



AGENDA ITEM SUMMARY

Agenda Date	December 3, 2024
Requested Action	Consider a certificate of appropriateness for a wall and hanging canopy sign located at 470 S Main Street. (Shoe Groove LLC)
Contact Person	Sara Varvarigos, Planner II, Staff Liaison to the Historic Landmark Commission (830) 248-1630, svarvarigos@boerne-tx.gov
Case Number	2024-12-005B
Subject Property	470 S Main Street
Background Information	<p>BACKGROUND:</p> <ul style="list-style-type: none">• Historic District Status: The subject property is a contributing structure (Sach's Garage) within the Historic District (Attachment 1 &2).• Applicant/owner: Circle H Signs on behalf of Barbara McIlhany.• Zoning: C3- Transitional Commercial, Historic Overlay District. <p>REQUEST:</p> <p>The property owner is requesting:</p> <ol style="list-style-type: none">1. A certificate of appropriateness for a:<ol style="list-style-type: none">a. new wall sign permit request (Attachment 2)b. new hanging canopy sign permit request (Attachment 3) <p>ANALYSIS & FINDINGS:</p> <p>According to Historic District Survey records, the property located at 470 S Main St was built in 1916 in a Commercial Architectural style, and originally housed a garage. It now serves as a multi-tenant commercial building.</p>

The building features tan brick siding with decorative patterns, a flat roof with cornices, and a series of canopies and window hoods along the front facade. There are existing commercial signs on the structure for the other businesses located in the building, which have a rectangular shape with curved corners (refer to attachment 2).

a. The proposed wall sign features a white face with the following details

- Rectangular sign face with curved corners measuring 96”W x 20”H
- White metal background with navy trim
- Two navy and green sans-serif fonts
- Downlit goose neck lighting is already existing above sign area

The proposed wall sign design follows Historic District guidelines for signs, while harmonizing with the shapes of the other wall signs that are located along the front façade:

- 3 colors including white background, earth tones (4 max)
- maximum 2 fonts
- metal material
- downlit lighting

b. The proposed hanging canopy sign features a white sign face with the following details

- rectangular sign face measuring 20”W x 15”H
- white modified density overlay (MDO) wood background
- navy and green sans-serif fonts
- non-lit sign

The proposed canopy hanging sign design also follows Historic District guidelines for sign colors, materials, and fonts.

STAFF RECOMMENDATION:

Staff finds that the proposed commercial signs located at 470 S Main St

	<p>meet requirements for signs located within the Historic District.</p> <p>Therefore, staff recommends that the Historic Landmark Commission APPROVE the requested:</p> <ul style="list-style-type: none"> a. new commercial wall sign permit request (Attachment 2) b. new commercial hanging canopy sign permit request (Attachment 3) <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Historic Landmark Commission accept staff findings and APPROVE</p> <ul style="list-style-type: none"> a. new commercial wall sign permit request (Attachment 2) b. new commercial hanging canopy sign permit request (Attachment 3) <p>OR</p> <p>I move that the Historic Landmark Commission reject the findings and DENY</p> <ul style="list-style-type: none"> a. new commercial wall sign permit request (Attachment 2) b. new commercial canopy hanging sign permit request (Attachment 3) <p>(The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
Item Justification	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input checked="" type="checkbox"/> Customer Pull <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other:
Strategic Alignment	<p>C2 – Seeking customer-driven feedback.</p> <p>C3 – Collaborate with community partners to enhance quality of life.</p>
Financial Considerations	<p>N/A</p>

Citizen Input/Board Review	N/A
Legal Review	Section 3.11 of the UDC requires the review of any new sign permit for structures located within the Historic District.
Alternative Options	The Commission may consider the request for roof permit: <ul style="list-style-type: none"> • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	Attachment 1 – Location Map Attachment 2 – Street View and Proposed Wall sign Attachment 2 – Street View and Proposed Hanging Canopy sign