

CITY OF NEW BRAUNFELS, TEXAS HISTORIC LANDMARK COMMISSION MEETING CITY HALL - TEJAS ROOM 550 LANDA STREET



TUESDAY, JULY 8, 2025 at 8:30 AM

AGENDA

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. APPROVAL OF MINUTES
 - A) Approval of the June 10, 2025, regular meeting minutes. 25-834
- 4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Historic Landmark Commission on issues and items of concerns not on this agenda. There will be no Historic Landmark Commission action at this time.

5. DISCUSSION AND ACTION ITEMS

- A) Welcomes and Member Introductions <u>25-862</u>
- B) HLC Case HST25-195: Discuss and Consider a <u>25-794</u> Certificate of Alteration to enclose a door at the rear of the main building at 430 W Mill Street.
- C) HLC Case HST25-226: Discuss and Consider a <u>25-831</u> Certificate of Alteration to add two windows on an accessory structure at 492 E Main, an individually designated historic landmark.
- D) Designation and Survey Subcommittee <u>25-823</u> Meeting/Discussion
- 6. STAFF UPDATES
 - A) Preservation Texas Summit Recap and Report <u>25-824</u>
- 7. COMAL COUNTY HISTORICAL COMMISSION UPDATES
- 8. ADJOURNMENT

CERTIFICATION

l	hereby	certify	the	above	Notice	of	Meeting	was	posted	on	the	bulletin	board	at	the	New
В	raunfels	City Ha	II.													

D. and I.C. Com

Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.



Historic Landmark Commission Agenda Item Report 7/8/2025

Agenda Item No. A)

CIII) II	T	
201	5.I F	 	ľ

Approval of the June 10, 2025, regular meeting minutes.

3

DRAFT - MINUTES OF THE NEW BRAUNFELS HISTORIC LANDMARK COMMISSION REGULAR MEETING OF TUESDAY, JUNE 10, 2025

1. CALL TO ORDER

Chair Johnson called the meeting to order at 8:32am.

2. ROLL CALL

The following Commissioners were present:

Justin Ball

Jillian Bliss

Nathan Feingold

Teresa Johnson

Christi Sims

Susan Sonier

Thomas Tumlinson

The following Commissioners were absent:

Jesus Najar

Lynn Norvell

3. APPROVAL OF MINUTES

A) Approval of the May 13, 2025, regular meeting minutes and the May 23, 2025, special meeting minutes.

Motion by Commissioner Ball, seconded by Commissioner Sonier, to approve the May 13, 2025 regular meeting minutes . Motion carried unanimously (7-0-0).

Motion by Commissioner Sonier, seconded by Commissioner Sims, to approve the May 23, 2025 special meeting minutes. Motion carried unanimously (7-0-0).

4. <u>CITIZENS' COMMUNICATIONS</u>

This time is for citizens to address the Historic Landmark Commission on issues and items of concerns not on this agenda. There will be no Historic Landmark Commission action at this time.

No one spoke.

6. INDIVIDUAL ITEMS FOR CONSIDERATION

A) HLC Case HST25-174: Discuss and Consider a Certificate of Alteration to demolish the existing garage and build a new garage at 594 S Academy.

Katie Totman presented the aforementioned item and recommended approval.

Chair Johnson asked if there were any questions for staff.

Brief discussion followed on the Certificate of Alteration application process and criteria.

Chair Johnson invited the applicant to speak on the item.

A representative of the applicant stated he was present to answer any questions.

Discussion followed on the material and design of the proposed siding, and compatibility with the neighborhood.

Motion by Commissioner Sims, seconded by Commissioner Ball, to approve the item as requested.

Discussion followed on the proposed siding material, and the intent of the request.

Chair Johnson asked if there were any further discussion or motion.

A vote was taken on the earlier motion by Commissioner Sims, seconded by Commissioner Ball, to approve the item as presented. Motion carried (6-1-0) with Commissioner Tumlinson in opposition.

B) HLC Case HST25-184: Discuss and Consider a Certificate of Alteration for the construction of a rear addition, siding replacement, roof replacement, door replacement, window replacement, and porch columns 574 S Academy.

Katie Totman presented the aforementioned item and recommended approval.

Chair Johnson asked if there were any questions for staff.

Discussion followed on the scope of the proposed alterations.

Chair Johnson invited the applicant to speak on the item.

Jason Owens elaborated on the request, discussing the intent of the request, the condition of the home's exterior, in-kind replacement material costs, efforts to keep alterations as close as possible to the original, the condition of the existing windows, and project challenges.

Discussion followed on staff's recommendation, proposed replacement materials, approval criteria, the scope of the proposed alterations, feasibility of in-kind replacement, the condition of the home, and the proposed siding material.

Further discussion followed on project challenges, the age and originality of the home, the intent of the request, habitability of historic structures, replacement materials, appearance from the street, neighborhood compatibility, the condition of the existing windows and the potential for repair or replacement, approval criteria, and staffs recommendation.

Further discussion followed on each of the requested alterations, the proposed materials and design of the windows, the condition of the home, feasibility of window repair, replacement, or salvage, and potential conditions of approval.

Chair Johnson asked if there were any further discussions or motion.

Motion by Chair Johnson, seconded by Commissioner Ball, to approve the Certificate of Alteration for the construction of a rear addition, replacement of the existing siding on the historic structure with a hardy siding that features a reveal of no more than 5-inches, replacement of the existing front facing door, the removal of the secondary door adjacent to the front door, rebuild or replace in kind the existing front porch columns, repair/replicate missing corbels, replacement of the existing metal roof with a new metal roof, and the restoration or replication of the six historic wood windows. Motion carried unanimously (7-0-0).

8. COMAL COUNTY HISTORICAL COMMISSION UPDATES

Chair Johnson provided an update from the Comal County Historical Commission.

