

**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 meeting 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 demotion 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 STRUCTURES(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 in 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

<b>Agenda Date</b>	January 6, 2026
<b>Requested Action</b>	Consider a certificate of appropriateness for a sign permit for a new sign located at 455 S Main Street (Hance Realty).
<b>Contact Person</b>	Benjamin Simmons, Planner I (830) 248-1630, bsimmons@boerne-tx.gov
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>The property owner is Diann Duncan, and the applicant is Kelly Mattingly of Signarama – San Antonio NW &amp; 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><b>REQUEST:</b></p> <p>The property owner is requesting consideration of:</p> <ol style="list-style-type: none"> <li>1. A certificate of appropriateness for a sign permit for a new sign located at 455 S Main Street.</li> </ol> <p><b>ANALYSIS:</b></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>



	<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.</p> <p>The applicant is proposing a new sign. The proposed sign design features the following details:</p> <ul style="list-style-type: none"><li>• Rectangle sign panel measuring 72"W x 12"H</li><li>• Cream Background with black lettering</li><li>• Non-lit signs</li></ul> <p>The proposed sign design follows Historic District guidelines for signs:</p> <ul style="list-style-type: none"><li>• Metal material</li><li>• Max 2 typefaces</li><li>• Illumination</li><li>• Earth tone colors</li></ul> <p><b>FINDINGS:</b></p> <ul style="list-style-type: none"><li>• Staff finds that the sign design meets Boerne's UDC Chapter 9 sign regulations and Historic District Guidelines</li></ul> <p><b>RECOMMENDATION:</b></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>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.</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 the findings and <b>APPROVE</b> a certificate of appropriateness for new sign permits located at 455 S Main Street, including a recommendation for <b>APPROVAL</b> 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 <b>DENY</b> a certificate of appropriateness for new sign permits located at</p>
--	--

	455 S Main Street. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).
<b>Strategic Alignment</b>	
<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>	<p>The Commission may consider the request for COA for sign permit:</p> <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>	<p>Attachment 1 – Aerial Map  Attachment 2 – Zoning View  Attachment 3 – Proposed Sign  Attachment 4 – Street View</p>



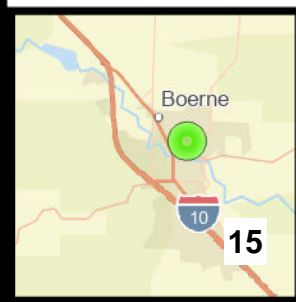


# SUBJECT PROPERTY

455 S Main Street

## Legend

-  Parcels
-  SUBJECT PROPERTY














SUBJECT PROPERTY  
455 S Main Street

Current Zoning  
C3  
Historic District




### Legend

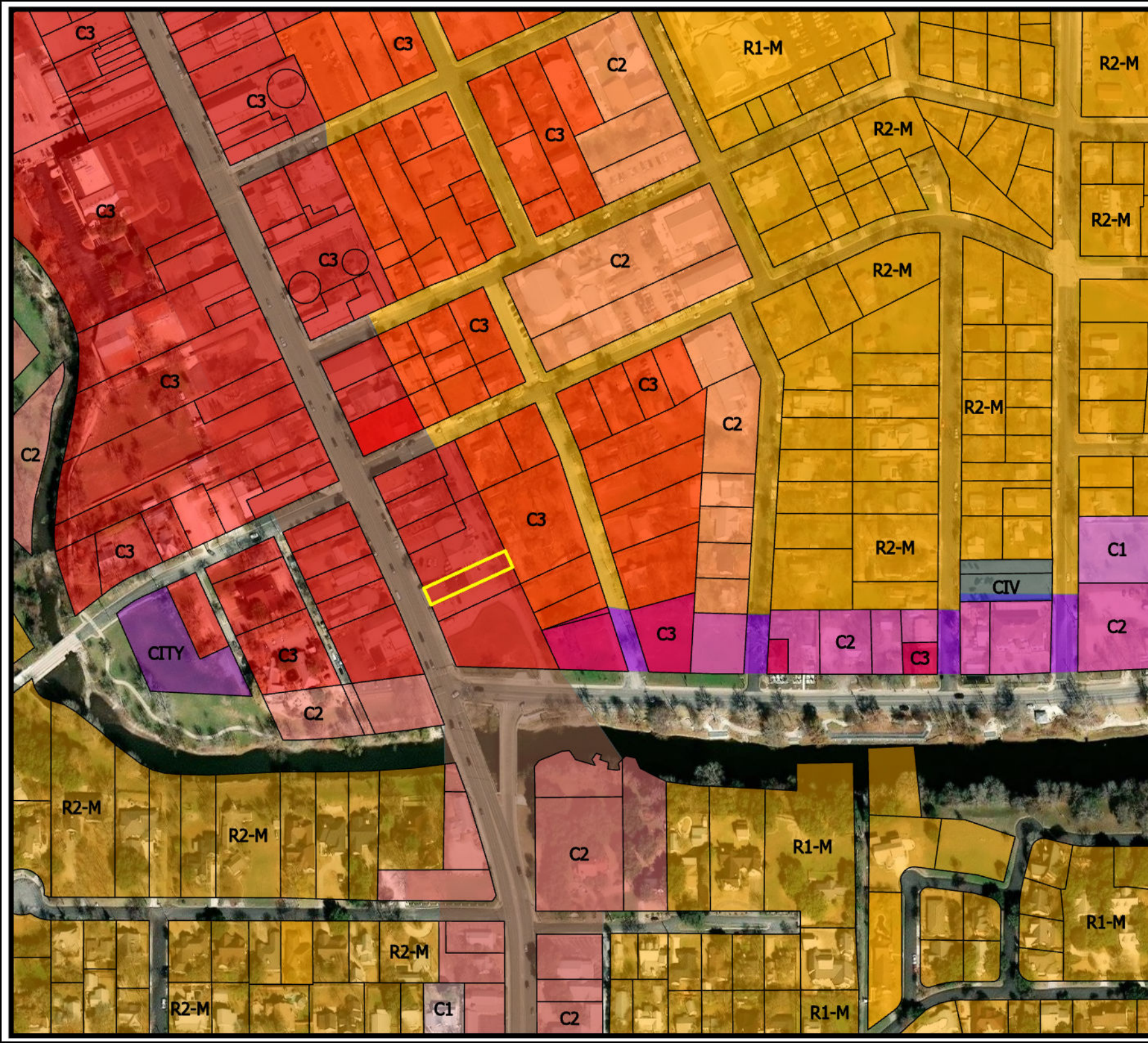
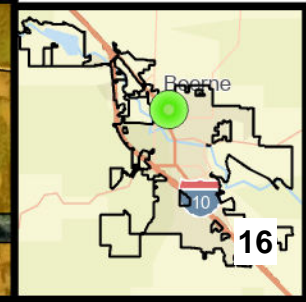
 SUBJECT PROPERTY

