

Legislation Text

File #: 21-569, **Version:** 1

PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

HST21-050 Discuss and consider a Certificate of Alteration to construct a 2-story addition to the dwelling at 307 North Guenther Avenue, a local landmark known as the Ikel's House.

DEPARTMENT: Planning & Development Services

COUNCIL DISTRICTS IMPACTED: District 1

BACKGROUND INFORMATION:

The subject property is a rectangular shaped lot of approximately 8,000 square feet on the corner of North Guenther Avenue and Mill Street. The property is located just west of the Mill Street Historic District. The property became a local historic landmark in 2008. Additionally, a variance request for a side and rear setback encroachment was approved on December 18th, 2020 by the Zoning Board of Adjustments (ZBA).

On February 9, 2021 the case was presented to the Historic Landmark Commission (HLC) for consideration. The Certificate of Alteration was denied by the HLC at that meeting. At that same meeting the Design Review Committee (DRC) was formed made up of 3 regular members of the HLC.

Since the February meeting the DRC has met with the applicant and their new architect on several occasions. The applicant and their architect have revised the original drawings after receiving feedback from the DRC.

HISTORIC CONTEXT:

The subject dwelling was built in circa 1904 by German immigrant, William Ikels. A lien to the Pfieffer Lumber Company for building materials that same year suggests the build date of 1904.

Deed and census records suggest that William's son, William Jr. owned the house with his wife Anna. William Sr. is listed as a house builder in the 1900 census, with William Jr. being a farmer. In 1957 William Jr. and his wife Anna gifted the house to their only child, Loraine Ikels Keaft. The house remained in the family until 1968.

The house is a good example of the folk Victorian style that was popular in the early 20th in New Braunfels and much of the US. The house has some added Queen Anne detailing such as decorative friezes and brackets, a wrap-around porch with Doric columns, and decorative spindle railing.

ISSUE:

A Certificate of Alteration is required for any alteration to a landmarked property or a property within a local historic district.

Feedback from the DRC included the following:

1. The eastern addition should not be as imposing to the main structure.
2. The turret located over the front porch should be lowered to be more consistent with the roofline of the house.
3. The windows of the 2nd story should be more proportional to those on the first story.

After receiving feedback, the applicant and their architect have made the following modifications:

1. The eastern addition has been pushed back more towards the rear of the lot, and a front porch has been added to the addition to reflect the existing front porch.
2. The proposed turret has been lowered to match the roofline of the 2nd story.
3. The proposed windows on the 2nd story have been enlarged.

Additionally, the applicant has indicated that the decorative details of the first floor, such as the friezes and brackets will be retained. The spindle work of the front porch is to be reflected on the porch addition.

FISCAL IMPACT:

Approval of a Certificate of Alteration waives all permit fees associated with the building permit.

RECOMMENDATION:

Staff recommends approval of the Certificate of Alteration. The applicant has worked closely with staff and the DRC since February to incorporate changes after receiving feedback.

ATTACHMENTS:

- A. Location Map
- B. Application
- C. Current Photographs
- D. February Submittal Documents
- E. Revised June Documents
- F. Variance Approval