



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	March 5, 2024
<b>Requested Action</b>	Consider recommending approval of a Historic Landmark Designation Application for 717 North Main Street (KAD 19840, BOERNE ORIGINAL TOWN LOT PT 15, PT 16, .828 ACRES, Foote Hawkins Residence, LLC, Mr. Shawn and Mrs. Lori Franke) for the Planning & Zoning Commissions' and the City Council's consideration.
<b>Contact Person</b>	Sara Varvarigos, Planner II (830) 248-1630, <a href="mailto:svarvarigos@boerne-tx.gov">svarvarigos@boerne-tx.gov</a>
<b>Background Information</b>	HLC case Number: 2024-03-005
	Contribution/ Integrity: Contributing/ High
	Related Cases: 2024-02-005G, 2024-02-005H
	<b>BACKGROUND:</b> The property located at 717 N Main St was purchased by Mr. Daniel Avery Foote, Sr. in 1897. The existing structure on the property was built by M. Daniel Avery Foote in 1893, and is 131 years old.  The property is the subject of a Historic Landmark Designation Application. As per the UDC, this application will be subject to several steps outlined for the Historic Landmark Designation Application process (Article 2.11.B.4.b-c), which includes review by the Historic Landmark Commission (HLC) and a public hearing during the regular meeting to consider the application.
	<b>REQUEST:</b> The request is to designate the property located at 717 N Main St as a Historic Landmark.  <b>ANALYSIS:</b> The existing structure on the property was built in 1893, and is 131 years old. It is a 3-story structure with 4,370 square feet of living area, and it features a unique mix of Queen Anne and Shingle style details, as detailed in the Historic Survey of the Historic District.  The home was built by M. Daniel Avery Foote, a Civil War Union Veteran, furniture store owner and undertaker, and has been featured in the "Echoes...From the Archives" Patrick Heath Library Historical

	<p>Archives Newsletter, as well as in the Boerne Historic Walking Tour.</p> <p>The property at 717 N Main St has a C3 base zoning, in addition to being included in the Historic District Overlay zone.</p> <p>The owners, Mr. &amp; Mrs. Franke, are currently undertaking extensive renovations to the property, with the intent of using the property as a restaurant or small assembly. There is also a more recent 1950's ranch-style structure that is located at the behind the main structure at 711 N Main St, which is owned by the same owners, Mr. &amp; Mrs. Shawn Franke, and is also undergoing renovations.</p> <ul style="list-style-type: none"><li>• The property is within the Historic District, and is considered a highly contributing structure.</li><li>• The property appears to have historical, cultural, and educational value, which reflects the heritage of the City of Boerne, and is among the oldest structures within Boerne City limits.</li></ul> <p><b>COMMISSION ACTION:</b></p> <p>Upon completing a public hearing, the Commission shall determine if they will recommend approval of the request. If they recommend approve the request, the application will then be presented to the P&amp;Z Commission for their review, comment and recommendation to the City Council (CC).</p> <p>If either the HLC or the P&amp;Z commission rejects the application, the applicant will have 60 days to appeal the decision to the CC. If the P&amp;Z Commission approves the historic landmark designation, then both the HLC's and the P&amp;Z's historic landmark application reports will be submitted to the CC for review. The CC may then decide to designate the property as a historic landmark, if based on the Council's discretion, the property is deemed to have historical, cultural, archeological or educational value which reflects the heritage of the city.</p> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <ul style="list-style-type: none"><li>• I move that the Historic Landmark Commission recommend that the Planning and Zoning Commission and City Council <b>APPROVE</b> the Historic Landmark Designation Application request for the structure located at 717 N Main St.</li></ul> <p>OR</p> <ul style="list-style-type: none"><li>• I move that the Historic Landmark Commission recommend that</li></ul>
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	the Planning and Zoning Commission and City Council <b>DENY</b> the Historic Landmark Designation Application request for the structure located at 717 N Main St. The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC.
<b>Item Justification</b>	<div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment </div> <div> <input type="checkbox"/> Reduce Costs <input checked="" type="checkbox"/> Customer Pull </div> <div> <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement </div> <div> <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency </div> <div> <input type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other: </div>
<b>Strategic Alignment</b>	C2 – Seeking customer-driven feedback. C3 – Collaborating with community partners to enhance quality of life. F3 – Maintaining a balanced and diversified economy.
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Att 1 – Location Map – 717 N Main St Att 2 – Street View – 717 N Main St Att 3 – Memorandum with Historic Landmark Application Materials