HISTORIC LANDMARK COMMISSION
June 14, 2022

HLC CASE NO:	HST22-204
LEGAL DESCRIPTION:	CITY BLOCK 1005, LOT 36 & 40-42, ACRES 1.274
ADDRESS:	263 Main Plaza
CITY COUNCIL DIST.:	5
HISTORIC DISTRICT:	Downtown
APPLICANT:	Darren Bantis, New Braunfels Utilities
OWNER:	City of New Braunfels/New Braunfels Utilities
PRESENTER:	Katie Totman, Historic Preservation Officer

REQUEST:

The applicant is requesting a Certificate of Alteration to apply tint on the south and west facing windows on the first-floor storefront located at 263 Main Plaza.

APPLICABLE CITATIONS:

Code of Ordinances, Chapter 66 – Historic Preservation

Sec. 66-57. Alteration certificates for alteration or new construction affecting landmarks or historic districts.

No person shall carry out any exterior alteration, restoration, reconstruction, new construction, removal or relocation of any city designated historic landmark or on any property within a city designated historic district which may affect the appearance and cohesiveness of any historic landmark or any property within a historic district without first obtaining an alteration certification authorizing the change.

Sec. 66-58. Criteria for approval of an alteration certificate.

In considering an application for an alteration certificate, the commission shall be guided by any adopted design guidelines, and where applicable, the following from the secretary of the interior's standards for the rehabilitation of historic buildings. Any adopted design guidelines and secretary of the interior's standards shall be made available to the property owners of historic landmarks or within historic districts.

(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.

(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.

(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.

(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.

(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.

(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.

(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.

(8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

(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.

(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.

FINDINGS:

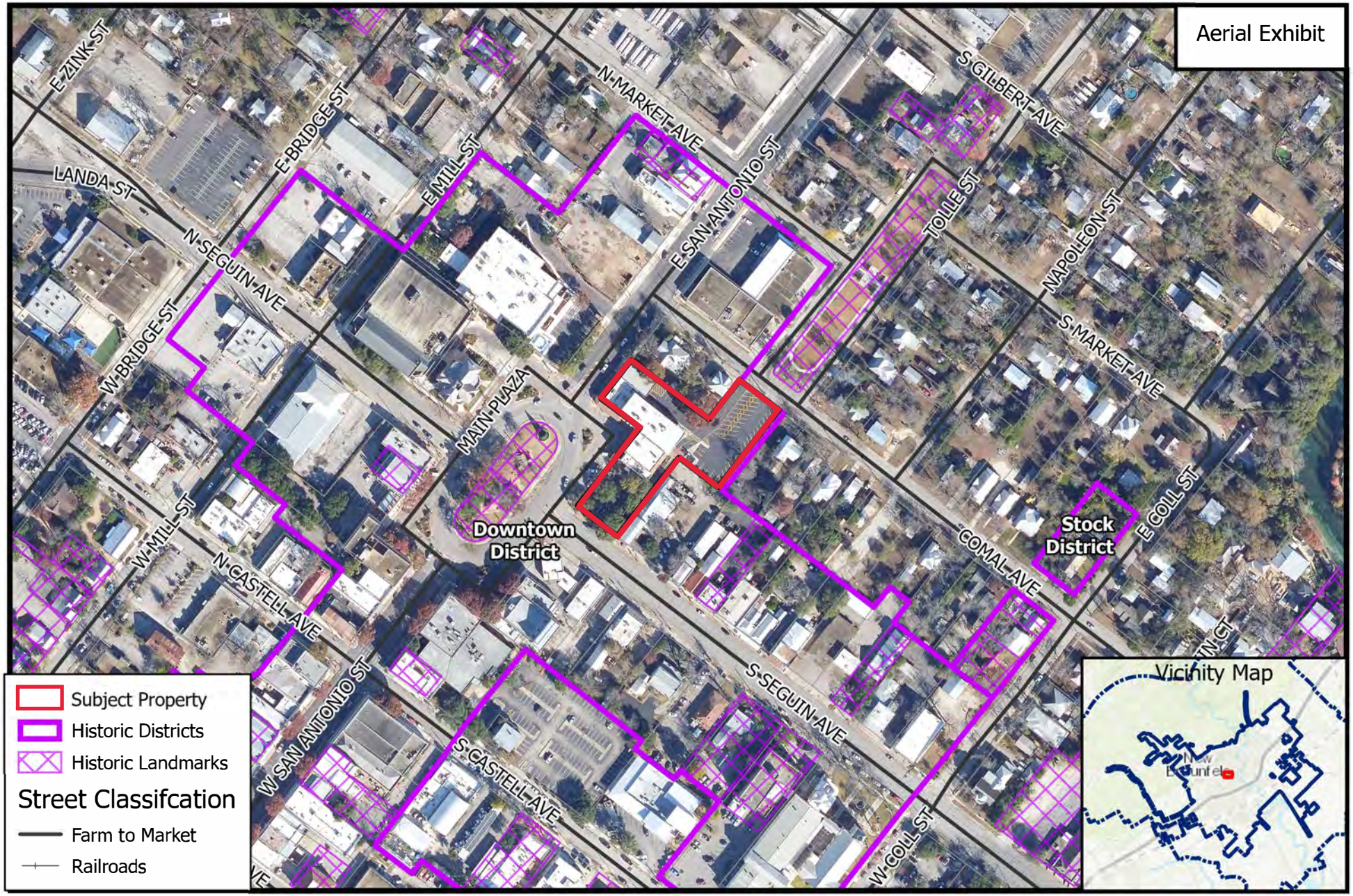
a. The buildings at 263 Main Plaza were constructed at varying time periods between 1910 and 1930, and the first-floor storefront systems were modified ca. 1980 according to a historic resources survey form conducted in 2008. The storefronts feature fixed windows with aluminum framing.

