

**Historic Landmark Commission  
Meeting Minutes  
August 8, 2023**

**Members Present**

Chair Teresa Johnson  
Vice-Chair Nathan Feingold  
Jillian Bliss  
Richard Hillyer  
Susan Sonier  
Christi Sims  
Thomas Tumlinson

**Staff Present**

Jean Drew, Assistant Director of Planning & Development Services  
Nathan Brown, Assistant City Attorney  
Katie Totman, Historic Preservation Officer  
Colton Barker, Assistant Planner  
Evin Wilson, Assistant Planner

**Members Absent**

Joel Rector  
Justin Ball

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Roll was called and a quorum was declared.

Commissioner Hillyer arrived at 8:34.

**3. APPROVAL OF MINUTES**

Commissioner Tumlinson suggested a change in the minutes to reflect approval of the canopy as it was presented in the last meeting. The other commissioners unanimously agreed.

**4. CITIZENS COMMUNICATION**

No one spoke.

**5. ITEMS FOR CONSIDERATION**

- A) HST23-289 Discuss and consider a recommendation to the Texas Historical Commission on an application for the National Register of Historic Places designation for the property located at 305 S Seguin Avenue, to be known as the Faust-Frueholz House, and for the property located at 152 E Coll Street, to be known as the Medical Building. Presented by Katie Totman, Historic Preservation Officer**

Katie Totman presented the staff report.

Chair Johnson gave context on the history of this project, stating that the county has been working on this since 2021.

Discussion followed regarding the legal non-conforming status of the building.

Chair Johnson asked if there were any questions for staff.

Motion by Sonier, seconded by Hillyer, to recommend approval **to the Texas Historical Commission on an application for the National Register of Historic Places designation for the property located at 305 S Seguin Avenue, to be known as the Faust-Frueholz House, and for the property located at 152 E Coll Street, to be known as the Medical Building.** Motion carried (7-0-0).

**6. Staff Report**

- A) Historic Design Guidelines Workshop.**

Katie Totman held a workshop.

Katie Totman held a discussion regarding the criteria for approval and design standards. New ideas for

criteria were brought before the Commission.

Discussion followed regarding how they should go about discussing the guidelines, and which ones need reconsideration or amendments. The consensus was that new construction is the most pressing issue for the Commission.

Katie Totman proposed a method for determining setback requirements, and discussion continued regarding setbacks for new construction and how it could be enforced effectively.

Katie Totman asked the Commission which construction guidelines they view as the most important, discussion followed.

Discussion continued regarding construction guidelines to ensure they are clear and lack ambiguity. There was a strong emphasis on consistency with the guidelines.

A discussion regarding design guidelines and architectural styles followed. Chair Johnson emphasized the need for specificity within the guidelines and the Commission agreed.

Jean Drew discussed the Land Development Ordinance in relation to the Historic District regulations, and stated the reason there is ambiguity regarding the guidelines is because leeway is important so that they are not required to meet modern standards.

Commissioner Sims asked Totman if New Braunfels city staff could compare the standards of the New Braunfels Historic District with other cities who have more strict regulations.

Vice Chair Feingold expressed concerns regarding neighborhood character in regard to new construction, discussion followed.

Discussion continued regarding when to discuss guidelines in more detail and the proposed timeline of the Land Development Ordinance as it relates to the HLC.

Jean Drew elaborated on the estimated timeline of the Land Development Ordinance and stated that the draft is estimated to be completed by spring, but that deadline is subject to change.

Katie Totman proposed that they meet for the October meeting to discuss the historic guidelines in more detail.

Chair Johnson mentioned an update that the county applied for a grant for determination of eligibility for a few houses. It has been accepted and will be a national registration property.

Katie Totman announced and introduced the Historic Landmark Commission's new commissioner, Julian Bliss.

## **7. ADJOURNMENT**

There being no further business, Chair Johnson adjourned the meeting at 9:18 am.

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**Chair**

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**Date**