

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, April 1, 2025 - 5:30 PM

A quorum of the Historic Landmark Commission will be present during the meeting at: 447 N. Main, Boerne, TX 78006.

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE HISTORIC LANDMARK COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 5:30 PM
2. CONFLICT OF INTEREST
3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Historic Landmark Commission on any issue. The Historic Landmark Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)
4. CONSENT AGENDA: All items listed below within the Consent Agenda are considered routine by the Historic Landmark Commission and may be enacted with one motion. There will be no separate discussion of items unless a Commission Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.
 - 4.A. [2025-132](#) Consider approval of the minutes of the Historic Landmark Commission meeting of March 4, 2025.

Attachments: [25-0304 Official Meeting Minutes](#)
5. REGULAR AGENDA:
 - 5.A. [2025-133](#) Consider a request for a demolition permit for the structure(s) located at 308 West San Antonio Avenue.

Attachments: [AIS - 308 West San Antonio Demolition Request](#)
[Attachment 1- Aerial Map](#)
[Attachment 2 - Street View](#)
[Attachment 3- Site Plan and Site Visit Photos](#)
[Attachment 4- Viola Wilson Elementary Namesake](#)
[Attachment 5 - Public Notice Response](#)

- 5.B. [2025-134](#) Consider a request for a demolition permit for the structure(s) located at 615 North School Street.

Attachments: [AIS - 615 North School Street Demolition Request](#)
[Attachment 1 - Location Map](#)
[Attachment 2 - Street View](#)
[Attachment 3 - Site Visit Photos](#)
[Attachment 4 - Public Notice Response](#)

- 5.C. [2025-135](#) Consider a request for a certificate of appropriateness for a new sign located at 231 South Main Street, Suite D. (Texas Treasures Co. Frame Shop & Gallery)

Attachments: [AIS - 231 South Main Street Suite D - COA](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Street View](#)
[Attachment 3 - Proposed Roof Sign](#)

- 5.D. [2025-136](#) Consider a request for a certificate of appropriateness for a new sign located at 195 South Main Street, Suite A. (Texas Treasures Co. Art Gallery)

Attachments: [AIS - 195 South Main Street Suite A - Wall Sign](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Street View](#)
[Attachment 3 - Proposed Wall Sign](#)

- 5.E. [2025-137](#) Consider a request for a certificate of appropriateness for a new sign located at 195 South Main Street, Suite A. (Texas Treasures Co. Art Gallery)

Attachments: [AIS - 195 South Main Street Suite A - Hanging Sign](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Street View](#)
[Attachment 3 - Proposed Hanging Sign](#)

6. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – No discussion or action may take place.

7. ADJOURNMENT

s/s Francesca "Franci" Linder

Administrative Officer

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 27th day of
March, 2025 at 6:00 p.m.**

s/s Heather Wood

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the by calling the Planning and Community Development Office at 830-249-9511.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, March 4, 2025 - 5:30 PM

Minutes of the Historic Landmark Commission Meeting of March 4, 2025, at 5:30 p.m.

Present: 4 - Chairman Justin Boerner, Vice Chair Sally Pena, Commissioner Cesar Hance, Commissioner Joe Bateman

Absent: 3 - Commissioner Patti Mainz, Commissioner Michael Nichols, Commissioner Lynnese Graves

Staff Present: Francesca "Franci" Linder, Sara Varvarigos, Heather Wood, Lesley Gastelum

Present Virtually: Mick McKamie

Registered / Recognized Guests: Ben Adam, Eric Wendt

1. CALL TO ORDER – 5:30 PM

Chairman Boerner called the Historic Landmark Commission to order at 5:30 p.m.

2. CONFLICT OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS:

Chairman Boerner opened the public comments at 5:30 p.m.

No comments were received.

Chairman Boerner closed the public comments at 5:30 p.m.

