



AGENDA ITEM SUMMARY

Agenda Date	July 2, 2024
Requested Action	Approve a request for a certificate of appropriateness, for a proposed exterior building renovation and building addition located at 262 S Main St (applicant is Andiamo Builders LLC, on behalf of Terra Fortuna Properties LLC).
Contact Person	Sara Varvarigos, Staff Liaison to the Historic Landmark Commission (830) 248-1630, svarvarigos@boerne-tx.gov
Background Information	HLC Case number: 2024-07-05B
	Contribution/ Integrity: Non-contributing
	Related case numbers: <ul style="list-style-type: none"> N/A
	<p>BACKGROUND:</p> <p>The property located at 262 S Main St was previously occupied by two structures built by Henry A. Wendler in the 1800s, a Victorian-era general store and a German Texas Vernacular saloon/cabinet shop. In the 1950's, a new concrete block structure featuring a shed porch and transom windows replaced the original buildings on the site.</p> <p>This new structure at one time housed a laundromat, a liquor store, and a garden accessory store. The proposed future use will be a garden supply store, named Tutu's Garden.</p> <p>The property has one base original zoning category (C3 – Transitional Commercial), and falls within the Historic District Overlay. (Attachment 1)</p> <p>This base zoning and Historic Overlay district combination results in the following building height and setback standards:</p> <ul style="list-style-type: none"> The maximum building height for Historic District non-residential buildings is 40 ft Building front yard setback shall be setback at least 4 feet from public right of way, with side yard being 0 ft for concrete masonry wall, and rear yard setback being 10 ft <p>In addition, section 3.11.E.5 of the Historic District Overlay specifies the</p>

following design criteria for building facades:

- a. All primary building entrances shall be covered either by the second floor as a recessed entry, or by an awning, canopy, marquis sign or balcony.
- b. Where first floor uses are non-residential, at least fifty (50) percent of the building front shall be windows, from two (2) feet to eight (8) feet above ground level.
- c. Architectural details shall be utilized in building facades in a manner consistent with the design guidelines and with the period of construction of the downtown area. Ornamentation shall include a combination of the following decorative elements on the building façade:
 - i. Cornices and eaves
 - ii. Moldings, corbels and brackets
 - iii. Masonry patterns
 - iv. Cornices
 - v. Window hoods

In addition, section 3.11.E.f. of the Historic District Overlay specifies the following building materials:

- i. Poured concrete, concrete block and split faced concrete are acceptable foundation materials. Stucco or other finishes may be used to provide a textured surface.
- ii. If bricks are used as façade material on the building, such brick shall closely match traditional mortar and brick color tones. White or light mortars shall not be used with dark brick colors.

Maximum impervious cover of 85 % for C3-zoned properties

REQUEST:

1. The applicant is requesting a certificate of appropriateness for a proposed building renovation and building addition. Updates will include:
 - Updating the front façade (Attachment 3, page 1 & 7)
 - Adding windows along the side elevations of the building (Attachment 3, page 3)
 - Addition of a Greenhouse extending from the rear of the existing structure (Attachment 3, page 3)
2. Additional notes:

- There is an existing utility easement on the lot.
- No water detention is proposed.
- No trees will be impacted by the proposed building addition.

ANALYSIS:

The Historic Landmark Commission must determine if the proposed building addition meets the requirements of section 2.11.B.5.e of the UDC prior to granting a certificate of appropriateness or building permit. The burden of proof rests with the applicant. Staff analysis of this project is presented below.

Effect of the Proposed Change on Historical, Cultural, and Architectural character

- The proposed changes are modifying the existing façade of a non-historic building within the Historic District to resemble the Victorian-era historic commercial buildings along Main Street.

Appropriateness of the exterior architectural features, which can be seen from a public street, alley, trail, or walkway

- The proposed architectural features of the storefront façade and side elevations are appropriate and in line with the Historic District guidelines.
- The proposed greenhouse extension at the rear of the property is a new addition to the site plan, which can be considered appropriate, as greenhouses were a common Victorian-era accessory structure.

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

- Large display windows with oiled bronze style cladding, transoms, and a porch awning with iron posts along the front façade are all reinforcing the historic and architectural character of the District, tying in with Victorian-era commercial buildings.
- The proposed Chicago brick masonry façade is distinctive for its masonry patterns around windows, transoms and door frames, and can be considered a brick with more historic looking veneer, with varying earth tones that are compatible with the Historic District.

	<ul style="list-style-type: none">• Cornices and eaves also add to the historic character of the façade.• The addition of large windows with along the side façades add a design element that is harmonious with the adjacent buildings located along Main St.• The translucent greenhouse is located to the rear of the building, but ties in with large expansive windows to be added to the existing structure.• The iron fence to be located at the rear and front of the building is respecting Historic District regulations for fencing. <p><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> <ul style="list-style-type: none">• The Boerne Historic Design Guidelines, provisions and regulations contained in the UDC apply to all property which fully or partially within the locally designated Historic District. <p><u><i>Harmony with adjacent buildings and structures in terms of scale, height, and mass</i></u></p> <ul style="list-style-type: none">• The proposed building renovation resulting in an updated front façade elevation will not increase the width or height of the building, and will remain consistent with other buildings located along S Main St. In addition, the proposed addition of a greenhouse structure located toward the rear of the property is within the same scale, height, and mass of the existing structure fronting S Main St. <p><u><i>The value of the historic district or historic landmark as an area or site of unique interest and character, which should not be impaired.</i></u></p> <ul style="list-style-type: none">• The proposed façade renovation would enhance the character of the historic district, by retrofitting the façade of an existing non-contributing building with a Victorian-era style commercial storefront façade. <p><u><i>Additional considerations for C2 Zoned Properties:</i></u></p> <ul style="list-style-type: none">• The estimated impervious cover with the new greenhouse falls below the maximum limit of 85% for C3 zoned properties.
--	--

	<p>CONCLUSION:</p> <p>The scope of the proposed updates shown in the site plan for 262 S Main includes new construction on the site and the structural alteration of existing buildings on the site. These updates are beyond the scope of a certificate of appropriateness and require a building permit, as stated in Section 2.11.B.5.e of the UDC.</p> <p>Therefore, it is recommended that the HLC conditionally approve the certificate of appropriateness request, conditional to:</p> <ol style="list-style-type: none"> 1. General compliance with site elevation plans dated: 6/20/2024. <p>COMMISSION ACTION:</p> <p>Upon completion of a public hearing, the Commission may recommend to the Council that the application be: approved; approved with conditions; approved in part; denied; or denied in part.</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission's decision.</p> <ul style="list-style-type: none"> - I move that the Historic Landmark Commission accept the findings and recommend that the City Council APPROVE the certificate of appropriateness for 262 S Main St. - I move that the Historic Landmark Commission DENIES the request for a certificate of appropriateness for 262 S Main St. 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 checked="" 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	
Financial Considerations	N/A

Citizen Input/Board Review	
Legal Review	This action is a statutory requirement for building permit approval.
Alternative Options	<p>The Commission may recommend to the Council that the application be:</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 – Site Map Attachment 2 – Street View Attachment 3 – Conceptual site plan</p>