### 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



455 S Main St, Boerne, TX 78006

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

## MATERIALS



D1 V1 L1 M1

## NOTES:

\*Scale on photo is not to size

LA DAMA FINA

BOUTIQUE

HANCE REALTY

REAL ESTATE, COMMERCIAL & PROPERTY MANAGEMENT

Client: LA DAMA FINA  
Invoice: #13759  
Date: 11/17/23  
Sales: MICHAEL SIGMAN Designer: Daniel G.

## CLIENT SIGNATURE:

X



This sign is intended to be installed in accordance with the requirements of Article 600 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. We will supply up to TWO revisions with your purchase. Additional revisions cost \$45 each. Your order will be processed upon receipt of this artwork approval.

Due to limitations in the printing process, the colors shown may not reflect actual colors. Color may vary slightly. If exact color match is required, please contact SAR representative.

This document and the information contained may not be reproduced without the express written permission of Signarama. Unauthorized copy disclosure, or use are prohibited by the copyright law.





## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	January 6, 2026
<b>Requested Action</b>	Consider a certificate of appropriateness for a new sign permit for three new signs located at 455 S Main Street (La Dama Fina).
<b>Contact Person</b>	Benjamin Simmons, Planner I (830) 248-1630, bsimmons@boerne-tx.gov
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>The property owner is Diann Duncan and the applicant is Kelly Mattingly of Signarama – San Antonio NW &amp; 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><b>REQUEST:</b></p> <p>The property owner is requesting consideration of:</p> <ol style="list-style-type: none"> <li>1. A certificate of appropriateness for a new sign permit for three new signs located at 455 S Main Street.</li> </ol> <p><b>ANALYSIS:</b></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>



	<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.</p> <p>The applicant is proposing three new signs. The proposed signs designs feature the following details:</p> <p>Wall Mounted Sign:</p> <ul style="list-style-type: none"><li>• Metal circular sign panel measuring 41” W x 89.3” H</li><li>• Cream background with brown lettering</li><li>• Non-lit sign</li></ul> <p>Door Mounted Sign:</p> <ul style="list-style-type: none"><li>• Rectangular sign panel measuring 32”W x 24” H</li><li>• Cream Background with black lettering</li><li>• Non-lit sign</li></ul> <p>Hanging Sign:</p> <ul style="list-style-type: none"><li>• Rectangle sign panel measuring 72”W x 12”H</li><li>• Cream Background with black lettering</li><li>• Non-lit signs</li></ul> <p>The proposed sign designs follow Historic District guidelines for signs:</p> <ul style="list-style-type: none"><li>• Metal material</li><li>• Max 2 typefaces</li><li>• Illumination</li><li>• Earth tone colors</li></ul> <p><b>FINDINGS:</b></p> <ul style="list-style-type: none"><li>• Staff finds that the sign designs meets Boerne’s UDC Chapter 9 sign regulations and Historic District Guidelines</li></ul> <p><b>RECOMMENDATION:</b></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>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.</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 the findings and <b>APPROVE</b> a certificate of appropriateness for new sign permits, including a recommendation for <b>APPROVAL</b> 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 <b>DENY</b> 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>
<b>Strategic Alignment</b>	
<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>	<p>The Commission may consider the request for COA for sign permit:</p> <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>	<p>Attachment 1 – Aerial Map</p> <p>Attachment 2 – Zoning View</p> <p>Attachment 3 – Proposed Sign</p> <p>Attachment 4 – Street View</p>



