



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. C3 – Collaborate with community partners to enhance quality of life.</p>
Financial Considerations	<p>N/A</p>
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