



AGENDA ITEM SUMMARY

Agenda Date	January 6, 2026
Requested Action	Consider a certificate of appropriateness for exterior improvements to a structure located at 225-257 N Main St. (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 concrete block with glass-block windows and 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>The applicant is proposing several exterior improvements:</p> <ol style="list-style-type: none">1. Replacement of 2 windows<ul style="list-style-type: none">○ two fixed picture windows—Pella Lifestyle “Steady Set” (black exterior trim, no divided lights/muntins), installed within the existing openings.2. Replacement of 2 doors<ul style="list-style-type: none">○ replacement-in-kind to fit existing openings; maintain existing design and proportions; finish to match approved trim/door color (SW Tricorn Black, eggshell).3. Repaint the exterior of the structure.<ul style="list-style-type: none">○ Exterior paint (body) - Sherwin-Williams Natural Linen (SW 9109), eggshell finish.○ Trim and doors paint - Sherwin-Williams Tricorn Black (SW 7069), eggshell finish.

	<p>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)</p> <p>REQUEST:</p> <ol style="list-style-type: none"> 1. The applicant is requesting a Certificate of Appropriateness (COA) for exterior work at 225-227 N Main St., including (1) replacement of two windows (two fixed picture windows); (2) replacement of two doors (in-kind within existing openings); and (3) repainting the exterior—body in Sherwin-Williams Natural Linen (SW 9109, eggshell) and trim/doors in Sherwin-Williams Tricorn Black (SW 7069, eggshell). <p>ANALYSIS:</p> <p>Criteria for the HLC review process include:</p> <ul style="list-style-type: none"> • Historical appropriateness: • Compatible architectural design • Streetscape objectives • Overall enhancement of the Historic District <p>Doors (2, replacement-in-kind). The proposal retains existing openings and replaces the doors with fiberglass units with bronze hardware and a dark finish (SW Tricorn Black), which aligns with guidance to retain/repair entrances and, when replacement is needed, use wood-and-glass or dark bronze-finished metal rather than raw aluminum. Maintaining original size and configuration supports compatibility with the building’s character.</p> <p>Windows (2, fixed picture windows). The proposal replaces two fixed picture windows, which are flanked by glass-block panels with two fixed picture windows—wood units with an aluminum-clad exterior. Window replacement is acceptable when repair is not feasible, provided the new units match the original in size and light pattern; wood is the preferred material.</p> <p>Exterior paint (body: SW Natural Linen; trim/doors: SW Tricorn Black). The guidelines call for color schemes that complement nearby buildings, reflect the building’s character, and use contrast between trim/doors and the body—this palette is consistent with those objectives.</p>
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	<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 Main.</p> <p>OR</p> <p>I move that the Historic Landmark Commission DENY the Certificate of Appropriateness for 225-227 Main.</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</p> <p>Attachment 2 – Zoning Map</p> <p>Attachment 3 – Exterior Photos</p> <p>Attachment 4 – Window & Door Hardware & Paint Colors</p> <p>Attachment 5 – Historic District Survey Data</p>