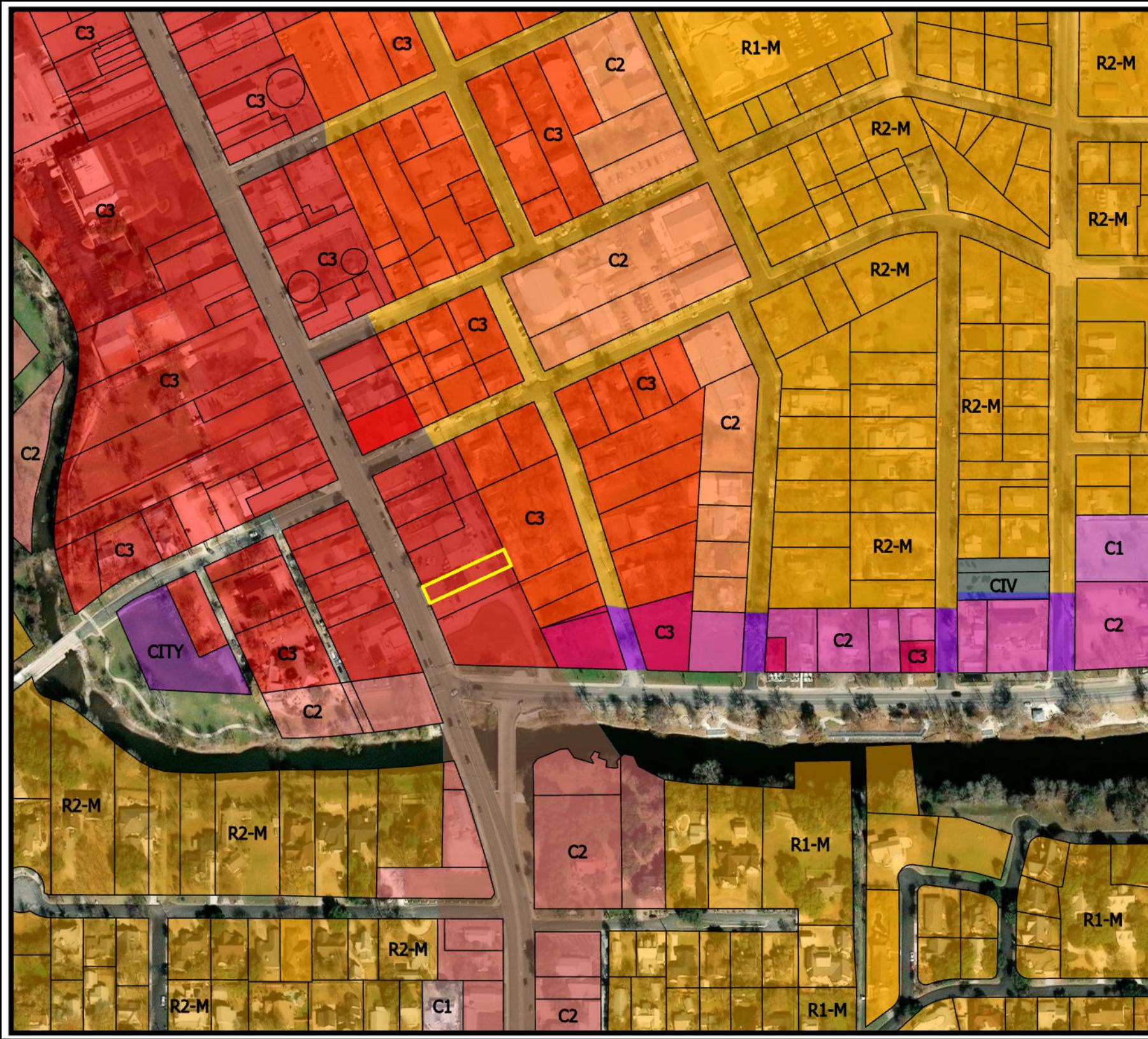
R2-M

Overlay Districts

Downtown Community

Historic District

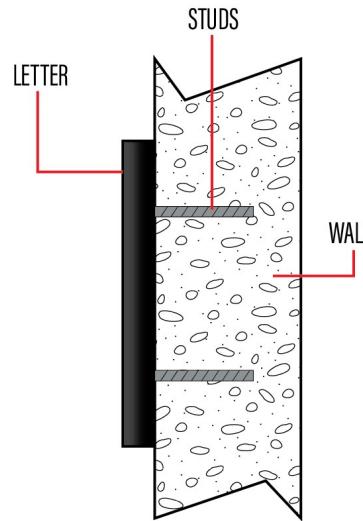
River Road



13721 - STOREFRONT SIGNAGE

QUANTITY: 1
132" W X 24" H

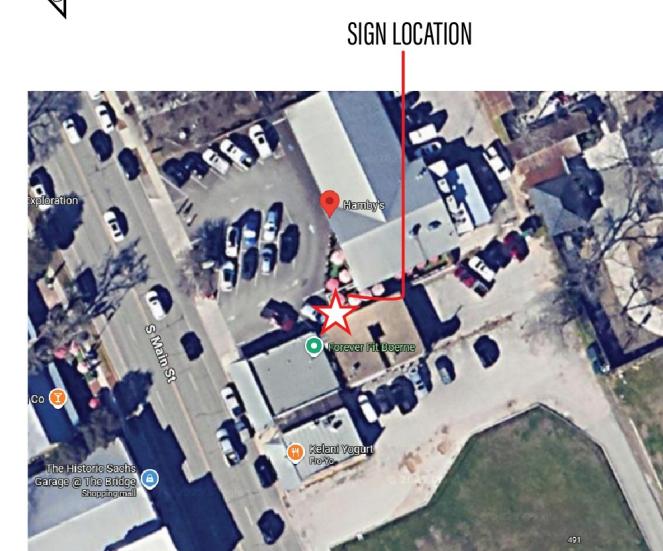
SQ. FT. 22



MANUFACTURE AND INSTALL
3MM PREMIUM BLACK ACM
STUD-MOUNTED FLUSH TO FASCIA

ADDRESS

455 S. MAIN ST. BOERNE, TX 78006
SUITE #2



SL PERMANENT JEWELRY
& BOUTIQUE

NOTES: Stroke Thickness: 1.1"

Client: SL PERMANENT JEWELRY
Invoice: 13721
Date: 10/9/25
Sales: EVAN Designer: EVAN

CLIENT SIGNATURE:

X

 San Antonio
Signarama

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AGENDA ITEM SUMMARY

Agenda Date	January 6, 2026
Requested Action	Consider a certificate of appropriateness for exterior improvements to a structure located at 225-257 N 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 Street is a circa 1955 one-story, mid-20th-century commercial infill building of concrete block with glass-block windows and 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>The applicant is proposing several exterior improvements:</p> <ol style="list-style-type: none">1. Replacement of 2 windows<ul style="list-style-type: none">o two fixed picture windows—Pella Lifestyle “Steady Set” (black exterior trim, no divided lights/muntins), installed within the existing openings.2. Replacement of 2 doors<ul style="list-style-type: none">o replacement-in-kind to fit existing openings; maintain existing design and proportions; finish to match approved trim/door color (SW Tricorn Black, eggshell).3. Repaint the exterior of the structure.<ul style="list-style-type: none">o Exterior paint (body) - Sherwin-Williams Natural Linen (SW 9109), eggshell finish.o Trim and doors paint - Sherwin-Williams Tricorn Black (SW 7069), eggshell finish.

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 exterior work at 225-227 N Main St., including (1) replacement of two windows (two fixed picture windows); (2) replacement of two doors (in-kind within existing openings); and (3) repainting the exterior—body in Sherwin-Williams Natural Linen (SW 9109, eggshell) and trim/doors in Sherwin-Williams Tricorn Black (SW 7069, eggshell).

ANALYSIS:

Criteria for the HLC review process include:

- Historical appropriateness:
- Compatible architectural design
- Streetscape objectives
- Overall enhancement of the Historic District