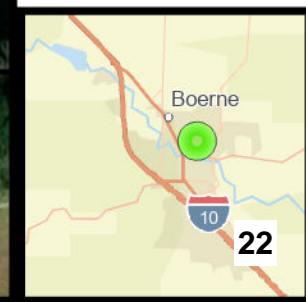
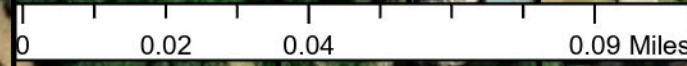


# SUBJECT PROPERTY

455 S Main Street

## Legend

-  Parcels
-  SUBJECT PROPERTY














SUBJECT PROPERTY  
455 S Main Street

Current Zoning  
C3  
Historic District




### Legend

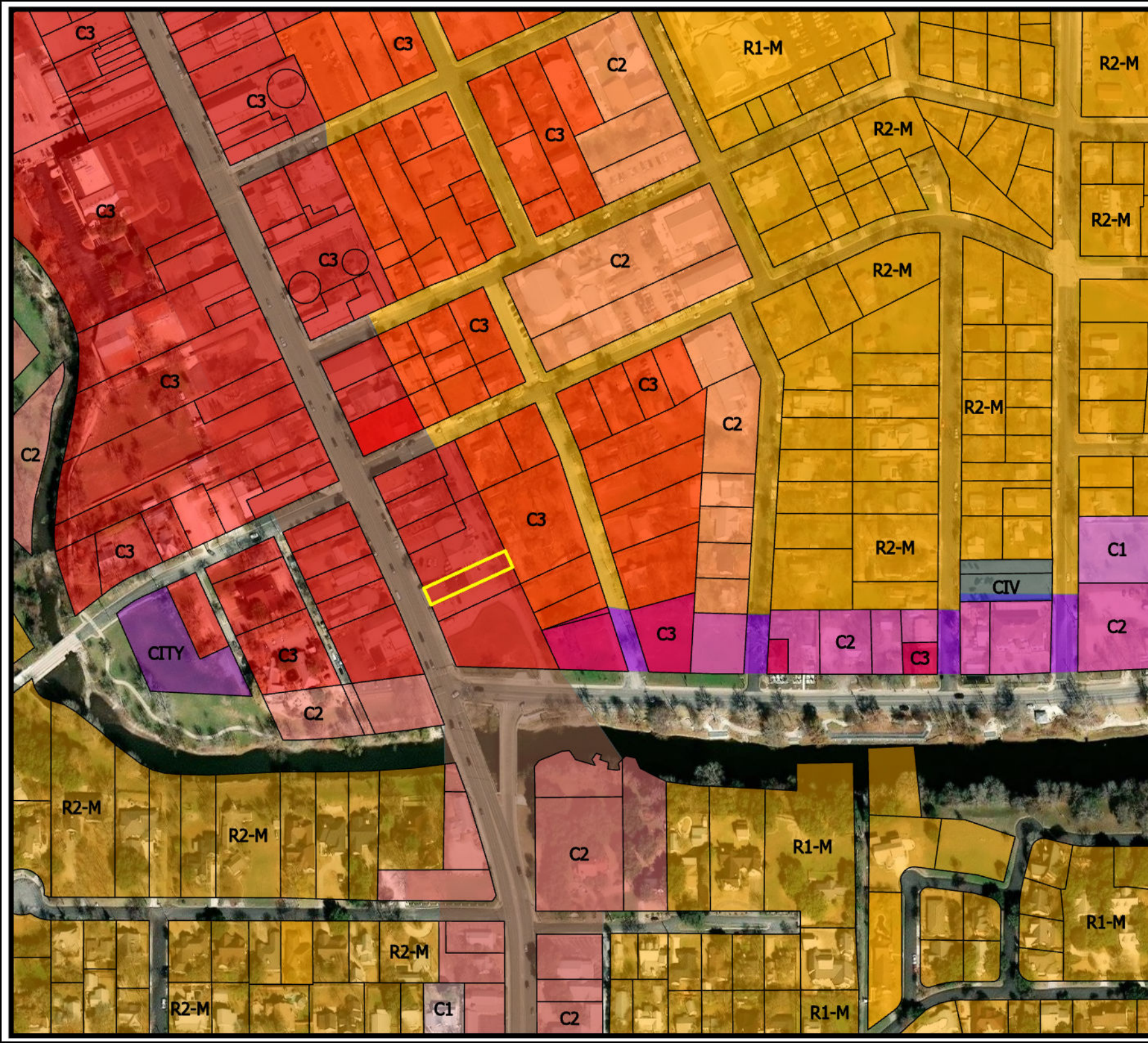
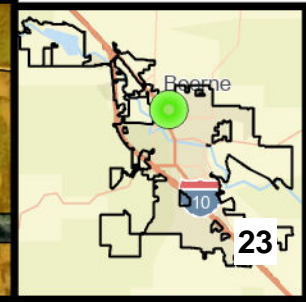
 SUBJECT PROPERTY