4. CONSENT AGENDA:

A motion was made by Commissioner Hance, seconded by Commissioner Pena, to approve the consent agenda as presented. The motion carried by the following vote:

Approved: 4-0

Yea: 4 - Chairman Boerner, Commissioner Hance, Commissioner Pena, Commissioner Bateman

- 4.A.** [2025-064](#) Consider approval of the minutes of the Historic Landmark Commission meeting of February 4, 2025.

5. REGULAR AGENDA:

- 5.A.** [2025-084](#) Consider a Historic District Improvement Program Grant Application for 604 S Main (Samuel McGee)

Sara Varvarigos, City Planner II, presented the proposed Historic District Improvement Program Grant application.

Ben Adam, project architect, clarified that the amount of money being requested is for windows only and does not include the price of installation. He explained that the windows are all single pane and are not all original.

The commission spoke in support of either option being presented.

A motion was made by Commissioner Bateman, seconded by Commissioner Pena, to approve a Historic District Improvement Program Grant Application for 604 S Main(\$5000 to allow either option). The motion carried by the following vote:

Approved: 4-0

Yea: 4 - Chairman Boerner, Commissioner Hance, Commissioner Pena, Commissioner Bateman

- 5.B.** [2025-086](#) Reconsider a request for a certificate of appropriateness for a new sign (The Native Blends - Eric Wendt)

Sara Varvarigos, City Planner II, presented the proposed certificate of

appropriateness for a new sign.

Eric Wendt, owner of Native Blends, spoke regarding his desire to have cream and brown colors on the sign to be consistent with another location he has in San Marcos.

Chairman Boerner clarified that the monument sign they voted on last month will remain black and this consideration is only for the storefront sign.

A motion was made by Commissioner Bateman, seconded by Commissioner Pena, to approve a request for a certificate of appropriateness for a new sign (The Native Blends - Eric Wendt) as presented. The motion carried by the following vote:

Approved: 4-0

Yea: 4 - Chairman Boerner, Commissioner Hance, Commissioner Pena, Commissioner Bateman

6. DISCUSSION ITEM:

6.A. [2025-087](#) Consider Historic District Improvement Program Updates

Sara Varvarigos, City Planner II, presented the proposed Historic District Improvement Program Updates and had general discussion with the commission regarding the updates being proposed.

All commissioners present were in support of the proposed updates.

7. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – No discussion or action may take place.

Sara shared a few details for two local events in May for Texas Historic Preservation Month:

1. Marker unveiling of a Texas Historical Commission for the Early Kendall County Jail that will be held on Saturday, April 26th at 10 a.m.

2. Marker unveiling scheduled for Rev. AJ Potter on Saturday, May 31st

at 10 a.m. (a presentation will be held at the Boerne Library -Community Room)

Mick McKamie, Associate City Attorney, mentioned that he will give legislative updates on anything impacting the historic district as they come available.

8. ADJOURNMENT

Chairman Boerner adjourned the Historic Landmark Commission at 6:26 p.m.

Chairman

Vice Chair



AGENDA ITEM SUMMARY

Agenda Date	April 1, 2025
Requested Action	Consider a request for a demolition permit for the structures located at 308 W San Antonio.
Contact Person	Sara Varvarigos, Planner II, Staff Liaison to the Historic Landmark Commission (830) 248-1630, svarvarigos@boerne-tx.gov
Case Number	2025-04-005A
Subject Property	308 W San Antonio
Background Information	<p>BACKGROUND:</p> <ul style="list-style-type: none"> • Applicant/Owner: Lisa Blank on behalf of BEATH DORIS E MARITAL TRUST • Structure Description: The primary structure located at 308 W San Antonio Ave was built in 1952 as a single-family residence. • Historic District Status: The subject property is not located within the Historic District but is older than 50 years (Attachment 1 & 2). • Zoning: R2-M Transitional Residential <p>REQUEST:</p> <p>The property owner is requesting a consideration of:</p> <ol style="list-style-type: none"> 1. A building demolition permit request for structure(s) located at 308 W San Antonio (Attachment 3). <p>ANALYSIS:</p> <p>The residence previously belonged to Mrs. Viola Wilson, a first-grade schoolteacher whose career in Boerne spanned over forty years. Mrs. Wilson, who is now deceased, is the namesake of the Viola Wilson Elementary School in the Boerne Independent School District (Attachment 4).</p> <p>The applicant, Ms. Lisa Blank (a granddaughter of Mrs. Wilson's), is</p>

proposing to demolish the existing single-family residence and several other structures on site (attachment 3). She would like to build a larger single-family residence to accommodate her family.

