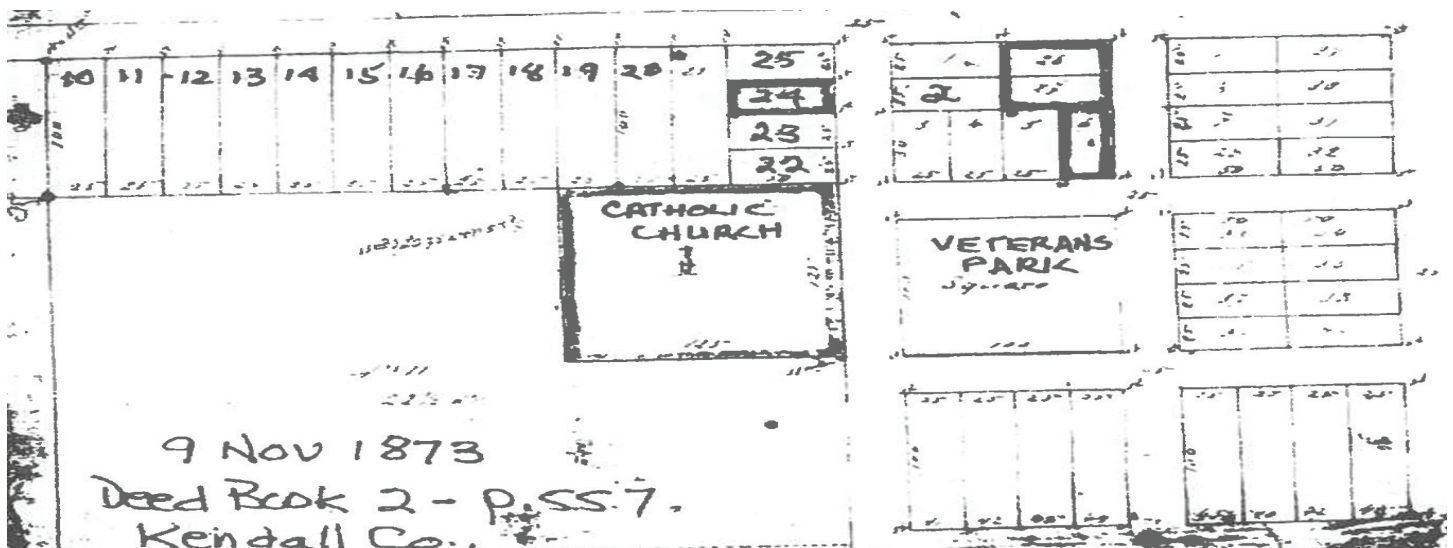


Phillip Manor 1867 - 2026

159 Years



The 1873 plat map below confirms Lot 24 was already occupied; the adjacent church—later preserved by the U.S. Supreme Court in *City of Boerne v. Flores*—was constructed afterward, and the property's earliest commercial use was as a hotel housing the church's builders. You can see the church steeple on the upper right side of the image. Below is an 1873 neighborhood development plat. The building is lots 25, 24, 23 & 21. Lot 24 is where structure from the photo above is located. Boerne is north. Boerne would not allow a Catholic church in town, so they built St. Peters across the river.