#### Boerne Zoning

-  C1
-  C2
-  C3
-  CITY
-  CIV
-  R1-M
-  R2-M

#### Overlay Districts

-  Downtown Community
-  Historic District
-  River Road





# CIRCULAR SIGN



Google Maps

455 S Main St



Map data ©2020 Google 100 ft

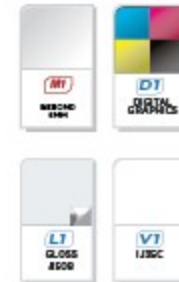


455 S Main St, Boerne, TX 78006

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

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

## MATERIALS



**NOTES:**

← D1 V1 L1 M1

Client: **LA DAMA FINA**  
Invoice: **#13259**  
Date: **11/17/20**  
Sales: **MICHAEL SIGNAR** Designer: **Daniel G.**

**CLIENT SIGNATURE:**

X



This sign is intended to be installed in accordance with the requirements of Article 802 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. Payment directly on drawing and may not be substituted by other parties or designs. Fee will apply up to 10% of materials with your purchase. Additional revisions cost \$45 each. Your order will be processed upon receipt of this artwork approval.

Due to limitations in the printing process, the colors shown may not reflect actual colors. Color may vary slightly. If exact color match is required, please contact SAR representative.

This document and the information contained may not be reproduced without the express written permission of Signarama. Unauthorized copying, disclosure, or use are prohibited by the copyright law.

# HANGING BUILDING SIGNS



455 S Main St, Boerne, TX 78006

**QUANTITY: 2**  
**72" W X 12" H**

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

## MATERIALS



D1 V1 L1 M1



## NOTES:

\*Scale on photo is not to size

Client: **LA DAMA FINA**  
Invoice: **#13259**  
Date: **11/17/25**  
Sales: **MICHAEL SIGNAR** Designer: **Daniel G.**

## CLIENT SIGNATURE:

X



This sign is intended to be installed in accordance with the requirements of Article 802 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. Client's approval is required and may not be substituted by other parties or design. This will apply to all TWC materials with your purchase. Additional revisions cost \$45 each. Your order will be processed upon receipt of this artwork approval.

Due to limitations in the printing process, the colors shown may not reflect actual colors. Color may vary slightly. If exact color match is required, please contact SAR representative.  
This document and the information contained may not be reproduced without the express written permission of Signarama. Unauthorized copying, disclosure, or use are prohibited by the copyright law.

# CUSTOM ACM SIGN

Google Maps

455 S Main St

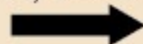
**QUANTITY: 1**  
**32" W X 24" H**



La Dama Fina  
Suite 1A  
Hance Realty  
Suite 1B  
455 S Main St

57.5"

**La Dama Fina**  
Suite 1A  
(210) 632-2469  
**Hance Realty**  
Suite 1B  
(210) 632-2408



455 S Main St, Boerne, TX 78006

← D1 V1 L1 M1

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

## MATERIALS



**NOTES:**

Client: **LA DAMA FINA**  
Invoice: **#13259**  
Date: **11/17/20**  
Sales: **MICHAEL SIGNAH** Designer: **Daniel G.**

**CLIENT SIGNATURE:**

X



This sign is intended to be installed in accordance with the requirements of Article 802 of the National Fire Protection Code and/or other applicable local codes. This includes proper mounting and securing of the sign.

This design proposal will remain the exclusive property of Signarama until approved and accepted through purchase by client. Payment directly on drawing and may not be substituted by other parties or designs. This will apply up to 14 days after purchase. Additional revisions cost \$45 each. Your order will be processed upon receipt of this sketch approval.

Due to limitations in the printing process, the colors shown may not reflect actual colors. Color may vary slightly. If exact color match is required, please contact SAR representative.

This document and the information contained may not be reproduced without the express written permission of Signarama. Unauthorized copying, disclosure, or use are prohibited by the copyright law.







## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	January 6, 2026
<b>Requested Action</b>	Consider a certificate of appropriateness for a new sign permit located at 455 S Main Street (SL Permanent Jewelry).
<b>Contact Person</b>	Benjamin Simmons, Planner I (830) 248-1630, bsimmons@boerne-tx.gov
<b>Background Information</b>	<p><b>PRIOR REVIEW:</b></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><b>BACKGROUND:</b></p> <p>The property is owned by Diann Duncan, and the applicant is Kelly Mattingly of Signarama – San Antonio NW &amp; 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><b>REQUEST:</b></p> <p>The property owner is requesting consideration of:</p> <ol style="list-style-type: none"><li>1. A certificate of appropriateness for a new sign permit located at 455 S Main Street.</li></ol> <p><b>ANALYSIS:</b></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>



	<p>wood sash windows, double entrance doors, a standing seam metal porch roof, and exterior stucco walls.</p> <p>The applicant is proposing a new wall-mounted sign. The proposed sign design features the following details:</p> <ul style="list-style-type: none"> <li>• Metal rectangular sign panel measuring 132" W x 24" H</li> <li>• White background with black lettering</li> <li>• Non-lit sign</li> </ul> <p>The proposed sign design follows Historic District guidelines for signs:</p> <ul style="list-style-type: none"> <li>• Metal material</li> <li>• Max 2 typefaces</li> <li>• Illumination</li> <li>• Earth tone colors</li> </ul> <p><b>FINDINGS:</b></p> <ul style="list-style-type: none"> <li>• Staff finds that the sign design meets Boerne's UDC Chapter 9 sign regulations and Historic District Guidelines.</li> </ul> <p><b>RECOMMENDATION:</b></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><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 the findings and <b>APPROVE</b> a certificate of appropriateness for new sign permits located at 455 S Main Street.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and <b>DENY</b> 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>
--	--

<b>Strategic Alignment</b>	
<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>	<p>The Commission may consider the request for COA for sign permit:</p> <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>	<p>Attachment 1 – Aerial Map  Attachment 2 – Zoning View  Attachment 3 – Proposed Sign  Attachment 4 – Street View</p>



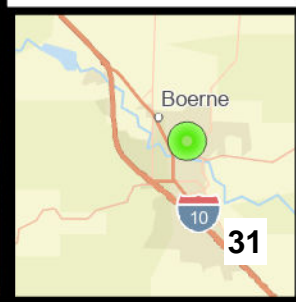
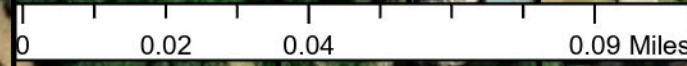


