



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	July 1, 2025
<b>Requested Action</b>	Consider a certificate of appropriateness for a building permit for a new accessory structure and associated demolition work located at 342 N Main Street (Klein Smokehaus).
<b>Contact Person</b>	Benjamin Simmons, Planner I (830)-248-1630, <a href="mailto:bsimmons@boerne-tx.gov">bsimmons@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>The primary structure located at 342 N Main Street (Klein Smokehaus) was built in 1947 and is a contributing commercial structure within the Historic District.</p> <p>The property owner is Barret J Klein, and the applicant is Alvin Peters of AP Architects.</p> <p>The property is zoned C3 – Community Commercial, in the Historic Overlay District.</p> <p><b>REQUEST:</b></p> <p>The property owner is requesting a certificate of appropriateness for a building permit for a 1,740 square foot accessory structure at 342 N. Main Street (Klein Smokehaus).</p> <p><b>ANALYSIS:</b></p> <p>According to Historic District Survey records and Kendall County Appraisal District records, the primary structure located at 342 N Main Street was built in 1947. The building features a block design that reflects the era it was built in. The building has a traditional storefront with double doors and a barn style addition in the rear. The building has a full shed porch with six wooden support columns and display type windows with a metal gabled roof.</p> <p>The applicant is proposing to demolish/relocate existing rear features including storage freezers, concrete slabs, a covered patio, and a storage container and to construct an accessory structure. The proposed accessory structure would account for 1,740 square feet at</p>

	<p>the rear of the building and will house two freezer containers currently on site.</p> <p>The impact of this proposed change is evaluated according to UDC Section 2.11.B.5.d criteria listed below.</p> <p><u><i>Appropriateness of Publicly Visible Exterior Features</i></u></p> <p>The historic portion of the structure will not be altered; including the front façade along N Main Street and the side façade along Ryan Street. The structure being removed and the new structure replacing it will be placed at the rear of the property, tucked behind the side façade. Due to its location, it will not be visible from Main Street or the public portion of Ryan Street.</p> <p><u><i>Design, Materials, and Compatibility with Surrounding Context</i></u></p> <p>The applicant is proposing to build the accessory structure using materials that will match those of the existing addition.</p> <p>The proposed paint scheme and masonry work aligns with the existing structure:</p> <ul style="list-style-type: none"> <li>• Roof, Wall Panels, Trim: (26-gauge galvalume) matching existing addition</li> <li>• Exterior Stone: (Chopped white) matching existing addition</li> </ul> <p><u><i>Considerations for Partial Inclusion within a Historic District</i></u></p> <p>The 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 flexible to non-contributing buildings. While the primary structure on this site is a contributing structure, the proposed accessory structure is freestanding and not visible from the public right of way.</p> <p><u><i>Impact on Area Historical, Cultural, and Architectural Character and Adjacent Structures</i></u></p> <p>The proposed accessory structure will not be visible from the public right of way and will be consistent with the existing addition. The historic value of the existing structure and surrounding structures will not be diminished by this change.</p> <p><u><i>The value of the historic district or historic landmark as an area or Preservation of Historic District or Landmark Value</i></u></p>
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	<p>The project scope involves no changes to the front façade or side façade. The new accessory structure will reflect the exterior features of the existing addition and not be visible from Main Street or Ryan Street. The historic value of the structure will not be diminished by this addition.</p> <p><u><i>Harmony with adjacent buildings and structures in terms of scale, height, and mass</i></u></p> <p>As previously mentioned, the proposed accessory structure will add 1,740 square feet to the property. The structure will not alter the height of the building but will increase both the scale and the mass. Nearby buildings have a similar scale and mass and the increase in scale and mass from this accessory structure would not significantly impact the harmony of this area or the historic district.</p> <p><b>FINDINGS:</b></p> <ul style="list-style-type: none"><li>• Staff finds that the proposed accessory structure is consistent with Historic District Design Guidelines and UDC section 2.11 and 3.11.</li></ul> <p><b>RECOMMENDATION:</b></p> <p>Staff finds that the proposed accessory structure and associated demolition work is consistent with review criteria outlined in the UDC section 2.11 and 3.11 and the Historic District Guidelines. Staff recommends that the Historic Landmark Commission <b>APPROVE</b> the requested certificate of appropriateness for a building permit for an accessory structure at 342 N Main Street</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 accepts the findings and <b>APPROVE</b> a certificate of appropriateness for a building permit at 342 N Main Street.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and <b>DENY</b> a certificate of appropriateness for a building permit at 342 N Main Street. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
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<b>Strategic Alignment</b>	C1- Offering quality customer experiences. C3- Collaborate with community partners to enhance quality of life.
<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>	The Commission may consider the request for COA for building permit: <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>	Attachment 1- Ariel Map Attachment 2- Street View and Current Photos Attachment 3- Existing Conditions and Proposed Site Plan Attachment 4- Proposed Site Elevation Attachment 5- Materials