



AGENDA ITEM SUMMARY

Agenda Date	March 5, 2024
Requested Action	Consider the demolition request for all structures at 417 Graham Street (KAD 23547) (Rocktown Investment Partners LLC). <ul style="list-style-type: none">I. Staff PresentationII. Public HearingIII. Action
Contact Person	Sara Serra-Bennett, Planner II (830) 248-1628, sbennett@boerne-tx.gov Sara Varvarigos, Planner II (830) 248-1630, svarvarigos@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The property is not part of the Historic District, but it is older than 50 years. Based on our code, demolition requests for structures older than 50 years shall be reviewed by this commission.</p> <p>This process aims to provide criteria to prevent or minimize unnecessary damage to the quality and character of the city's historic resources by requiring the review of any request for demolition of structures older than 50 years inside the city limits. The process enables a determination of its historical significance. It provides the public, other interested preservation-based organizations, and city staff an opportunity to work on preserving the properties that have historical significance. The significance can be due to the historical figures, facts, or architectural style.</p> <p>The appraisal district database indicates the site was developed in 1905. Based on the research, Herry Graham sold the property to Caroline Meckel, who built the house in 1906. In 1923, Max Bergmann bought the site and added a wing taken from another building that had partially burned down. About 1940, the Hernandez family bought the house and lived there until 1982, when Howard Calder bought the site to be used as a rental house. The property changed hands one more time until the current owner purchased it in 2013.</p> <p>REQUEST:</p> <p>The property owner wishes to remove all the structures located within</p>

	<p>the parcel.</p> <p>ANALYSIS:</p> <p>The existing structure, built in 1905, consists of a Victorian Folk Style residence, which includes original wood plank siding and window trims, both of which are showing signs of wood rot.</p> <p>The structure is a pier and beam foundation that has had a few additions over the years. There are a couple of different sidings, but the windows are original to the time the structure was built.</p> <p>A few commissioners visited the site on January 17, 2024, and did not enter the structure. The wood flooring seen by the window looked original and in good condition.</p> <p>The structure is not a part of the Historic District and is not a historic landmark.</p> <p>COMMISSION ACTION:</p> <p>A public hearing was held during the HLC meeting on February 6, 2024. During this hearing, the Commission tabled the demolition permit request, and requested that the owner consider relocating the structure.</p> <p>The owner subsequently investigated relocating or renovating the structure, and sent the Planning Department a letter on 02/28/2024 (Attachment 4), to provide an update on the proposed relocation of the structure and related costs. The owner stated the following:</p> <ul style="list-style-type: none"> • A company provided an estimate that the cost for this process would be between \$75,000 and \$100,000. The home is 18 feet tall and much too long to place on one trailer while the roof would be taken down. • The owner has not located and does not own a property for the structure to be relocated to. • The owner also investigated the cost of repairing the structure's foundation (estimated at \$22.5K), in addition to replacing the existing electrical, plumbing, and AC/HVAC systems. She indicated that there would be additional costs to complete repair of the termite damaged walls and termite damaged floors and additional problems that arise after the foundation is properly done; The floors seem to be the biggest of these expenses. • The owner stated that the combined cost of these renovations is
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	<p>not financially feasible and that she will not be able to proceed with them. She is requesting that the HLC approve her demolition request.</p> <p>If the demolition request is approved, a demolition permit may be issued for the site. If the commission denies the request, a report with the findings is sent to the City Council with the recommendation for preservation.</p> <p>After receiving the report and recommendations of the Historic Landmark Commission, the City Council shall consider and act on the demolition application. If the City Council determines that the Contributing Structure shall be a Historic Landmark, they shall deny demolition or allow demolition with conditions, and a demolition permit shall be issued. If the City Council does not designate the building as a Historic Landmark, the demolition permit may be issued, subject to the requirements of other applicable ordinances.</p> <p>MOTIONS FOR CONSIDERATION:</p> <ul style="list-style-type: none"> • I move to untable the proposed demolition request for all structures located at 417 Graham St. • I move that the Historic Landmark Commission accept the findings and APPROVE the demolition request for all structures located at 417 Graham St. <p>OR</p> <ul style="list-style-type: none"> • I move that the Historic Landmark Commission recommend that the City Council DENY the demolition request for all structures located at 422 W San Antonio Ave. The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC.
Item Justification	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Pull <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: </div> </div>
Strategic Alignment	<p>C2 – Seeking customer-driven feedback.</p> <p>C3 – Collaborate with community partners to enhance quality of life.</p> <p>B2 – Advancing master plan recommendations.</p>

Financial Considerations	N/A
Citizen Input/Board Review	<p>Notice of the Historic Landmark Commission public hearing was published in the Boerne Star on January 21, 2024. Letters were sent to 27 property owners within 200 feet on January 16, 2024.</p> <ul style="list-style-type: none"> • Three responses were received, all in favor of the requested demolition of the property.
Legal Review	
Alternative Options	<p>The Commission may consider the request for demolition:</p> <ul style="list-style-type: none"> • Approved; or • Approved with conditions; or • Approved in part; or • Denied; or • Denied in part.
Supporting Documents	<p>Attachment 1 – Location Map Attachment 2 – Street View Attachment 3 – Photographic survey Attachment 4 – Follow Up Letter for Property Relocation</p>