# SUBJECT PROPERTY

455 S Main Street

## Legend

-  Parcels
-  SUBJECT PROPERTY














SUBJECT PROPERTY  
455 S Main Street

Current Zoning  
C3  
Historic District




### Legend

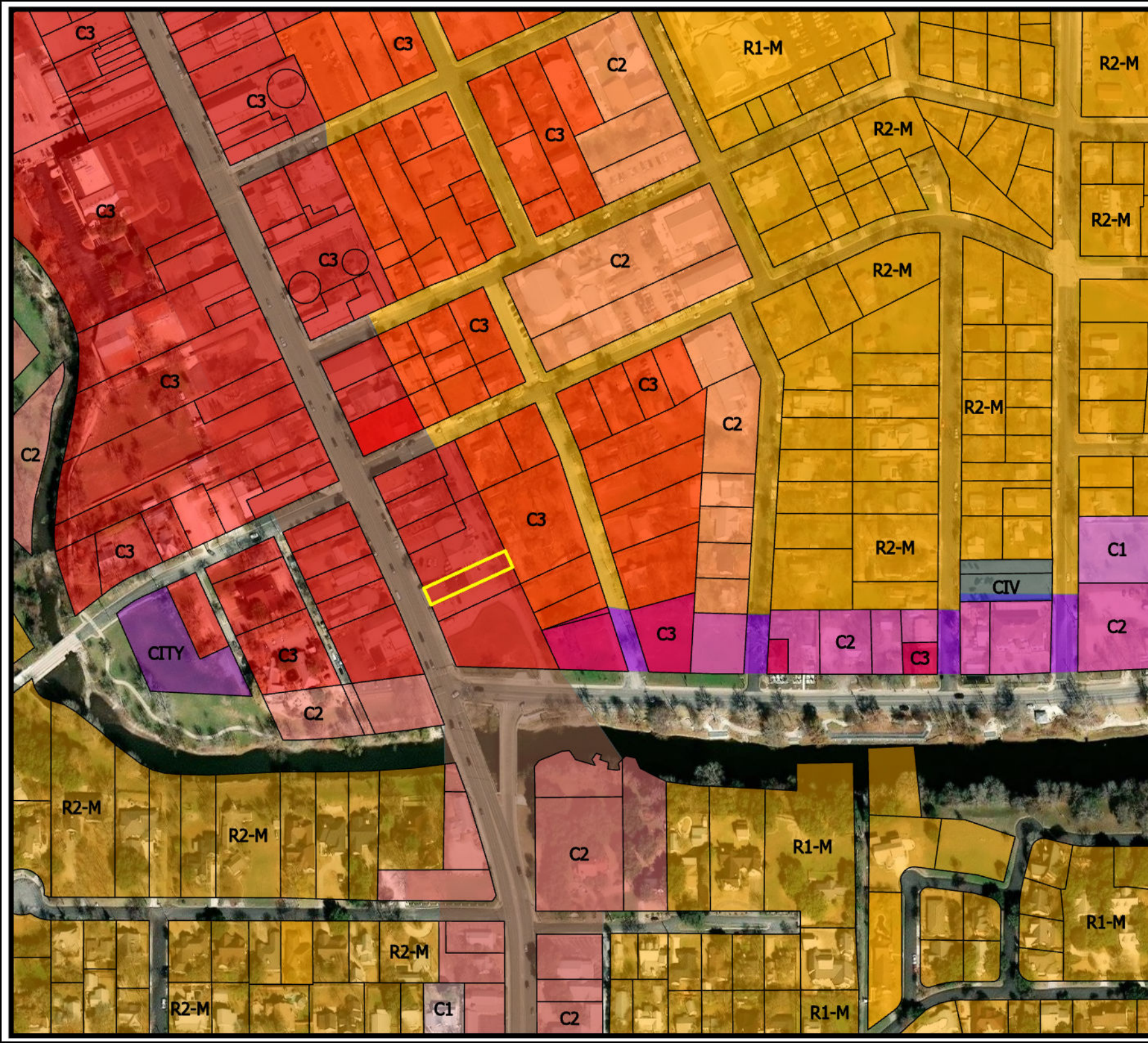
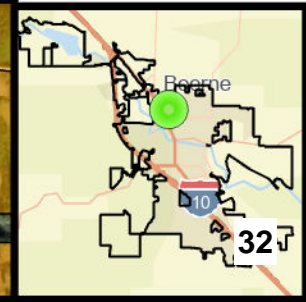
 SUBJECT PROPERTY

#### Boerne Zoning

-  C1
-  C2
-  C3
-  CITY
-  CIV
-  R1-M
-  R2-M

#### Overlay Districts

-  Downtown Community
-  Historic District
-  River Road



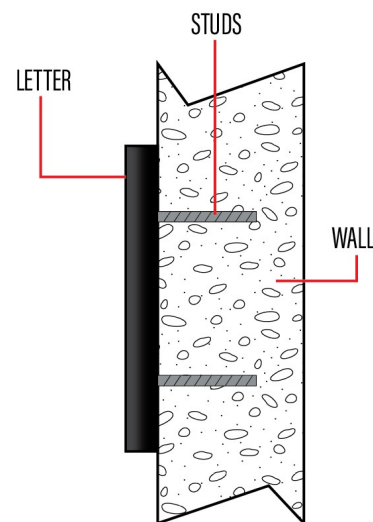


# 13721 - STOREFRONT SIGNAGE

QUANTITY: 1  
132" W X 24" H  
SQ. FT. 22



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

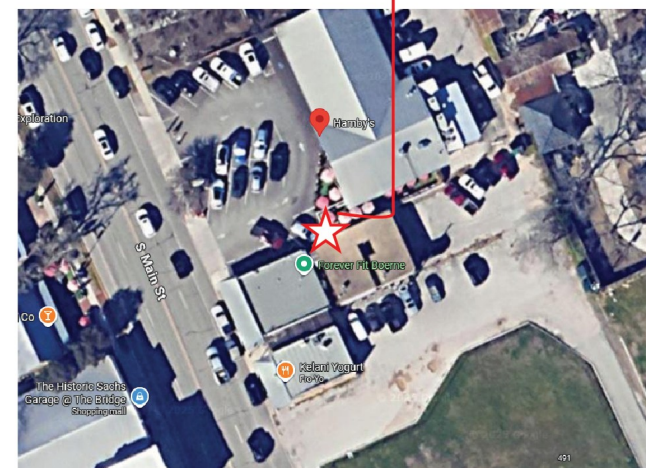


## ADDRESS

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

# SL PERMANENT JEWELRY & BOUTIQUE

## SIGN LOCATION



## NOTES:

Stoke Thickness: 1.1"

## CLIENT SIGNATURE:

X



This sign is intended to be installed in accordance with the requirements of Article 600 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 fee will apply. Up to TWO revisions with your purchase. Additional revisions cost \$45 each. Your order will be processed upon receipt of this artwork approval.

Due to limitations in the printing process, the colors shown may not reflect actual colors. Color may vary slightly. If exact color match is required, please contact SAR representative.

