



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	December 2, 2025
<b>Requested Action</b>	Consider the Historic Preservation Grant request and certificate of appropriateness for exterior improvement to a structure located at 448 S Main St (Cibolo Creek Brewing Co.).
<b>Contact Person</b>	Francesca “Franci” Linder, AICP – Assistant Planning Director (830) 248-1528, <a href="mailto:flinder@boerne-tx.gov">flinder@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>The subject property, The Weiss House, was originally a single-family, one and a half story home that was built circa 1910. The home was converted into an office in 1975 and most recently, into a restaurant. The property is currently occupied by Cibolo Creek Brewing Co.</p> <p>The property is owned by MAM Holdings, the applicant is Michael Mazour, and the representative is Josh Mazour.</p> <p>The property is zoned C3 - Community Commercial and is located inside the Historic Overlay District.</p> <p>The Weiss House is considered a highly contributing structure within the Historic District.</p> <p>The applicant is proposing several exterior improvements:</p> <ul style="list-style-type: none"><li>• Replace the front door, transom window, both sidelites, and hardware;</li><li>• Replace 8 existing windows; and</li><li>• Repaint the exterior of the structure.</li></ul> <p><b>REQUEST:</b></p> <ul style="list-style-type: none"><li>• The applicant is requesting a Certificate of Appropriateness (COA) and a \$10,000 Historic Preservation Grant to replace 8 windows; the front door, including 2 sidelites, transom window, and hardware; and repaint the exterior; at 448 S Main Street. The total qualified cost is estimated to be \$50,488.41. The applicant is also proposing to repaint the interior with an additional cost of \$5,900; this work does not qualify for the Historic Preservation Grant and does not require a COA.</li></ul>

	<p><b>ANALYSIS:</b></p> <p>The applicant has submitted a Historic Preservation Grant application for the Historic Landmark Commission’s review and consideration. The program is a partial match, reimbursement grant opportunity for qualifying commercial properties. Grant applications require review and approval by the HLC prior to any work beginning. If the proposed work and the grant application is approved, the applicant may proceed with obtaining permits. After the work is complete, the project is inspected to confirm it was completed as approved by the HLC. Lastly, the applicant may submit a reimbursement request for the Grant amount approved by the HLC.</p> <p>Eligible Grant improvements include:</p> <ul style="list-style-type: none"> <li>• Exterior Improvements to Façade</li> <li>• Roof Repair/Replacement</li> <li>• Foundation Repair/Replacement</li> <li>• Interior ADA improvements</li> <li>• Building/Fire Code Improvements</li> <li>• Complementary Building Additions</li> </ul> <p>Criteria for the HLC review process include:</p> <ul style="list-style-type: none"> <li>• Historical appropriateness:</li> <li>• Compatible architectural design</li> <li>• Streetscape objectives</li> <li>• Overall enhancement of the Historic District</li> </ul> <p>The proposed front door, transom window, and both sidelites match the existing design, style, and size. This is consistent with the Historic District Guidelines. The door, both sidelites, and transom window will be painted Iron Ore (SW 7069). This is the same as the current paint color. The new hardware will be bronze.</p> <p>The applicant is proposing to replace the existing windows with “four over four” style windows. This style matches the existing windows and is considered architecturally appropriate for a Texas German Vernacular Style, per the Historic District Guidelines. The windows will have a white sash/casing and will be the same size as the current windows.</p> <p>In addition to painting the new door and windows, the applicant is proposing to repaint the exterior with the current colors (listed below). While this does not require a COA, the cost of the work does contribute to the overall project. The applicant is proposing the following:</p> <ul style="list-style-type: none"> <li>• Main color: Downing Straw (SW 2813)</li> </ul>
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- Trim color: Iron Ore (SW 7069)
- Additionally, the scope includes repainting the banners, railings, etc. The color will match the existing white, but the exact paint color has not been identified.

The grant application is also given an evaluation score based on three sets of scoring criteria:

- Whether a structure is contributing to the Historic District
- The types of improvements that are being proposed
- The estimated project budget

The grant application scored 30/30 points, which is greater than the minimum 20 points required to be considered for a grant by the HLC. The score breakdown is provided below:

Contributing Structure Score:	High	10/10 points
Type of Improvements:	Existing Building Façade	10/10 points
Estimated Project Budget:	\$50,000 and up	10/10 Points

#### **FINDINGS:**

- Staff finds that the exterior improvements meet Boerne's UDC regulations and Historic District Guidelines.
- Staff finds that the grant application meets the minimum requirement to be considered by the HLC for a Historic Preservation Grant.

#### **RECOMMENDATION:**

The Historic Landmark Commission should determine if the request meets the requirements of the UDC and the Historic District Guidelines and consider issuing a Certificate of Appropriateness and/or approve the Historic Preservation Grant for the requested amount of \$10,000.

#### **MOTIONS FOR CONSIDERATION:**

I move that the Historic Landmark Commission accept the findings and **APPROVE** the Certificate of Appropriateness and requested \$10,000 Historic Preservation Grant for 448 S Main.

OR

I move that the Historic Landmark Commission **DENY** the Certificate of

	Appropriateness and requested \$10,000 Historic Preservation Grant for 448 S Main.
<b>Strategic Alignment</b>	
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	N/A
<b>Alternative Options</b>	N/A
<b>Supporting Documents</b>	Attachment 1 – Aerial Map Attachment 2 – Exterior Photos Attachment 3 – Grant Application Attachment 4 –Door Hardware & Paint Colors