

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

A quorum of the Historic Landmark Commission will be present during the meeting at:
447 N. Main, Boerne, TX 78006.

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE HISTORIC LANDMARK COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 5:30 PM
2. CONFLICT OF INTEREST
3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Historic Landmark Commission on any issue. The Historic Landmark Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)
4. CONSENT AGENDA: All items listed below within the Consent Agenda are considered routine by the Historic Landmark Commission and may be enacted with one motion. There will be no separate discussion of items unless a Commission Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.

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

Attachments: [Official Meeting Minutes 24-1203](#)

5. REGULAR AGENDA:

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

Attachments: [AIS - 302 South Main Street - COA Sign](#)
[Attachment 1 - Location Map](#)
[Attachment 2 - Street View](#)
[Attachment 3 - Tutus Garden-New Design_20241220](#)

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

7. ADJOURNMENT

s/s Francesca "Franci" Linder

Administrative Officer

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 3rd day of
January, 2025 at 5:00 p.m.**

s/s Heather Wood

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the by calling the Planning and Community Development Office at 830-249-9511.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, December 3, 2024 - 5:30 PM

Minutes of the Historic Landmark Commission Meeting of December 3, 2024, at 5:30 p.m.

Present: 5 - Chairman Justin Boerner, Vice Chair Sally Pena, Commissioner Joe Bateman, Commissioner Michael Nichols, Commissioner Lynnese Graves

Absent: 2 - Commissioner Cesar Hance, Commissioner Patti Mainz

Staff Present: Franci Linder, Sara Varvarigos, Heather Wood, Lesley Gastelum

Recognized/Registered Guests: Jake Fox, Jeff Fox, Barbara Mcilhany

1. CALL TO ORDER – 5:30 PM

Chairman Boerner called the Historic Landmark Commission to order at 5:30 p.m.

2. CONFLICT OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS

Chairman Boerner opened public comments at 6:00 p.m.

No comments were received.

Chairman Boerner closed public comments at 6:00 p.m.

4. CONSENT AGENDA

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

Approved: 4-0

Yea: 4 - Commissioner Pena, Commissioner Bateman, Commissioner Graves, Commissioner Nichols

- 4.A.** [2024-629](#) Consider approval of the minutes of the Historic Landmark Commission meeting of November 7, 2024.

5. REGULAR AGENDA:

- 5.A.** [2024-619](#) Consider a certificate of appropriateness for an updated paint scheme for the structure located at 723 N Main Street. (J. Fox Custom Fine Jewelry)

Sara Varvarigos, City Planner II, presented the proposed certificate of appropriateness.

Commissioner Nichols questioned if the red pepper color will remain and if the front door is the red color.

Jeff Fox confirmed that the red pepper will go away and that everything that is now red or tan will be painted espresso brown. He also confirmed that the front door is natural wood.

Commissioner Graves questioned if the detail wood trim will remain white.

Mr. Fox confirmed that the filigree detail will remain antique white.

A motion was made by Commissioner Bateman, seconded by Commissioner Graves, to approve a certificate of appropriateness for an updated paint scheme for the structure located at 723 N Main Street with the caveat that the fencing on the front porch as well as the decorative trim across the top remain white. The motion carried by the following vote:

Approved: 4-0

Yea: 4 - Commissioner Pena, Commissioner Bateman, Commissioner

Graves, Commissioner Nichols

- 5.B. [2024-620](#) Consider a certificate of appropriateness for a wall and hanging canopy sign located at 470 S Main Street. (Shoe Groove LLC)

Sara Varvarigos, City Planner II, presented the two proposed certificates of appropriateness; one for a wall sign and one for a canopy sign.

Commission discussion ensued regarding concerns with the proposed placement of the wall sign not being uniform to the adjacent tenant's (Gunpowder & Cabernet) hanging sign. The commission further discussed the color scheme, materials used, and various options for placement of the signs.

Barbara Mcilhany, the applicant, expressed their need for a pedestrian hanging canopy sign to enhance visibility for customers to locate their business. She clarified that the proposed location aligns with the original design intended for tenant signage on the building.

Sara Varvarigos addressed questions regarding the sign's design; no additional colors were incorporated and it will match the existing white of the other two tenant signs. The concept behind Shoe Groove aims for a modern aesthetic, with a design and logo that are clean and crisp to stand out more effectively in social media marketing.

Commissioner Nichols made a motion to table a certificate of appropriateness for a wall sign and to approve a certificate for appropriateness for a hanging canopy sign located at 470 S Main Street. This motion failed due to lack of second.

A motion was made by Commissioner Pena, seconded by Commissioner Nichols, to approve a certificate of appropriateness for an attached canopy hanging sign, and to deny the location of the wall sign located at 470 S Main Street. Following additional discussions among the Commission, Commissioner Pena opted to revise her motion to approve a certificate of appropriateness for a wall sign and an attached canopy hanging sign located at 470 S Main Street with the following conditions/options:

Option 1: Shoe Groove “wall sign” design is moved down and attached below the canopy (to match the height/placement of the existing “Gunpowder” business sign); the smaller hanging canopy sign is approved as-is. Please ensure a minimum clearance of 8 ft for all attached canopy signs

OR

Option 2: Shoe Groove “wall sign” design is placed on the wall, but the “Gunpowder” business sign must be moved up onto the wall, to match the placement of the Shoe Groove Wall sign; the smaller hanging canopy sign is approved as-is. Please provide a written and signed agreement to move the “Gunpowder” sign, if pursuing Option 2.