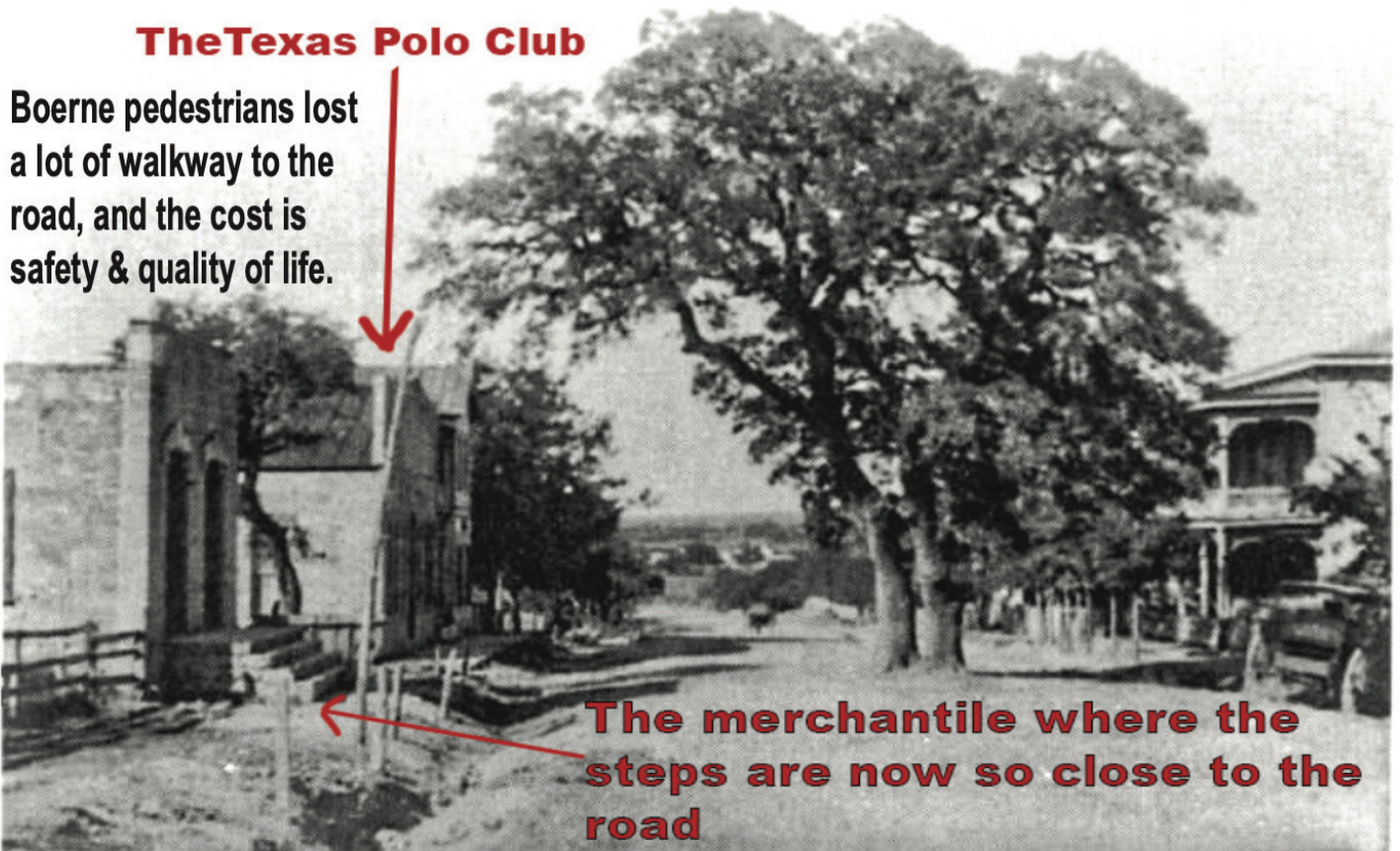


MODERN DAY vs 1880



The Texas Polo Club

Boerne pedestrians lost a lot of walkway to the road, and the cost is safety & quality of life.



The merchantile where the steps are now so close to the road

Image circa 1880. The road in the image, now South Main Street/US 87, is about 40' wide from the ditch's outer edge in front of the building to the other side. Today the street is 55' wide curb to curb.

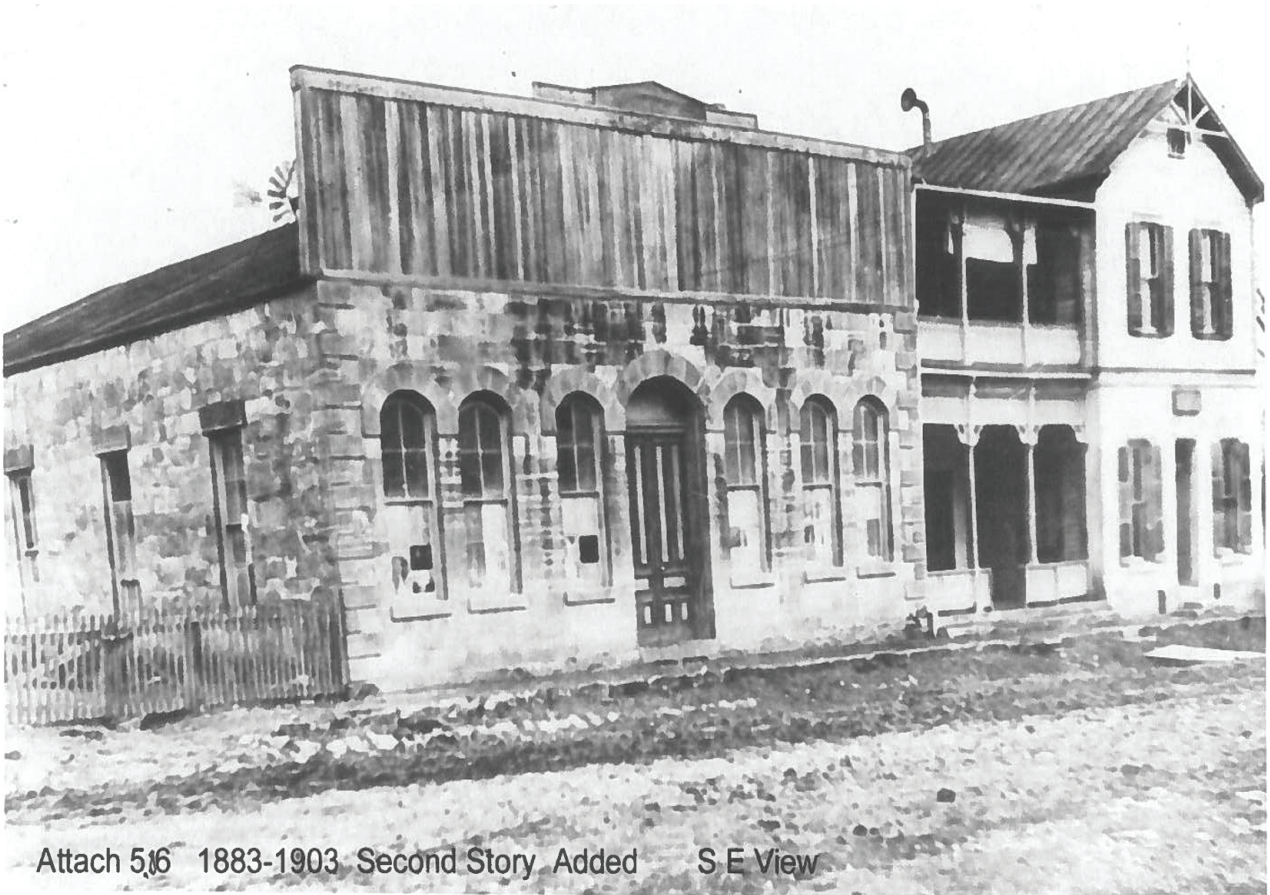
The Buildings Historic porch



A close up shot of the historic porch attached to the building.



The 1872 photograph clearly shows the building's original porch, a private frontage area that is now used as a public sidewalk and is not ADA compliant.



Attach 516 1883-1903 Second Story Added S E View



Attach. 5.6 1883 - 1903 Second Story Added N.E. View

Above, 1883, you can see the porch runs the length of the building.

