



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	June 2, 2026
<b>Requested Action</b>	Consider a certificate of appropriateness for exterior improvements to a structure located at 130 South Main Street.
<b>Contact Person</b>	Benjamin Simmons – Planner I (830) 248-1630, <a href="mailto:bsimmons@boerne-tx.gov">bsimmons@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>It is unclear when the subject property at 130 S Main Street was constructed, it appears to have been built for use as storage at this location. The subject property features sandstone and wood construction with a standing seam metal roof. The structure is approximately 2,365 square feet and features two tenant spaces.</p> <p>The applicant is Katrina Ansell.</p> <p>The property is zoned C3 - Community Commercial and is located inside the Historic Overlay District.</p> <p>The applicant is proposing several exterior improvements including:</p> <ol style="list-style-type: none"><li>1. Replacement of 4 windows<ul style="list-style-type: none"><li>• The applicant is proposing removal of four existing windows that have been painted over/boarded closed.</li><li>• The replacement windows will be fixed frame windows with black frames and will be 29.5" x 47.5" in size to match existing window opening dimensions.</li></ul></li><li>2. Replacement of 2 doors<ul style="list-style-type: none"><li>• Remove existing double swing steel door and replace with a metal and glass double swing door.</li><li>• Remove existing steel door and replace with a prefabbed metal door.</li></ul></li></ol> <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>

**REQUEST:**

1. The applicant is requesting a Certificate of Appropriateness (COA) for exterior work at 130 S Main Street, including (1) replacement of 4 existing windows with new windows; (2) removal and replacement of 2 doors.

**ANALYSIS:**

Criteria for the HLC review process include:

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

**Doors (replacement):**

The Historic District Guidelines indicate that doors and their hardware should be repaired instead of replaced. In this case the doors are existing metal doors that have minimal historic value. The applicant is proposing to replace the existing single metal door with a similar metal door and the double swing door with a glass and metal double swing door.

**Windows (replacement):**

The Historic District Guidelines encourage the repair of windows rather than replacement. In this case the windows are to be replaced with windows that are similar to other buildings in the district in existing window openings.

**FINDINGS:**

- Staff finds that the exterior improvements meet Boerne’s UDC regulations and Historic District Guidelines.

**RECOMMENDATION:**

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.

**MOTIONS FOR CONSIDERATION:**

I move that the Historic Landmark Commission accept the findings and **APPROVE** the Certificate of Appropriateness for 130 South Main St.

OR

	I move that the Historic Landmark Commission <b>DENY</b> the Certificate of Appropriateness for 130 South Main St.
<b>Strategic Alignment</b>	
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	N/A
<b>Alternative Options</b>	N/A
<b>Supporting Documents</b>	Attachment 1 – Aerial Map Attachment 2 – Zoning Map Attachment 3 – Site Visit Photos/Existing Conditions Attachment 4 – Proposed Door Replacements Attachment 5 – Proposed Window Replacements