



AGENDA ITEM SUMMARY

Agenda Date	August 5, 2025
Requested Action	Hold a public hearing regarding the demolition of an accessory structure at 402 Herff Street
Contact Person	Benjamin Simmons, Planner I (830)-248-1630, bsimmons@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The primary structure located at 402 Herff Street was constructed in 1952 as a single-family residence. Other accessory structures have been added to the property at various points in time with the most recent being added in 2013.</p> <p>This property is owned by Thomas and Toni Anne Dashiell. It is located within the City of Boerne limits and is older than 50 years.</p> <p>It is zoned R2-M (Moderate Density Residential) and is not located within the Historic District.</p> <p>The property at 402 Herff Street has been home to several notable families in Boerne's history, with the first being the Reeve family. The Reeve family lived on the property at 402 Herff Street circa 1900. Dr. Reeve was one of two doctors that lived in Boerne prior to the start of World War 1 and the only one during the war. In addition to being the town doctor, Dr. Reeve served as the second Mayor of Boerne.</p> <p>The second notable family to live on the property at 402 Herff Street was the Davis family who lived there circa 1930. The Davis family purchased the property from the Reaves estate and moved in around 1930. The area around the property at this time was referred to as the flats and was home to a vibrant community complete with its own school and church. The Davis's child, Mildred "Frankie" Davis, grew up in this area and has since written a book about her life and what it was like to grow up in the flats.</p> <p>Given that the oldest structure currently on the property at 402 Herff Street was constructed in 1952, the Reaves family and the Davis family</p>

	<p>did not live in the house that exists on the property today. They are, however, an important part of the history of this property.</p> <p>The last notable family that lived at 402 Herff Street was the Seiter family. This family lived on this property circa 1950. The Seiter family is related to Jose Antonio Navarro one of the original signers of the Texas declaration of independence from Mexico. Many of the descendants of the Seiter family continue to live in the Boerne area to this day.</p> <p>REQUEST:</p> <p>The property owner is requesting:</p> <ol style="list-style-type: none">1. The Historic Landmark Commission hold a public hearing regarding the demolition of an accessory structure at 402 Herff Street. <p>ANALYSIS:</p> <p>The current single-family residence located at 402 Herff Street was constructed in 1952, the accessory structures located at the address have been added to the property over time. The owner is proposing to demolish an existing accessory structure in the rear of the property.</p> <p>A site visit was performed on June 19, 2025, to gather additional information on the accessory structure. The findings are summarized as:</p> <ul style="list-style-type: none">• The structure is approximately 645 square feet.• The structure appears to have been used as a barn/chicken coop.• There are three storage rooms in addition to the chicken coop area.• The structure appears to be in poor condition. <p>FINDINGS:</p> <ul style="list-style-type: none">• Staff finds that the structure is not a historic landmark, and does not appear to have architectural, cultural, or educational value, as per criteria outlined in section 2.11 of the UDC. <p>RECOMMENDATION:</p> <p>The Historic Landmark Commission should hold a public hearing to determine if the request meets the requirements of UDC Section 2-11 and should be considered a contributing structure.</p> <p>MOTIONS FOR CONSIDERATION:</p>
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	<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 demolition permit request.</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	
Financial Considerations	N/A
Citizen Input/Board Review	<p>A public notification of the demolition request was mailed to 24 neighboring residents on July 15th, 2025, and published in the Boerne Star on July 20th, 2025</p> <ul style="list-style-type: none"> One (1) response was received in favor of the demolition request
Legal Review	Section 2.11 of the UDC requires that the HLC review demolition permit requests for historic properties.
Alternative Options	The Commission must approve, approve with conditions, extend the review, or deny the request. Each condition or reason for denial must be directly related to requirements of city regulations and may not be arbitrary.
Supporting Documents	<p>Attachment 1 – Aerial Map</p> <p>Attachment 2 – Street View</p> <p>Attachment 3 – Site Visit Photos</p> <p>Attachment 4 – Mailed Response</p>