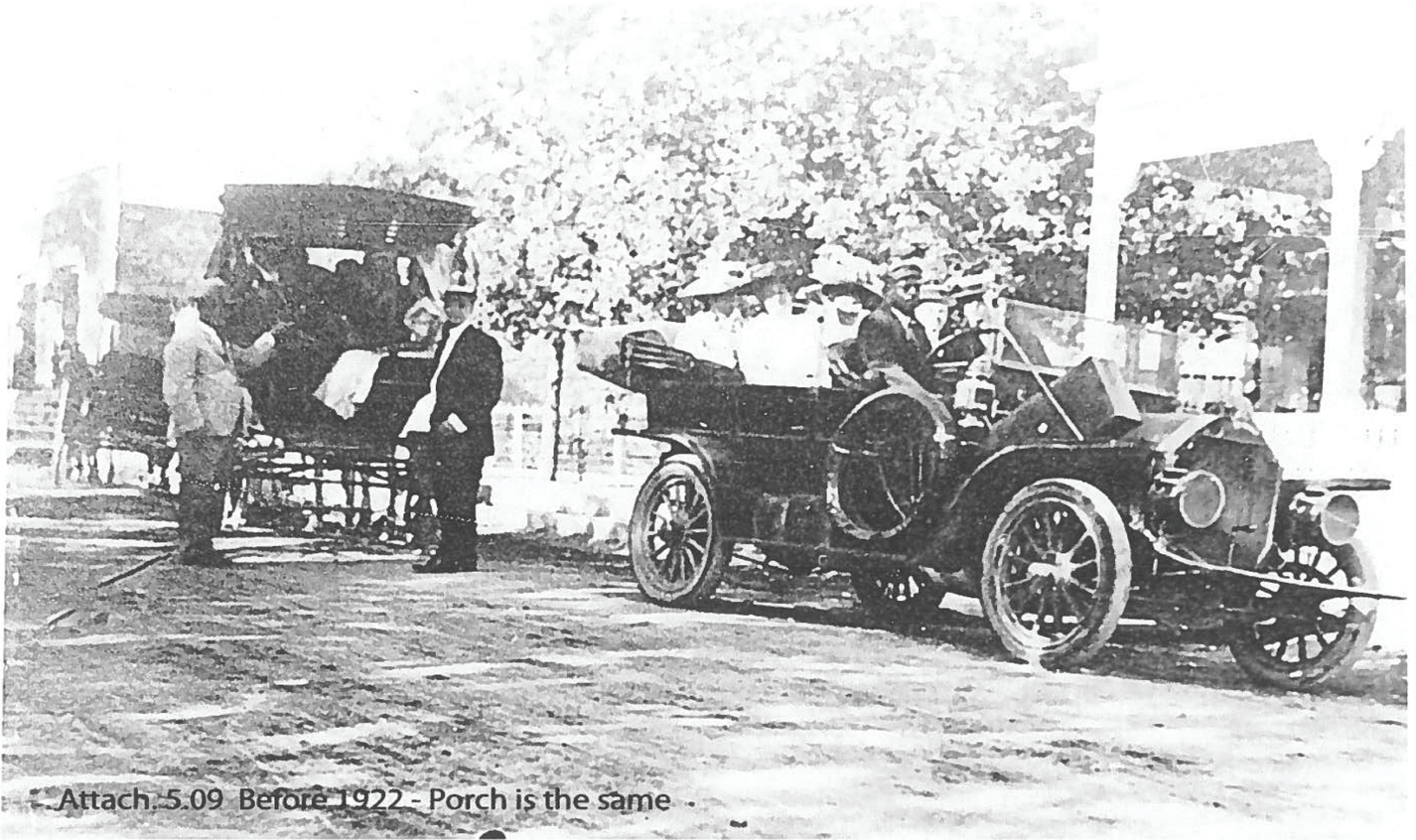


Attach. 5.07 1903 Postcard

Phillip Hotel, Boerne, Texas.

