



Case No: _____ Meeting Date: _____ <input type="checkbox"/> Historic District <input type="checkbox"/> Historic Landmark <p style="text-align: right;"><i>Submittal date – office use only</i></p>
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Planning & Development Services
Historic Preservation
 550 Landa Street
 New Braunfels, Texas 78130
 (830) 221-4086 www.nbtexas.org

APPLICATION FOR A CERTIFICATE OF ALTERATION FOR A CITY LANDMARK OR LOCAL HISTORIC DISTRICT

NO FEE

Submit this Certification of Alteration application for review prior to submitting for any required building permit applications. Any variances, special exceptions or special approvals must be approved prior to submitting this application and any approvals shall be included in the application. **A Certificate of Alteration does not substitute for or supersede any other permit reviews.**

The Historic Preservation Officer (HPO) may approve certain minor projects without a review by the Historic Landmark Commission. Minor projects include routine maintenance and repair and limited minor alterations. Contact Caleb Gasperek (830-221-4086 or CGasperek@nbtexas.org) if you have questions about whether or not your project qualifies for administrative approval.

1. APPLICANT INFORMATION:

Name: Gregory J. Williams

Mailing Address: 307 N. Guenther Ave.

City/State/ZIP: New Braunfels, Tx 78130

Telephone: (830) 481-4266 **Email:** drgwizz@gmail.com

2. PROPERTY OWNER (IF NOT APPLICANT*):

**Letter of Authorization is required if the applicant is not the property owner.*

Name: Same as applicant

Mailing Address: Same as applicant

City/State/ZIP: Same as applicant

Telephone: Same as applicant **Email:** Same as applicant

3. ARCHITECT OR CONTRACTOR:

Name: Gordon Colson

Company Name: River Stone Designs Inc. www.riverstonedesignsinc.com

Mailing Address: 323 Buckhaven Dr.

City/State/ZIP: Canyon Lake, Tx 78133

Telephone: (830) 832-8873 **Email:** _____

4. **SUBJECT PROPERTY:**

Property Address/Location: 307 N. Guenther Ave.

Legal Description:

Name of Subdivision: Henry Hoekes

Lot(s): 1,2,3 Block(s): 3024 Acreage: 0.184

Existing Use of Property: Primary residence

5. **SCOPE OF WORK (ATTACH ADDITIONAL PAGES IF NECESSARY):** Two-story addition to the NW side of the existing home. The addition will include space for storage, laundry room, additional bedrooms, and a home office. Parts of the existing home's roof will be raised to match the height of the tallest existing dormer (see attached plans). Addition of a turret that is consistent in design within the era the home was built. Upgrades to to the HVAC, plumbing, electrical, and foundation will be made.

The Historic Landmark Commission (HLC) reviews proposed exterior and site changes to City Historic Landmarks and properties in Local Historic Districts to assist owners in retaining the character-defining architectural features of important historic sites and districts. An approved Certificate of Alteration from the HLC is required in advance of performing all non-routine exterior and site work, including installation of signage. Your building permit will not be released without an approved Certificate of Alteration review by the City Historic Preservation Officer (HPO) or the HLC.

A Certificate of Alteration is required for all non-routine exterior work, including:

- Alterations to historic materials;
- Alterations to the visual appearance of a site;
- Alterations to building façade;
- Additions to existing buildings;
- Re-cladding;
- Window replacement;
- Construction of new buildings;
- Changes in roof color or materials;
- Major landscape work (including pools);
- Changes in sidewalks; and,
- Changes in driveways.
- Demolition of buildings within historic districts

Historic Landmark Commission review is usually not required for ordinary maintenance work such as re-painting and performing routine repairs using like materials. Please check with the City HPO if you are uncertain whether an HLC review is required.

KEEP THIS SECTION FOR YOUR RECORDS

Submittal Process:

1. Complete the application for a Certificate of Alteration for a City Landmark or Local Historic District with all required information, plans, and photographs.
2. Submit all application materials to the HPO.
3. Preliminary Review by HPO.
 - Applicants may have their projects reviewed by the HPO prior to submitting for final review by the Historic Landmark Commission (HLC). The HPO provides informal review of projects, may suggest revisions to plans and specifications to meet standards, and makes recommendations to the HLC regarding applications.
4. Historic Landmark Commission Meetings.
 - The HLC generally meets on the second Tuesday of every month at 8:30 a.m., unless otherwise announced. Applicants or their agent are advised to attend the meeting to present information to the HLC and to answer any questions the HLC may have regarding the project. Failure to attend a HLC meeting may result in a postponement or denial of your application.
5. Reviewed plans.
 - Once reviewed by the HLC, the HPO will provide a signed Certificate of Approval to the applicant within 10 business days after the meeting, unless further information is required by the HLC for release of the permit. A copy of the signed Certificate of Approval should be submitted to the Building Division with the building permit application.

GENERAL DESIGN GUIDELINES USED FOR REVIEW OF CERTIFICATES OF APPROPRIATENESS FOR CITY LANDMARKS

The following guidelines, based upon the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, are used to review projects in the Local Historic District and those that involve Local Historic Landmarks:

- Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed when possible. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.



PLANNING & DEVELOPMENT SERVICES

**2020-2021
HISTORIC LANDMARK COMMISSION MEETING
CALENDAR**

**MEETINGS ARE HELD VIA ZOOM UNTIL FURHTER
NOTICE**

Meeting Date (2ND TUESDAY OF EVERY MONTH AT 8:30 AM)	Application Deadline
Tuesday, November 10, 2020	Tuesday, November 3, 2020
Tuesday, December 8, 2020	Tuesday, December 1, 2020
Tuesday, January 12, 2021	Tuesday, January 5, 2021
Tuesday, February 9, 2021	Tuesday, February 2, 2021
Tuesday, March 9, 2021	Tuesday, March 2, 2021
Tuesday, April 13, 2021	Tuesday, April 6, 2021
Tuesday, May 11, 2021	Tuesday, May 4, 2021
Tuesday, June 8, 2021	Tuesday, June 1, 2021
Tuesday, July 13, 2021	Tuesday, July 6, 2021
Tuesday, August 10, 2021	Tuesday, August 3, 2021
Tuesday, September 14, 2021	Tuesday, September 7, 2021
Tuesday, October 12, 2021	Tuesday, October 5, 2021
Tuesday, November 9, 2021	Tuesday, November 2, 2021
Tuesday, December 14, 2021	Tuesday, December 7, 2021