At 9:39am Katie Totman announced that the meeting would continue

Tuesday, June 10, 2025 New Braunfels Historic Landmark Commission Regular Meeting

in the Tejas room of City Hall, 550 Landa St.

7. STAFF REPORT

A) Survey123 Training for Historic Resources Collection

Commissioner Bliss and Commissioner Feingold left the meeting at 9:40am.

Chair Johnson reconvened the meeting at 9:45am in the Tejas Room of City Hall.

Neil Rose provided training for the Survey123 app and how it could be utilized to conduct historical surveys.

Brief discussion followed on goals and procedures of the historical survey efforts.

9. ADJOURNMENT

There being no further business Chair Johnson adjourned the meeting at 10:38am.

	Ву:	
	- y	COMMISSION CHAIR
Attest:		
COMMISSION LIAISON	_	



Historic Landmark Commission Agenda Item Report 7/8/2025

Agenda Item No. A)

SUBJECT:

Welcomes and Member Introductions

DEPARTMENT: Planning & Development Services

BACKGROUND INFORMATION:

Three individuals were appointed to the Historic Landmark Commission effective 6/1/2025 to 5/31/2028. Two held prior seats on the Historic Landmark Commission: Justin Ball and Christi Sims. Jesus Najar is new to the HLC. Current and new members will be asked to introduce themselves.



Historic Landmark Commission Agenda Item Report

550 Landa Street New Braunfels, TX

7/8/2025

Agenda Item No. B)

PRESENTER

Katie Totman, Historic Preservation Officer

SUBJECT:

Case HST25-195: Discuss and Consider a Certificate of Alteration to enclose a door at the rear of the main building at 430 W Mill Street.

HISTORIC DISTRICT/LANDMARK NAME: Mill Street/Old NBHS

APPLICABLE CITATIONS:

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 building at 430 W Mill is the site of the old New Braunfels high school and is now the home of the New Braunfels Youth Collaborative. A building permit revision was submitted to staff for the ongoing construction project, and it was routed to the historic preservation officer due to the historic designation. Staff identified one of the revisions, enclosing a rear entry door, as needing HLC review and approval and informed the applicant. Staff was made aware that the work has already been completed, and while this may be the case, a certificate of alteration is still required. The property is also a Recorded Texas Historic Landmark and this work may also require review by the Texas Historical Commission.
- **b. REAR DOOR**: The applicant is requesting to remove a pair of utilitarian doors at the rear of the building (west elevation), the concrete ramp, and re-grade the area around it.

Criteria for Evaluation

- (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 door is on a tertiary elevation and is not a primary entrance.
- (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. N/A (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. The bricks proposed will match as closely as possible to the existing brick on the building to help blend in.
- (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 proposed alteration is reversible and can be re-opened in the future.

STAFF ANALYSIS:

Although the work has been completed, staff finds that had that not been the case, the work is consistent with the criteria for approval based on finding b.



STREET VIEW - W. BRIDGE ST.



PHOTO - EXISTING CONDITION



REMOVE LIGHT FIXTURE AND INFILL OPENING WITH MOTAR TO MATCH EXISTING GROUT COLOR

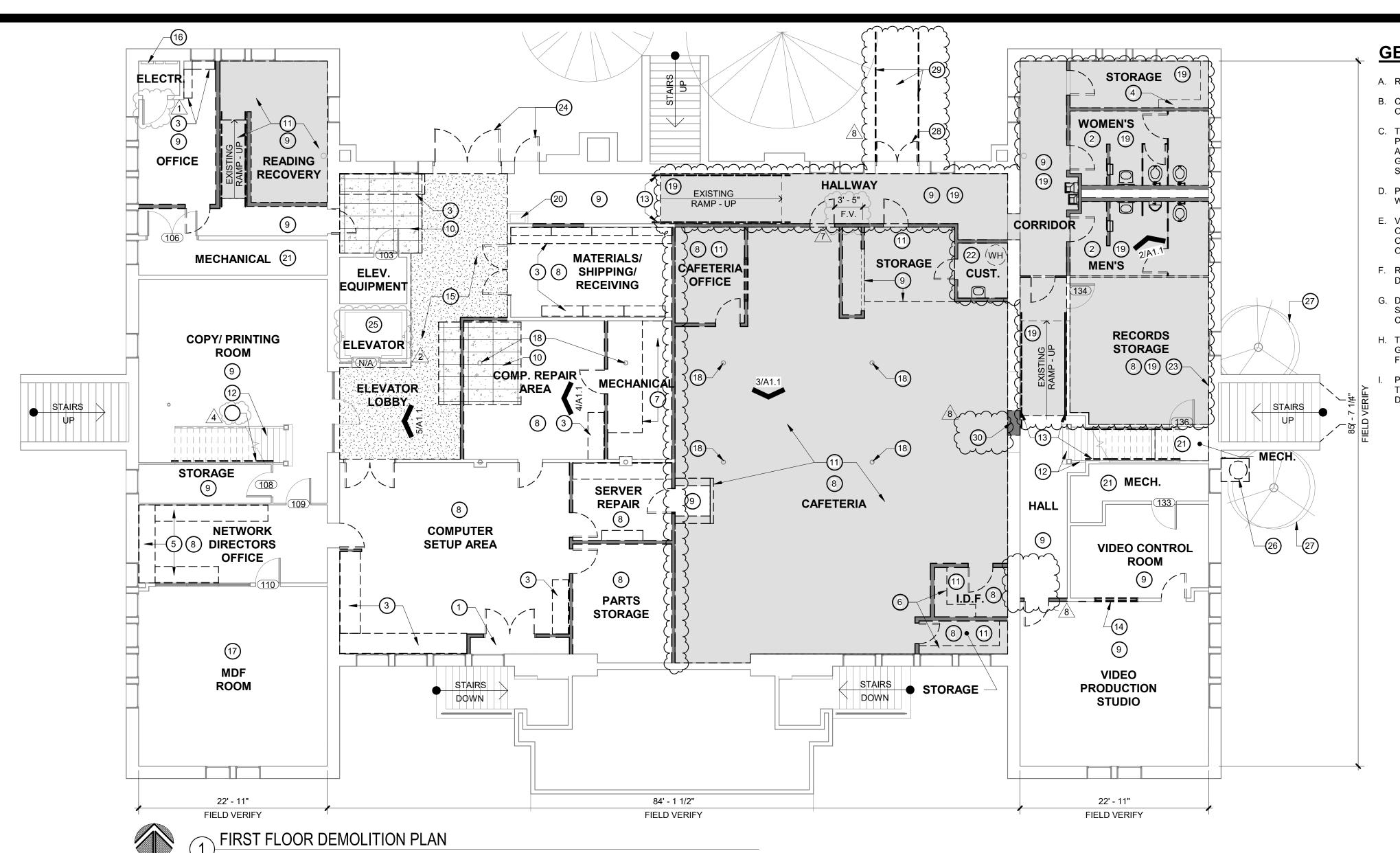
REMOVE DOOR, DOOR FRAME AND LOUVRES ABOVE DOOR IN THIER ENTIRETY.