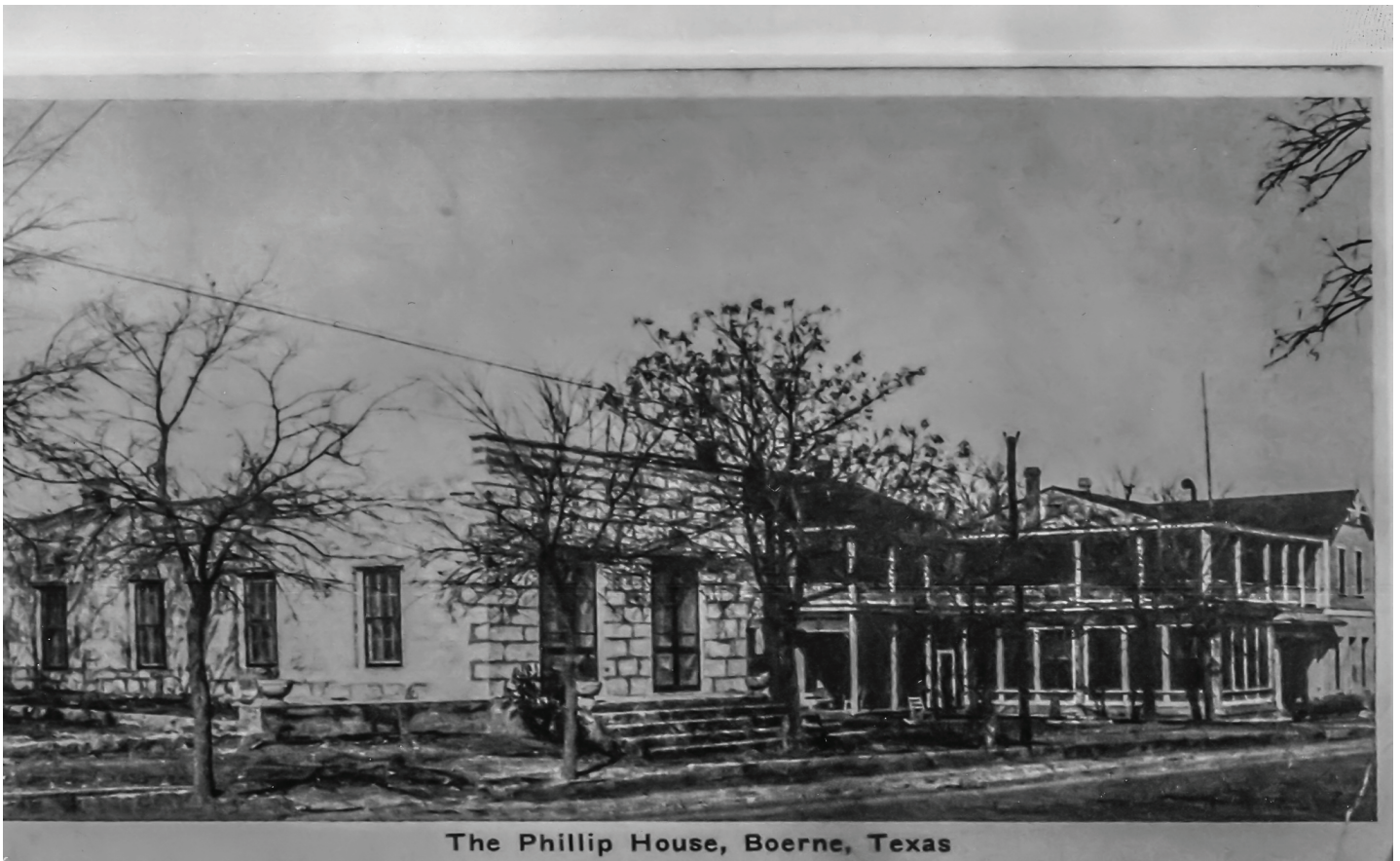
New S. Wing added

Below circa 1909 - 1912 a mix of cars and carriages parked in front of the bulding.



Attach. 5.09 Before 1922 - Porch is the same

Below, the added public area in front of the neighboring building (Lot 22) is clearly visible, extending fully to the frontage of our building.



The Phillip House, Boerne, Texas



Attach. 5.11 1922 S.E. View New Windowed Enlarged Room

The public walkway/space was extended farther away from the building, with the newly added area occupied by utility poles, while on-street parking was preserved.



