



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	July 22, 2025
<b>Requested Action</b>	APPROVE AMENDMENTS TO THE CITY OF BOERNE HISTORIC DISTRICT IMPROVEMENT PROGRAM.
<b>Contact Person</b>	Nathan Crane, AICP, Planning Director (830) 248-1521 ext.1105, <a href="mailto:ncrane@boerne-tx.gov">ncrane@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>The Historic District Improvement Program was approved by City Council as part of Boerne's Economic Development Incentives Guidelines on January 10, 2012. It was last updated in May of 2017.</p> <p>This program offers matching grants for the renovation and enhancement of building façades on eligible properties. To be eligible for the program, properties were required to be within the Historic District.</p> <p>Eligible properties can receive up to 50% reimbursement of the renovation and enhancement project up to a maximum payment by the City of \$14,500 based on project score. Scoring is based upon; the building's historic significance including the integrity of the building's original architectural features, type of proposed building improvements, and the estimated project cost.</p> <p>Since its adoption in 2012, thirty-three grants totaling \$200,000 have been awarded to properties in the Historic District.</p> <p><b>REQUEST:</b></p> <ol style="list-style-type: none"><li>1. A summary of the proposed amendment to the Historic District Improvement Program as follows:<ol style="list-style-type: none"><li>a. Expanding Grant eligibility to include historic landmark structures located within City limits.</li><li>b. Modify the scoring to include structures which are Historic Landmarks.</li></ol></li></ol>

	<div><div><div>c. Modifying the type of eligible improvements to remove building additions and new construction from the list of projects eligible for a grant.</div><div>d. Renaming the HDIP program the “Historic Preservation Grant Program”.</div></div><div><b>ANALYSIS:</b><ul style="list-style-type: none"><li>• The goal of the proposed amendments is to support the preservation of historic structures throughout the City of Boerne, while also enhancing the overall appearance and character of the community as identified in the Comprehensive Master Plan.</li><li>• There are approximately 30 historic structures. Most of these structures are located within the historic district, however, over 25% are located outside of the Historic District, including:<ul style="list-style-type: none"><li>a. Albert Kutzer House</li><li>b. James House</li><li>c. Vogt-Clegg House</li><li>d. Julius and Anna Phillip House</li><li>e. Herff-Rozelle Farm</li><li>f. Kendall County Masonic Lodge</li></ul></li><li>• The proposed amendment of the HDIP program’s eligibility criteria and grant scoring to include Historic Landmarks would provide increased opportunities to support the preservation and restoration of existing landmarks.</li><li>• The proposed amendments may incentivize owners of additional historic properties to preserve these structures and to seek new local historic landmark designations.</li></ul></div><div><b>FINDINGS:</b><ul style="list-style-type: none"><li>• The proposed amendments are consistent with the Comprehensive Master Plan and the other plans and initiatives of the city.</li><li>• The proposed amendments to the HDIP program could incentivize an increase in historic landmark designations and public-private historic preservation projects.</li></ul></div><div><b>HISTORIC LANDMARK COMMISSION ACTION:</b><p>The Historic Landmark Commission discussed the proposed amendments at their July 2, 2024, August 6, 2024, and March 4, 2025</p></div></div>
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	<p>meetings. While a formal vote is not required, HLC is in support of the proposed amendments.</p> <p><b>RECOMMENDATION:</b></p> <p>Based on its alignment with the Comprehensive Master Plan, staff is recommending that the City Council consider adopting the proposed amendment to the Historic District Improvement Program.</p> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Council’s decision.</p> <p>I move that the City Council <b>APPROVE</b> the proposed amendments.</p> <p>OR</p> <p>I move that the City Council <b>DENY</b> based on the following findings: (The Council will need to draft appropriate findings.)</p>
<b>Strategic Alignment</b>	<p>C2 – Seeking customer-driven feedback.</p> <p>C3 – Collaborate with community partners to enhance quality of life.</p> <p>B2 – Advancing master plan recommendations</p>
<b>Financial Considerations</b>	There are no financial obligations related to this request.
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	N/A
<b>Alternative Options</b>	N/A
<b>Supporting Documents</b>	<p>Historic Landmarks in Boerne</p> <p>2017 Historic District Program</p> <p>Proposed Amended Historic District Improvement Program Grant</p> <p>HLC Official Meeting Minutes March 4, 2025</p>