

Legislation Details (With Text)

File #:	21-159	Name:	
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File created:	2/3/2021	In control:	Historic Landmark Commission
On agenda:	2/9/2021	Final action:	
Title:	HST21-001 Discuss and consider a Certificate of Alteration to demolish a single-family dwelling addressed at 456 Magazine Avenue, located within the Sophienburg Hill Historic District.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Location Map, 2. Application, 3. 1949 Sanborn, 4. Photographs, 5. Asbestos Report, 6. Structural Letter, 7. Applicant Email		

Date	Ver.	Action By	Action	Result
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Presenter/Contact

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Subject:

HST21-001 Discuss and consider a Certificate of Alteration to demolish a single-family dwelling addressed at 456 Magazine Avenue, located within the Sophienburg Hill Historic District.

Background:

Case #: HST21-001

Owner: Ryan McWhirter & Monica Jergins

Applicant: David Walters
220 Lark Lane
New Braunfels, Tx 78130

Architect: Christian Laijas, Laijas Project Resource Group
PO Box 310394
New Braunfels, Tx 78130

The case was reviewed and denied by the Historic Landmark Commission at their regular meeting on January 12, 2021. The applicant has requested a resubmittal for review before the Historic Landmark Commission with revised plans and further details on the state of the foundation and an asbestos report.

The subject property is a rectangular shaped lot of approximately 17,500 square feet on the south side of Magazine Avenue, within the Sophienburg Hill Historic District. In the Summer of 2020, a historic aged accessory structure and driveway were demolished on site without a permit. The

property owners received a notice of violation and are going through the resolution process on that action. In the meantime, they are seeking appropriate authorization to demolish the principal structure on the lot. The Historic Landmark Commission is only reviewing the demolition at this time. If the demolition is approved, the applicant will come back for a Certificate of Alteration for the new construction.

Historic Context:

The Comal Appraisal District indicates that the current dwelling was constructed in 1948. This is consistent with the 1949 Sanborn Fire Insurance map which shows the building in its existing footprint. The demolished accessory structure also appears on the 1949 map. Prior to construction in 1948, a single-family dwelling and accessory retail store were present on the property.

Deed records indicate that Monroe and Alice Nuhn lived in the house from 1948 to 1967. Monroe was a proprietor of beer before serving as a fire captain with the City of New Braunfels throughout the 1940's and 1950's.

Architecturally the dwelling is a modest example of the colonial revival ranch style house. With the exception of the rear patio, the building's footprint is largely unchanged from when it was constructed in 1948.

Request:

The applicant is requesting a certificate of alteration to demolish the 1948 single family dwelling. Only the demolition is under review at this time, the applicant has provided asbestos details as well as information about what they would like in the new construction.

Staff Analysis:

According to Chapter 66 subsection 60, a certificate of alteration is required for the demolition of any historic landmark or property located within a historic district.

Though the dwelling is one of the later to be constructed in the Sophienburg Hill Historic District, the building appears externally to be largely unaltered with the exception of the rear patio from when it was constructed in 1948. Externally the building appears to be in good condition.

Additionally, there was a report compiled by staff in 2010 from when Magazine Avenue was added to the Sophienburg Hill Historic District stating that "based on the existing housing stock and history, the Period of Significance is 1856 to 1940" for the houses between Coll and Jahn Streets. With a construction date of 1948, the dwelling is outside of the stated period of significance from that report.

Attachments:

1. Location Map
2. Application
3. 1949 Sanborn Map
4. Photographs
5. Asbestos Report
6. Structural Letter
7. Applicant Email