B	AGENDA ITEM SUMMARY
Agenda Date	December 3, 2024
Requested Action	Consider a certificate of appropriateness for an updated paint scheme for the structure located at 723 N Main Street. (J. Fox Custom Fine Jewelry)
Contact Person	Sara Varvarigos, Planner II, Staff Liaison to the Historic Landmark Commission (830) 248-1630, svarvarigos@boerne-tx.gov
Case Number	2024-12-005A
Subject Property	723 N Main Street
	 BACKGROUND: Historic District Status: The subject property is a non-contributing structure within the Historic District (Attachment 1 & 2). Applicant/owner: Jeff Fox (J. Fox Custom Fine Jewelry), Owner. Zoning: C3- Transitional Commercial, Historic Overlay District. REQUEST: The property owner is requesting: A certificate of appropriateness for an updated paint scheme (Attachment 2) ANALYSIS & FINDINGS: According to Historic District Survey records, the property located at 723 N Main St was built in 1983 in a Folk Victorian Revival Architectural style. The building currently features off-white clapboard siding with a standing seam metal roof in a copper green patina color. There are also tan and burgundy-toned accent colors on the structure (refer to

attachment 2 for paint color swatches).

Current paint colors are as follows:

- Body: Behr White 52-U
- Fascia, shutters, trims: Behr Light Truffle PPU5-06A
- Accent color: Behr Red Pepper PPU-02

The applicant is proposing to replace existing building body and accent colors with new proposed paint colors listed below (refer to attachment 2 for paint color swatches):

- Body: Behr Antique White 23-U
- Fascia, shutters, trims: Behr Espresso Beans PPU5-01

The proposed updated paint scheme aligns with Historic District guidelines for Folk Victorian/Queen Anne styles, which include the following color combinations:

- Tan body
- Dark brown trims

STAFF RECOMMENDATION:

Staff finds that the proposed paint scheme update for the structure located 723 N Main St is appropriate.

Therefore, staff recommends that the Historic Landmark Commission **APPROVE** the requested:

1. A certificate of appropriateness for an updated paint scheme for the structure located at 723 N Main St (Attachment 2).

MOTIONS FOR CONSIDERATION:

The following motions are provided to assist the Commission's decision.

I move that the Historic Landmark Commission accept staff findings and **APPROVE**

1. A certificate of appropriateness for an updated paint scheme for the structure located at 723 N Main St (Attachment 2).

	OR
	I move that the Historic Landmark Commission reject the findings and DENY
	 A certificate of appropriateness for an updated paint scheme for the structure located at 723 N Main St (Attachment 2).
	(The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).
Item Justification	[] Legal/Regulatory Obligation [] Infrastructure Investment
	[] Reduce Costs [X] Customer Pull
	[] Increase Revenue [] Service Enhancement
	[] Mitigate Risk [] Process Efficiency
	[] Master Plan Recommendation [] Other:
	[] Waster Flam Recommendation [] Other.
Strategic Alignment	C2 – Seeking customer-driven feedback.
Strategie Aligiment	C3 – Collaborate with community partners to enhance quality of life.
	go comuna, paranero a cimano quant, er mer
Financial Considerations	N/A
Financial Considerations	N/A
Citizon Innut/Doord	N/A
Citizen Input/Board Review	N/A
Review	
Legal Review	Section 3.11 of the UDC requires the review of any exterior updated
	paint colors for structures located within the Historic District.
Alternative Options	The Commission may consider the request for roof permit:
	Approved; or
	 Approved with conditions; or
	Denied; or
	Denied in part.
Supporting Documents	Attachment 1 – Location Map
	Attachment 2 – Street View and Existing & Proposed sign