



Agenda Report

Agenda of: January 20, 2026
Department: Community Development Director
Subject: Certificate of Appropriateness for 509 US Highway 90

Property Address: 509 US Highway 90
Applicant/Owner: Eden & Eunice Properties, LLC
Zoning / Overlay: Historic Overlay (CG)

RECOMMENDED MOTION

I move to approve the Certificate of Appropriateness for exterior alterations, including signage, at 509 US Highway 90, subject to staff's recommendations.

REQUEST

Approval of a Certificate of Appropriateness (COA) to allow exterior alterations consisting of new wall-mounted building signage at 509 US Highway 90, a commercially zoned property located within the City's Historic Overlay District.

PROPERTY & PROJECT SUMMARY

The subject property is a commercial structure constructed circa 1928 and identified as having influences of a Two-Part Commercial architectural style. The building is located within a designated historic district and is therefore subject to Historic Landmark Commission review.

The applicant proposes the installation of two flat, wall-mounted signs, anchored with self-tapping screws and anchors, similar in style to previous signage on the building.

HISTORIC PRESERVATION OFFICER REVIEW

The Historic Preservation Officer reviewed the application and determined:

- **COA Application:** Complete and meets all submittal requirements.
- **Alterations:** Installation of signage constitutes an exterior alteration subject to HLC review.
- **Signage Comments:**
 - Per the Historic Design Guidelines, approval is limited to one building identification sign.
 - The applicant is proposing **two signs**, which is not consistent with the guidelines.

- Recommended alternatives include:
 - Locating a single sign on the front façade of the building;
 - If placed on the east side, centering the sign between the two second-story windows; or
 - Considering a monument sign on the west end of the property.
- All signage must comply with the City’s Sign and Signage Ordinance.

STAFF ANALYSIS

The proposed signage constitutes a visible exterior alteration within a historic district and must be evaluated for compatibility. The HPO recommendations provide clear alternatives that maintain historic character while allowing reasonable identification signage. These recommendations can be incorporated as conditions of approval.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness, subject to conditions