



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



TUESDAY, AUGUST 11, 2026 at 8:30 AM

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A) Approval of the June 9, 2026 and July 14, 2026 regular [26-709](#) meeting minutes.

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. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) HLC Case HST26-251: Discuss and consider a request [26-888](#) for a Certificate of Alteration to build a carport, replace the driveway, and perform in kind roof replacement at 586 W Mill Street, a local landmark known as the Froehlich-Stein House and located in the Mill Street Historic District.
- B) HLC Case HST26-263: Discuss and consider a request [26-917](#) for a Certificate of Alteration to enclose a carport and add rear addition to the garage at 455 S Academy, a local landmark known as the Schaeffer-Brewer House and in the Sophienburg Hill Historic District.

6. STAFF UPDATES

- A) Discuss Coffee with Commissioners and options [26-919](#)

7. COMAL COUNTY HISTORICAL COMMISSION UPDATES

8. ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

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

550 Landa Street
New Braunfels, TX

8/11/2026

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS HISTORIC LANDMARK COMMISSION
REGULAR MEETING OF TUESDAY, JUNE 9, 2026**

1. CALL TO ORDER

Chair Johnson called the meeting to order at 8:30am.

2. ROLL CALL

The following Commissioners were present:

Commissioner Jesús Najar

Commissioner Lynn Norvell

Commissioner Susan Sonier

Commissioner Thomas Tumlinson

Chair Teresa Johnson

The following Commissioners were absent:

Commissioner Justin Ball

Commissioner Jillian Bliss

Commissioner Christi Sims

Vice-Chair Nathan Feingold

3. APPROVAL OF MINUTES

A) Approval of the April 14, 2026 and May 12, 2026 regular meeting minutes.

Brief discussion followed on grammatical errors in the April 14, 2026 meeting minutes.

Motion by Commissioner Tumlinson, seconded by Commissioner Norvell to approve the April 14, 2026 and May 12, 2026 regular meeting minutes as amended. Motion carried unanimously (5-0-0).

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.

No one spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) Discuss and consider the following for the property at 941 Lee Street,

an individually designated historic landmark:

- a. HLC Case HTC26-174: Retroactive Historic Tax Certification
- b. HLC Case HTV26-175: Retroactive Historic Tax Verification

Katie Totman introduced the aforementioned item and recommended approval.

Chair Johnson asked if there were any questions for staff.

Discussion focused on the scope and timeline of completed work, landmark designation status, qualifying expenditures, tax incentive eligibility for nearby properties, and staffs recommendation.

Chair Johnson invited the applicant to speak on the item.

Pamela Johnson elaborated on the request discussing hesitation to apply due to ambiguous ordinance, the completed scope of work and associated costs, site conditions, the intent of the request, a brief history of the property, and the existing local historic landmark designation.

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

Motion by Commissioner Najar, seconded by Commissioner Norvell, to recommend approval of HST26-174 & HST26-175 to City Council. Motion carried unanimously (5-0-0).

- B) HLC Case HST26-219: Discuss and consider a Certificate of Alteration to construct a small accessory structure in the rear yard at the property addressed at 177 East Coll Street, located in the Stock Historic District.**

Katie Totman introduced the aforementioned item and recommended approval.

Chair Johnson asked if there were any questions for staff.

Brief discussion followed on the intent of the request.

Chair Johnson invited the applicant to speak on the item.

Jodi Flint elaborated further on the intent on the request and construction methods.

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

Motion by Commissioner Norvell, seconded by Commissioner Najar, to approve the item. Motion carried unanimously (5-0-0).

6. STAFF REPORT

A) Downtown Updates

Mandi Scott provided updates regarding downtown parking revenue reinvestment priorities, ongoing and upcoming infrastructure projects, opportunities related to underground utilities, tree planning and preservation efforts, and recognition of local tourism and hospitality achievements.

B) Preservation Month Recap

Katie Totman provided a brief recap of Historic Preservation Month events held in May.

C) Comal County Historical Commission General Updates

Chair Johnson provided a brief update pertaining to recent national register designations.

7. ADJOURNMENT

There being no further business Chair Johnson adjourned the meeting at 9:13am.

**DRAFT - MINUTES
OF THE NEW BRAUNFELS HISTORIC LANDMARK COMMISSION
REGULAR MEETING OF TUESDAY, JULY 14, 2026**

1. CALL TO ORDER

Vice-Chair Feingold called the meeting to order at 8:31am.

2. ROLL CALL

The following Commissioners were present:

Commissioner Justin Ball

Commissioner Jonathon Frazier

Commissioner Jesus Najar

Commissioner Christi Sims

Commissioner Susan Sonier

Commissioner Lynn Norvell

Commissioner Thomas Tumlinson

Vice-Chair Feingold

The following Commissioners were absent:

Chair Teresa Johnson

3. APPROVAL OF MINUTES

Katie Totman stated that the previous meetings minutes were not yet available for consideration but would be included on the agenda for the Commissions next regular meeting in August.

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.

No one spoke.

5. WELCOME TO NEW MEMBERS

A) Welcome and New Member Introductions

All present Commissioners introduced themselves and provided a brief background of their involvement with the Commission.