A Historic Landmark Commission site visit was performed on March 7, 2025, to gather additional data on the condition of the structures at 308 W San Antonio. The site visit notes for each building are summarized below, with corresponding building locations and site visit photos presented in attachment 3:

Building No.	Building Description	Demolition Requested (Y/N)
1	Single Family Residence	Y
2	Workshop	Y
3	Open Air Shed	Y
4	Shed	Y
5	Well House	N
6	Shed	Y
7	Tuff Shed	N
8	Shed	Y

Site visit notes for each building:

1. A single family residence built in 1952 features a one-story bungalow façade, with weathered blue shingle-style siding and a cross gable roof. Demolition is requested for this structure.
 - The shingle-style siding is weathered and broken in multiple areas.
 - The front door does not appear to be original to the building.
 - The casement windows along the front and side elevations appear to be original to the building's 1950's era construction, while the rear windows appear to be aluminum frame windows from a later period.

	<ul style="list-style-type: none"> ○ The property is partially enclosed by a chain link fence, which is not permitted as per Section 4.4.D of the Unified Development Code. ○ The property features an abundance of large mature heritage trees <ol style="list-style-type: none"> 2. A workshop located behind the residence features blue siding similar to the residential structure. The shed style roof appears to be weathered and warped. Demolition is requested for this structure. 3. A wood frame open air shed in dilapidated condition, with rotted wooden boards and posts. Demolition is requested for this structure. 4. A corrugated metal shed with some evidence of weathering. Demolition is requested for this structure. 5. A stone facade well house in excellent condition. No demolition is requested for this structure. 6. A corrugated metal shed with some evidence of weathering. Demolition is requested for this structure. 7. A “Tuff Shed” belonging to the neighboring property owner. This structure will be relocated, and no demolition is requested for this structure. 8. A wood and particle board shed with corrugated metal roof, with evidence of weathering and rot. Demolition is requested for this structure. <p>FINDINGS:</p> <p>The existing primary residence has broken and degraded shingle-style siding in multiple areas. While it appears to have limited elements of architectural value, such as the original casement windows on portions of the original structure, the front door and rear windows appear to be from a later period, reducing the architectural integrity of the structure.</p> <p>The residence has an element of cultural value, as the former residence of one of Boerne’s longest-tenured and well-known schoolteachers, Mrs. Viola Wilson. Mrs. Wilson’s contribution to the education of several generations of Boerne’s schoolchildren has been memorialized through the naming of Boerne ISD’s newest elementary school in her honor.</p>
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	<p>The accessory structures do not appear to have any architectural value. The Planning Department considers that the demolition request for structures 1, 2, 3, 4, 6 and 8 is appropriate, also noting the property owner's successful efforts to memorialize Mrs. Viola Wilson's contributions to the culture, and education of the community of Boerne through the naming of a new elementary school in her honor.</p> <p>RECOMMENDATION:</p> <p>Staff finds that the proposed demolition of structures 1, 2, 3, 4, 6 and 8 is appropriate, with the following stipulations:</p> <ol style="list-style-type: none"> 1. The chain link fence on the property be removed as part of the demolition 2. The mature heritage trees on site be preserved if they are in good health. <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission's decision.</p> <p>I move that the Historic Landmark Commission accepts staff findings and APPROVE a demolition permit request for structures 1, 2, 3, 4, 6 and 8, with staff stipulations</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and DENY a demolition permit request. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
Strategic Alignment	<p>C1 – Offering quality customer experiences.</p> <p>C3 – Collaborate with community partners to enhance quality of life.</p>
Financial Considerations	N/A
Citizen Input/Board Review	<p>A public notification of the demolition request was mailed to 17 neighboring residents on March 13th, 2025 and published in the Boerne Star on March 16th, 2025.</p> <ul style="list-style-type: none"> • Two responses were received in favor of demolition: <ul style="list-style-type: none"> ○ One comment noted that the demolition would be an improvement for the area ○ One comment noted support for the demolition

