

CITY OF NEW BRAUNFELS, TEXAS HISTORIC LANDMARK COMMISSION MEETING CITY HALL - COUNCIL CHAMBERS 550 LANDA STREET



TUESDAY, AUGUST 12, 2025 at 8:30 AM

AGENDA

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. APPROVAL OF MINUTES
 - A) Approval of the July 8, 2025, regular meeting minutes. <u>25-910</u>
- 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 HST25-235: Discuss and Consider a <u>25-909</u> Certificate of Alteration for the installation of two (2) wall signs at 401 Main Plaza.
- B) HLC Case HST25-276: Discuss and Consider a <u>25-937</u> Certificate of Alteration to paint a sign on the south elevation of the Faust Hotel at 240 S Seguin Avenue.
- C) HLC Case HST25-278: Discuss and Consider a <u>25-938</u> Certificate of Alteration for the installation of two (2) wall signs at 144 S Seguin Avenue.
- 6. STAFF UPDATES
- 7. COMAL COUNTY HISTORICAL COMMISSION UPDATES
- 8. <u>ADJOURNMENT</u>

CERTIFICATION

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

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 8/12/2025

550 Landa Street New Braunfels, TX

Agenda Item No. A)

CII	RI	F	T	٦,
20	B.J	Ľ		-

Approval of the July 8, 2025, regular meeting minutes.

3

DRAFT - MINUTES OF THE NEW BRAUNFELS HISTORIC LANDMARK COMMISSION REGULAR MEETING OF TUESDAY, JULY 8, 2025

1. CALL TO ORDER

Katie Totman called the meeting to order at 8:31am.

2. ROLL CALL

The following Commissioners were present:

Justin Ball

Jesus Najar

Christi Sims

Susan Sonier

Thomas Tumlinson

The following Commissioners were absent:

Jillian Bliss

Nathan Feingold

Teresa Johnson

Lynn Norvell

Katie Totman stated that due to the absence of the Chair and Vice-Chair an acting Chairperson would need to be elected for the present meeting.

Motion by Commissioner Sonier, seconded by Commissioner Sims, to appoint Commissioner Ball as acting Chair for the July 8, 2025 regular meeting. Motion carried unanimously (5-0-0).

3. APPROVAL OF MINUTES

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

Motion by Commissioner Sonier, seconded by Commissioner Sims, to approve the June 10, 2025 regular meeting minutes. 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.

Tuesday, July 8, 2025 New Braunfels Historic Landmark Commission Regular Meeting

5. <u>DISCUSSION AND ACTION ITEMS</u>

A) Welcomes and Member Introductions

Acting-Chair Ball introduced new Commissioners to the rest of the Historic Landmark Commission and further introductions followed.

B) HLC 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.

Katie Totman presented the aforementioned item and recommended approval.

Acting-Chair Ball asked if there were any questions for staff.

Brief discussion followed on the proposed scope of work.

Motion by Commissioner Tumlinson, seconded by Commissioner Sonier, to approve the item.

Discussion followed on the intent of the request.

Acting-Chair Ball asked if there were any further discussion or motion to be made.

Vote taken on the earlier motion by Commissioner Tumlinson, seconded by Commissioner Sonier, to approve the item. Motion carried unanimously (5-0-0).

C) HLC 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.

Katie Totman presented the aforementioned item and recommended approval with the recommendations listed in the staff report.

Brief discussion followed on historical designation status.

Acting-Chair Ball asked if there were any questions for staff.

Brief discussion followed on the proposed window materials and the potential to salvage and reuse parts of the existing windows.

Acting-Chair Ball invited the applicant to speak on the item.

Beatrice Segura stated they were open to any suggestions from the Commission.

Discussion followed on the proposed window material, the potential to salvage and reuse parts of the existing window, property configuration, and the intent of the request.

Acting-Chair Ball asked if there were any further discussion or motion to be made.

Motion Commissioner Tumlinson, seconded by Commissioner Sims, to accept installation of the windows under the condition that they be wood and have a similar appearance to the finished walls of the structure. Motion carried unanimously (5-0-0).

6. **STAFF UPDATES**

D) Designation and Survey Subcommittee Meeting/Discussion

Katie Totman introduced the item and discussed potential areas to begin historical survey efforts.

Discussion followed on past survey efforts, areas to prioritize, the potential for designating new historical districts, the historical designation status of Heritage Village and Conservation Plaza, criteria for historic district designation, and historic review procedures related to building move permits.

Nathan Brown stated the Commission would need to keep discussion only to topics outlined in the meeting agenda.

Discussion followed on organization of the historical survey efforts, opportunities for community involvement and public participation, public notification, procedures, and the creation of survey communication materials related to the survey.

No action was taken.

A) Preservation Texas Summit Recap and Report

Katie Totman and Jesus Najar provided a brief summary of the
Preservation Texas Summit.

7. COMAL COUNTY HISTORICAL COMMISSION UPDATES

ADJOURNMENT
There being no further business Chair Johnson adjourned the meeting at 9:08am.

No update was provided.