b. EXISTING CONDITIONS – The windows facing south and those facing NW into Main Plaza feature fixed glazing and are covered by an awning that wraps around the south and west perimeter. As noted in finding a, the first-floor storefront systems are a contemporary alteration and not original to the building. The NE facing windows adjacent to E San Antonio currently have window tint on them as observed by staff and shared by the applicant.

c. WINDOW TINT – The proposed window tint is reflective and comparable to the tint currently affixed to the windows facing E San Antonio Street as noted in finding b. According to Standards 9 and 10, contemporary alterations shall not be discouraged when they do not destroy significant historical, architectural, and cultural material, and when they are removed in the future, the essential form and integrity of the site would be unimpaired. Staff finds that the installation of the tint is reversible and will not adversely impact the exterior historic appearance of the building. Additionally, the contemporary appearance of the storefront system will not necessarily be altered with the installation of the window tint and the windows are somewhat obscured by the attached awning. Staff finds the proposed window tint installation is generally consistent with Standards 9 and 10 as indicated by the information in this finding.

RECOMMENDATION:

Staff recommends approval based on findings a through c.



City of New Braunfels

HIST22-204

Source: City of New Braunfels

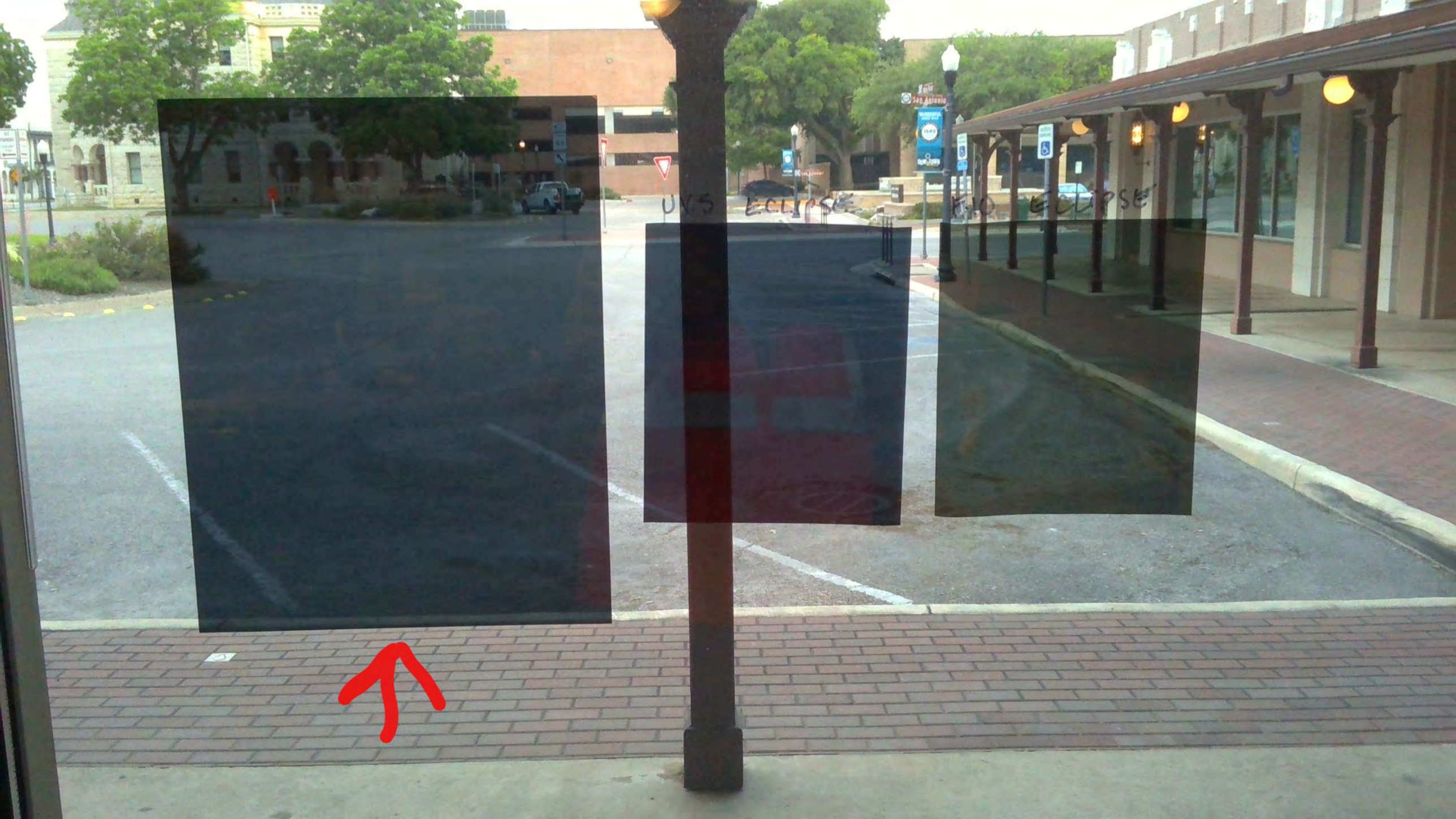
Planning Date: 5/31/2022

0 150 300 Feet

N

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

Main Office
Write a description for your map.
Legend
Main Plaza
Google Earth
70 ft


UVS ECLIPSE
F10 ECLIPSE

WUNDERFUL
SINCE 1845
NEW BRAUNFELS
SINCE
1845
TEXAS
DOWNTOWN
NEW BRAUNFELS
RESERVED
PARKING
INACCESSIBLE

Main Plaza
San Antonio
RESERVED PARKING
RESERVED PARKING

RESERVED
PARKING

E. MAIN PLAZA
POLICE

WUNDERFUL
SINCE 1845
NEW BRAUNFELS
SINCE
1845
TEXAS
DOWNTOWN
NEW BRAUNFELS

HISTORIC RESOURCES SURVEY FORM

Appendix C

PIDN
69B

Elevation facing northeast

Address:	263 MAIN PLAZA
Common Name	
Year Built	ca. 1910
ResourceType	Building
Building Form	Two-Part Commercial Block
Stylistic Influence(s)	AMERICAN MOVEMENT: Commercial Style
	N/A
Position on lot	Front
No of Stories	2
Exterior Material(s)	Brick
	Stucco
Wall Structure	Load-bearing brick
Floor Structure	Unknown
Facade Orientation	North
No of Bays	3
Party Wall	East