- 1. INFILL AREA SHOWN IN RED WITH CMU, WATERPROOFING AND BRICK, BRICK TO MATCH EXISTING.
- 2. INFILL AREA SHOWN IN GREEN WITH CMU, WATERPROOFING AND PARGED CONCRETE TO MATCH EXISTING FOUNDATION.
- 3. AREA SHOWN IN ORANGE TO BE BACKFILLED WITH COMPACTED SOIL AND NEW SOD. INFILL AT WALL TO BE CMU AND WATERPROOFING.

REMOVE CONCRETE RAMP, CONCRETE RETAINING WALL AND METAL HANDRAILS IN THIER ENTIREY. BACKFILL AREA WITH COMPACTED SOIL AND NEW SOD.

PHOTO OF PROPOSED INFILL





REMOVE EXISTING

IN IT'S ENTIRETY

CEILING GRID AND TILES

REMOVE A 2'-0" SECTION

EXISTING BEAM ABOVE

EXISTING COLUMN TO

REMOVE EXISTING VCT

PERIMETER WALL BASE.

WALLS AND FLOOR AS

OF PLASTER FROM

CEILING TILE FOR

REMAIN, TYPICAL

FLOORING AND

PATCH AND REPAIR

REQUIRED, TYPICAL

REMOVE EXISTING

PLATFORM, RAMPS,

ENTIRETY. REFER

JOINTLY WITH MEP

DRAWINGS, TYPICAL

DEMOLITION PHOTO

AND STEPS IN THEIR

RAISED FLOOR

STRUCTURAL

EXPLORATION

EXISTING COLUMN TO REMAIN, TYPICAL

REMOVE EXISTING 10'X10'

CONCRETE SLAB AND SUB

GRADE FOR EXPLORATION

REMOVE EXISTING VCT

PERIMETER WALL BASE.

WALLS AND FLOOR AS

PLATFORM, RAMPS, AND

DEMOLITION PHOTO

PATCH AND REPAIR

REQUIRED, TYPICAL

REMOVE EXISTING

RAISED FLOOR

STEPS IN THEIR

ENTIRETY. REFER

JOINTLY WITH MEP

DRAWINGS, TYPICAL

SECTION OF EXISTING

OF FOUNDATION

FLOORING AND

INTEGRITY.

GENERAL NOTES:

- A. REFER TO SHEET A0.1 FOR ADDITIONAL DEMOLITION GENERAL NOTES.
- B. CONTRACTOR SHALL COORDINATE LOCATION OF DUMPSTER WITH
- C. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEBRIS AND SHALL NOT ALLOW THE ACCUMULATION OF DEBRIS ON SITE DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL CONTINUALLY CLEAN THE PROJECT
- D. PROTECT CEILING, WALLS, FLOORS AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN AND ARE EXPOSED DURING DEMOLITION.
- VERIFY WITH OWNER FOR THE RELOCATION, SALVAGE, OR DISPOSAL OF ITEMS. SALVAGE ITEMS TO BE RETURNED TO OWNER UNLESS OTHERWISE DIRECTED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF REMAINING ITEMS SCHEDULE FOR DEMOLITION.
- REFER TO MEP AND TECHNOLOGY DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
- G. DEMOLITION DRAWINGS ARE SCHEMATIC AND INDICATE THE GENERAL SCOPE OF DEMOLITION WORK ONLY. FIELD VERIFY EXACT AND COORDINATE WITH ARCHITECT AND OWNER.
- H. THE MDF ROOM IS TO REMAIN OPERATIONAL AT ALL TIMES. THE GENERAL CONTRACTOR SHALL LOCATE AND PROTECT THE EXISTING
- PHOTOGRAPH OR VIDEOTAPE EXISTING CONDITIONS TO BE REMOVED THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY SELECTIVE DEMOLITION OPERATIONS.

DEMOLITION LEGEND

EX

EXISTING WALLS TO REMAIN, TYPICAL

EXISTING WALLS TO BE REMOVED IN IT'S ENTIRETY, TYPICAL.

DASHED LINE INDICATES ITEMS TO BE REMOVED SUCH AS, BUT NOT LIMITED TOO. TOILET PARTITIONS, TOILET ACCESSORIES, MIRRORS, SINKS, WATER CLOSETS, ETC.

EXISTING DOOR, FRAME AND HARDWARE TO REMAIN UNLESS OTHERWISE SCHEDULED. PREP DOOR FOR NEW PAINT, TYPICAL.

EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED IN IT'S ENTIRETY, TYPICAL.