	provided, that no rock structures are demolished
Legal Review	Section 2.11 of the UDC requires the review of building demolition permit requests for structures older than 50 years located within the City of Boerne limits.
Alternative Options	The Commission may consider the request for a building demolition permit: - Table
Supporting Documents	Attachment 1 – Location Map Attachment 2 – Street View Attachment 3 – Site visit photos Attachment 4 – Viola Wilson Elementary School Attachment 5 – Public Notice Response

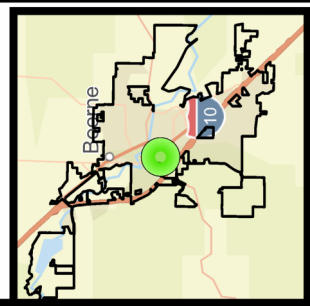


SUBJECT PROPERTY
308 W San Antonio

Legend



SUBJECT PROPERTY

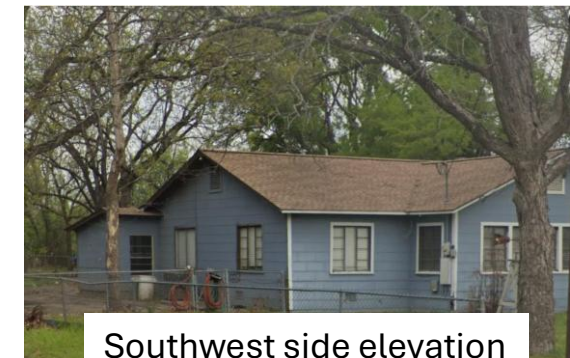




Site Map for 308 W San Antonio



HLC Site Visit Photos: 1. Single Family Residence – Demolition Requested



2. Workshop and 3. Open Air shed– Demolition Requested



4. Shed (Demolition Requested) & 5. Well House (No Demolition)



6. Shed (Demolition Requested) & 7. Shed (No Demolition)



6. Shed—Demolition Requested



7. Shed— No Demolition Requested- To be relocated

8. Shed–Demolition Requested



8. Shed–Demolition Requested



Viola Alvina “Olie” Wilson’s career as a first grade teacher in Boerne spanned over 40 years. She attended the Balcones School and returned to teach there after graduating from Southwest Texas Normal School (now Texas State University). When she retired in the 70s, she was teaching third generation Boerne children.

Ms. Wilson was married to her high school sweetheart, Robert Wilson for 54 years before his passing and was an active member at Boerne’s First United Methodist Church.

CASE: 308 West San Antonio Avenue – Demolition

HLC – April 1, 2025

Please return this notice whether or not you plan to attend the hearing. For further information,
please call 830-248-1501.

Name: _____

Address: _____

Reason: Provided no Rock structures are demolished

☒ Favor

☐ Oppose

INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE

Planning Department: 447 N. Main St. | Boerne, TX 78006

Phone: 830-248-1630

Email: svarvarigos@boerne-tx.gov

CASE: 308 West San Antonio Avenue – Demolition

HLC – April 1, 2025

Please return this notice whether or not you plan to attend the hearing. For further information,
please call 830-248-1501.