Physical Characteristics

Roof
Form: Flat/Low-Pitched
Decorative Features
Parapet

Parapet
Form: N/A
Decorative Features
Coping
Materials
Stone

Porch/Canopy
Type: Wraparound
Form: Projecting
Materials
Wood

Porch/Canopy Support
Type: Full-Height Posts
Form: Square
Materials
Wood

Storefront
Form: Flush
Date: 1980

Window
Type: Fixed
Form: Rectangular
Materials
Metal
Type: Double Hung
Form: Rectangular
Materials
Metal

Lintel
Type: Window
Form: Flat
Materials
Metal
Type: Window
Form: Segmental Arch
Materials
Brick

Sill
Materials
Stone

Survey Data / Field Observations

Alterations: Storefront enclosed, windows replaced, stuccoed-over @ ground floor

Notes: First appears on the 1912 Sanborn Fire Insurance Map

Historical Info

Original Use	COMMERCE/TRADE: Professional	Architect:	Unknown
Current Use	GOVERNMENT: Public Works	Builder/Contractor:	Unknown

National Register

NRHP Eligibility: Eligible Property: Contributing Resource

- ☐ Individually Eligible or Listed
- ☑ In NRHP-Listed or -Eligible District Name: New Braunfels Original Town Lots

Applicable NR Criteria: A ☑ B ☐ C ☐ D ☐

NR Criteria Consideration: A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐

Survey Information

Surveyed by	Hardy-Heck-Moore, Inc. (HHM) 611 S. Congress Avenue, Suite 400 / Austin, TX 78704 / Phone: 512-478-8014
Surveyor Name:	Emily Payne/Laurie Gotcher
Survey Date	January 2008

HISTORIC RESOURCES SURVEY FORM

Appendix C

PIDN
69D

Elevation facing north

Address:	263 MAIN PLAZA
Common Name	
Year Built	1930
ResourceType	Building
Building Form	One-Part Commercial Block
Stylistic Influence(s)	MODERN MOVEMENT: Moderne
	N/A
Position on lot	Front
No of Stories	1
Exterior Material(s)	Brick
	Stone
Wall Structure	Load-bearing brick
Floor Structure	Wood Frame
Facade Orientation	East
No of Bays	7
Party Wall	South

Physical Characteristics

Roof
Form: Flat/Low-Pitched
Decorative Features
Parapet
Cornice

Parapet
Form: Crenaelated
Materials
Stone

Porch/Canopy
Type: Wraparound
Form: Projecting
Materials
Wood

Porch/Canopy Support
Type: Full-Height Posts
Form: Square
Materials
Wood

Entrance
Type: Double
Form: Recessed

Storefront
Form: Flush
Location: c. 1980

Window
Type: Fixed
Form: Rectangular
Materials
Metal

Lintel
Type: Window
Form: Flat
Materials
Stone

Sill
Materials
Stone

Cornice
Type: Roof
Decorative Features
Decorative Frieze
Materials
Stone

Wall Structure
Type: Load-bearing Ma
Materials
Brick

Survey Data / Field Observations

Alterations: Canopy added; windows & door replaced; painted brick

Notes: Original Lot #36, Friedrich Heinrich Heitkamp; First appears on the 19302 Sanborn Fire Insurance Map for New Braunfels Utility Company

Historical Info

Original Use	GOVERNMENT: Public Works	Architect:	Unknown
Current Use	GOVERNMENT: Public Works	Builder/Contractor:	Unknown

National Register

NRHP Eligibility: Eligible Property: Contributing Resource

- ☐ Individually Eligible or Listed
- ☑ In NRHP-Listed or -Eligible District Name: New Braunfels Original Town Lots

Applicable NR Criteria: A ☑ B ☐ C ☐ D ☐

NR Criteria Consideration: A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐

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