6. INDIVIDUAL ITEMS FOR CONSIDERATION

A) HLC Case HST26-243: Discuss and consider a Certificate of

Alteration to add a sign on the main building at 173 East San Antonio Street.

Katie Toman presented the aforementioned item.

Vice-Chaor Feingold asked if there were any questions for staff.

Brief discussion followed on lighting and installation methods.

Vice-Chair Feingold asked if there were any further discussion or motion to be made.

Motion by Commissioner Ball, seconded by Commissioner Sims to approve the item as presented. Motion carried unanimously (8-0-0).

7. UPDATES & REPORTS

A) Comal County Historical Commission General Updates

Katie Totman provided a brief update regarding the historic resource survey, status in obtaining certain historical markers, and the initiation of the historic designation progresses.

8. ADJOURNMENT

There being no further business Chair Johnson adjourned the meeting at 8:45am.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON

8/11/2026

Agenda Item No. A)

PRESENTER:

Katie Totman, HPO

SUBJECT:

HLC Case HST26-251: Discuss and consider a request for a Certificate of Alteration to build a carport, replace the driveway, and perform in kind roof replacement at 586 W Mill Street, a local landmark known as the Froehlich-Stein House and located in the Mill Street Historic District.

DEPARTMENT: Neighborhood & Community Planning**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.

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- (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 primary structure located at 586 W Mill is a ca. 1900, single-story residential dwelling. It embodies characteristics of the Folk Victorian style. The accessory structure appears to be newer and not of historic age.
- b. **CARPORT** - The applicant is requesting to build a carport in front of an existing accessory structure behind the primary structure.

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 proposed carport will not have a direct impact on the historic structure, and the proposed location is appropriate.**
- (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. **The existing accessory structure is not of historic age and the introduction of the carport will not detract from the historic primary structure.**
- (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 proposed carport features complementary features to the primary structure, including a standing-seam metal roof and wood supports.**

(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. N/A

- c. **DRIVEWAY UPDATES** - Driveway replacement is typically eligible for administrative approval. The applicant is requesting to replace the existing cobblestone/rock driveway with concrete.

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 existing driveway material is likely not of historic age. The image from the 1960s-70s provided by the applicant shows that the driveway was what appears to be asphalt at the time. Replacing the existing material with concrete would not necessarily be removing historic material.**

(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. N/A

(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. N/A

d. **ROOF REPLACEMENT** - In kind roof replacement is eligible for administrative approval. The applicant is requesting to replace the roof on the accessory structure and on the rear porches with standing seam metal roofs.

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. N/A

(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. **The porches and accessory structure currently have metal roofs, and the installation of a new metal roof is in line with the criteria for approval.**

(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**

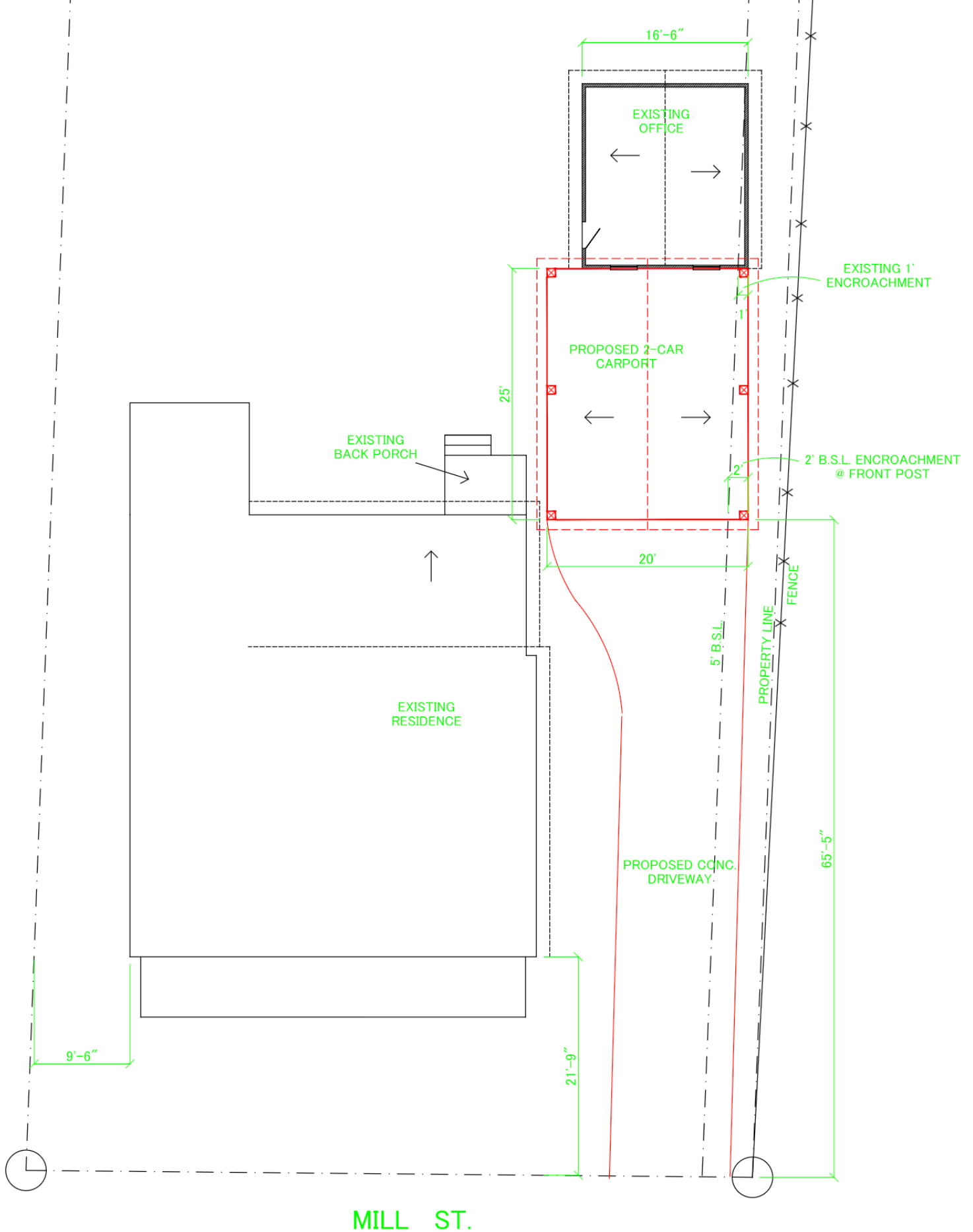
(8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project. **N/A**