EXISTING FLOOR DRAIN COVER TO BE REMOVED, PROTECT DRAIN OPENING DURING CONSTRUCTION. REFER TO MEP DRAWINGS,

SYMBOL INDICATES LOCATION TAKEN OF PHOTO/ NUMBER REFERENCES THE SHEET PHOTO IS SHOWN. REFER TO PHOTOS FOR ADDITIONAL DEMOLITION

HATCH INDICATES 10'X10' SECTION OF EXISTING CONCRETE SLAB AND SUB-GRADE TO BE REMOVED FOR EXPLORATION OF

HATCH INDICATES PORTION OF EXISTING CONCRETE SLAB TO BE REMOVED IN ITS

HATCH INDICATES PROPOSED RAISED FLOOR TO BE REMOVED.

HATCH INDICATES EXISTING FLOORING AND IN ITS ENTIRETY. REFER TO MEP FOR ADDITIONAL INFORMATION

DEMOLITION KEYNOTES

- EXISTING WALL MOUNTED HANDRAILS TO BE REMOVED IN THEIR ENTIRETY. PATCH AND REPAIR WALLS AS REQUIRED, TYPICAL EXISTING RISER TO REMAIN. REFER TO NEW CONSTRUCTION PLANS FOR
- REMOVE EXISTING TOILET PARTITIONS, PLUMBING FIXTURES, AND TOILET ACCESSORIES IN THEIR ENTIRETY. REFER TO PLUMBING DRAWINGS, TYPICAL

- REMOVE EXISTING BUILT-IN SHELVES IN THEIR ENTIRETY REMOVE EXISTING PLYWOOD PLATFORM AND MECHANICAL EQUIPMENT IN

- ENTIRETY. REFER JOINTLY WITH MEP DRAWINGS, TYPICAL EXISTING STAIRS AND GUARDRAILS TO REMAIN, PROTECT DURING $\sqrt{\mathsf{CONSTRUCTION}}$. PATCH,REPAIR, AND PREP FOR NEW PAINT, TYPICAL
- ∜PATCH AND REPAIR WALLS AS REQUIRED, TYPICAL
- 5 PORTION OF EXISTING CONCRETE SLAB TO BE REMOVED ZEXISTING ELECTRICAL PANELS TO REMAIN. REFER TO ELECTRICAL
- DRAWINGS, TYPICAL
- 8 EXISTING COLUMN TO REMAIN, TYPICAL PEXISTING RAISED FLOOR TO BE REMOVED IN HT'S ENTIRETY, PREP EXISTING CONCRETE FLOOR FOR NEW FINISH.
- REMOVAL OF ADJACENT SLAB
- EXISTING WATER HEATER, LAVATORY, AND MISCELLANIOUS ACCESSORIES TO BE REMOVED IN THEIR ENTIRETY. REFET MEP DRAWINGS, TYPICAL
- .4 √EXISTING DOORS TO REMAIN OPERATIONAL UNTIL NEW DOORS ARE ON SITE REMOVE EXISTING ELEVATOR FLOORING AND WALL PANELS. PREP AREA
- FOR NEW FINISHES, TYPICAL S PMÉCHÁNICÁL ÚNIT TO BE REMOVED IN ITS ENTIRETY
- EXISTING DOUBLE DOORS TO BE REMOVED, PREP FOR NEW INFILL BRICK TO MATCH EXISTING.
- EXISTING CONCRETE RAMP AND HANDRAILS TO BE REMOVED IN ITS ENTIRETY.
- YRÉMOVE PORTION OF EXISTING GYPSUM BOARD WALL, REFER TO NEW



EDUCATION CENTER - FIRST FLOOR DEMOLITION FLOOR PLAN

ASI #06 - CONSTRUCTION DOCUMENTS

EXISTING STORE FRONT

TO REMAIN, TYPICAL.

REMOVE EXISTING VCT

PERIMETER WALL BASE

WALLS AND FLOOR AS

PORTION OF EXISTING

CONCRETE SLAB TO BE

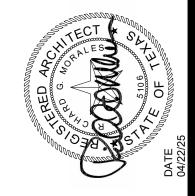
PATCH AND REPAIR

REQUIRED, TYPICAL

FLOORING AND

REMOVED.

©2024 CHESNEY MORALES PARTNERS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF CHESNEY MORALES



Revision Schedule

Description CONSTRUCTION DOCUMENTS

ASI 02 - PHASE 1 08/08/24 ASI 05 - ZERO ASI 06R

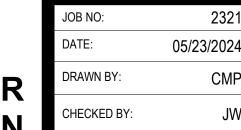
BORATIVE

FOUNDATION INTEGRITY.

PLYWOOD UNDERLAYMENT TO BE REMOVED



- REMOVE EXISTING CASEWORK. PATCH AND REPAIR WALL AND FLOOR AS
 - REQUIRED, TYPICAL REMOVE EXISTING BOOKCASE. PATCH AND REPAIR WALL AS REQUIRED,
- REMOVE EXISTING COUNTERTOPS AND METAL BRACKETS. PATCH AND ⊀REPAIR WALL AS REQUIRED, TYPICAL
- ∬T'S ENTIRETY. REFER TO MEP DRAWINGS, TYPICAL REMOVE EXISTING VCT FLOORING AND PERIMETER WALL BASE. PATCH AND
- REPAIR WALLS AND FLOOR AS REQUIRED, TYPICAL REMOVE EXISTING CARPET FLOORING AND PERIMETER WALL BASE. PATCH AND REPAIR WALLS AND DAMAGED PLYWOOD FLOOR AS REQUIRED, TYPICAL
- REMOVE EXISTING 10'X10' SECTION OF EXISTING CONCRETE SLAB AND SUB GRADE FOR EXPLORATION OF FOUNDATION INTEGRITY REMOVE EXISTING RAISED FLOOR PLATFORM, RAMPS AND STEPS IN THEIR
- EXISTING WALL MOUNTED HANDRAILS TO BE REMOVED IN THEIR ENTIRETY.
- ⊀REMOVE EXISTING WINDOW AND FRAME IN IT'S ENTIRETY, PREP FOR NEW
- 7 EXISTING MDF ROOM EQUIPMENT TO REMAIN OPERATIONAL AT ALL TIMES.
 7 COORDINATE WITH MEP, AND IT DRAWING, TYPICAL
- EXISTING SUMP PIT TO REMAIN. PROTECT SUMP AT ALL TIMES DURING REFER TO MEP DRAWINGS FOR THE EXTENT OF THE MECHANICAL AND
- ₹LECTRICAL DEMOLITION, TYPICAL
- ₹EXISTING FIBER LINE AND EQUIPMENT TO REMAIN
- 7 EXISTING TREES TO REMAIN, TYPICAL
- CONSTRUCTION ARCHITECTURAL SHEET 3/A2.1