At least 6 feet extra of public space

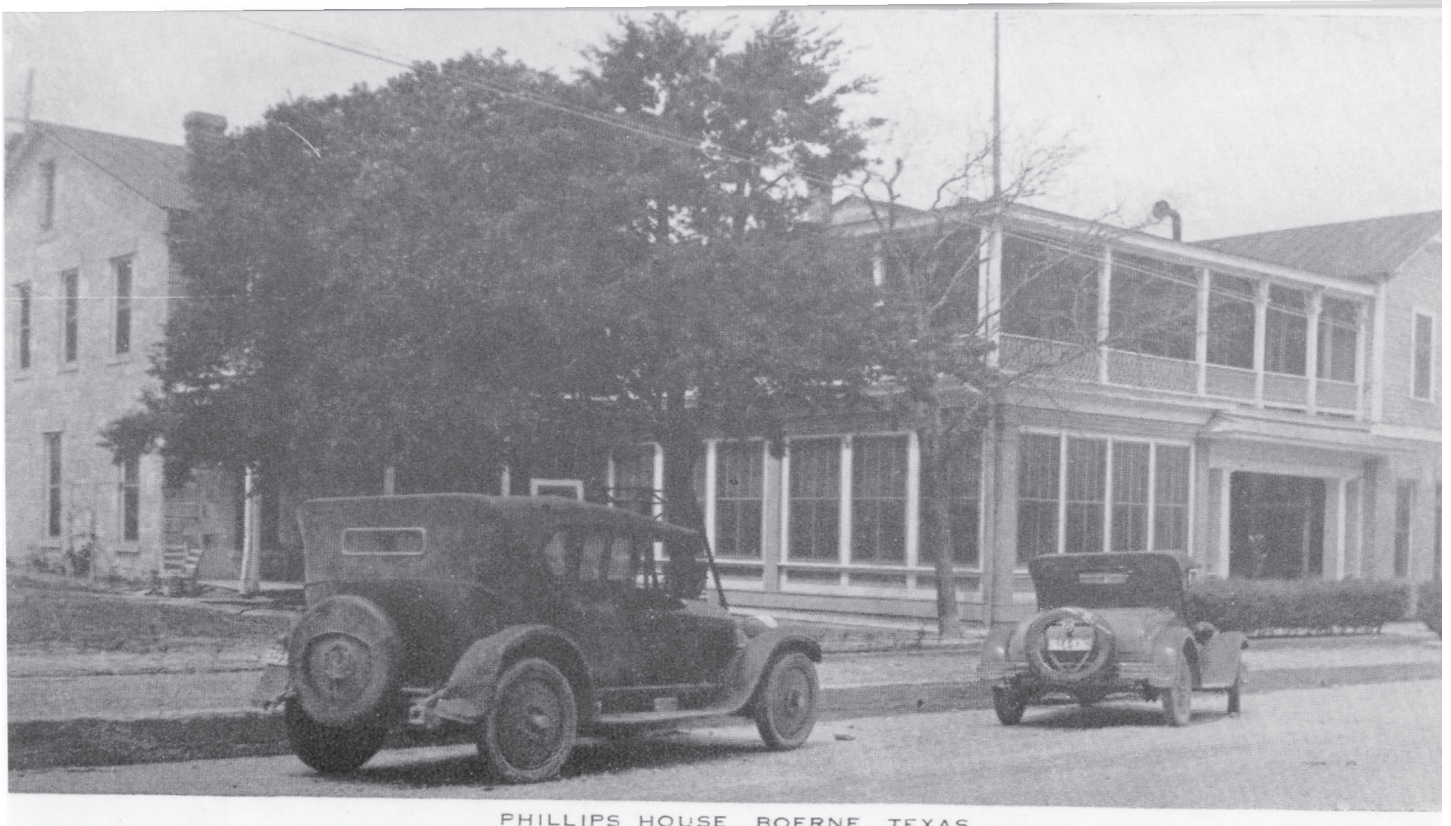


Attach. 5.10 1922 Phillip Hotel Porch enlarged - Windows

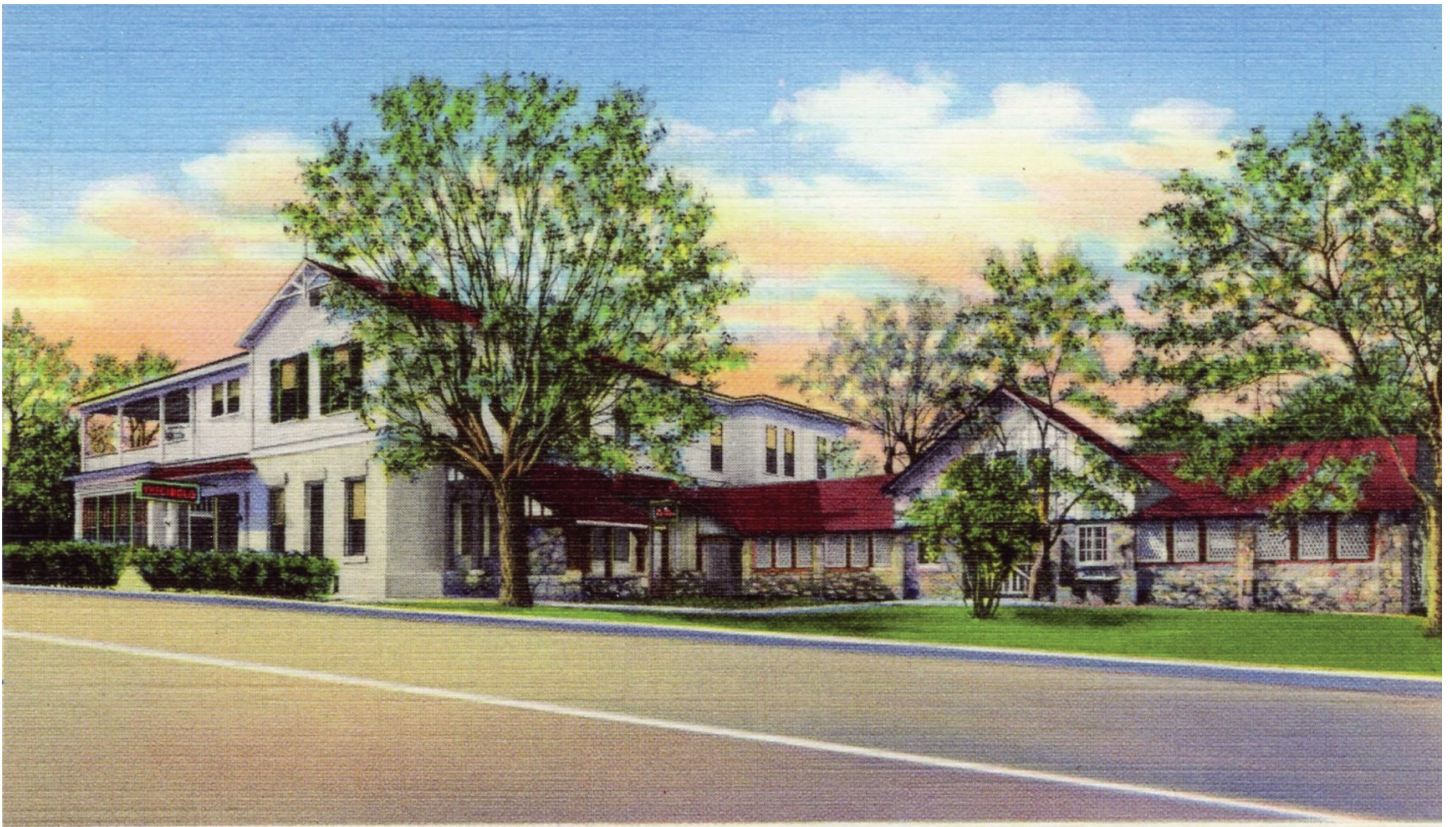
1924 Boerne women are standing on the porch and the newly added public area with Texas' 1st female Governor, Miriam A. Ferguson. According to a recollection in Texas Monthly, she chose to drive herself through the Hill Country rather than send her camper ahead, and she stopped in Boerne to view the river, noting that she could see fish swimming deep in the clear green water.



A clear shot of the public area in front of the building.

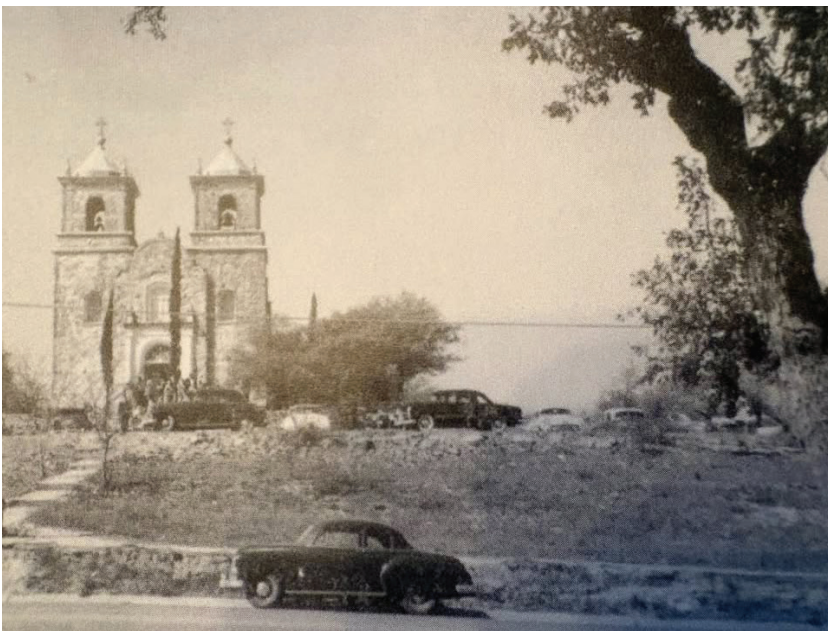


In 1925, the public walkway is still present. At the far right, a shrub indicates the point where the stairs descend into an area that would be in the middle of a vehicular traffic lane today.