(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. **N/A**

(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. **N/A**

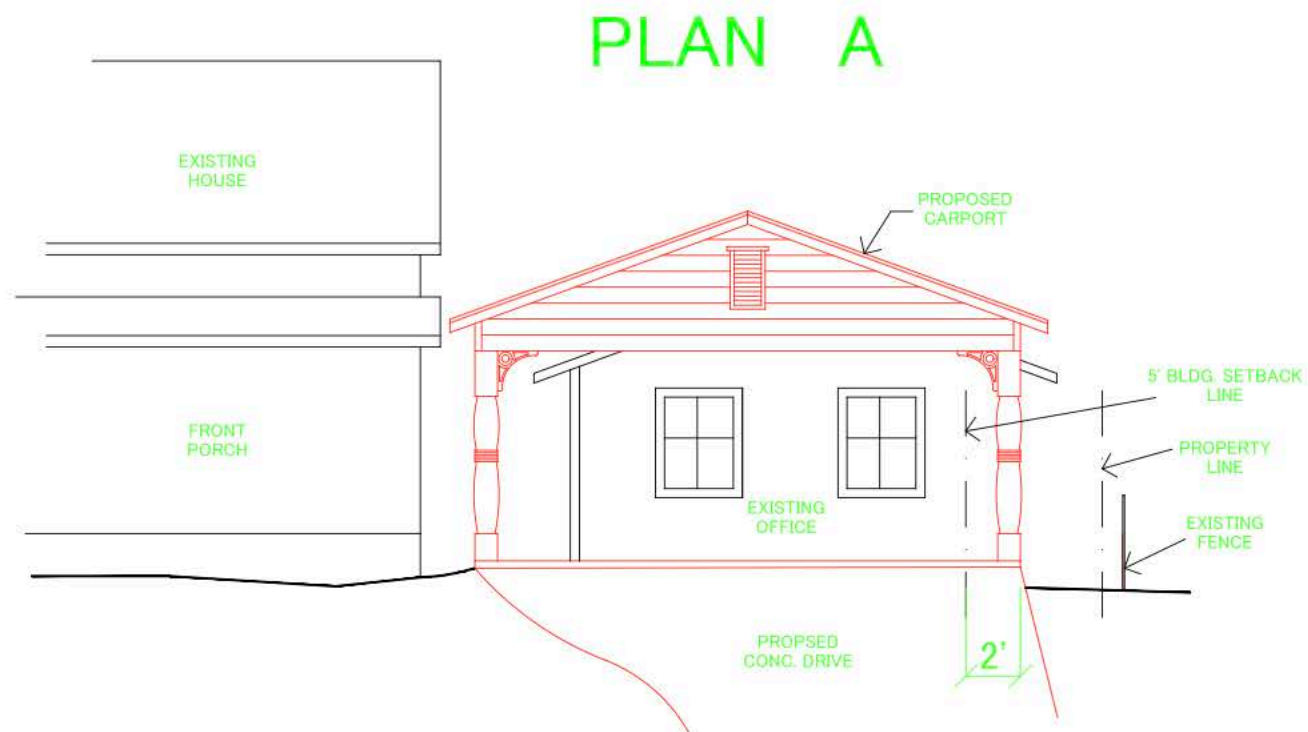
STAFF ANALYSIS:

Staff finds that the requested carport, driveway replacement, and roof replacement is consistent with the criteria for approval.