PLAN

NORTH

DEMOLITION PHOTO

REMOVE EXISTING TOILET

PARTITIONS, PLUMBING

FIXTURES, AND TOILET

ACCESSORIES IN THEIR

ENTIRETY. REFER TO

EXSITING PLYWOOD

ENTIRETY. EXISTING

FLOOR UNDERLAYMENT

TO BE REMOVED IN IT'S

SUPPORT FRAMING TO

WITH MEP DRAWINGS,

REMAIN. REFER JOINTLY

DEMOLITION PHOTO

TYPICAL

TYPICAL

PLUMBING DRAWINGS,

GENERAL NOTES:

- A. REFER TO SHEET A0.1 FOR ADDITIONAL DEMOLITION GENERAL NOTES.
- B. CONTRACTOR SHALL COORDINATE LOCATION OF DUMPSTER WITH OWNER.
- C. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEBRIS AND SHALL NOT ALLOW THE ACCUMULATION OF DEBRIS ON SITE DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL CONTINUALLY CLEAN THE PROJECT
- D. PROTECT CEILING, WALLS, FLOORS AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN AND ARE EXPOSED DURING DEMOLITION.
- E. VERIFY WITH OWNER FOR THE RELOCATION, SALVAGE, OR DISPOSAL OF ITEMS. SALVAGE ITEMS TO BE RETURNED TO OWNER UNLESS OTHERWISE DIRECTED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF REMAINING ITEMS SCHEDULE FOR DEMOLITION.
- F. REFER TO MEP AND TECHNOLOGY DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
- G. DEMOLITION DRAWINGS ARE SCHEMATIC AND INDICATE THE GENERAL SCOPE OF DEMOLITION WORK ONLY. FIELD VERIFY EXACT AND COORDINATE WITH ARCHITECT AND OWNER.
- H. THE MDF ROOM IS TO REMAIN OPERATIONAL AT ALL TIMES. THE GENERAL CONTRACTOR SHALL LOCATE AND PROTECT THE EXISTING FIBER OPTICS CABLE.
- I. PHOTOGRAPH OR VIDEOTAPE EXISTING CONDITIONS TO BE REMOVED THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY SELECTIVE DEMOLITION OPERATIONS.

DEMOLITION LEGEND

DASHED LINE INDICATES ITEMS TO BE DEMOLISHED HATCH AREA INDICATES CONCRETE SIDEWALK TO BE REMOVED, REFER TO CIVIL AND STRUCTURAL DRAWINGS, TYPICAL.



EXISTING TREE/SHRUB TO REMAIN, REFER TO LANDSCAPE DRAWINGS, TYPICAL.

DEMOLITION KEYNOTES

EXISTING CONCRETE DRIVEWAY TO BE REMOVED. REFER TO CIVIL DRAWINGS

REGRADE AROUND EXISTING BUILDING FOOTPRINT, REFER TO CIVIL DRAWINGS, TYPICAL

EXISTING CONDENSOR PADS TO BE REMOVED EXISTING CONCRETE SIDEWALK TO BE REMOVED, REFER TO CIVIL DRAWINGS

3 EXISTING STRIPING TO REMAIN. NOT IN SCOPE OF WORK.

EXISTING CONCRETE APRON TO REMAIN EXISTING POWER POLES TO REMAIN, TYPICAL

MANTAIN THE CONDENSOR SERVING THE EXISTING MDF ROOM RUNNING AT ALL TIMES. IF REQUIRE TO RELOCATE, PREP ALL CONDITION FOR IMMEDIATE CONNECTION PRIOR TO REMOVING THE UNIT. REFER TO MEP DRAWINGS

EXISTING TRAFFIC SIGN TO REMAIN. RELOCATE AS REQUIRED FOR NEW SIDEWALK

10 EXISTING MONUMENTS TO REMAIN

1 EXISTING SIDEWALK TO REMAIN 12 EXISTING TRANSFORMER PAD TO REMAIN. REFER TO MEP DRAWINGS 13 EXISTING TREES TO REMAIN, TYPICAL

TRENCH EXISTING SOD FOR NEW FRENCH DRAIN LINE. REFER TO CIVIL DRAWINGS AND TO A1.1 FOR TREE PRESERVATION NOTES, TYPICAL 15 EXISTING FIRE HYDRANT TO REMAIN, TYPICAL

REMOVE PORTION OF EXISTING SIDEWALK FOR NEW FRENCH DRAIN,

REFER TO CIVIL DRAWINGS, TYPICAL 17 EXISTING HISTORIC MARKER SIGN TO REMAIN, TYPICAL

18 EXISTING FLAGPOLE TO REMAIN 19 MECHANICAL UNIT TO BE REMOVED IN ITS ENTIRETY



Revision Schedule

ASI 04 ASI 05 - ZERO ASI 06R

ASI 02 - PHASE 1 08/08/24 10/24/24 11/27/24 04/22/25

OLLA

NEW BRAUNFELS

BORATIVE





chesneymoralespartners architecture Linton

05/23/2024 CHECKED BY:

AD1.0

DEMOLITION SITE PLAN

2' - 1" 3' - 0"