Name: _____

Address: _____

☒ Favor

☐ Oppose

Reason: _____

*We have the property at 316 W. San Antonio
and we were given permission for demolition.
It will be an improvement for that area.*

INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE

Planning Department: 447 N. Main St. | Boerne, TX 78006

Phone: 830-248-1630

Email: svarvarigos@boerne-tx.gov



AGENDA ITEM SUMMARY

Agenda Date	April 1, 2025
Requested Action	Consider a request for a demolition permit for the structure located at 615 N School.
Contact Person	Sara Varvarigos, Planner II, Staff Liaison to the Historic Landmark Commission (830) 248-1630, svarvarigos@boerne-tx.gov
Case Number	2025-03-005B
Background Information	<p>BACKGROUND:</p> <ul style="list-style-type: none"> • Applicant/Owner: Flash demolition on behalf of Amity Property Investment LLC • Structure Description: The structure located at 615 N School was originally built in 1949 as a single-family residence. • Historic District Status: The subject property is not located within the Historic District but is older than 50 years (Attachment 1 & 2). • Zoning: R2-M Transitional Residential <p>REQUEST:</p> <p>The property owner is requesting a consideration of:</p> <ol style="list-style-type: none"> 1. A building demolition permit request for the structure located at 615 N School (Attachment 3). <p>ANALYSIS & FINDINGS:</p> <p>The single-family residence located at 615 N School was originally built in 1949 for the Meckel family and was sold to Amity Property Investment LLC in 2020. The current owner is proposing to demolish the existing single-family residence and has no immediate plans for the property.</p> <p>A Historic Landmark Commission site visit was performed on March 7, 2025, to gather additional data on the existing structure. The findings are summarized as follows:</p>

	<ul style="list-style-type: none"> • The residence is a one-story ranch style home with a single car garage, featuring wood siding and limestone veneer. • The doors and windows of the home appear to be largely original, with a combination of original double-hung windows and aluminum framed windows from a later era. • The property is enclosed by a chain link fence, which is not permitted as per Section 4.4.D of the Unified Development Code. • The property features an abundance of large mature heritage trees. <p>The property does not appear to have architectural, cultural, or educational value.</p> <p>RECOMMENDATION:</p> <p>Staff finds that the proposed demolition of the primary residence is appropriate, with the following stipulations:</p> <ol style="list-style-type: none"> 1. The chain link fence on the property be removed as part of the demolition. 2. The mature heritage trees on site be preserved if they are in good health. <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Historic Landmark Commission accepts staff findings and APPROVE a demolition permit request with staff stipulations.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and DENY a demolition permit request. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
Strategic Alignment	<p>C1 – Offering quality customer experiences.</p> <p>C3 – Collaborate with community partners to enhance quality of life.</p>
Financial Considerations	N/A

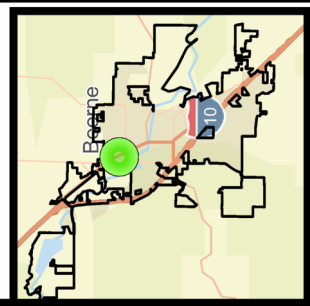
Citizen Input/Board Review	<p>A public notification of the demolition request was mailed to 19 neighboring residents on March 13, 2025, and published in the Boerne Star on March 16th, 2025.</p> <ul style="list-style-type: none"> • One response was received in favor of the demolition, with the comment “It is well known in our neighborhood that this house needs massive improvements to be habitable. It has been neglected for many years and is an eyesore.” • One response was received in opposition to the demolition, citing concerns about the intentions of the current property owners, and potential impacts to the neighborhood and community. The response also noted that two structures had previously been removed from the property.
Legal Review	Section 2.11 of the UDC requires that the HLC review demolition permit requests for historic properties.
Alternative Options	<p>The Commission may consider the request for a building demolition permit:</p> <ul style="list-style-type: none"> - Tabled
Supporting Documents	<p>Attachment 1 – Location Map Attachment 2 – Street View Attachment 3 – Site visit photos Attachment 4 – Public Notice Response</p>



SUBJECT PROPERTY
615 N School

Legend

 SUBJECT PROPERTY





Site Visit Photos: Single Family Residence – Demolition Requested



Chain Link Fence and Mature Trees on Lot



CASE: 615 North School Street – Demolition

HLC – April 1, 2025

Please return this notice whether or not you plan to attend the hearing. For further information,
please call 830-248-1501.