This motion was seconded by Commissioner Graves and carried by the following vote:

Approved: 4-0

Yea: 4 - Commissioner Pena, Commissioner Bateman, Commissioner Graves, Commissioner Nichols

- 5.C. [2024-621](#) Consider a certificate of appropriateness for a monument sign located at 302 S Main Street. (Tutu’s Garden)

Sara Varvarigos, City Planner II, presented the proposed certificate of appropriateness for a new commercial monument sign. She noted that the design features five colors, with the fifth color being used minimally. This initial design is intended for a temporary sign for their grand opening, and while they have not yet submitted an application for the updated sign design, they plan to do so for the January Historic Landmark Commission meeting. Furthermore, the ground-mounted sign includes up-lit lighting; however, city regulations require that such lighting be shielded and directed towards the sign to comply with dark sky standards. Staff recommends that the applicant resubmit an updated sign design that includes proof of acceptable ground-mounted uplighting

that does not extend beyond the sign, or an alternative downlighting option, along with a revised color scheme.

Commissioner Nichols raised concerns regarding the compliance of the proposed lighting with dark sky regulations and suggested postponing the consideration of the signage until the applicant presents the final redesign.

A motion was made by Commissioner Nichols, seconded by Commissioner Bateman, to deny a certificate of appropriateness for a monument sign located at 302 S Main Street. The motion carried by the following vote:

Denied: 4-0

Yea: 4 - Commissioner Pena, Commissioner Bateman, Commissioner Graves, Commissioner Nichols

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

There were no further comments.

7. ADJOURNMENT

Chairman Boerner adjourned the Historic Landmark Commission at 6:30 p.m.

Chairman

Vice Chair



AGENDA ITEM SUMMARY

Agenda Date	January 7, 2025
Requested Action	Consider a certificate of appropriateness for a monument sign located at 302 S Main Street. (Tutu's Garden)
Contact Person	Sara Varvarigos, Planner II, Staff Liaison to the Historic Landmark Commission (830) 248-1630, svarvarigos@boerne-tx.gov
Case Number	2025-01-005A
Subject Property	302 S Main Street
Background Information	<p>BACKGROUND:</p> <ul style="list-style-type: none">• Historic District Status: The subject property is a contributing structure (Henry A. Wendler House, named for the German immigrant who built it in 1860) within the Historic District (Attachment 1 &2).• Applicant/owner: Circle H Signs on behalf of Prezencia Investment Properties• 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 new commercial monument sign permit request (Attachment 3). <p>ANALYSIS & FINDINGS:</p> <p>According to Historic District Survey records, the structure located at 302 S Main St was originally built in 1860 as a residence in the German Vernacular style. It features a limestone and stucco façade, front porch with wood posts, and a shed style metal roof.</p> <p>There is an existing stone monument sign base and slab located in front</p>

of the structure (refer to attachment 3).

The applicant is proposing to attach decorative metal letters and logo elements on either side of the existing monument stone slab structure, for their garden store business (Tutu's Garden). The proposed sign design features the following details:

- Stone slab face measuring 72"W x 48"H
- Decorative metal letters and logo elements attached to stone slab
 - a. 2 font types: Purple script font and green serif type font
 - b. 3 colors: Purple, green, and orange
- Existing ground-mounted LED flood strip up-lighting

The proposed sign design follows several Historic District guidelines for signs:

- Metal and stone materials
- Max 2 fonts, and use of traditional fonts
- Less than 4 colors
- Earth colors

The ground-mounted LED flood strip up-lighting does not conform with section 9.5.B.5 of the UDC, which states that this type of lighting must be shielded and directed to avoid light trespass beyond the edge of the sign structure being lit. Additionally, the lighting is beyond the City of Boerne's Dark Sky regulations for maximum permitted light color temperature (2700 Kelvins) and lumens for outdoor lighting (1000 Lumens) (as per UDC appendix D, section A).

RECOMMENDATION:

Staff finds that the proposed commercial sign located 302 S Main St meets requirements for signs located within the Historic District and recommends that the Historic Landmark Commission **APPROVE** a certificate of appropriateness for a new commercial monument sign, with the stipulation that it satisfies Dark Sky requirements.

MOTIONS FOR CONSIDERATION:

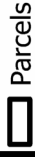
	<p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Historic Landmark Commission accepts staff findings and APPROVE a certificate of appropriateness for a new commercial monument sign, subject to the stipulation recommended by staff.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and DENY a certificate of appropriateness for a new commercial monument sign. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
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	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 roof permit:</p> <ul style="list-style-type: none"> • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	<p>Attachment 1 – Location Map</p> <p>Attachment 2 – Street View</p> <p>Attachment 3 – Existing & Proposed sign</p>



SUBJECT PROPERTY

302 S MAIN

Legend

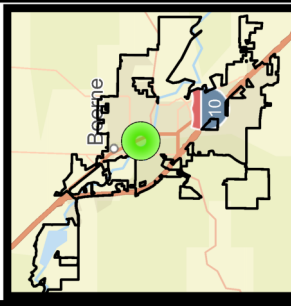


Parcels



SUBJECT PROPERTY

PROPERTY





302

NOW
OPEN

Tutu's Garden
INSPIRED BY NATURE

1 Double Face Sign Structure 48" x 72"
 Cut Metal Letters on Existing Stone Slab



Color Swatch	
	R 117 G 90 B 179
	R 72 G 130 B 81
	R 206 G 151 B 61