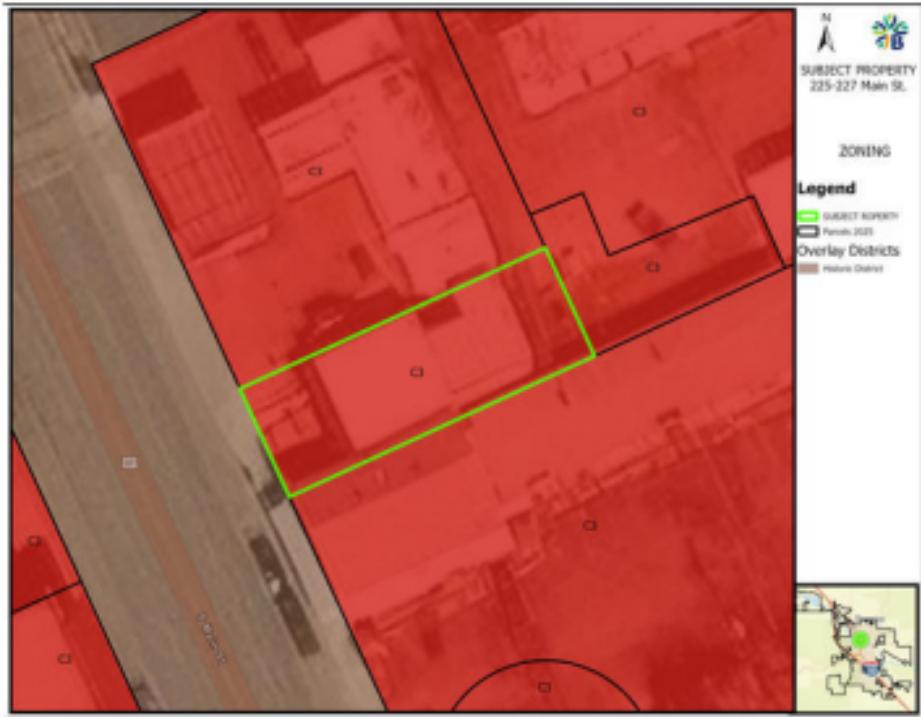
Doors (2, replacement-in-kind). The proposal retains existing openings and replaces the doors with fiberglass units with bronze hardware and a dark finish (SW Tricorn Black), which aligns with guidance to retain/repair entrances and, when replacement is needed, use wood-and-glass or dark bronze-finished metal rather than raw aluminum. Maintaining original size and configuration supports compatibility with the building's character.

Windows (2, fixed picture windows). The proposal replaces two fixed picture windows, which are flanked by glass-block panels with two fixed picture windows—wood units with an aluminum-clad exterior. Window replacement is acceptable when repair is not feasible, provided the new units match the original in size and light pattern; wood is the preferred material.

Exterior paint (body: SW Natural Linen; trim/doors: SW Tricorn Black). The guidelines call for color schemes that complement nearby buildings, reflect the building's character, and use contrast between trim/doors and the body—this palette is consistent with those objectives.

	<p>FINDINGS:</p> <ul style="list-style-type: none"> • Staff finds that the exterior improvements meet Boerne's UDC regulations and Historic District Guidelines. <p>RECOMMENDATION:</p> <p>The Historic Landmark Commission should determine if the request meets the requirements of the UDC and the Historic District Guidelines and consider issuing a Certificate of Appropriateness.</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>I move that the Historic Landmark Commission accept the findings and APPROVE the Certificate of Appropriateness for 225-227 Main.</p> <p>OR</p> <p>I move that the Historic Landmark Commission DENY the Certificate of Appropriateness for 225-227 Main.</p>
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 – Exterior Photos Attachment 4 – Window & Door Hardware & Paint Colors Attachment 5 – Historic District Survey Data







ART SPA HOUSE



1. Replace 2 windows



Pella - Lifestyle Steady Set Black
Rectangle Picture Window

Item #6019471
Model #1000012874

— 1 +

2. Replace 2 doors



Steves & Sons

Legacy 32 in. x 80 in. Left-Hand/Outswing Full Lite Clear Glass White Primed Fiberglass Prehung Front Door w/4 in. Jamb

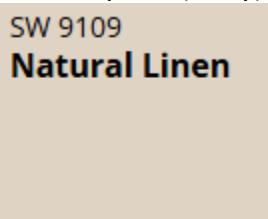
Common Door Size (WxH) in.: **32 x 80**

Door Handing: **Left Hand/Outswing**

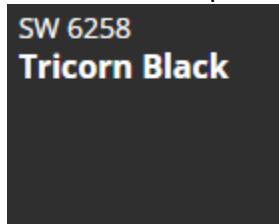
Color/Finish: **White Primed**

3. Repaint the exterior of the structure.

- Exterior paint (body) - Sherwin-Williams Natural Linen (SW 9109), eggshell finish.



- Trim and doors paint - Sherwin-Williams Tricorn Black (SW 6258), eggshell finish.



PropertyID 26007 **Subdivision** S15685 - Schertz Addition **Block** Lot 135 **Survey #** 102 **BPL**

Historic Name unknown

Common Name 225-227 S Main St

225-227 S Main St

Boerne Texas 78006

USGS Quad Extant

Date 1955 Est.