Name: [REDACTED]

Address: [REDACTED]

() Favor

☒ Oppose

Reason:

They have been dishonest regarding this property since before they were even able to purchase it. They lied to the family regarding their intentions. They have already removed two buildings from the property without permission. They are a perfect example of big corp. from out of state that we do not want ruining our Boerne neighborhoods & community.

Thank You

INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE

Planning Department: 447 N. Main St. | Boerne, TX 78006

Phone: 830-248-1630

Email: svarvarigos@boerne-tx.gov

City of Boerne
Planning Department
City Hall
447 N. Main Street
Boerne, Texas 78006

CASE: 615 North School Street – Demolition

HLC – April 1, 2025

Please return this notice whether or not you plan to attend the hearing. For further information,
please call 830-248-1501.

Name:

Address:

☒ Favor

☐ Oppose

Reason:

It is well known in our neighborhood that this house
needs massive improvements to be habitable. It has been
neglected for many years and is an eyesore.

INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE

Planning Department: 447 N. Main St. | Boerne, TX 78006

Phone: 830 -248-1630

Email: svarvarigos@boerne-tx.gov



AGENDA ITEM SUMMARY

Agenda Date	April 1, 2025
Requested Action	Consider a certificate of appropriateness for a new sign located at 231 S. Main, Suite D. (Texas Treasures Co. Frame Shop & Gallery)
Contact Person	Tyler Cain, Planner II (830) 248-1628, tcain@boerne-tx.gov
Case Number	HLC-2025-005C
Subject Property	231 S. Main, Suite D
Background Information	<p>BACKGROUND:</p> <ul style="list-style-type: none"> • Historic District Status: The subject property is a contributing structure within the Historic District (Attachment 1 & 2). • Applicant/owner: Circle H Signs on behalf of Texas Treasures Co. Frame Shop & Gallery (Paul Holecamp; Lojopaca, LLC). • Zoning: C3-Community Commercial, Historic Overlay District. <p>REQUEST:</p> <p>The property owner is requesting consideration of:</p> <ol style="list-style-type: none"> 1. A certificate of appropriateness for a new sign permit request (Attachment 3). <p>ANALYSIS & FINDINGS:</p> <p>According to Historic District Survey records, the structure located at 231 S. Main Street was originally built in 1966 as a combination of a Main Street Commercial and single-story Texas ranch/rambler architectural styles. The building has a traditional storefront that expands into a courtyard configuration that offers shared off-street parking. Its façade incorporates wood, brick, stucco, and masonry with a shed style standing seam metal roof over the front porch. The porch features wood posts that are stained a grey color.</p> <p>The applicant is proposing a new roof sign for a new business (Texas Treasures Co. Frame Shop & Gallery). The proposed sign design features</p>

	<p>the following details:</p> <ul style="list-style-type: none"> • Metal rectangular sign panel measuring 48” H x 96” W • Beige background with black serif type font • Non-lit sign <p>The proposed sign design follows several Historic District guidelines for signs:</p> <ul style="list-style-type: none"> • Metal material • Max 2 fonts • Less than 4 colors • Earth colors • Complements building façade <p>RECOMMENDATION:</p> <p>Based on its alignment with the Comprehensive Master Plan, UDC Chapter 3.11 and 9, and Historic District Design Guidelines, staff recommends that the Historic Landmark Commission APPROVE a certificate of appropriateness for a new sign at 231 S. Main, Suite D. (Texas Treasures Co. Frame Shop & Gallery)</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Historic Landmark Commission accepts the findings and APPROVE a certificate of appropriateness for a new sign.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and DENY a certificate of appropriateness for a new sign. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
Strategic Alignment	<p>C2 – Seeking customer-driven feedback.</p> <p>C3 – Collaborate with community partners to enhance quality of life.</p>
Financial Considerations	N/A

Citizen Input/Board Review	N/A
Legal Review	Section 3.11 of the UDC requires the review of signs located within the Historic District for compliance with Historic District Guidelines.
Alternative Options	The Commission may consider the request for COA for sign permit: <ul style="list-style-type: none"> • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Street View Attachment 3 – Proposed Sign

