



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	December 3, 2024
<b>Requested Action</b>	Consider a certificate of appropriateness for a monument sign located at 302 S Main Street. (Tutu's Garden)
<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>	2024-12-005C
<b>Subject Property</b>	302 S Main Street
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"><li>• Historic District Status: The subject property is a contributing structure (Henry A. Wendler House, named for the German immigrant who built it in 1860) within the Historic District (Attachment 1 &amp;2).</li><li>• Applicant/owner: Circle H Signs on behalf of Presenzia Investment Properties</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 monument sign permit request (Attachment 2).</li></ol> <p><b>ANALYSIS &amp; FINDINGS:</b></p> <p>According to Historic District Survey records, the structure located at 302 S Main St was originally built in 1860 as a residence in the German Vernacular style. It features a limestone and stucco façade, front porch with wood posts, and a shed style metal roof.</p> <p>There is an existing stone monument sign base located in front of the</p>

structure (refer to attachment 3).

The applicant is proposing a new sign face to be attached on either side of the existing monument sign structure, for their garden store business (Tutu's Garden). The sign features a white metal face with the following details

- Metal Sign face measuring 60"W x 30"H
- White background with green serif type font and purple script font
- 5 colors: white, green, purple, blue, and orange
- Non-lit sign

The proposed sign design follows several Historic District guidelines for signs:

- Max 2 fonts, in traditional fonts
- Metal and stone materials
- Earth colors
- Non-lit sign

The sign features 5 colors, which exceeds the maximum permitted in the district. However, staff considers the inclusion of an extra color as appropriate in this case, because 3 of the colors are in the same color family (green, purple and blue) and the 5<sup>th</sup> color is used sparingly.

**STAFF RECOMMENDATION:**

Staff finds that the proposed commercial sign located 302 S Main St meets requirements for signs located within the Historic District.

Therefore, staff recommends that the Historic Landmark Commission **APPROVE** the requested:

1. A certificate of appropriateness for a new commercial monument sign permit request (Attachment 2).

**MOTIONS FOR CONSIDERATION:**

The following motions are provided to assist the Commission's decision.

I move that the Historic Landmark Commission accept staff findings and

	<p><b>APPROVE</b></p> <p>1. A certificate of appropriateness for a new commercial monument sign permit request (Attachment 2).</p> <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 monument sign permit request (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>	<p><input type="checkbox"/> Legal/Regulatory Obligation      <input type="checkbox"/> Infrastructure Investment</p> <p><input type="checkbox"/> Reduce Costs                                      <input checked="" type="checkbox"/> Customer Pull</p> <p><input type="checkbox"/> Increase Revenue                                      <input type="checkbox"/> Service Enhancement</p> <p><input type="checkbox"/> Mitigate Risk    <input type="checkbox"/> Process Efficiency</p> <p><input type="checkbox"/> Master Plan Recommendation      <input type="checkbox"/> Other:</p>
<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>	<p>N/A</p>
<b>Citizen Input/Board Review</b>	<p>N/A</p>
<b>Legal Review</b>	<p>Section 3.11 of the UDC requires the review of signs located within the Historic District for compliance with Historic District Guidelines.</p>
<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> <p>Attachment 3 – Existing &amp; Proposed sign</p>