9A-H521

Artistic rendering of the building in the 1930's after a big remodel in 1928. The public walkway was removed but the porch remained with shrubs in front of the walkway, likely due to Texas Highway 9 becoming U.S. Highway 87 in the mid-1930s as part of the nationwide consolidation and standardization of the federal highway system. During the 1920s, Texas maintained its own numbered highway network, and SH-9 served as a major north-south route through the Hill Country, including Boerne. In 1935, Texas and the American Association of State Highway Officials (AASHO) realigned state routes to eliminate duplication with U.S. highways, and SH-9 was officially absorbed into U.S. 87, a federally designated corridor running from the Gulf Coast to the northern Plains. This change did not initially involve widening or relocation of the roadway; rather, it was an administrative reclassification that placed the existing town street alignment under the U.S. Highway system, explaining why South Main Street in Boerne retained its historic two-lane, curbside-parking character well after becoming U.S. 87.



This early-1950s photograph of St. Peter's Church, the building is a direct neighbor, shows active on-street parking along the frontage. The vehicle pictured is a 1952 Chevrolet Styleline.

PHILLIP HOUSE
706 S. MAIN ST.

KE
130 KEA
~~130~~ 91



Jo
6/3/76

Note in the above photo the utility pole near the curb, located on the right side of the frame. This 1976 image is the earliest photograph in which the pole appears. It is also the last image before the introduction of no-parking signage, seen in the below image on the far left. For more than a century prior, horses, wagons, and later cars routinely parked in front of the building.



1980 no parking sign in front of the building first appears. The sign is on far left in photo.

Attach 21 1980 Phillip Manor Front Facing East Entrance to 1905 Style



In 1982, the owner-built brick walkway had not yet been constructed, and the no-parking sign was still in place.



1984. Note the double line in the center. There was no turning lane yet. The concrete porch cuts off at the 90 degree turn toward the building where the grass begins. You can see a light footpath trail going through the front lawn where the brick walkway now runs.



A late-1990s image shows the historic porch turning sharply toward the building, confirming that it was designed as a porch rather than a sidewalk. It appears the brick walkway was added sometime after 1995 because it does not appear in the following 1995 satellite imagery. You can see in the 2006 excerpt from the owner survey (4 pages forward) the brick walkway is clearly on private property.





1995 still no brick sidewalk, but the turning lane had been added.



1995, turning lane added but no turn bridge yet at S. Main/US 87 & River Rd./Hwy 46 bridge.



By 2005 a turn bridge had been added.



In 2017, the Main Street/US-87 bridge was widened to accommodate semi-trucks, enabling through-truck traffic to move along South Main via Highway 46. The addition of the turn lane and the widening of the Main Street bridge fundamentally changed traffic conditions, resulting in a dramatic increase in the number of semi-trucks using South Main as a corridor between I-35 and I-10.

1924 Sanborn Fire Department Map



706 SOUTH MAIN ST.

SEPT. 1924
BOERNE
TEX.

BOERNE LIGHT & ICE CO.
ICE FACTORY, REFRIG. MACHS, FREEZERS, ICE PLANTS, ICE STORAGE, ICE TRUCKS

PHIL'S HOTEL
HOTEL

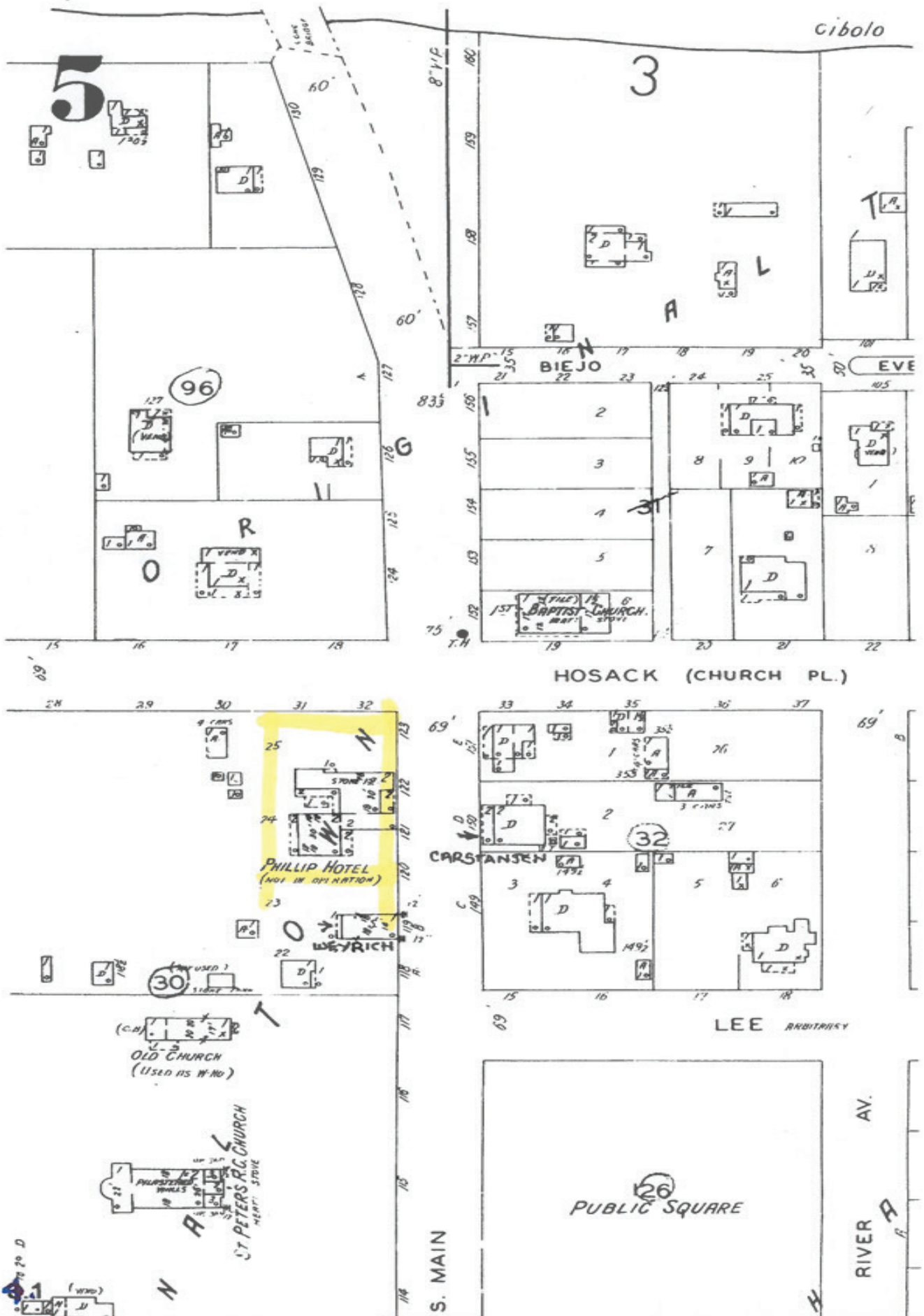
St. Peter's R.C. Church
REAR STAIRS
LIGHTS ELEC.