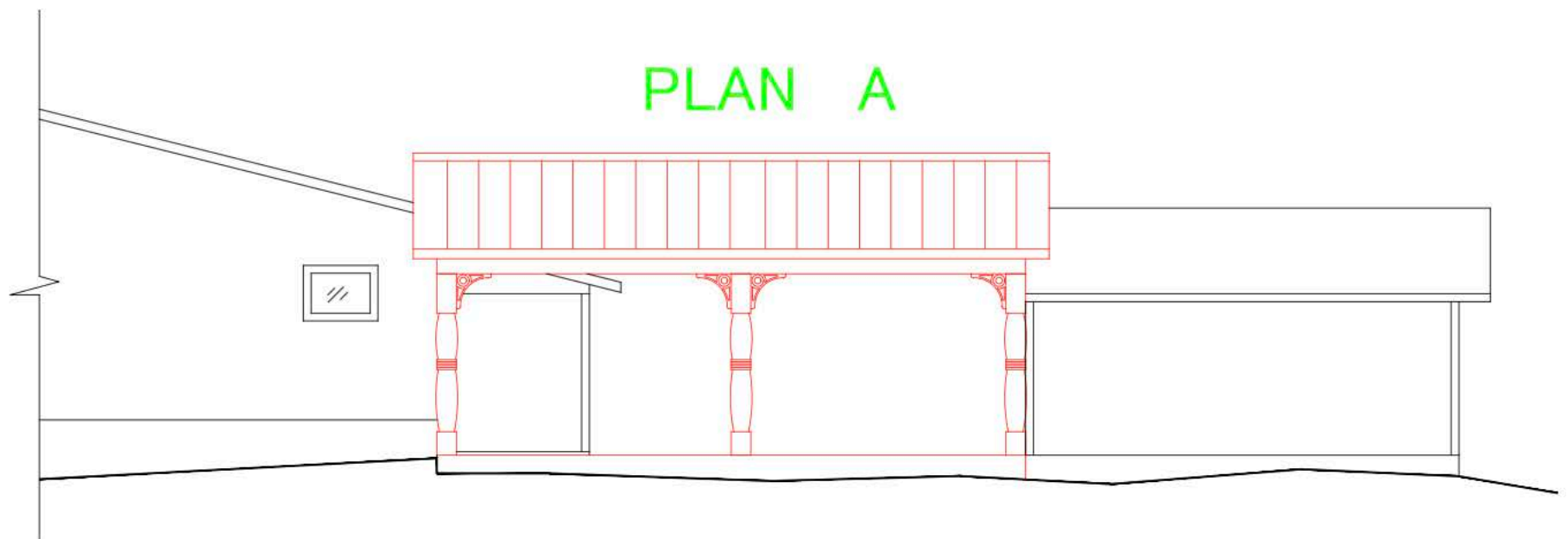
SITE PLAN - PLAN A

SCALE: 1/8"=1'-0"



ELEVATION (from Mill St.)

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"













