

Av.

60'

501 531 542 555 117

105 103 111

1023 (10)

S. HILL

500 104 106 108

536 548 564

2 4 6 8 10 12 14 16 18 20

1 3 5 7 9 11 13 15 17 19

1024 (2)

507 517 529 397

801 807

TH OFF

60' 4" W. PIPE

IMPOSSIBLE

399

397 306

4" W. PIPE

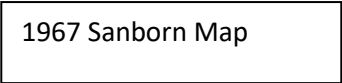
70'

DH.

DH.

303 341

1930 Sanborn Map



1967 Sanborn Map



**Historic Landmark Commission  
Agenda Item Report  
August 9, 2011**

**Agenda Item No. 6(A)**

**Presenter: Cherise Bell, Historic Preservation Officer  
(830) 221-4057 - cbell@nbtexas.org**

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**SUBJECT: Case # HLC 11-016**

Consider a Certificate Of Alteration regarding the conceptual design for infill development of a vacant lot located at 555 S. Academy Avenue in the Sophienburg Hill Historic District.

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**APPLICANT/OWNER:**

Drew Williams  
555 S. Academy Avenue  
New Braunfels, TX 78130

**HISTORIC CONTEXT:**

Located within the Sophienburg Hill Historic District, this property consists of two lots, number 13 and 15. Lot 13 has a one-story Minimal Traditional Style house, built circa 1950 and is non contributing to the historic district. Lot 15 is a vacant lot and the site of the proposed new house. The property owner is requesting conceptual approval to construct a two-story house with a metal hip roof and a detached one-car garage. The applicant will return with detailed plans regarding windows, railing, columns, etc.

Infill development is permitted by the City's Historic Landmark Preservation Ordinance:

- Sec. 66-57. Alteration certificates for alteration or new construction affecting landmarks or historic districts.
- Sec. 66-58. Criteria for approval of an alteration certificate. (9) 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.

A review of the Sophienburg Hill Historic District building stock identified seven houses that are one and half stories, and one house, the Dittlinger House, which is two stories. Two commercial buildings, the Sophienburg Museum and the American Legion Hall, have an exterior height visually equal to a two-story building. Although the predominant height of the Sophienburg Hill Historic District is single story, exceptions do exist and the hip roof visually reduces the massing and scale of the roofline and the house's front facade.

**STAFF RECOMMENDATION:**

Staff recommends approval of conceptual design with the following modifications:

- The exterior material be wood or hardiplank (6-inch wide strip laid in a horizontal pattern) to imitate wood.

**ATTACHMENTS**

1. Application
2. Location Map
3. Elevation for house
4. Elevation for detached garage
5. Photos of Height Comparison
6. Site Plan
7. Streetscape Photo
8. Aerial Map

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