



AGENDA ITEM SUMMARY

Agenda Date	June 2, 2026
Requested Action	Consider a request to amend the certificate of appropriateness for 265 North Main Street. (Hill & Bach Cellars)
Contact Person	Francesca “Franci” Linder, AICP, Assistant Planning Director (830) 248-1528, flinder@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The structure located at 265 N Main is the Carstenjen-Luckenback 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>On June 3, 2025, the Historic Landmark Commission approved a certificate of appropriateness for the remodel of the existing building. On March 3, 2026, the Historic Landmark Commission approved an amendment to the certificate of appropriateness. The site is currently under construction.</p> <p>REQUEST:</p> <ol style="list-style-type: none">1. The property owner is requesting to amend the certificate of appropriateness to include a rock retaining wall with cattle panel fence. <p>ANALYSIS:</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 known at what</p>

point the log cabin was completely reclad 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.

The approved COA and amendment include a substantial remodel of the site including replacing 23 windows, paint/finish updates, several accessory structures, and several fences. At this time, the applicant is proposing to include an additional fence which will be a rock retaining wall with cattle style fence panels on top. This fence is proposed along both side property lines and has already been constructed on the northern side property line.

The impact of these proposed changes is evaluated according to UDC Section 2.11.B.5.d criteria listed below.

Appropriateness of Publicly Visible Exterior Features

This scope of this proposed COA amendment is limited to the permitter fence; it does not include a modification to any other structure on the site.

The fence is composed of an approximate 3ft rock retaining wall with a cattle style fence panel (2"x4" silver wire) on top. The fence panels are trimmed with cedar board stained a dark brown (Behr "Padre Brown").

Design, Materials, and Compatibility with Surrounding Context

The applicant is proposing approval of a new fence not previously considered for a certificate of appropriateness. The certificate of appropriateness previously approved for this site includes a stone and wrought iron fence along main street; an interior stone and cedar 3-rail fence; and a wooden privacy on the side property line. All fences on this site will integrate similar material or stain. For example, all wood will be stained the same dark brown and all rock will be similar color.

Considerations for Partial Inclusion within a Historic District

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.

Impact on Area Historical, Cultural, and Architectural Character and

	<p><u>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 approved certificate of appropriateness. The historic value of the structure will not be diminished by these changes.</p> <p>FINDINGS:</p> <ul style="list-style-type: none"> • Staff finds that the exterior improvements meet Boerne’s UDC regulations and Historic District Guidelines. <p>RECOMMENDATION:</p> <p>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.</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>I move that the Historic Landmark Commission accept the finding and APPROVE the requested certificate of appropriateness for 265 N Main Street.</p> <p>OR</p> <p>I move that the Historic Landmark Commission reject the findings and DENY the requested certificate of appropriateness for 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>
Strategic Alignment	N/A
Financial Considerations	N/A

Citizen Input/Board Review	N/A
Legal Review	Section 3.11 of the UDC requires the review of any building permit for exterior improvements for structures located within the Historic District.
Alternative Options	The Commission may consider the request for COA: <ul style="list-style-type: none"> • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Approved Elevations Attachment 3 – Approved Paint Color Attachment 4 – Proposed Fence Attachment 5 – Fence Site Plan