

Legislation Text

File #: 21-1039, **Version:** 1

PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

HST21-323 Consideration of a Certificate of Alteration to demolish a single-family residence at 555 S. Academy Ave. within the Sophienburg Hill Historic District, and to preliminarily review designs for new construction.

DEPARTMENT: Planning & Development Services

COUNCIL DISTRICTS IMPACTED: District 6

BACKGROUND INFORMATION:

The applicant is requesting a Certificate of Alteration to demolish the circa 1947 minimal traditional house located at 555 S. Academy Ave. The house was found to be non-contributing to the Sophienburg Hill Historic District in 2011.

The applicant has submitted preliminary designs with the intent to come back before the Landmark Commission in the coming months if the demolition is approved.

HISTORIC CONTEXT:

The Comal Assessor District indicates the house was constructed in 1947 with modifications made to the property in 2008. Sanborn maps show that the lot was vacant in 1930, with existing house visible in the 1967 map. The 1967 map indicates that the building is clad in asbestos. In 2011 an assessment of the house's integrity was made by the former HPO and found to be non-contributing to the Sophienburg Hill Historic District.

ISSUE:

A Certificate of Alteration is required for any alteration to a landmarked property or a property within a local historic district, including the demolition of structures.

FISCAL IMPACT:

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

RECOMMENDATION:

Staff recommends approval of the Certificate of Alteration to demolish the circa 1947 dwelling on site. Before submitting final drawings for new construction, staff recommends that the garage of the proposed building should be tertiary or secondary to the main façade of the building. Houses within the Sophienburg Hill Historic District do not typically have attached garages fronting onto S. Academy.

ATTACHMENTS:

A. Location Map

- B. Application
- C. Staff Photos
- D. Submittal Documents
- E. Supplemental Documents