Style Mid-20th Century

Architect

Builder

Historic commerce/trade **Current** commerce/trade

GIS Long -98.73098611 **Lat** 29.79216667

Zoning



N 29° 47' 31.6" W 098° 43' 51.5"

1407 (R)

1/16/2008 11:43:44

Historic Designation:

Eligible:

Historic District:

Level of Significance

Period

Threats none

Significance:

The small concrete block building at 225-227 S. Main St. is a well-preserved example of the type of commercial infill building introduced on Main Street in the 1950s. The building exhibits materials common to this period including glass block and elongated brick facing. Detailing on the facade is limited to a simple stringcourse and two low horizontal planter boxes beneath the glass block windows. Though simple in form, the building's fine proportions and modern details suggest a thoughtful approach to its design. The building strongly resembles the 1954 Adler Office Building and may have been constructed by the same builder.

In the 1960s, Ella's Beauty Box occupied the northern half of the building (225). The southern half (227) housed Dr. L. J. Gregory's dental practice.



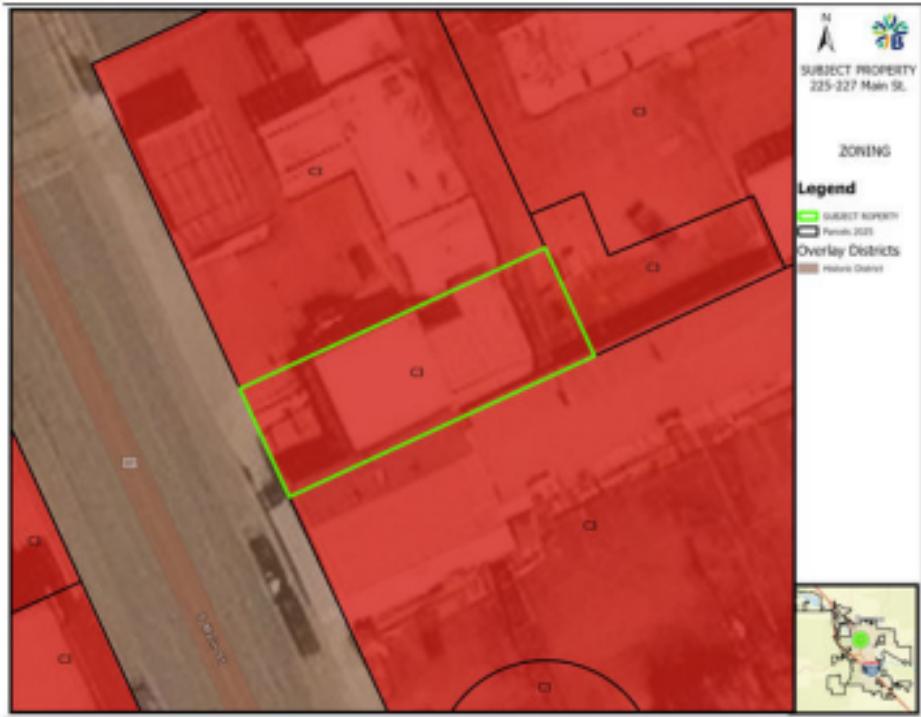
AGENDA ITEM SUMMARY

Agenda Date	January 6, 2026
Requested Action	Consider a certificate of appropriateness for a sign permit located at 225-257 N 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 Street is a circa 1955 one-story, mid-20th-century commercial infill building of concrete block with glass-block windows and 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>The applicant is proposing a 17.5 sf non-illuminated wall sign of individual aluminum channel letters spelling ART SPA HOUSE. Letters are 14 inches tall, with an overall length of 15 ft, finished black to coordinate with the approved trim color, and centered on the façade's sign band above the awning.</p> <p>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)</p> <p>REQUEST:</p>

	<p>1. The applicant is requesting a Certificate of Appropriateness (COA) for a new sign permit at 225-227 N Main St.</p> <p>ANALYSIS:</p> <p>The applicant is proposing one new wall-mounted sign and features the following details:</p> <ul style="list-style-type: none"> • 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. <p>FINDINGS:</p> <ul style="list-style-type: none"> • Staff finds that the sign design meets Boerne’s UDC Chapter 9 sign regulations and Historic District Guidelines. <p>RECOMMENDATION:</p> <p>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.</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>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 Main.</p> <p>OR</p> <p>I move that the Historic Landmark Commission DENY the Certificate of Appropriateness for a new sign permit at 225-227 Main.</p>
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





14" x 15ft Channel Letters

ART SPA HOUSE



