

## Legislation Text

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File #: 20-549, Version: 1

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Presenter/Contact

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**Subject:**

HST20-144 Discuss and consider a request for a Certificate of Alteration to construct a new residential building on the property currently addressed as 464 S. Academy Ave, which is located in the Sophienburg Historic District.

**Background:**

**Case #:** HIST20-144

**Owner/Applicant:** Stephen & Julie Swearingen  
731 Cambridge Dr.  
New Braunfels, TX 78130

**Historic Context:**

The subject property is a vacant irregularly shaped 11,915 sq. ft. lot located at 464 S. Academy Ave. Sanborn maps (Attachment #2 "1922 Sanborn") indicate that the property has largely been vacant through much of its history, with the exception of a small storage shed that was demolished prior to 1950. In 1986 the lot was replatted (Attachment #3 "1986 Replat") into its current irregular shape.

**Request:**

The applicant is requesting a Certificate of Alteration to construct a new 2-story single-family residence of approximately 3,850 square feet. The accessory dwelling within the plans is not under review at this time and will be reviewed at a later date.

The proposed structure bears stylistic influences from the Tudor Revival and Craftsman styles. The exterior of the building will be clad in a combination of brick and stucco finishes. The roof is proposed to be predominately tile accented by several metal roofs. At its peak the roof will be approximately 32-feet and 6-inches. Two separate dormers are located on the front of the building facing Academy. The entrance to the building is located within an arched entryway next to a prominent, large chimney. Paned casement windows of different sizes are located throughout the structure. A porte-cochere is located on the eastern edge of the building leading to the back of the property.

An inground pool and covered rear-patio are proposed as part of the construction and will not be visible from the public right of way.

**Recommendation:**

Staff recommends approval of the Certificate of Alteration as proposed by the applicants. Given the large lot size and irregular shape, the size and massing of the proposed building (Attachment #4

“Street Massing Diagram”) will not detract from the character of the district. Furthermore, the stylistic influences of the Tudor and Craftsman styles pay homage to the historic styles found within the district.

In considering approval of a Certificate of Alteration, the commission considers the following criteria from Section 66-58 “Criteria for approval of an alteration certificate”

- 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. **N/A**
- 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. **N/A**
- 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. ***With its Tudor and Craftsman elements, the new construction respects the architectural character of the neighborhood, while modern elements set the building apart as being modern construction and not creating a false sense of history within the district.***
- 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. **N/A**
- 5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible. **N/A**
- 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. **N/A**
- 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. **N/A**
- 8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project. **N/A**
- 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. ***Given the large size***

***of the lot and the amount of street frontage the property has, the size and massing of the proposed build does not detract from the historicity of the Sophienburg Hill Historic District. Refer to attachment #4 "Street Massing Diagram"***

**Attachments:**

1. Application
2. 1922 Sanborn
3. 1986 Replat
4. Proposed Site Plan and Renderings
5. Street Massing Diagram
6. Aerial Map
7. Photograph