



AGENDA ITEM SUMMARY

Agenda Date	March 3, 2026
Requested Action	Consider a certificate of appropriateness for exterior improvements to a structure located at 225 & 227 S. Main Street. (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 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>On January 6, the HLC approved consideration of a Certificate of Appropriateness for exterior improvements, including window and door replacements, exterior repainting, and a non-illuminated wall sign</p> <p>The applicant is proposing several exterior improvements:</p> <ol style="list-style-type: none">1. Replacement of 3 awning fabrics (fabric replacement only)<ul style="list-style-type: none">• The existing awnings on the front and side elevations are matte black with white pinstripes.• Replace the fabric on three (3) existing awnings with matte solid black fabric.• The existing metal awning frames/structures will remain, and the new fabric will be installed using the same attachment points.• Proposed replacement fabric: Sunbrella Shade – Black (SKU 4608-0000).

2. Removal of black shutters
 - Remove existing black window shutters from the northside elevations where currently installed.
3. Exterior lighting
 - Remove 2 existing light fixtures on the front façade at the sides of the front doors.
 - Install two matte black metal wall sconces on the front façade at the sides of the front doors.
 - Applicant indicates no exposed junction boxes and that conduit/boxes will be painted to match the exterior.

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 S Main St., including (1) replacement of the 3 existing awning fabric with matte black fabric; (2) removal of window shutters on northside elevation, and (3) installation of two wall sconces.

ANALYSIS:

Criteria for the HLC review process include:

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

Awning (fabric replacement):

The Historic District Guidelines indicate that awnings should be in traditional locations (such as over windows and doors), should be canvas or similar woven material, should fit the opening, should use colors that complement the building, and should be attached carefully to avoid unnecessary damage to original materials. The applicant proposes a fabric-only replacement with matte black fabric while retaining the existing metal awning structure and attachment points.

Exterior lighting (two wall sconces):

The Historic District Guidelines encourage lighting that is simple in design and/or concealed, discourage “Colonial” coach lights, and

	<p>indicate fixtures should have a dark, non-glare finish. The applicant proposes to remove existing fixtures at the front façade near the front doors and install 2 cylindrical outdoor wall sconces. The LED fixtures are 8 inches tall with a flat mounting plate in a matte black finish. The proposed lighting is compliant with Dark Sky Regulations.</p> <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 S. Main St.</p> <p>OR</p> <p>I move that the Historic Landmark Commission DENY the Certificate of Appropriateness for 225 & 227 S. Main St.</p>
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	<p>Attachment 1 – Aerial Map Attachment 2 – Zoning Map Attachment 3 – Proposed Lighting Attachment 4 – Proposed Exterior Improvements</p>