ENLARGED FLOOR PLAN -

RECEPTION DESK

9' - 9 '1/2"

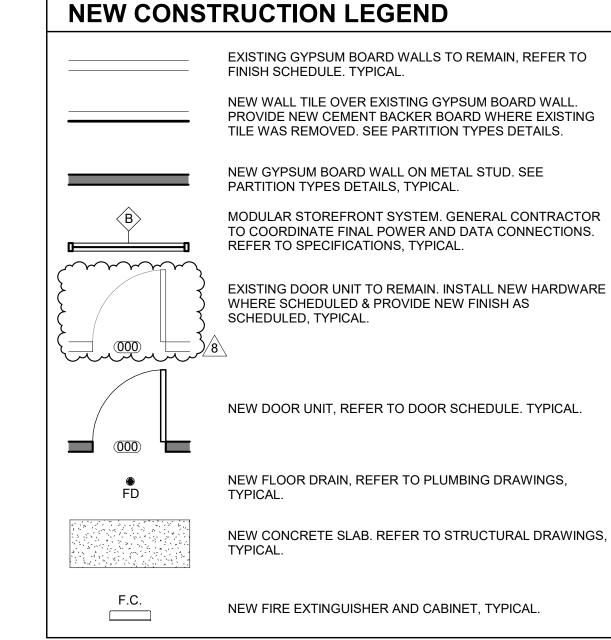
FIELD VERIFY

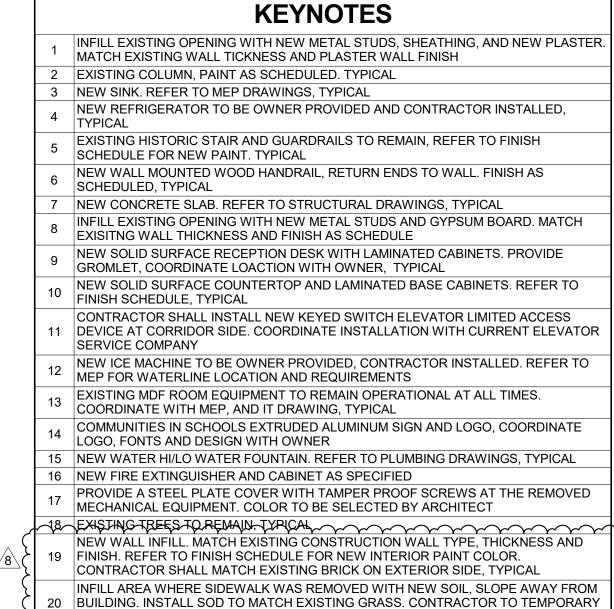
OPENING ELEVATION AT EXISTING ARCH 3

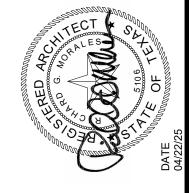
4' - 8 1/2"

GENERAL NOTES

- A. REFER TO SHEET A0.1 FOR ADDITIONAL DEMOLITION AND NEW CONSTRUCTION
- B. REFER TO SHEET A0.3 FOR ALL ADA DIMENSION REQUIREMENTS.
- C. GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING PRIOR TO D. CONTRACTOR SHALL COORDINATE LOCATION OF DUMPSTER WITH OWNER. THE
- CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER DAMAGE CAUSED BY DUMPSTER. E. PROTECT CEILINGS, WALLS, FLOORS AND OTHER EXISTING FINISH WORK THAT ARE
- TO REMAIN AND ARE EXPOSED DURING CONSTRUCTION, TYPICAL. F. PROVIDE 2X WOOD WALL BLOCKING FOR ALL WALL MOUNTED ITEMS, TYPICAL. G. REFER TO FINISH SCHEDULE AND LEGEND FOR NEW FINISH SPECIFICATIONS AND
- H. REFER TO LANDSCAPE, CIVIL, STRUCTURAL, MEP AND TECHNOLOGY DRAWINGS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS, TYPICAL CAREFULLY PROTECT EXISTING CONSTRUCTION AND NATURAL FEATURES TO
- REMAIN DURING ALL PHASES OF CONSTRUCTION, REPAIR AND OR REPLACE ANY DAMAGE AS A RESULT OF CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO







Revision Schedule

ASI 05 - ZERO ASI 06R 04/22/25

RENOVATION BORATIVE OLL

BRAUNF

Z





chesneymor

JOB NO:	2321
DATE:	05/23/2024
DRAWN BY:	CMP
CHECKED BY:	JW
SHEET	

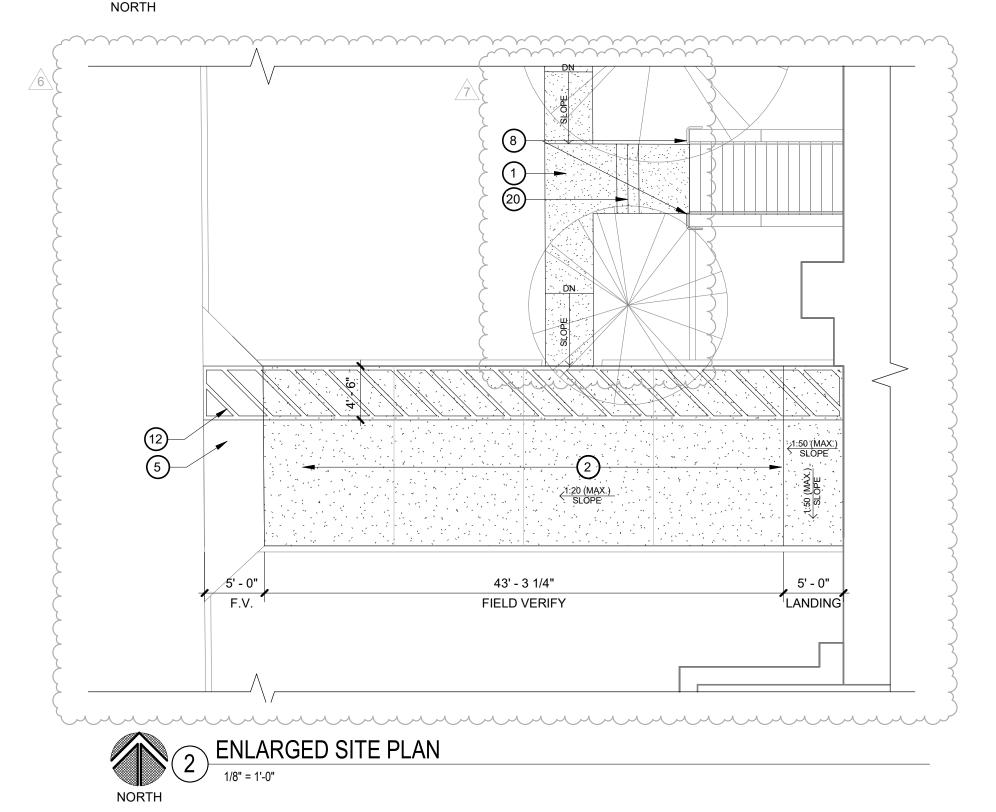
FIRST FLOOR NEW CONSTRUCTION FLOOR **PLAN**

