

Legislation Text

File #: 21-1027, **Version:** 1

PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

HST21-351 Consideration of a Certificate of Alteration for the construction of a new detached carport at 519 Magazine Ave. within the Sophienburg Hill Historic District.

DEPARTMENT: Planning & Development Services

COUNCIL DISTRICTS IMPACTED: District 6

BACKGROUND INFORMATION:

The applicant is requesting a Certificate of Alteration to construct a new detached carport at 519 Magazine Ave. within the Sophienburg Hill Historic District.

The proposed carport will be located directly adjacent to and detached from the main dwelling along the driveway. The total height of the carport is 16-feet with a decorative cupola and weather vane located at the peak of the structure. The applicant is proposing to construct the carport with matching materials of the main dwelling.

HISTORIC CONTEXT:

Deed research indicates that the lot was owned by Walter and Agnes Holtz from 1935 until about 1952. The house itself was constructed in 1935 for \$2,150 by local contractor Charles Gotthardt. Walter Holtz was a lifelong resident of New Braunfels and was employed first by the New Braunfels Fire Department and later as a county mail carrier. Around 1952 the property was transferred to the Stratemann family, whom were related to the Holtz family by marriage.

ISSUE:

A Certificate of Alteration is required for any alteration to a landmarked property or a property within a local historic district.

FISCAL IMPACT:

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

RECOMMENDATION:

Staff recommends approval of the Certificate of Alteration based on criteria 1, 9, and 10 of Chapter 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.

The proposed carport is of a similar design to the main structure, though no alteration will need to be made to the main structure itself as the carport is detached.

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.

The proposed carport does not appear to detract from the historic structure and is proposed to be constructed of like materials and compatible in design.

10) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

The detached carport could easily be removed in the future without affecting the main structure.

ATTACHMENTS:

- A. Location Map
- B. Application
- C. Staff Photos
- D. Submittal Documents
- E. Supplemental Documents
- F. Sec. 66-58 Criteria for Approval of an Alteration Certificate