Scale of Feet
0 50 100 150

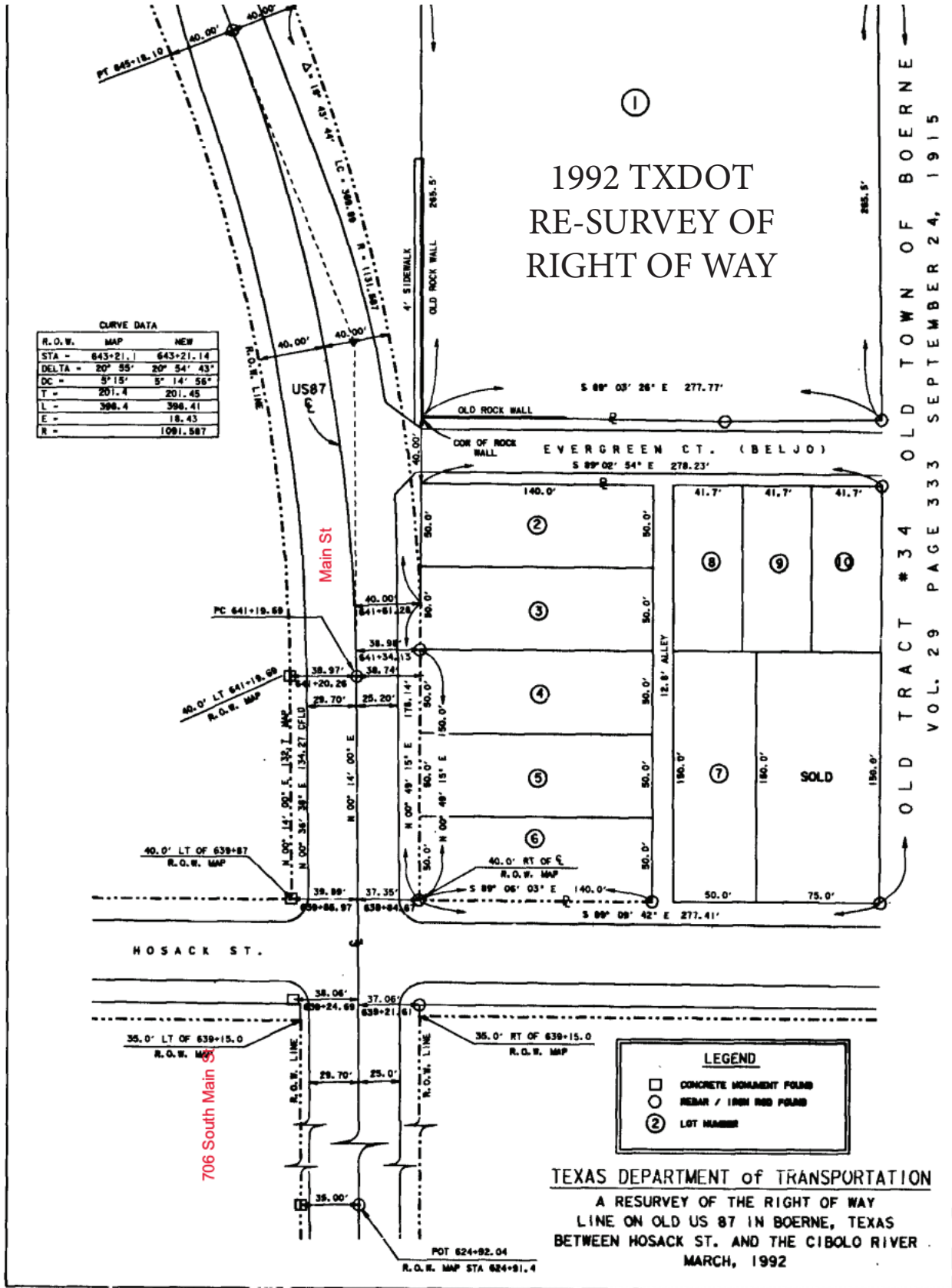
Located (1/2 mile S of P.O.)

Sanborn Fire Department Map 1937.
The building is highlighted in yellow.