IRRIGATE AREA UNTIL GRASS IS ESTABLISHED

ASI #06 - CONSTRUCTION DOCUMENTS

©2024 CHESNEY MORALES PARTNERS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF CHESNEY MORALES





GENERAL NOTES

- A. REFER TO SHEET A0.1 FOR ADDITIONAL DEMOLITION AND NEW CONSTRUCTION
- GENERAL NOTES. B. REFER TO SHEET A0.3 FOR ALL ADA DIMENSION REQUIREMENTS.
- C. GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING PRIOR TO
- D. CONTRACTOR SHALL COORDINATE LOCATION OF DUMPSTER WITH OWNER. THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER DAMAGE CAUSED BY DUMPSTER.
- E. PROTECT CEILINGS, WALLS, FLOORS AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN AND ARE EXPOSED DURING CONSTRUCTION, TYPICAL.
- F. PROVIDE 2X WOOD WALL BLOCKING FOR ALL WALL MOUNTED ITEMS, TYPICAL. G. REFER TO FINISH SCHEDULE AND LEGEND FOR NEW FINISH SPECIFICATIONS AND
- H. REFER TO LANDSCAPE, CIVIL, STRUCTURAL, MEP AND TECHNOLOGY DRAWINGS FOR
- ADDITIONAL CONSTRUCTION REQUIREMENTS, TYPICAL. I. CAREFULLY PROTECT EXISTING CONSTRUCTION AND NATURAL FEATURES TO REMAIN DURING ALL PHASES OF CONSTRUCTION. REPAIR AND OR REPLACE ANY DAMAGE AS A RESULT OF CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO

NEW CONSTRUCTION LEGEND HATCH AREA INDICATES NEW CONCRETE SIDEWALK, REFER TO CIVIL AND STRUCTURAL DRAWINGS, TYPICAL. HATCH AREA INDICATES AREA OF TRENCHING FOR NEW FRENCH DRAIN, REFER TO CIVIL DRAWINGS, TYPICAL.

EXISTING TREE TO REMAIN, REFER TO LANDSCAPE DRAWINGS, TYPICAL.

	~	
		KEYNOTES
	1	NEW 4' WIDE SIDEWALK. REFER TO CIVIL DRAWINGS FOR GRADES, DIMENSIONS, DETAILS, AND CONTROL JOINT REQUIREMENS. TYPICAL
~ ~ ~ ~	2	NEW CONCRETE WALKWAY WITH TOOL CONTROL JOINTS, REFER TO CIVIL DRAWIN
(3	EXISTING MONUMENTS TO REMAIN
{	4	EXISTING WATER METER AND BACKFLOW PREVENTOR TO REMAIN. REFER TO MEP DRAWINGS, TYPICAL
(5	EXISTING CONCRETE APRON TO REMAIN
>	6	EXISTING FLAGPOLE TO REMAIN
}	7	EXISTING HISTORIC MARKER SIGN TO REMAIN, TYPICAL
{	8	EXISTING HANDRAIL TO BE PAINTED. ARCHITECT TO SELECT COLOR, TYPICAL
(9	EXISTING UTILITY POLE TO REMAIN. REFER TO MEP AND CIVIL DRAWINGS, TYPICAL
}	10	PROVIDE A STEEL PLATE COVER WITH TAMPER PROOF SCREWS AT THE REMOVED MECHANICAL EQUIPMENT. COLOR TO BE SELECTED BY ARCHITECT
(11	EXISTING TRANSFORMER CONCRETE PAD. REFER TO MEP DRAWINGS, TYPICAL
	12	NEW STRIPING. REFER TO CIVIL DRAWINGS, TYPICAL
>	13	NEW MECHANICAL CONCRETE PAD. REFER TO MEP DRAWINGS, TYPICAL
}	14	NEW PORTION OF CONCRETE SIDEWALK AS REQUIRED FOR NEW FRENCH DRAIN.
}	15	NEW SOD AS REQUIRED FOR NEW FRENCH DRAIN. REFER TO CIVIL DRAWINGS, TYPICAL
}	16	EXISTING SIDEWALK TO REMAIN
}	17	EXISTING TREES TO REMAIN, TYPICAL
Δ\$	18	SEAL COAT EXISTING ASPHALT. REFER TO CIVIL DRAWINGS, TYPICAL
/6\	40	WEST MED LIGHTED SO CAULANS ASSOCIATION IN THE ALL ALL ALL ALL ALL ALL ALL ALL ALL AL



