



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">o 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">o 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">o Exterior paint (body) - Sherwin-Williams Natural Linen (SW 9109), eggshell finish.o Trim and doors paint - Sherwin-Williams Tricorn Black (SW 7069), eggshell finish.

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 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).

ANALYSIS:

Criteria for the HLC review process include:

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

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.

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.

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>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	Attachment 1 – Aerial Map Attachment 2 – Zoning Map Attachment 3 – Exterior Photos Attachment 4 – Window & Door Hardware & Paint Colors Attachment 5 – Historic District Survey Data