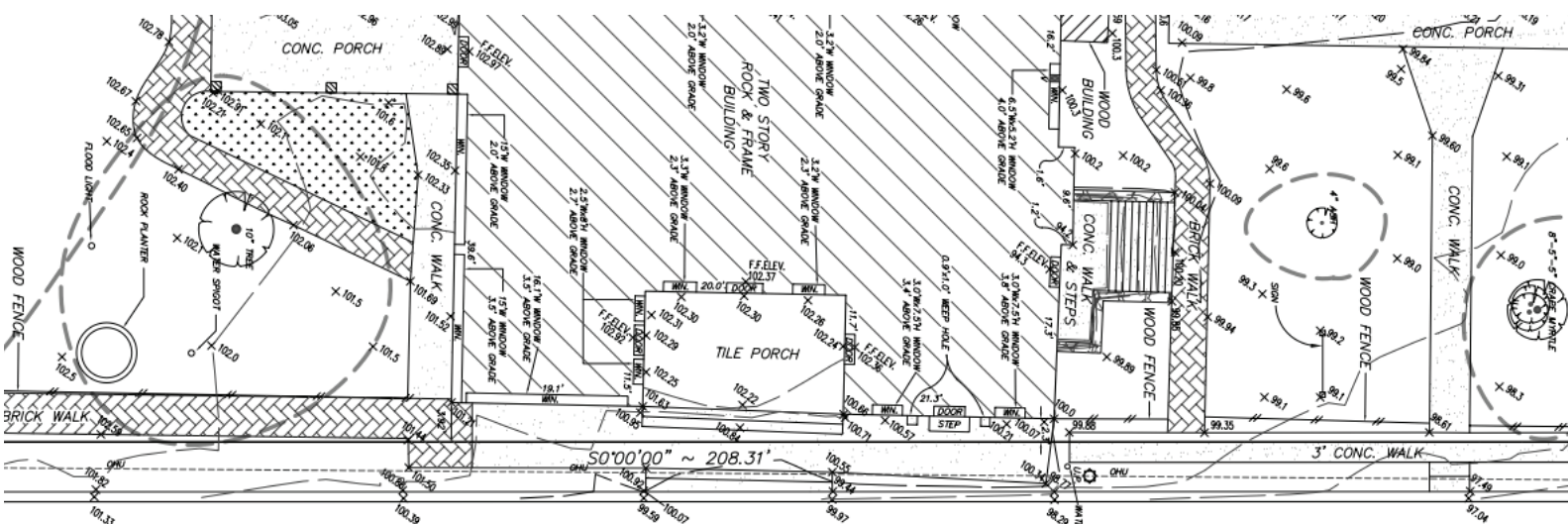
June 1937 Sanborn Map PHILIP MANOR
Lots 23-24-25



There Is No Right of Way Found In The Deed



18 20 10 888-2-ST, 282-2-ST, 41-ST (SEEI HGRAM) 0-0-0



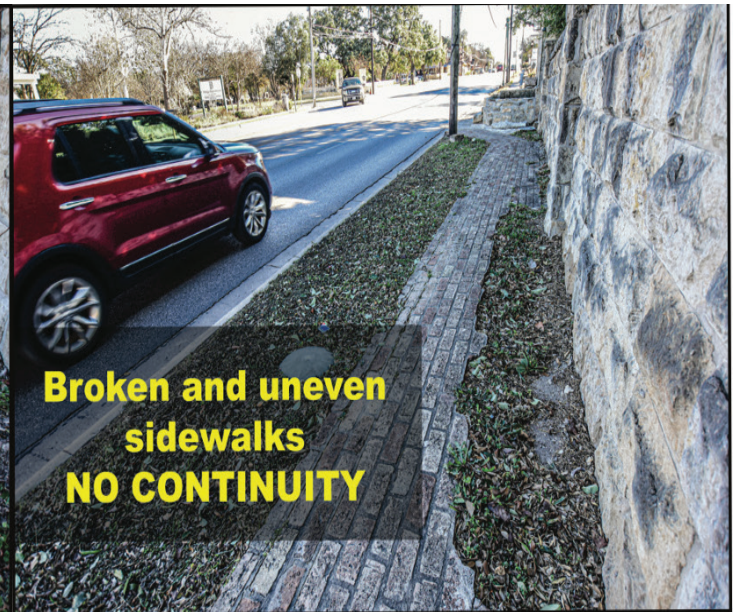
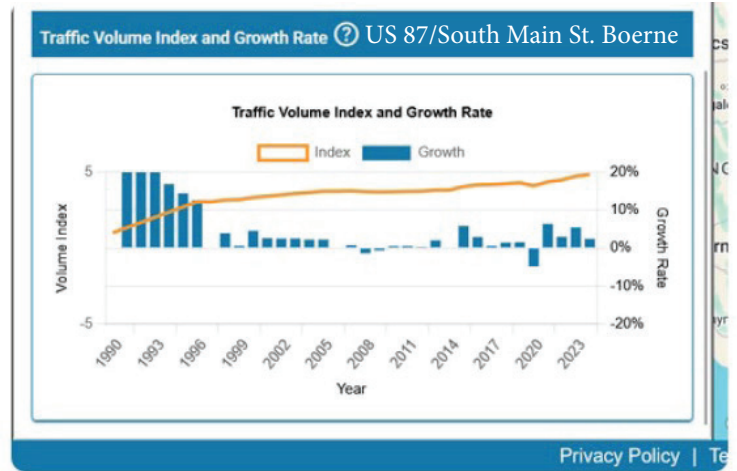
SOUTH MAIN STREET
 25 VARAS (69.44') R.O.W.
 (VOL.2, PG.577)
 KENDALL CO. DEED RECORDS

Section of a 2006 owner survey of the building. You can see the brick walk is inside the thicker black line/property line

- LEGEND & ABBREVIATIONS**
- = CONCRETE PAVEMENT
 - = UTILITY POLE
 - = WOOD FENCE POST
 - = OVERHEAD UTILITY
 - = WOOD FENCE
 - = IRON FENCE
 - = WIRE FENCE
 - = ASPHALT PAVEMENT
 - = LIMITS OF CANOPY
 - = WINDOW LOCATION
 - = DOOR LOCATION
 - = VENT
 - = HEIGHT AND WIDTH
 - = BRICK PAVEMENT
 - = VEGETATION / GROUND COVER
 - = ROCK PAVEMENT
- CONC. = CONCRETE
 F.F.ELEV. = FINISH FLOOR ELEVATION
 () = PLAT OR RECORD DATA
 T.O.F.L. = TOP OF FLOOR JOIST
- NOTES: ELEVATIONS BASED ON ASSUMED DATUM.
 INTERVAL LOT LINES NOT SHOWN.

TODAY

THE FRONT DOORWAY IN THE 1867 IMAGE



The broken stone on the right side of the image above was caused by a car crashing into it 3 years ago.