



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	June 3, 2025
<b>Requested Action</b>	Consider a certificate of appropriateness for a building permit for a rear addition, exterior update(s), and new structure(s) located at 265 N Main Street. (Hill & Bach Cellars).
<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 structure located at 265 N Main is the Carstenjen-Luckenbach House, built in 1870.</p> <p>The applicant is Frank Valadez (SA Partnership Architects), and the property is owned by Flying Pig Enterprises LLC.</p> <p>The property is zoned C3 - Transitional Commercial, in the Historic Overlay District.</p> <p><b>REQUEST:</b></p> <p>The property owner is requesting a certificate of appropriateness for a building permit for a rear addition, exterior update(s), and new structure(s) located at 265 N Main Street.</p> <p><b>ANALYSIS:</b></p> <p>According to Historic District Survey records, the property located at 265 N Main St was constructed in 1870 by Rudolph Carstenjen, one of Boerne’s original settlers and a member of the Tusculum Colony, and was originally a pioneer log cabin. The property was sold many times over the years including in 1883 to Jacob and Justina Luckenbach who retired there from their farm, now known as Luckenbach.</p> <p>The original structure has 2 stone additions. It’s not know at what point the log cabin was completely re clad with clapboard siding or when these additions were constructed, however, the structure appears with these additions in the 1910 Sanborn Maps. More recently, there has been a rear addition and two accessory structures constructed.</p>

	<p>The primary structures front façade currently features limestone masonry and front porch (both added pre-1910). The siding on the primary structure and accessory structures were painted a light tan color with black accents. All structures feature a medium brown shingle roof. The project contractor began work prior to approval by the Historic Landmark Commission; currently the siding is removed from most of the primary structure and both accessory structures.</p> <p>The applicant is proposing to renovate the property to open a new business, Hill &amp; Bach Cellars. This project includes:</p> <ol style="list-style-type: none"> <li>1. Removing the most recent small addition at the rear of the main structure and constructing a larger addition in its place</li> <li>2. Constructing three new decks (covered and uncovered)</li> <li>3. Replacing/installing 23 windows</li> <li>4. Re-siding and painting the primary structure and both accessory structures</li> <li>5. Constructing a new outdoor fireplace</li> </ol> <p>The impact of these proposed changes is evaluated according to UDC Section 2.11.B.5.d criteria listed below.</p> <p><u><i>Appropriateness of Publicly Visible Exterior Features</i></u></p> <p>The front elevation of the primary structure will not be altered. The proposed deck along the northern elevation would be freestanding and not structurally tied to the historic structure. The proposed rear addition will not be visible from Main Street and the portion of the structure being removed is not of historic significance.</p> <p><u><i>Design, Materials, and Compatibility with Surrounding Context</i></u></p> <p>The applicant is proposing to replace the siding on both accessory structures and new rear addition with wood siding to match the existing siding. All stonework will also match the existing limestone, including the new outdoor fireplace. The proposed updated paint scheme aligns with the Historic District guidelines:</p> <ul style="list-style-type: none"> <li>• Wood siding: SW 2843 (Roycroft Brass)</li> <li>• Door and window trim: SW 7020 (Black Fox)</li> <li>• Entry doors: SW 2802 (Rookwood Red)</li> </ul>
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	<ul style="list-style-type: none"><li>• Wood columns, trellis, and railings: SW 2808 (Rookwood Dark Brown)</li><li>• Deck stain: SW 3540 (Mountain Ash)</li></ul> <p>The applicant is also proposing to replace/install 23 new windows. The new windows will be double-pane, two-over-two, and double-hung windows. They will be replacing late 1900s style aluminum windows. The replacement windows meet Historic District guidelines and are more appropriate for the structure.</p> <p><u>Considerations for Partial Inclusion within a Historic District</u></p> <p>The Historic Design Guidelines, provisions, and regulations contained in the UDC apply to all property which is fully or partially within the locally designated Historic District and may be applied more flexibly to non-contributing buildings. As this building is considered a high-contributing structure, the Historic District Guidelines should be fully applied.</p> <p><u>Impact on Area Historical, Cultural, and Architectural Character and Adjacent Structures</u></p> <p>The primary structure on the northern neighboring property, was constructed circa 1960 with a classic commercial storefront and stone veneer. The property to the south is undeveloped. The building across the street was constructed in 2018 but features a limestone façade and front porch similar to the subject property.</p> <p><u>The value of the historic district or historic landmark as an area or Preservation of Historic District or Landmark Value</u></p> <p>The project scope involves minor changes to the front façade of the historic structure. The most significant change is removing the small addition at the rear of the structure and replacing it with a larger addition. The new addition will reflect the shape and roofline of the existing structure. The historic value of the structure will not be diminished by this change.</p> <p><b>FINDINGS:</b></p> <ul style="list-style-type: none"><li>• Staff finds that the proposed rear addition, exterior update(s), and new structure(s), is consistent with Historic District Design Guidelines and UDC Section 2.11.</li></ul> <p><b>RECOMMENDATION:</b></p>
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	<p>Staff finds that the proposed project is consistent with review criteria and guidelines outlined in section 2.11 and 3.11 of the UDC. Staff recommends that the Historic Landmark Commission <b>APPROVE</b> the requested certificate of appropriateness for a building permit for a rear addition, exterior update(s), and new structure(s) located at 265 N Main Street.</p> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Commission's decision.</p> <p>I move that the Historic Landmark Commission accept the finding and <b>APPROVE</b> the requested certificate of appropriateness for a building permit at 265 N Main Street.</p> <p>OR</p> <p>I move that the Historic Landmark Commission reject the findings and <b>DENY</b> the requested certificate of appropriateness for a building permit at 265 N Main Street. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
<b>Strategic Alignment</b>	<p>C1 – Offering quality customer experiences.</p> <p>C3 – Collaborate with community partners to enhance quality of life.</p>
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	Section 3.11 of the UDC requires the review of any building permit for exterior improvements for structures located within the Historic District.
<b>Alternative Options</b>	<p>The Commission may consider the request for COA for building permit:</p> <ul style="list-style-type: none"> <li>• Approved; or</li> <li>• Approved with conditions; or</li> <li>• Denied; or</li> <li>• Denied in part.</li> </ul>
<b>Supporting Documents</b>	<p>Attachment 1 – Aerial Map</p> <p>Attachment 2 – Street View and Current Photos</p> <p>Attachment 3 – Proposed Site Plan</p>

	Attachment 4 – Proposed Site Elevation Attachment 5 – Proposed Paint Colors Attachment 6 – Example Fireplace and Window
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