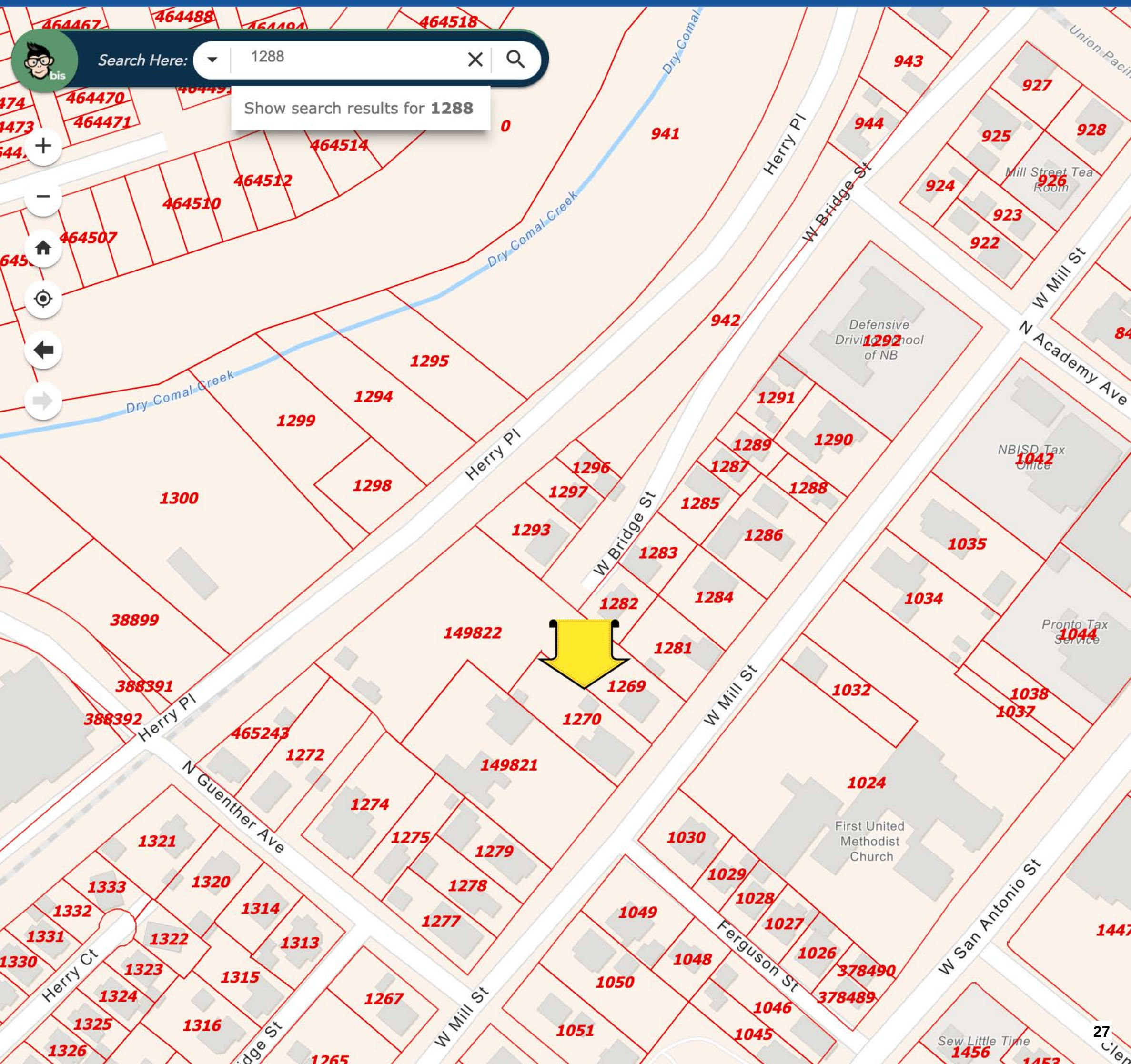








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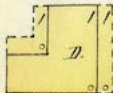




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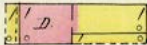
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66'



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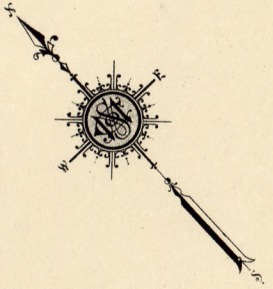
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FROM

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573

C o m a l C r e e k

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NEW BRAUNFELS BREWING CO.

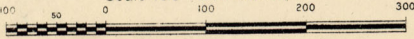
NO BUTCHERMAN, HEAT, STOVES IN OFFICE.
LIGHTS, ELEC. POWER ELEC. COMBINED
MOTOR, 22 HP.
TO HAVE - HYD. & HOLE AS SHOWN. ALSO KIP
WITH 40" S. HOSE ATT'D. 1/4" & 2" PLS. BLOW AIR.
CITY WATER.

NAGLE PL. ARBITRARY

24

24

Scale 100 Ft. to One Inch.



Copyright 1922 by the Sanborn Map Co.

SCALE 100 FT. TO AN INCH.

2

FEB. 1922
NEW BRAUNFELS
TEX.

16

ACADEMY

BRIDGE

NEW BRAUNFELS PUBLIC SCHOOL.
FIRST-SECOND, LIGHTS, ELEC. CITY WATER.
V.A. 155 SHOWN EACH FLOOR & 25'.

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SANTA CLARA

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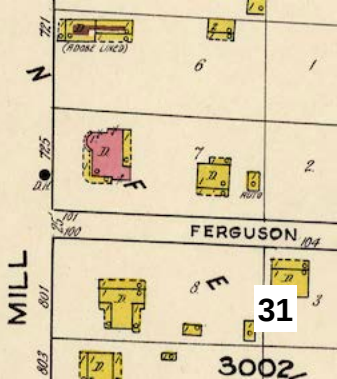
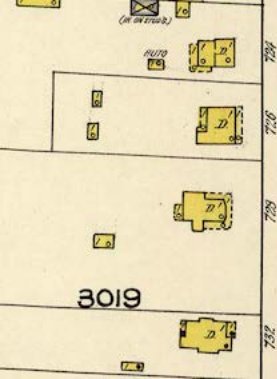
W. SAN ANTONIO

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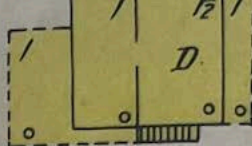
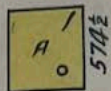
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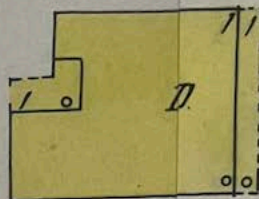
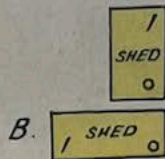


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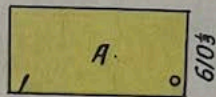
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3019 C.

8/11/2026

Agenda Item No. B)

PRESENTER:

Katie Totman, HPO

SUBJECT:

HLC Case HST26-263: Discuss and consider a request for a Certificate of Alteration to enclose a carport and add rear addition to the garage at 455 S Academy, a local landmark known as the Schaeffer-Brewer House and in the Sophienburg Hill Historic District.

DEPARTMENT: Neighborhood & Community Planning**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 primary structure located at 455 S Academy was likely built ca. 1930s or 1940s based on the architectural style. The garage structure is of newer construction, ca. 2014.

b. **ENCLOSE CARPORT** - The applicant is requesting to enclose the existing carport currently in front of the garage structure.

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. **N/A**

(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. **Enclosing the carport effectively elongates the existing garage, though it will still be located behind the primary historic structure and will not directly impact the historic structure. The use of wood siding and compatible materials is also consistent with the criteria for approval.**

(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. N/A

c. **GARAGE ADDITION** - The applicant is requesting to build a small addition at the back of the garage.

