



AGENDA ITEM SUMMARY

Agenda Date	April 1, 2025
Requested Action	Consider a certificate of appropriateness for a new sign located at 195 South Main Street, Suite A. (Texas Treasures Co. Art Gallery)
Contact Person	Tyler Cain, Planner II (830) 248-1628, tcain@boerne-tx.gov
Case Number	HLC-2025-0005E
Subject Property	195 S. Main Street, Suite A.
Background Information	<p>BACKGROUND:</p> <ul style="list-style-type: none">• Historic District Status: The subject property is a contributing structure within the Historic District (Attachment 1 & 2).• Applicant/owner: Circle H Signs on behalf of Texas Treasures Co. Gallery (Gene Treybig).• Zoning: C3-Community Commercial, Historic Overlay District. <p>REQUEST:</p> <p>The property owner is requesting consideration of:</p> <ol style="list-style-type: none">1. A certificate of appropriateness for a new sign permit request (Attachment 3). <p>ANALYSIS & FINDINGS:</p> <p>According to Historic District Survey records, the structure located at 195 S. Main was originally built in 1977 in Main Street Commercial architectural styles. The building has a traditional storefront with a façade featuring masonry, wood, and stucco with a standing seam metal roof. The front porch features wood posts that are stained a green color.</p> <p>The applicant is proposing a new hanging sign to demarcate the entrance to a new business (Texas Treasures Co. Gallery). The proposed sign design features the following details:</p>

	<ul style="list-style-type: none"> • Wooden rectangular sign panel measuring 5” W x 28” H • Black background with beige serif type font • Non-lit sign <p>The proposed sign design follows several Historic District guidelines for signs:</p> <ul style="list-style-type: none"> • Metal material • Max 2 fonts • Less than 4 colors • Earth colors • Complements building façade <p>RECOMMENDATION:</p> <p>Based on its alignment with the Comprehensive Master Plan, UDC Chapter 3.11 and 9, and Historic District Design Guidelines, staff recommends that the Historic Landmark Commission APPROVE a certificate of appropriateness for a new sign located at 195 South Main Street, Suite A. (Texas Treasures Co. Art Gallery)</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Historic Landmark Commission accepts the findings and APPROVE a certificate of appropriateness for a new sign.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and DENY a certificate of appropriateness for a new sign. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
Strategic Alignment	<p>C2 – Seeking customer-driven feedback.</p> <p>C3 – Collaborate with community partners to enhance quality of life.</p>
Financial Considerations	<p>N/A</p>
Citizen Input/Board Review	<p>N/A</p>

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 COA for sign permit:</p> <ul style="list-style-type: none"> • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	<p>Attachment 1 – Aerial Map Attachment 2 – Street View Attachment 3 – Proposed sign</p>