



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	March 3, 2026
<b>Requested Action</b>	Consider a certificate of appropriateness for exterior improvements to a structure located at 152 S Main Street. (La Te Da)
<b>Contact Person</b>	Benjamin Simmons – Planner I (830) 248-1630, <a href="mailto:bsimmons@boerne-tx.gov">bsimmons@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>The subject property at 152 S Main Street is a circa 1910 one-story structure composed of structural clay tile with a brick façade and a structural clay tile addition to the rear of the building. The structure features natural red brick color with fixed storefront display windows and double wood panel doors. The structure also features a contemporary metal frame fabric covered awning.</p> <p>This structure was likely built by Eddie John Vogt and originally operated as a general merchandising business until 1945 and has been home to several commercial businesses since.</p> <p>The property is owned by James Schuepbach, and the applicant is Brandi Sees.</p> <p>The property is zoned C3 - Community Commercial and is located inside the Historic Overlay District.</p> <p>The structure is considered a highly contributing structure within the Historic District.</p> <p>The applicant is proposing to replace the existing awning fabric. Currently the building features a red awning with white trim. The applicant is proposing to replace the awning with black fabric featuring aquamarine trim.</p> <p>The replacement fabric features the following details:</p> <ol style="list-style-type: none"><li>1. 6118 Sunbrella acrylic braid fabric</li><li>2. Black Sunbrella acrylic braid fabric for the main portion of the awning</li><li>3. Aquamarine Sunbrella acrylic braid fabric for the trim (Sunbrella #503131)</li></ol>

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 152 S. Main Street, including the replacement of the existing awning fabric with new Sunbrella acrylic braid fabric colored black for the main body of the awning with aquamarine trim.

**ANALYSIS:**

Criteria for the HLC review process include:

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

Awning (replacement of fabric). The proposal replaces the existing awning fabric with a similar woven material that is consistent with historic canvas awnings. This aligns with historic guidelines that state awnings should be constructed of canvas or similar woven material and be of colors that complement that of the structure.

**FINDINGS:**

- Staff finds that the exterior improvements meet Boerne’s UDC regulations and Historic District Guidelines.

**RECOMMENDATION:**

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.

**MOTIONS FOR CONSIDERATION:**

I move that the Historic Landmark Commission accept the findings and **APPROVE** the Certificate of Appropriateness for 152 S Main Street.

OR

	I move that the Historic Landmark Commission <b>DENY</b> the Certificate of Appropriateness for 152 S Main Street.
<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 any building permit for exterior improvements for structures located within the Historic District.
<b>Alternative Options</b>	The Commission may consider the request for COA: <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>	Attachment 1 – Aerial Map Attachment 2 – Zoning Map Attachment 3 – Street View Attachment 4 – Existing Awning and Replacement Materials