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 existing garage is not of historic age and it not easily visible from S Academy.**

(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

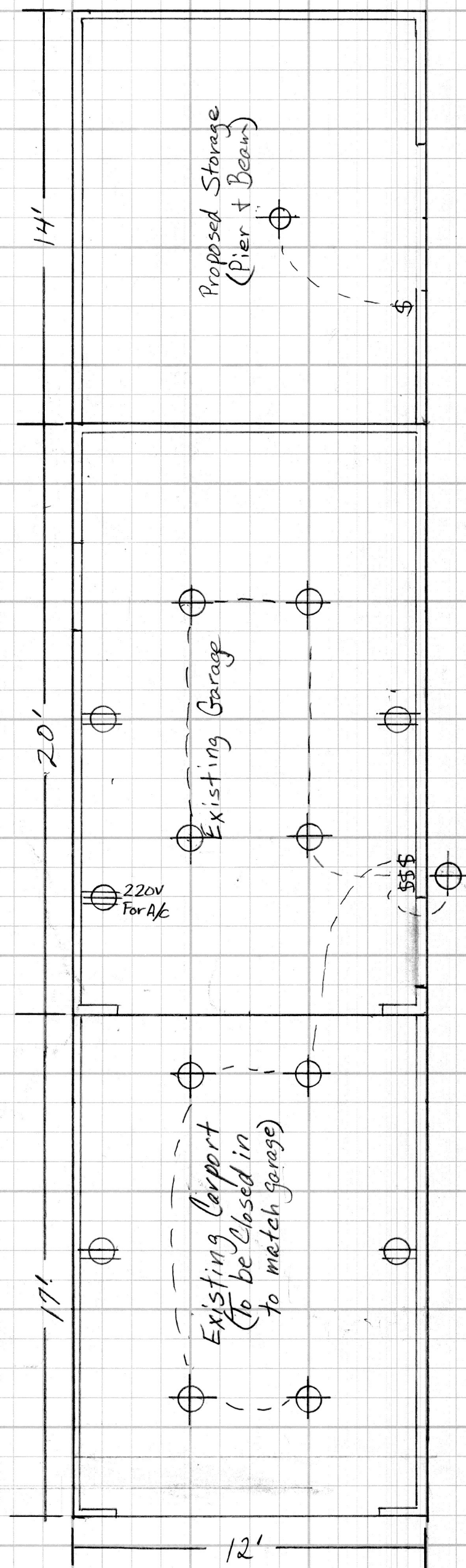
(8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project. N/A

(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 proposed addition is at the back of the garage and will likely not be easily visible from the right of way. It will also not have any direct impact on the primary historic structure.**

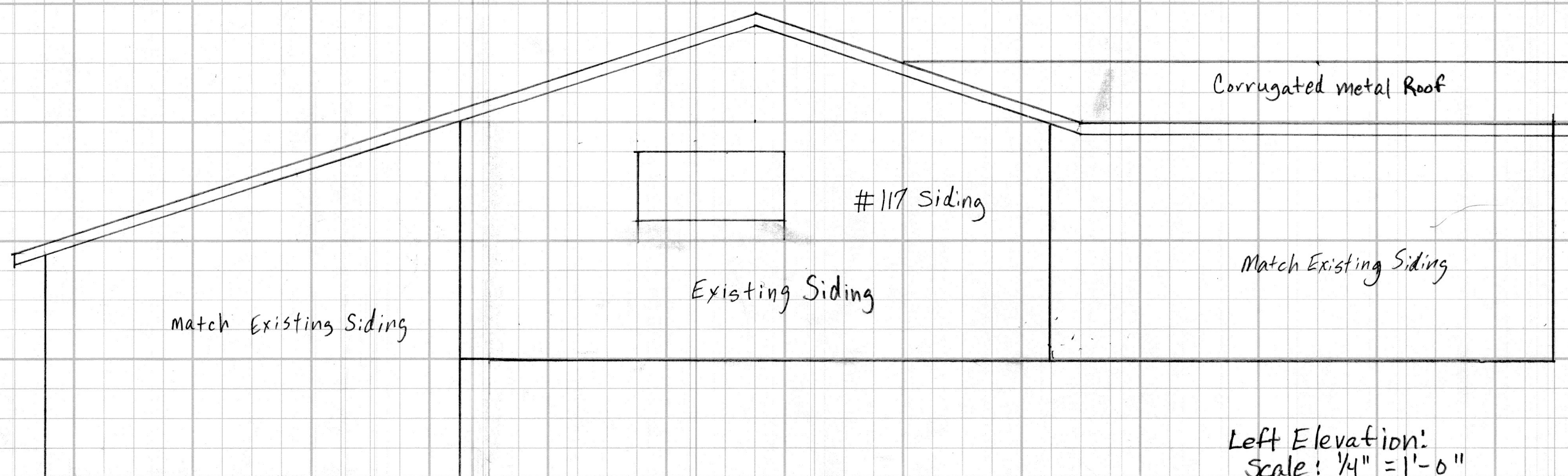
(10) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired. N/A

STAFF ANALYSIS:

