



AGENDA ITEM SUMMARY

Agenda Date	October 7, 2025
Requested Action	Consider a certificate of appropriateness for a new fence located at 604 S Main St.
Contact Person	Benjamin Simmons, Planner I (830) 248-1630, bsimmons@boerne-tx.gov
Subject Property	604 S Main St.
Background Information	BACKGROUND: The subject property was originally a single-family, one-story home that was built circa 1910. Currently, it has been converted into an office and is the location of Crestmont Private Wealth. The business is owned by Sam McGee, and the applicant is Ben Adam. 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) The property is zoned C2 - Transitional Commercial and is located inside the Historic Overlay District. REQUEST: The property owner is requesting consideration of: 1. A certificate of appropriateness for a new fence permit located at 604 S Main St. ANALYSIS: According to Historic District Survey records, the structure located at 604 S Main St. was originally built circa 1910 as a single-family residence in a Folk Victorian style. It features clapboard siding, with a cross gabled standing seam metal roof. There is an existing six-foot-tall wooden privacy fence located on the

	property. This fence does not span the entire length of the southern property line between the existing business (Crestmont Private Wealth) and the adjacent commercial property. The proposed fence will attach to the existing fence and extend to the eastern property line at S Main Street. The applicant is proposing a new iron and stone fence along the southern boundary of the subject property. The proposed fence will feature 44-inch-tall masonry pillars with wrought iron panels and will be approximately 95 feet in length. The point of connection between the existing privacy fence and the iron and stone fence will feature a 6-foot-tall masonry pillar. The Historic District Guidelines state that “Fences of cast iron may be added to buildings constructed in the late 19th and early 20th century”. This property adheres to these guidelines as it was constructed circa 1910. Additionally, the UDC states that in the historic district a masonry fence is preferred, but wrought iron is an acceptable fence type. FINDINGS: • Staff finds that the fence design meets 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. MOTIONS FOR CONSIDERATION: The following motions are provided to assist the Commission’s decision. I move that the Historic Landmark Commission accepts the findings and APPROVE a certificate of appropriateness for a new fence permit located at 604 S Main St. OR I move that the Historic Landmark Commission rejects the findings and DENY a certificate of appropriateness for a new sign permit located at 604 S Main St. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).
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Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	
Alternative Options	The Commission may consider the request for COA for fence permit: • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Zoning View Attachment 3 – Proposed Fence Attachment 4 – Street View