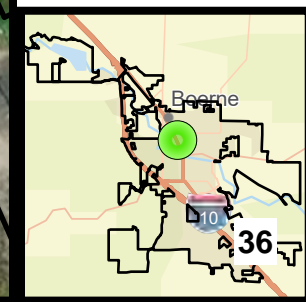
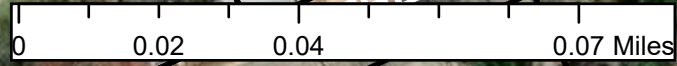


SUBJECT PROPERTY

231 S. Main
Suite D

Legend




-  Parcels
-  SUBJECT PROPERTY





Roof Top Sign 4' x 8' MaxMetal Single Face



	R: 255 G: 246 B: 225
	R: 0 G: 0 B: 0
	C: 15.10 M: 34.80 Y: 100.00 K: 0.29

Before



After



AGENDA ITEM SUMMARY

Agenda Date	April 1, 2025
Requested Action	Consider a certificate of appropriateness for a new sign located at 195 S. Main Street, Suite A. (Texas Treasures Co. Gallery)
Contact Person	Tyler Cain, Planner II (830) 248-1628, tcain@boerne-tx.gov
Case Number	HLC-2025-0005D
Subject Property	195 S. Main Street, Suite A.
Background Information	<p>BACKGROUND:</p> <ul style="list-style-type: none"> • Historic District Status: The subject property is a contributing structure within the Historic District (Attachment 1 & 2). • Applicant/owner: Circle H Signs on behalf of Texas Treasures Co. Gallery (Gene Treybig). • Zoning: C3-Community Commercial, Historic Overlay District. <p>REQUEST:</p> <p>The property owner is requesting consideration of:</p> <ol style="list-style-type: none"> 1. A certificate of appropriateness for a new sign permit request (Attachment 3). <p>ANALYSIS & FINDINGS:</p> <p>According to Historic District Survey records, the structure located at 195 S. Main was originally built in 1977 in Main Street Commercial architectural styles. The building has a traditional storefront with a façade featuring masonry, wood, and stucco with a standing seam metal roof. The front porch features wood posts that are stained a green color.</p> <p>The applicant is proposing a new wall sign (to replace the existing wall sign) for a new business (Texas Treasures Co. Gallery). The proposed sign design features the following details:</p>

	<ul style="list-style-type: none"> • Metal rectangular sign panel measuring 48" H x 96" W • Black background with beige serif type font • Non-lit sign <p>The proposed sign design follows several Historic District guidelines for signs:</p> <ul style="list-style-type: none"> • Metal material • Max 2 fonts • Less than 4 colors • Earth colors • Complements building façade <p>RECOMMENDATION:</p> <p>Based on its alignment with the Comprehensive Master Plan, UDC Chapter 3.11 and 9, and Historic District Design Guidelines, staff recommends that the Historic Landmark Commission APPROVE a certificate of appropriateness for a new sign at 195 S. Main Street (Suite A).</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission's decision.</p> <p>I move that the Historic Landmark Commission accepts the findings and APPROVE a certificate of appropriateness for a new sign.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and DENY a certificate of appropriateness for a new sign. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
Strategic Alignment	<p>C2 – Seeking customer-driven feedback.</p> <p>C3 – Collaborate with community partners to enhance quality of life.</p>
Financial Considerations	N/A

Citizen Input/Board Review	N/A
Legal Review	Section 3.11 of the UDC requires the review of signs located within the Historic District for compliance with Historic District Guidelines.
Alternative Options	The Commission may consider the request for COA for sign permit: <ul style="list-style-type: none"> • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Street View Attachment 3 – Proposed sign

