Legislation Text

File #: 21-50, **Version:** 1

Presenter/Contact
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Subject:
HST21-001 Discuss and consider a Certificate of Alteration to demolish a single-family dwelling located 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 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.

Historic Context:
The Comal's 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 renderings of the proposed building to be built in its place for comment, though will return at a later date for review of 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 to be largely unaltered with the exception of the rear patio from when it was constructed in 1948. Though a comprehensive survey of the Sophienburg has not been conducted, it appears the structure maintains a mid to high level of integrity of a building of this age and time period.

Attachments:
1. Application
2. Location Map
3. 1949 Sanborn Map
4. Future Architectural Plans
5. Photographs