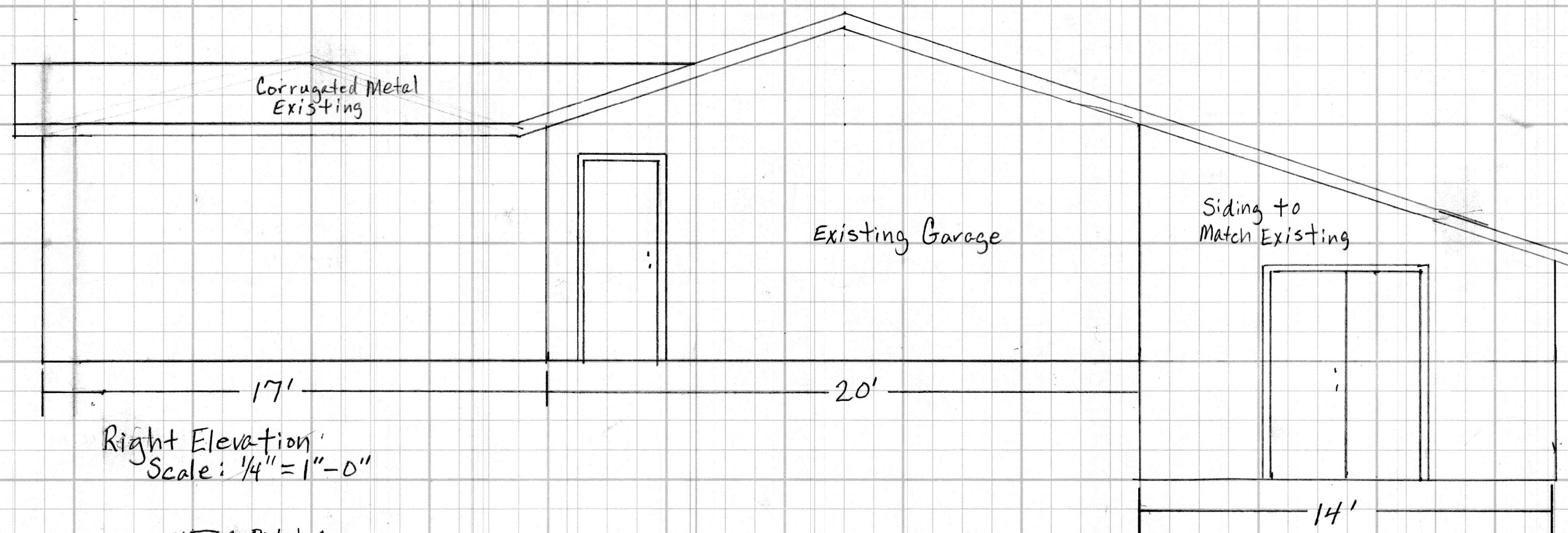
Staff finds that the requested enclosure of the carport and the addition to the garage is consistent with the criteria for approval.



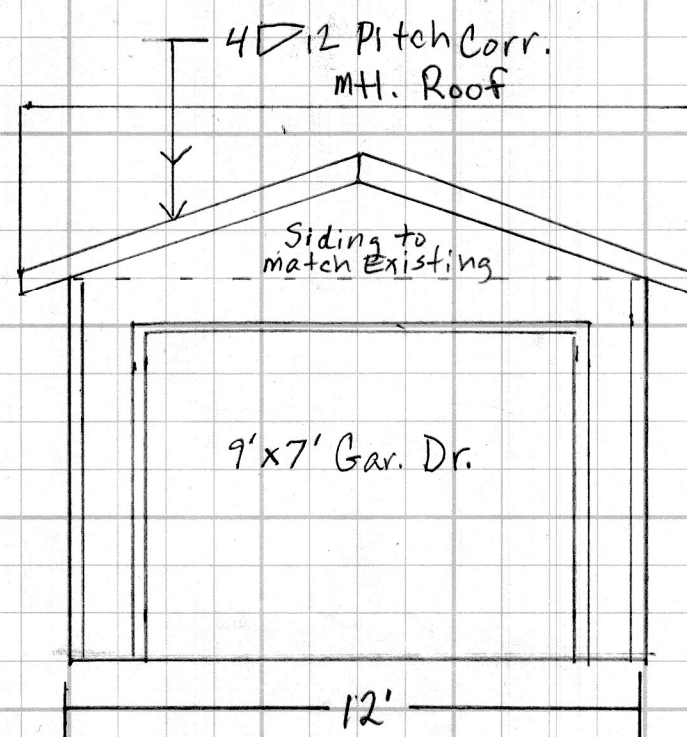
Floor Plan:
Scale: 1/4" = 1'-0"



