



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	March 5, 2024
<b>Requested Action</b>	Consider the demolition request for all structures at 422 W San Antonio Ave (KAD 23476) (Margaret Kay Stewart). <ul style="list-style-type: none"><li>I. Staff Presentation</li><li>II. Public Hearing</li><li>III. Action</li></ul>
<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>	<p><b>BACKGROUND:</b></p> <p>The property at 422 W San Antonio Ave is located within the Irons &amp; Graham addition but is not part of the Historic District. The residential structure located on the property is 1,152 square feet, was built in 1920 and is 104 years old. There is also a detached shed of the same age that is located behind the residence. The UDC requires that the Historic Landmark Commission (HLC) review any demolition request for structures older than 50 years within the city limits.</p> <p>The HLC review process aims to preserve the quality and character of the city's historic resources and enable a determination of its historical significance. It provides the public, other interested preservation-based organizations, and city staff an opportunity to preserve properties that have historical significance. This significance can be due to historical figures, facts, or architectural styles associated with the properties.</p> <p><b>REQUEST:</b></p> <p>The property owner wishes to remove all the structures located within the parcel.</p> <p><b>ANALYSIS:</b></p> <p>The Kendall County appraisal district database indicates the site was developed in 1920, and includes lots 17, 18, and PT 16 of the Irons and Graham addition, for a total of 0.409 Acres.</p> <p>The structure is a one-story bungalow with wood or vinyl plank siding. The front façade features a standing seam metal cross gable roof and a screened-in porch with wood floorboards. It appears that two roof vents are currently covered by black plastic tarp, which is visible from the street. The owner indicated that this was done to help keep the</p>

	<p>attic warm during the winter.</p> <p>The windows consist of six-over-six double paned windows trimmed with wood windowsills. The foundation appears to pier and beam, with a level appearance. The house shows evidence of newer updates, such as gutters draining into rain barrels.</p> <p>A second accessory structure is located behind the main house, at the end of the gravel driveway. It appears to be a one story shed with an uneven rusted galvanized steel roof and painted shingle siding.</p> <ul style="list-style-type: none"><li>• A search of historical records did not indicate that any historical figures or events of significance are connected to this property.</li><li>• The structure is not located in the Historic District and is not a historic landmark. The structure does not appear to be a contributing structure.</li><li>• A site visit with the historic landmark commissioners is scheduled on 3/4/2024, to provide additional considerations regarding the demolition permit request.</li></ul> <p><b>COMMISSION ACTION:</b></p> <p>Upon completing a public hearing, the Commission shall determine if the structure contributes to the community's historic character. If the request is approved, a demolition permit may be issued for the site. If the commission determines the structure is a contributing structure, and denies the request, a report with the findings is sent to the City Council with the recommendation for preservation.</p> <p>After receiving the report and recommendations of the Historic Landmark Commission, the City Council shall consider and act on the application. If the City Council determines that the contributing structure shall be a historic landmark, they shall deny demolition or allow demolition with conditions, and a demolition permit shall be issued. If the City Council does not designate the building as a historic landmark, the demolition permit may be issued, subject to the requirements of other applicable ordinances.</p> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <ul style="list-style-type: none"><li>• I move that the Historic Landmark Commission accept the findings and <b>APPROVE</b> the demolition request for all structures located at 422 W San Antonio Ave.</li></ul> <p>OR</p>
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	<ul style="list-style-type: none"> <li>I move that the Historic Landmark Commission recommend that the City Council <b>DENY</b> the demolition request for all structures located at 422 W San Antonio Ave. The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC.</li> </ul>
<b>Item Justification</b>	<div> <div> <input 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>
<b>Strategic Alignment</b>	C2 – Seeking customer-driven feedback. C3 – Collaborate with community partners to enhance quality of life. B2 – Advancing master plan recommendations.
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	<p>Notice of the Historic Landmark Commission public hearing was published in the Boerne Star on February 25, 2024. Letters were sent to 17 property owners located within 200 feet of the property on February 20, 2024.</p> <ul style="list-style-type: none"> <li>One response was received in opposition, with a comment that the neighborhood should remain residential</li> </ul>
<b>Legal Review</b>	
<b>Alternative Options</b>	<p>The Commission may consider the request for demolition:</p> <ul style="list-style-type: none"> <li>Approved; or</li> <li>Approved with conditions; or</li> <li>Approved in part; or</li> <li>Denied; or</li> <li>Denied in part.</li> </ul>
<b>Supporting Documents</b>	Attachment 1 – Location Map Attachment 2 – Street View Attachment 3 – Photographic survey