

Legislation Text

File #: 18-442, **Version:** 1

Presenter/Contact

Amy McWhorter, Historic Preservation Officer
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SUBJECT:

Public hearing and first reading of an ordinance designating 0.2475 acres out of City Block 4029, Lot 3, addressed as 941 Lee Street, as a Historic Landmark to be known as the Schulz-Johnson House.

BACKGROUND / RATIONALE:

Case No.: HLC-18-012

Council District: 6

Owner/Applicant: Pamela and Robert Johnson
941 Lee Street
New Braunfels, TX 78130

Staff Contact: Amy McWhorter, Historic Preservation Officer
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The subject property includes a circa 1922 single-family dwelling and one non-historic age accessory structure. The applicant is requesting individual Historic Landmark designation for the property based on the significance of the dwelling and the accessory structure is not considered contributing structures to this application.

The subject property is located on what was once referred to as Lot 3, Block 6 of the Schumann Addition, which was platted in 1913. In 1922, R.J. Goode sold the subject property to Henry Salge for \$590.00. Given the low value of the property at the time of this transaction, even accounting for inflation, it is unlikely that the dwelling existed. Later that year, Salge sold the property to Otto and Alma Schulz for \$3,700.00, suggesting that the structure was constructed by Salge in 1922. The Schulz family resided at the property through at least 1940, according to Census Bureau records, and retained ownership of the property until 1974. Otto and Alma Schulz were well-known restaurateurs in the community, operating Schulz's Café at numerous locations in Downtown New Braunfels. They were well-known for their pies and strudels, which Alma Schulz baked in the kitchen of their home. Following their deaths, their children sold the property.

The subject structure is front-gabled Craftsman style bungalow with a partial-width, front-gabled entry porch. The porch is supported by box columns on tapered piers and has a stained-glass window and vertical stick work in the gable ends. The primary entry is through a single-hinged door offset within the entry porch and the windows are one-over-one wooden sash units. The building is an excellent

local example of a Craftsman bungalow and retains several character-defining features of the style including the low-pitched roof with deeply overhanging eaves (which suggests additional influences of the Prairie style), front-gabled roof and entry porch, porch supports, shingle siding, exposed rafter tails, decorative brackets, geometric trim details in the gable ends, and one-over-one windows.

General Information:

Size: 0.2475 acres

Surrounding Zoning and Land Use:

North - R-2/Single-family residences
South - R-2/Single-family residences
East - R-2/Single-family residences
West - Across Lee Street, R-2/Single-family residences

Comprehensive Plan/ Future Land Use Designation: Low Density Residential

Floodplain:

No portion of the property is within the 1% annual chance flood zone (100-year floodplain).

Regional Transportation Plan:

The property is in compliance with the Regional Transportation Plan. Lee Street is a local residential street with 60 feet of right-of-way width.

Improvement(s):

1922 single-family dwelling, one accessory structure

Determination Factors:

A Historic Landmark may be designated if it meets at least one of the following criteria:

- (1) Possesses significance in history, architecture, archeology, or culture. This property possesses significance as it is indicative of development patterns and architectural trends of early twentieth century New Braunfels.
- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history. N/A
- (3) Is associated with the lives of persons significant in our past. N/A
- (4) Embodies the distinctive characteristics of a type, period, or method of construction. This property is an excellent example of Craftsman architecture.
- (5) Represents the work of a master designer, builder, or craftsman. No such associations are known.
- (6) Represents an established and familiar visual feature of the neighborhood or city. N/A

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

	Yes	City Plan/Council Priority: 2006 Comprehensive Plan Pros and Cons Based on Policies Plan	Pros: Goal 69: <i>Enhance the heritage image of the City by <u>designating historic areas and structures</u> that should be preserved, restored, and used for adaptive reuse.</i> Historic designation of this property will enhance the heritage image of the City and encourage the preservation and adaptive reuse of the property. Cons: None
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FISCAL IMPACT:

N/A

HISTORIC LANDMARK COMMISSION RECOMMENDATION:

The Historic Landmark Commission held a public hearing on June 12, 2018 and voted to recommend approval of the designation unanimously (8-0-0).

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a public hearing on August 7, 2018 and unanimously recommended approval of the designation (7-0-0).

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning to designate the subject property as historic as it is consistent with the Future Land Use Plan and surrounding development, meets the criteria specified for designation in the City's Code of Ordinances, and is consistent with Comprehensive Plan goals. The Historic Landmark will be known as the Schulz-Johnson House.

Notification:

Public hearing notices were sent to 21 owners of property within 200 feet of the request. The Planning Division has received one response in favor (number 3) and none in objection.

Attachments:

1. Maps
2. Notification & Responses
3. Photographs of Subject Property
4. Article III, Section 66-54
5. Article III, Section 66-56
6. Excerpt from the June 12, 2018 Historic Landmark Commission Minutes
7. Excerpt from the August 7, 2018 Planning Commission Minutes
8. Ordinance