



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	May 6, 2025
<b>Requested Action</b>	Consider a certificate of appropriateness for a building permit to add 2 doors located at 101 S Main Street. (Mainz Meat Market).
<b>Contact Person</b>	Sara Varvarigos, Planner II, Staff Liaison to the Historic Landmark Commission (830) 248-1630, <a href="mailto:svarvarigos@boerne-tx.gov">svarvarigos@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>The property located at 101 S Main St was built in 1967, and is a non-contributing commercial structure within the Historic District (Attachment 1 &amp; 2).</p> <p>The applicant is Mason Mainz (Mainz Meat Market), and the property is owned by Granite Legacy 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:</p> <ol style="list-style-type: none"><li>1. A certificate of appropriateness for a building permit to add 2 new exterior doors at 101 S Main St. (Attachment 3 and Attachment 4).</li></ol> <p><b>ANALYSIS:</b></p> <p>According to Historic District Survey records, the property located at 101 S Main St was built in 1967 in a 19<sup>th</sup> century commercial building style, to house Ebner's Drug Store. It has since been extensively renovated, and is considered a non-contributing structure.</p> <p>The building currently features articulated stucco cladding with limestone facing. The body of the structure is a light tan color, with black accents. There is also a curved standing seam metal canopy with hanger rods above the existing side entrance for suites #C and #A, located along E San Antonio Ave. This side entrance features a</p>

	<p>recessed entryway design, with separate access doors for both suites.</p> <p>The applicant is proposing to:</p> <ol style="list-style-type: none"> <li>1. Remodel the side entrance located along E San Antonio Ave, to enclose the recessed entrance area (attachment 3 and 4).</li> <li>2. Replace the two original separate entrance doors to suites # C and #A, with the new enclosed side entrance listed above; (attachment 3 and 4).</li> <li>3. Add a new back door along the rear building elevation, which will be visible from both the E San Antonio Avenue right-of-way, and the alley extending behind the building (attachment 3 and 4).</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><i>a. <u>The effect of the proposed change upon the general historical, cultural, and architectural character of the historic district or historic landmark;</u></i></p> <p>The proposed side entrance update would modify the building elevation along E San Antonio Ave to a continuous building facade with articulation, without a recessed portion at the entrance (attachment 3 and 4). Adjacent buildings in the Historic District have a combination of both recessed entrances and non-recessed entrances. Therefore, the proposed change will not negatively impact the architectural character of the Historic District.</p> <p>The proposed addition of a new back door along the rear of the building would also remain consistent with the existing character of the Historic District in this area.</p> <p><i>b. <u>The appropriateness of the exterior architectural features, which can be seen from a public street, alley, trail, or walkway;</u></i></p> <p>The Historic District Guidelines state that doors should not be added at locations where they did not formerly exist. However, it indicates that if doors are needed to meet safety codes or enhance the use of a property, they should be added at the rear or sides of buildings where they would not be as visible.</p> <p>Since the proposed new building doors would be added to the side and rear of the building, they may potentially be considered appropriate architectural features. As they are</p>
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	<p>visible from a public street and alley, evaluation of the general design, arrangement, materials, textures, and colors is required to determine their appropriateness.</p> <p>c. <u><i>The general design, arrangement, materials, textures, and colors of the building or structure, and the relation of such factors to similar features of buildings and structures on the landmark site or in the historic district;</i></u></p> <p>The Historic District Guidelines state that new door designs should not replace original doors at side entrances that are readily visible from the street.</p> <p>When examining the existing side entrance doors to suite #C and suite #A, it appears that the suite #C entrance door has historic finishes and features, including a combination of wood panels and glass, and antique looking metal fittings. This door style is found at the building's other entrance doors along Main St and at the corner of E San Antonio and Main St as well (refer to attachment 2).</p> <p>The new side entrance doors are proposed to be constructed in a glass and steel design, which would be a departure from the existing style of the doors on the building (refer to attachment 4 and 2). However, these new doors are found elsewhere in the Historic District (for example the Kendall County Courthouse, and the adjacent building located along E San Antonio (refer to attachment 5)).</p> <p>The new back door will be a solid steel door, painted a tan color to match the existing building color. The Historic District Guidelines consider solid steel to be an appropriate material for rear doors only.</p> <p>d. <u><i>The extent to which any building, structure, or feature situated only partially within a historic district requires special provisions or considerations</i></u></p> <p>The Boerne 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 per Section 3.11.B.7.a of the UDC. As the building is considered a non-contributing building, Historic District Guidelines can be applied with more flexibility, as is appropriate.</p>
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e. Harmony with adjacent buildings and structures in terms of scale, height, and mass

As previously mentioned, the proposed entrance update would alter the building elevation along E San Antonio Ave to a continuous building façade. While this would eliminate a recessed portion, it would maintain the existing articulation and windows that create architectural interest along the facade. This is a relatively limited exterior remodel and will not affect the overall building scale, height, or mass.

In addition, the proposed addition of a new back door will not impact the massing along the rear of the building (see attachment 4).

f. The value of the historic district or historic landmark as an area or site of unique interest and character, which should not be impaired.

The proposed side entrance steel and glass door design would be consistent with the door designs of the neighboring buildings in the historic district (for example the Kendall County Courthouse, and the adjacent building located along E San Antonio (refer to attachment 5)).

The proposed addition of a new steel back door at the back of the building will not impair the character of the district at this location.

**FINDINGS:**

- Staff finds that the proposed modification of the side building entrance is consistent with adjacent buildings in the Historic District, which feature a combination of both recessed entrances and non-recessed entrances. The proposed glass and steel doors are also consistent with doors found elsewhere in the Historic District, including the Historic Kendall County Courthouse, and adjacent buildings.
- Staff finds that the proposed addition of a new steel back door at the rear of the building will not impair the character of the district at this location, and would be considered appropriate according to Historic District Guidelines.

**RECOMMENDATION:**

Staff finds that the proposed addition of 2 doors is consistent with

	<p>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 to add 2 exterior doors to 101 S Main St.</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 101 S Main St.</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 101 S Main St.</p> <p>(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 Existing Entrance Doors</p> <p>Attachment 3 – Proposed Building Plans</p> <p>Attachment 4 – Proposed Doors</p>

	Attachment 5 – Doors of Adjacent Building in Historic District
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