8.

	Ву:	
	•	COMMISSION CHAIF
Attest:		
COMMISSION LIAISON		



Historic Landmark Commission Agenda Item Report 8/12/2025

550 Landa Street New Braunfels, TX

Agenda Item No. A)

PRESENTER

Katie Totman, Historic Preservation Officer

SUBJECT:

Case HST25-155: Discuss and Consider a Certificate of Alteration for the installation of two (2) wall signs at 401 Main Plaza.

HISTORIC DISTRICT/LANDMARK NAME: Downtown

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 401 Main Plaza is a three-story brick commercial building. It has been modified over the decades. Historically, it was a two-story building with a wraparound awning with transom windows. It is in the Downtown Historic District.
- **b. SIGNAGE**: The applicant is requesting to install two (2) wall signs on the building; one sign is illuminated and will be on the façade immediately adjacent to W San Antonio, and the other will not be illuminated and be located above the entrance on the secondary façade adjacent to the existing parking lot.

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. There currently exist signs for Moody Bank on the building which will remain as far as staff is aware. Adding two additional signs for a second tenant 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 proposed sign does not appear that it will destroy historic material, and it is generally compatible with the scale of the building.
- (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. Should the signs be removed in the future, the integrity of the building will be unimpaired.

STAFF ANALYSIS:

Staff recommends approval of the signs based on finding b.

ELEVATION LAYOUT WITH MEASUREMENTS AND SIGNAGE PLACEMENT

NON-ILLUMINATED SIGN TO BE INSTALLED ON MAIN PLAZA:

(1) Channel Letter Sign 18"(h) x 40.3"(w) x 3"(d)



ILLUMINATED SIGN TO BE INSTALLED ON W. SAN ANTONIO ST.:

(1) Front Lit Channel Letter Sign 48"(h) x 108"(w) x 5"(d)