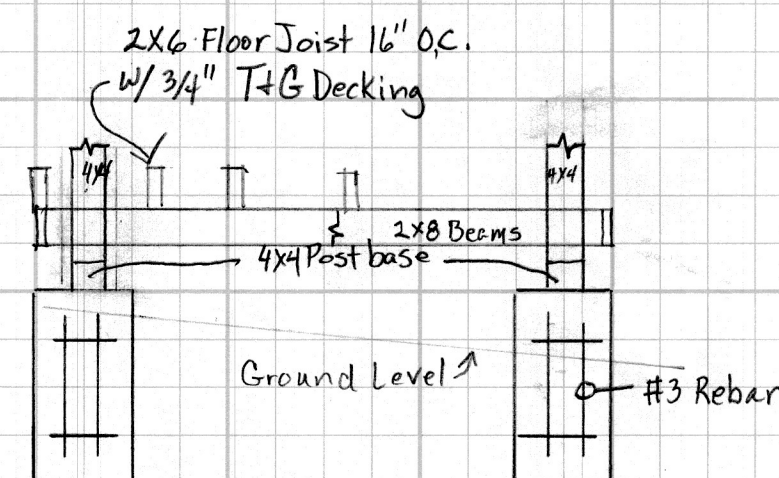
Left Elevation:
Scale: 1/4" = 1'-0"



Right Elevation:
Scale: 1/4" = 1'-0"



Front Elev:
Scale: 1/4" = 1'-0"



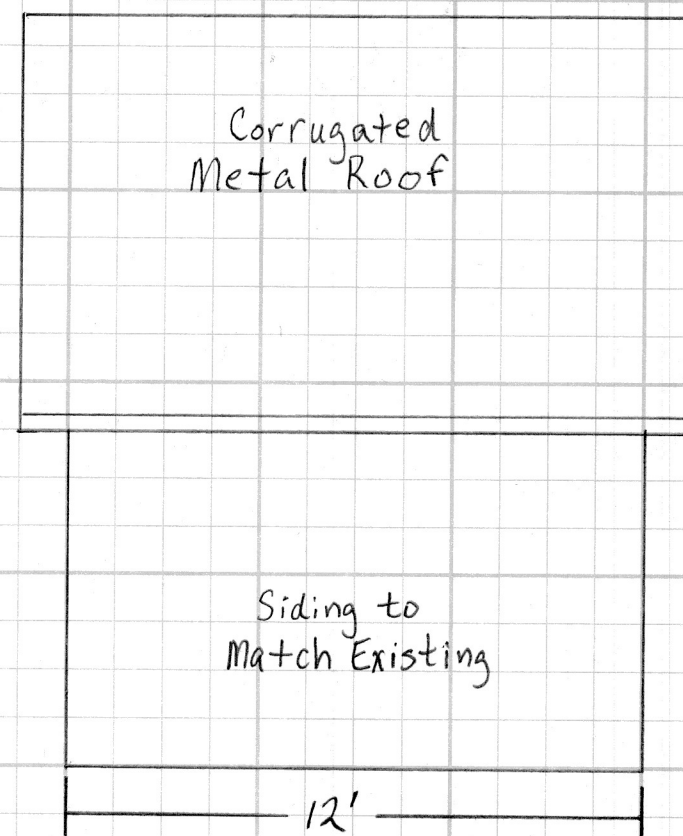
Footing Elev.
Scale: 1/2" = 1'-0"

Wimberley Woodworks LLC
Address: 455 S. Academy Ave.
Ramsey Res.

4052
Victoria
Ext.1

Scope of Work

- 1) Close in Existing Carport
 - A) Match Existing Siding
 - B) Move Existing Garage Door
- 2) Insulate and Install Drywall
- 3) Add Electrical + AC
- 4) Add 14' to back of the garage
 - A) Not Finished (Tool Shed)
 - B) 1-Light.



Rear Elevation:
Scale: 1/4" = 1'-0"

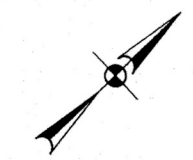
Wimberley Woodworks LLC.
Address: 455 S. Academy Ave
Ramsey Res.

FINAL PLAT OF THE REPLAT OF A PORTION OF LOTS 13, 14, 18 & 19, CITY
BLOCK 1015 ESTABLISHING LOTS 18R & 19R, CITY BLOCK 1015

BEING 0.330 OF AN ACRE OF LAND, BEING THE SOUTHEAST PORTION OF LOTS 13 AND 18, AND THE NORTHWEST PORTION OF LOTS 14 AND 19 IN NEW CITY BLOCK 1015, PLAT OF WHICH IS RECORDED IN VOLUME 1, PAGE 9, DEED RECORDS, COMAL COUNTY, TEXAS; ALSO BEING ALL OF A CALLED 0.330 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201406014682, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 30'

LEGEND:

- = FND 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
(UNLESS NOTED OTHERWISE)
- = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
COAL COUNTY, TEXAS
- OE — = EXISTING ELECTRIC
- 6" W — = EXISTING WATER LINE
- PROPOSED WATER LATERAL
- 6" WW — = EXISTING WASTEWATER LINE
- EXISTING FIRE HYDRANT
- DRAINAGE FLOW DIRECTION
- EXISTING WATER VALVE
- EXISTING GLEANOUR
- EXISTING WATER METER
- EXISTING POLE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING WASTEWATER MANHOLE

Proposed tool
Shed Addition

HMT

410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS 78130
WWW.HMTNB.COM
PH: (830)625-8555
TBPE FIRM F-10961
TBPLS FIRM 10153600



455









Historic Landmark Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

8/11/2026

Agenda Item No. A)

PRESENTER

Katie Totman, HPO

SUBJECT:

Discuss Coffee with Commissioners and options