



AGENDA ITEM SUMMARY

Agenda Date	May 5, 2026
Requested Action	Consider a certificate of appropriateness for exterior improvements to a structure located at 136 South Main Street. (Joli)
Contact Person	William Willingham – Planner II (830) 248-1628, wwillingham@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The subject property at 136 South Main Street is a circa 1910 one-story structure composed of coursed limestone blocks. The structure features three bays divided by sculpted pilasters with uniform metal frame awnings over each bay that cover glass transoms. Each bay also features an inset entry with wood paneled double door entries.</p> <p>This building, known as the South Gilliat Building, was constructed with an identical building to the north by Elmer Watts for Alfred Gordon Gilliat. Gilliat was a successful Boerne farmer and businessman who was the first to employ mechanized farm equipment in the area.</p> <p>The property is owned by Michael Giddens, who is also the applicant.</p> <p>The property is zoned C3- Community Commercial and is located within the Historic Overlay District.</p> <p>The structure is considered a contributing structure within the Historic Overlay District.</p> <p>Per the applicant’s scope of work, the applicant is proposing to replace the existing awning fabric and repaint the front door.</p> <ol style="list-style-type: none">1. Replacement of awning fabric (fabric replacement only)<ul style="list-style-type: none">• The existing awning is green colored canvas fabric.• The replacement fabric is lavender colored, and the material is Para Tempotest Italian Performance Fabric.• The existing metal awning frames/structures will remain, and the new fabric will be attached to this frame.2. Repainting of Front Door<ul style="list-style-type: none">• The existing front door is a wood paneled double door colored green.

- The existing door will remain in place.
- The new paint color is “Benjamin Moore 1046 Purple Heart”.

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 136 South Main Street, including the replacement of the existing awning fabric with new Para Tempotest Italian Performance Fabric colored Lavender, and repainting the front door to “Benjamin Moore 1046 Purple Heart”.

ANALYSIS:

Criteria for the HLC review process include:

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

Awning (fabric replacement):

The Historic District Guidelines indicate that awnings should be in traditional locations (such as over windows and doors), should be canvas or similar woven material, should fit the opening, should use colors that complement the building, and should be attached carefully to avoid unnecessary damage to original materials. The applicant proposes a fabric-only replacement with Lavender fabric while retaining the existing metal awning structure and attachment points.

Doors and Entrances:

The Historic District Guidelines recommend that doors and door features should not be removed or altered. Entrances and storefronts should be retained, and materials should match the original if replaced. The applicant proposes only to paint the door to “Benjamin Moore 1046 Purple Heart,” thereby maintaining the original designs and materials, which aligns with the Historic District Guidelines.

FINDINGS:

- 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 136 South Main Street.</p> <p>OR</p> <p>I move that the Historic Landmark Commission DENY the Certificate of Appropriateness for 136 South Main Street.</p>
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	Section 3.11 of the UDC requires the review of any building permit for exterior improvements for structures located within the Historic District.
Alternative Options	<p>The Commission may consider the request for COA:</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</p> <p>Attachment 2 – Zoning Map</p> <p>Attachment 3 – Street View</p> <p>Attachment 4 – Existing Awning and Replacement Materials</p>