This document and the information contained may not be reproduced without the express written permission of Signarama. Unauthorized copying, disclosure, or use are prohibited by the copyright law.







## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	January 6, 2026
<b>Requested Action</b>	Consider a certificate of appropriateness for exterior improvements to a structure located at 225-257 N Main St. (ART Spa House)
<b>Contact Person</b>	Jo-Anmarie Andrade – Planner II (830) 826-2040, <a href="mailto:jandrade@boerne-tx.gov">jandrade@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>BACKGROUND:</b></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 &amp; 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"> <li>1. Replacement of 2 windows <ul style="list-style-type: none"> <li>○ two fixed picture windows—Pella Lifestyle “Steady Set” (black exterior trim, no divided lights/muntins), installed within the existing openings.</li> </ul> </li> <li>2. Replacement of 2 doors <ul style="list-style-type: none"> <li>○ replacement-in-kind to fit existing openings; maintain existing design and proportions; finish to match approved trim/door color (SW Tricorn Black, eggshell).</li> </ul> </li> <li>3. Repaint the exterior of the structure. <ul style="list-style-type: none"> <li>○ Exterior paint (body) - Sherwin-Williams Natural Linen (SW 9109), eggshell finish.</li> <li>○ Trim and doors paint - Sherwin-Williams Tricorn Black (SW 7069), eggshell finish.</li> </ul> </li> </ol>

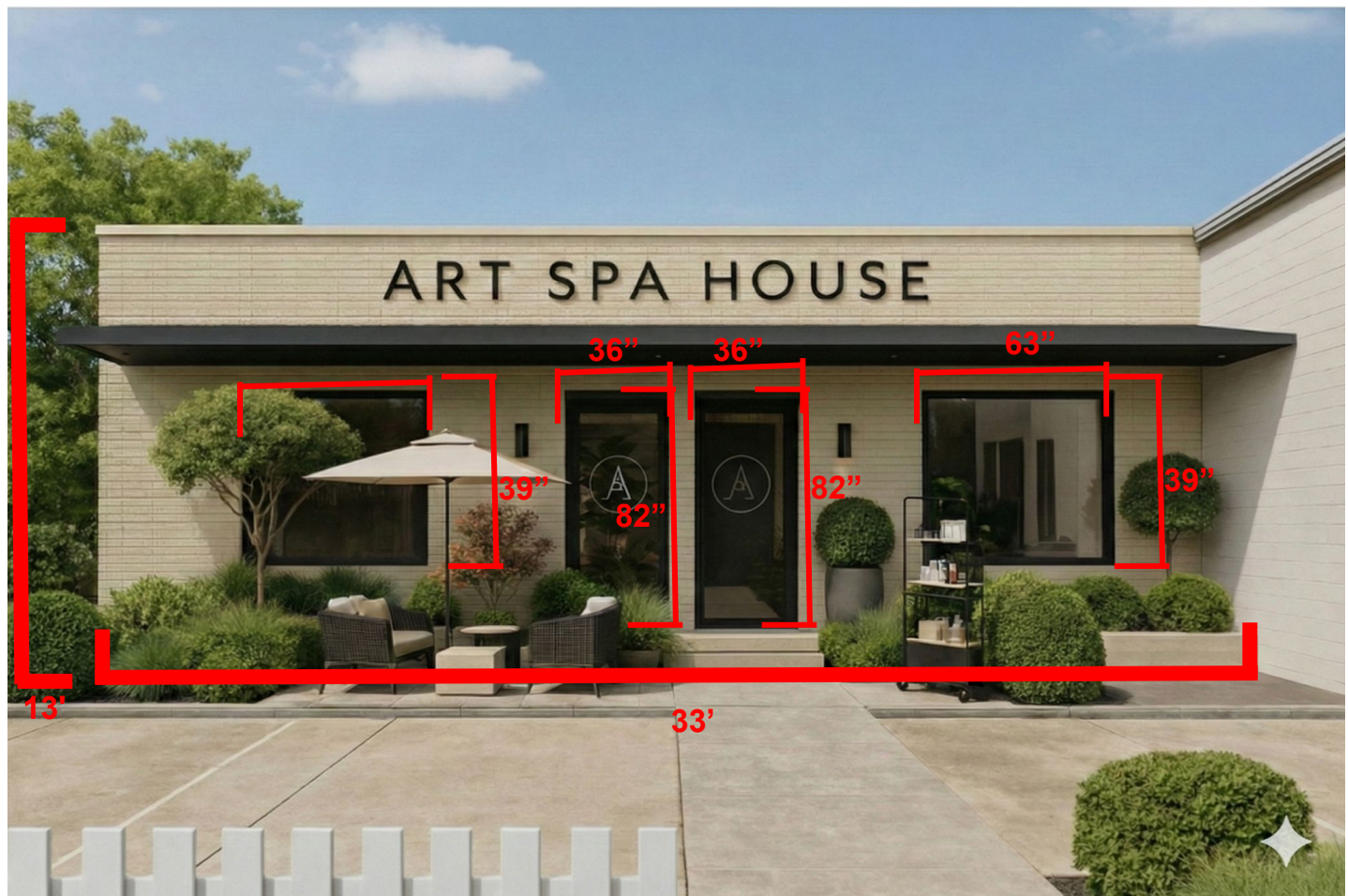
	<p>The UDC requires that any activity requiring a certificate of appropriateness inside of the Historic District must be approved by the Historic Landmark Commission and will be subject to the historic design guidelines. (UDC Sec. 3-11.B.8)</p> <p><b>REQUEST:</b></p> <ol style="list-style-type: none"> <li>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).</li> </ol> <p><b>ANALYSIS:</b></p> <p>Criteria for the HLC review process include:</p> <ul style="list-style-type: none"> <li>• Historical appropriateness:</li> <li>• Compatible architectural design</li> <li>• Streetscape objectives</li> <li>• Overall enhancement of the Historic District</li> </ul> <p>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.</p> <p>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.</p> <p>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>
--	---