Revision Schedule

ASI 04 10/24/24 ASI 05 - ZERO 11/27/24 3 ASI 06R 04/22/25

OLLABORATIVE

BRAUNFE

NEW

_19__WET WELL, REER TO CIVIL AND MEP DRAWINGS JOINTLY 20 NEW CONCRETE STEPS, REFER TO CIVIL DRAWINGS, TYPICAL INFILL AREA WHERE SIDEWALK WAS REMOVED WITH NEW SOIL, SLOPE AWAY FROM 21 BUILDING. INSTALL SOD TO MATCH EXISTING GRASS. CONTRACTOR TO TEMPORARY

IRRIGATE AREA UNTIL GRASS IS ESTABLISHED





chesneymoralespartners architecture Linton

JOB NO:	2321
DATE:	05/23/2024
DRAWN BY:	CMP
CHECKED BY:	JW
OUEET	

NEW CONSTRUCTION SITE PLAN

ASI #06 - CONSTRUCTION DOCUMENTS

©2024 CHESNEY MORALES PARTNERS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF CHESNEY MORALES



Historic Landmark Commission Agenda Item Report

550 Landa Street New Braunfels, TX

7/8/2025

Agenda Item No. C)

PRESENTER

Katie Totman, Historic Preservation Officer

SUBJECT:

Case HST25-226: Discuss and Consider a Certificate of Alteration to add two windows on an accessory structure at 492 E Main, an individually designated historic landmark.

HISTORIC DISTRICT/LANDMARK NAME: Kloepper House (landmark)

APPLICABLE CITATIONS:

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 main house at 492 E Main is a single-story Folk Victoria structure. The accessory structure in question was built as early as 1922 based on Sanborn maps. The property is a locally designated historic landmark and a Recorded Texas Historic Landmark. Staff confirmed that the THC does not have review authority over the accessory structure.
- **b. ADDITION OF WINDOWS**: The applicant is requesting to add two vinyl windows to the accessory structure. One on the north (front) elevation and one on the east (side) elevation.

Criteria for Evaluation

- (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 accessory structure appears to be of historic age, is constructed of wood, and set back approximately 90 feet from the front property line. The addition of two individual windows is generally considered a minor alteration.
- (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. N/A
 - (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. The addition of the windows will not necessarily destroy significant historic material.
- (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.

STAFF ANALYSIS:

Staff finds that the installation of two (2) windows on the accessory structure is generally consistent with the criteria for approval. Staff recommends utilizing a wood window product or a window that is otherwise compatible with the material, color, and character of the property where possible.

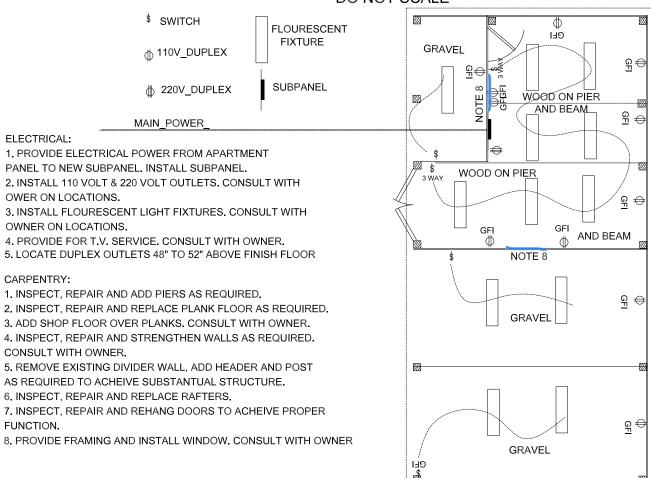








SCHEMATIC IS NOT TO SCALE DO NOT SCALE



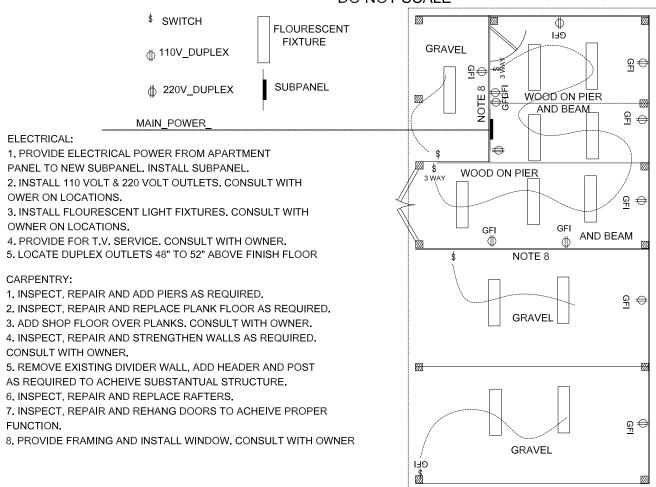
-12) windows 24x 36 in

SHOP 492 E. MAIN STREET PROPOSED RENOVATION

FOR PRELIMINARY COST ESTIMATING

JUNE 6, 2025

SCHEMATIC IS NOT TO SCALE DO NOT SCALE



SHOP
492 E. MAIN STREET
PROPOSED RENOVATION
FOR PRELIMINARY COST ESTIMATING

JUNE 6, 2025

(2) Windows 24x36in See image below



(8) 1x4x8 Pressure Treated Boards for trim



Historic Landmark Commission Agenda Item Report 7/8/2025

550 Landa Street New Braunfels, TX

Agenda Item No. D)

PRESENTER

Katie Totman, HPO

SUBJECT:

Designation and Survey Subcommittee Meeting/Discussion

INFORMATION:

The HLC has directed staff to create a survey and designation subcommittee that will assist with survey efforts throughout the city. This open discussion will kick off the survey project and the goal is to strategize which areas to focus on first, volunteer recruitment and training, and a project schedule.



Historic Landmark Commission Agenda Item Report 7/8/2025

Agenda Item No. A)

PRESENTER

Katie Totman, HPO

SUBJECT:

Preservation Texas Summit Recap and Report