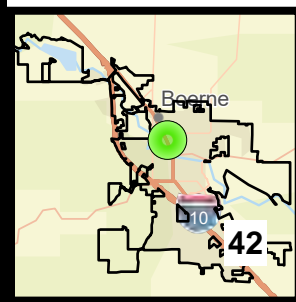


SUBJECT PROPERTY

195 S. Main
Suite A

Legend

-  Parcels
-  SUBJECT PROPERTY





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Wall Sign
48" x 96" MaxMetal Sign, Single Face



(sign to mount in existing frame on wall)



After



AGENDA ITEM SUMMARY

Agenda Date	April 1, 2025
Requested Action	Consider a certificate of appropriateness for a new sign located at 195 South Main Street, Suite A. (Texas Treasures Co. Art Gallery)
Contact Person	Tyler Cain, Planner II (830) 248-1628, tcain@boerne-tx.gov
Case Number	HLC-2025-0005E
Subject Property	195 S. Main Street, Suite A.
Background Information	<p>BACKGROUND:</p> <ul style="list-style-type: none"> • Historic District Status: The subject property is a contributing structure within the Historic District (Attachment 1 & 2). • Applicant/owner: Circle H Signs on behalf of Texas Treasures Co. Gallery (Gene Treybig). • Zoning: C3-Community Commercial, Historic Overlay District. <p>REQUEST:</p> <p>The property owner is requesting consideration of:</p> <ol style="list-style-type: none"> 1. A certificate of appropriateness for a new sign permit request (Attachment 3). <p>ANALYSIS & FINDINGS:</p> <p>According to Historic District Survey records, the structure located at 195 S. Main was originally built in 1977 in Main Street Commercial architectural styles. The building has a traditional storefront with a façade featuring masonry, wood, and stucco with a standing seam metal roof. The front porch features wood posts that are stained a green color.</p> <p>The applicant is proposing a new hanging sign to demarcate the entrance to a new business (Texas Treasures Co. Gallery). The proposed sign design features the following details:</p>

	<ul style="list-style-type: none"> • Wooden rectangular sign panel measuring 5" W x 28" H • Black background with beige serif type font • Non-lit sign <p>The proposed sign design follows several Historic District guidelines for signs:</p> <ul style="list-style-type: none"> • Metal material • Max 2 fonts • Less than 4 colors • Earth colors • Complements building façade <p>RECOMMENDATION:</p> <p>Based on its alignment with the Comprehensive Master Plan, UDC Chapter 3.11 and 9, and Historic District Design Guidelines, staff recommends that the Historic Landmark Commission APPROVE a certificate of appropriateness for a new sign located at 195 South Main Street, Suite A. (Texas Treasures Co. Art Gallery)</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission's decision.</p> <p>I move that the Historic Landmark Commission accepts the findings and APPROVE a certificate of appropriateness for a new sign.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and DENY a certificate of appropriateness for a new sign. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
Strategic Alignment	<p>C2 – Seeking customer-driven feedback.</p> <p>C3 – Collaborate with community partners to enhance quality of life.</p>
Financial Considerations	N/A
Citizen Input/Board Review	N/A

Legal Review	Section 3.11 of the UDC requires the review of signs located within the Historic District for compliance with Historic District Guidelines.
Alternative Options	<p>The Commission may consider the request for COA for sign permit:</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 – Street View</p> <p>Attachment 3 – Proposed sign</p>

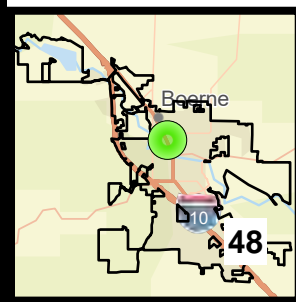


SUBJECT PROPERTY

195 S. Main
Suite A

Legend

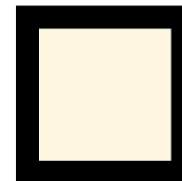
-  Parcels
-  SUBJECT PROPERTY





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1 - 5" x 28' Double Face, MDO



R: 255
G: 246
B: 225



R: 0
G: 0
B: 0



C: 15.10
M: 34.80
Y: 100.00
K: 0.29

(96" from the ground to the bottom of the sign)