	<p><b>FINDINGS:</b></p> <ul style="list-style-type: none"> <li>Staff finds that the exterior improvements meet Boerne’s UDC regulations and Historic District Guidelines.</li> </ul> <p><b>RECOMMENDATION:</b></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><b>MOTIONS FOR CONSIDERATION:</b></p> <p>I move that the Historic Landmark Commission accept the findings and <b>APPROVE</b> the Certificate of Appropriateness for 225-227 Main.</p> <p>OR</p> <p>I move that the Historic Landmark Commission <b>DENY</b> the Certificate of Appropriateness for 225-227 Main.</p>
<b>Strategic Alignment</b>	
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	N/A
<b>Alternative Options</b>	N/A
<b>Supporting Documents</b>	<p>Attachment 1 – Aerial Map</p> <p>Attachment 2 – Zoning Map</p> <p>Attachment 3 – Exterior Photos</p> <p>Attachment 4 – Window &amp; Door Hardware &amp; Paint Colors</p> <p>Attachment 5 – Historic District Survey Data</p>









# ART SPA HOUSE





1. Replace 2 windows

---



**Pella - Lifestyle Steady Set Black**  
**Rectangle Picture Window**

Item #6019471

Model #1000012874



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

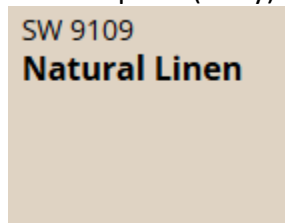
Common Door Size (WxH) in.: **32 x 80**

Door Hanging: **Left Hand/Outswing**

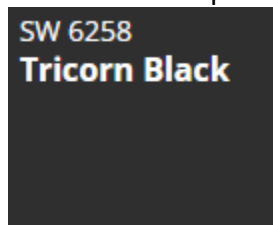
Color/Finish: **White Primed**

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**

**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

<b>Agenda Date</b>	January 6, 2026
<b>Requested Action</b>	Consider a certificate of appropriateness for a sign permit located at 225-257 N Main St. (ART Spa House)
<b>Contact Person</b>	Jo-Anmarie Andrade – Planner II (830) 826-2040, <a href="mailto:jandrade@boerne-tx.gov">jandrade@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>BACKGROUND:</b></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 &amp; 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><b>REQUEST:</b></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><b>ANALYSIS:</b></p> <p>The applicant is proposing one new wall-mounted sign and features the following details:</p> <ul style="list-style-type: none"> <li>• Individual channel letters reading “ART SPA HOUSE.”</li> <li>• Letter height: 14 in.; overall sign length: 15 ft (17.5 sf total area).</li> <li>• Material: Individual aluminum channel letters.</li> <li>• Letter color: black (to coordinate with approved trim color SW Tricorn Black). Background is the existing wall finish (no panel).</li> <li>• No illumination.</li> </ul> <p><b>FINDINGS:</b></p> <ul style="list-style-type: none"> <li>• Staff finds that the sign design meets Boerne’s UDC Chapter 9 sign regulations and Historic District Guidelines.</li> </ul> <p><b>RECOMMENDATION:</b></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><b>MOTIONS FOR CONSIDERATION:</b></p> <p>I move that the Historic Landmark Commission accept the findings and <b>APPROVE</b> 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 <b>DENY</b> the Certificate of Appropriateness for a new sign permit at 225-227 Main.</p>
<b>Strategic Alignment</b>	
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	N/A

<b>Legal Review</b>	N/A
<b>Alternative Options</b>	N/A
<b>Supporting Documents</b>	Attachment 1 – Aerial Map Attachment 2 – Zoning Map Attachment 3 – Proposed Sign Attachment 4 – Street View







14" x 15ft Channel Letters

ART SPA HOUSE



