



AGENDA ITEM SUMMARY

Agenda Date	August 13, 2026
Requested Action	CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR SIGN PERMIT(S) LOCATED AT 371 NORTH MAIN STREET (1900 WEALTH).
Contact Person	William Willingham – Planner II (830) 248-1628, wwillingham@boerne-tx.gov
Background Information	BACKGROUND: The subject property at 371 North Main Street is a two-story limestone building featuring a full-width, two-story porch, a metal roof, and a corner tower. The building was constructed in 2011 on a previously vacant lot. As a result, the Historic Landmark Commission conducted a series of hearings throughout 2011 to review and approve the building design, signage, and various exterior improvements. On December 2, 2025, the Historic Landmark Commission voted to approve a certificate of appropriateness for a sign permit for ADKF to replace a sign panel on the same monument sign. The applicant is Jennifer Pozos. The property is zoned C3 Community Commercial and is located within the Historic Overlay District. The applicant is proposing to replace Jefferson Bank’s Mortgage Center sign with a double-sided tenant sign panel located on the existing internally illuminated monument sign located behind the primary structure. The sign panel is 1.25 feet in height and 4.5 feet in length for a total of 5.63 square feet. The design will be digitally printed on a white acrylic panel. The replacement signs feature the following colors: • Gun Metal Gray • Light Gray/White 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: • Consider a certificate of appropriateness for sign permit(s) located at 371 North Main Street (1900 Wealth). ANALYSIS: The applicant is proposing to replace a double-sided tenant panel sign from the existing internally illuminated monument sign. The replacement panel features the following: • 5.63 sq ft • Dark gray background and light gray lettering • One type faces • Material: Acrylic • Internal illumination The proposed sign meets the Historic District Guidelines for: • Maximum two typefaces • 4 colors or less • Earth tone colors The proposed sign does not meet the Historic District Guidelines for • No Illumination • Metal or wood material Though the sign does not follow the illumination or material guidelines it should be noted that this is an existing internally illuminated sign using acrylic panels. The extent of changes as proposed by the applicant are to the sign design only. FINDINGS: • Staff finds that the sign design meets Boerne’s UDC regulations and several of the Historic District Guidelines, with the exceptions listed above. RECOMMENDATION: The Historic Landmark Commission should determine if the request meets the requirements of UDC section 3-11, UDC Section 9, and the Historic District Guidelines. MOTIONS FOR CONSIDERATION: I move that the Historic Landmark Commission accept the findings and
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	APPROVE the Certificate of Appropriateness for 371 North Main Street. OR I move that the Historic Landmark Commission DENY the Certificate of Appropriateness for 371 North Main Street.
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	Attachment 1 – Aerial Exhibit Attachment 2 – Zoning Map Attachment 3 – Street View Attachment 4 – Proposed Sign Design