



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	November 7 <sup>th</sup> , 2024
<b>Requested Action</b>	Consider a certificate of appropriateness for a post and panel sign located at 723 N Main Street. (J. Fox Custom Fine Jewelry)
<b>Contact Person</b>	Sara Varvarigos, Planner II, Staff Liaison to the Historic Landmark Commission (830) 248-1630, <a href="mailto:svarvarigos@boerne-tx.gov">svarvarigos@boerne-tx.gov</a>
<b>Case Number</b>	2024-11-005A
<b>Subject Property</b>	723 N Main Street (commercial structure)
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"><li>• Historic District Status: The subject property is a non-contributing structure within the Historic District (Attachment 1 &amp; 2).</li><li>• Applicant/owner: Jeff Fox (J. Fox Custom Fine Jewelry), Owner.</li><li>• Zoning: C3- Transitional Commercial, Historic Overlay District.</li></ul> <p><b>REQUEST:</b></p> <p>The property owner is requesting:</p> <ol style="list-style-type: none"><li>1. A certificate of appropriateness for a new commercial sign permit request (Attachment 2)</li></ol> <p><b>ANALYSIS &amp; FINDINGS:</b></p> <p>According to Historic District Survey records, the property located at 723 N Main St was built in 1983 in a Folk Victorian Revival Architectural style.</p> <p>The building features off-white clapboard siding with a standing seam metal roof in a copper green patina color. There are also tan and burgundy-toned accent colors on the structure (refer to attachment 2).</p>

	<p>There is an existing post and panel structure on the site that features a white metal base. The applicant is proposing to attach a new 2-sided metal sign to this base, featuring:</p> <ul style="list-style-type: none"><li>• Metal Sign face measuring 40”H x 32”W</li><li>• White background with black and gold border</li><li>• Sans serif font</li><li>• Gold fox logo</li><li>• Non-lit sign</li></ul> <p>The proposed sign design follows Historic District guidelines for signs:</p> <ul style="list-style-type: none"><li>• Post &amp; panel sign type</li><li>• Metal material</li><li>• 4 colors or less, including black and white</li><li>• Sans serif font for buildings built in the 20<sup>th</sup> century</li><li>• Non-lit sign</li></ul> <p><b>STAFF RECOMMENDATION:</b></p> <p>Staff finds that the proposed commercial sign located 723 N Main St complies with all requirements for signs located within the Historic District.</p> <p>Therefore, staff recommends that the Historic Landmark Commission <b>APPROVE</b> the requested:</p> <ol style="list-style-type: none"><li>1. A certificate of appropriateness for a new commercial sign permit request located at 723 N Main St (Attachment 2)</li></ol> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Historic Landmark Commission accept staff findings and <b>APPROVE</b></p> <ol style="list-style-type: none"><li>1. A certificate of appropriateness for a new commercial sign permit request located at 723 N Main St (Attachment 2)</li></ol>
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	<p>OR</p> <p>I move that the Historic Landmark Commission reject the findings and <b>DENY</b></p> <p>1. A certificate of appropriateness for a new commercial sign permit request located at 723 N Main St (Attachment 2)</p> <p>(The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
<b>Item Justification</b>	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Pull <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: </div> </div>
<b>Strategic Alignment</b>	<p>C2 – Seeking customer-driven feedback.</p> <p>C3 – Collaborate with community partners to enhance quality of life.</p>
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	Section 3.11 of the UDC requires the review of any building permit for exterior improvements for structures located within the Historic District.
<b>Alternative Options</b>	<p>The Commission may consider the request for roof permit:</p> <ul style="list-style-type: none"> <li>• Approved; or</li> <li>• Approved with conditions; or</li> <li>• Denied; or</li> <li>• Denied in part.</li> </ul>
<b>Supporting Documents</b>	<p>Attachment 1 – Location Map</p> <p>Attachment 2 – Street View and Existing &amp; Proposed sign</p>