

Legislation Text

File #: 24-449, **Version:** 1

PRESENTER:

Katie Totman, HPO

SUBJECT:

HLC Case HST24-114: Discuss and consider a Certificate of Alteration for Phase 2 construction for the redevelopment of the site located at 210 S. Castell Avenue, a locally designated historic landmark.

DEPARTMENT: Planning & Development Services

COUNCIL DISTRICTS IMPACTED: 5

APPLICABLE CITATIONS:

Code of Ordinances, Chapter 66 - Historic Preservation

Sec. 66-57. Alteration certificates for alteration or new construction affecting landmarks or historic districts.

No person shall carry out any exterior alteration, restoration, reconstruction, new construction, removal or relocation of any city designated historic landmark or on any property within a city designated historic district which may affect the appearance and cohesiveness of any historic landmark or any property within a historic district without first obtaining an alteration certification authorizing the change.

Sec. 66-58. Criteria for approval of an alteration certificate.

In considering an application for an alteration certificate, the commission shall be guided by any adopted design guidelines, and where applicable, the following from the secretary of the interior's standards for the rehabilitation of historic buildings. Any adopted design guidelines and secretary of the interior's standards shall be made available to the property owners of historic landmarks or within historic districts.

- (1) 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.
- (2) 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.
- (3) 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.

- (4) 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.
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- (6) 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.
- (7) 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.
- (8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (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.
- (10) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

FINDINGS:

a. The property located at 210 S Castell Avenue is a large industrial property that was locally designated as a historic landmark in February 2021. Known as the Producer's Co-Op, the main building that fronts S. Castell Avenue was constructed ca. 1946 and is an example of Art Moderne architectural style. The property is bounded by S. Castell Avenue to the north, Hill Avenue to the south, and is flanked by commercial properties on the east and west.

b. DESGIN REVIEW SUBCOMMITTEE - The applicant met with members of the Design Review Subcommittee on February 27, 2024, and shared their drawings and renderings of what is proposed.

c. REMOVAL OF BUILDING C - The applicant is proposing to demolish the existing building adjacent to Hill Avenue known as Building C on the plans. It is an industrial, CMU block building, and does not have a roof. **Per Criteria 1**, 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. Based on historic aerials it appears that the building was likely built in the 1990s and is not of historic age.

d. RECONSTRUCTION OF BUILDING C - The applicant is proposing to re-build the structure in the same location and to feature a similar appearance. **Per Criteria 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. The proposed building is similar in appearance to the existing building and overall industrial style of the complex. Materials to be used include d'hanis block, different styles of metal siding, industrial and clerestory windows, and a shed style roof. The existing grain silo is also being maintained.

e. LOCAL TAX INCENTIVE - The City of New Braunfels offers tax relief for the rehabilitation of historically designated properties. Staff encourages the applicant to apply for the local historic tax relief incentive when work is complete.

f. SIGNAGE - The applicant will submit a separate sign package for consideration at a later date. The signs in the renderings are a placeholder and are not part of the current request.

STAFF ANALYSIS:

Staff finds that the proposed redevelopment plan for Phase 2 is generally consistent with the criteria for approval based on findings b through d and recommends approval of the Certificate of Alteration.

ATTACHMENTS:

1. GIS Location Map
2. Pictures and Renderings
3. Proposed Materials