2801 WEST AVE SAN ANTONIO, TX 78201 (210)349-7446 FAX (210)342-9800 www.budsigns.com TSCL# 18746

CLIENT APPROVAL

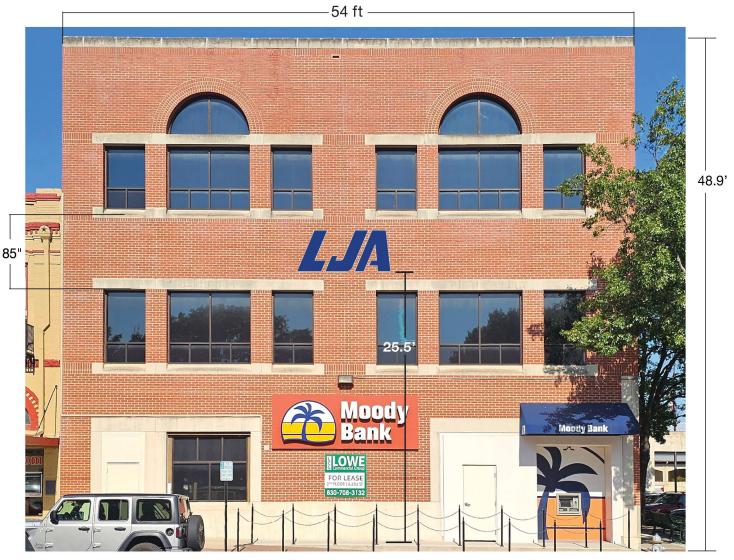
APPROVED AS SUBMITTED

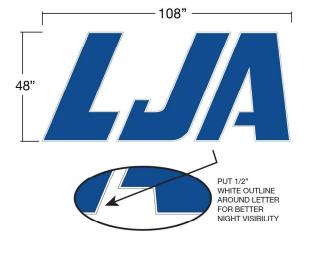
APPROVED AS NOTED

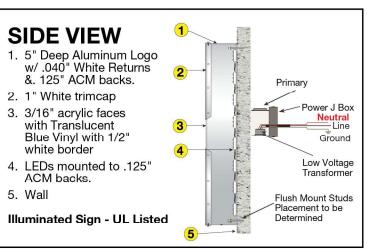
REVISE AND RESUBMIT

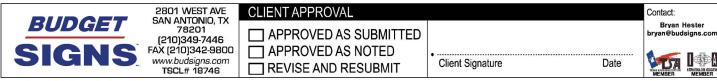
Client Signature Date

FACE-LIT LED INDIVIDUAL LETTERS/LOGO FLUSH MOUNTED TO WALL

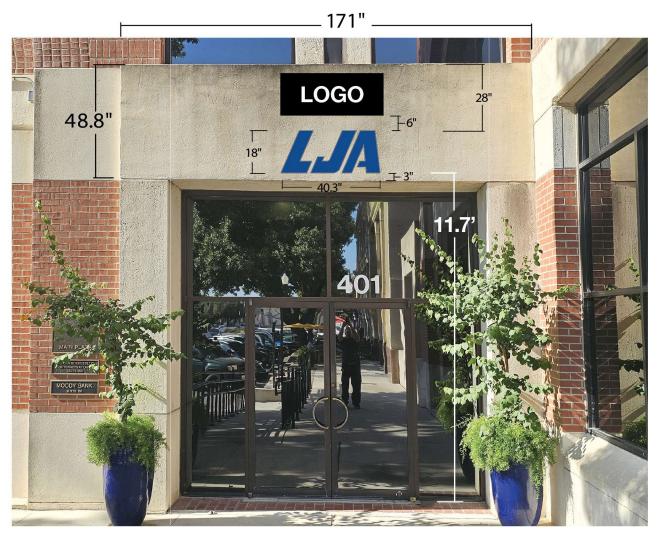


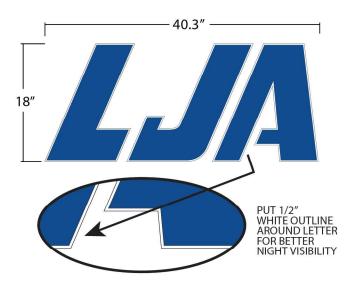


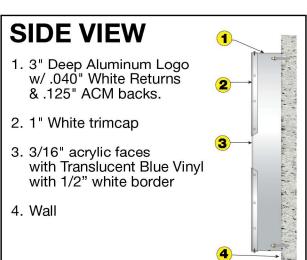


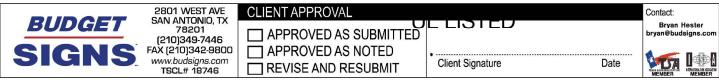


NON-ILLUMINATED INDIVIDUAL LETTERS/LOGO FLUSH MOUNTED TO WALL

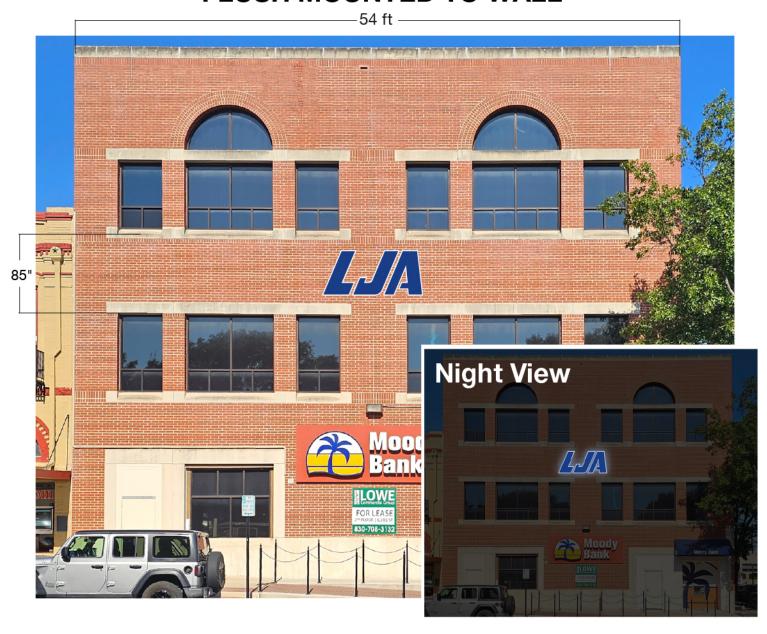


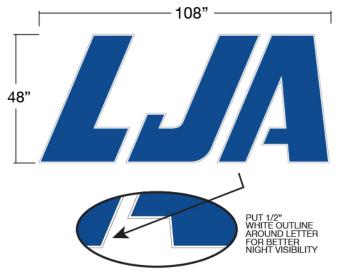


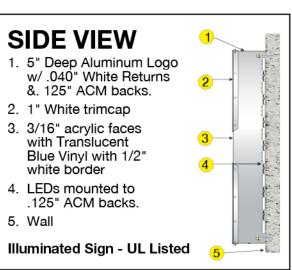




FACE-LIT LED INDIVIDUAL LETTERS/LOGO FLUSH MOUNTED TO WALL













Historic Landmark Commission Agenda Item Report 8/12/2025

550 Landa Street New Braunfels, TX

Agenda Item No. B)

PRESENTER

Katie Totman, Historic Preservation Officer

SUBJECT:

Case HST25-276: Discuss and Consider a Certificate of Alteration to paint a sign on the south elevation of the Faust Hotel at 240 S Seguin Avenue.

HISTORIC DISTRICT/LANDMARK NAME: Downtown/The Faust Hotel

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 property located at 240 S Seguin is a hotel building known locally as the Faust Hotel. It is an individually designated local landmark and in the Downtown historic district. Constructed in 1929, the hotel features four-floors with masonry-faced concrete walls. The hotel underwent a restoration between 1979 and 1982. Much of the exterior remains relatively unchanged from its original appearance.
- **b. SIGNAGE**: The request for the painted sign was originally heard by the commission at their meeting on April 11, 2023, and it was not approved at that time. The commission moved to approve the proposed project as presented except for the painted sign specifically and asked that it return as a separate request with more information. The sign was applied to the wall prior to approval and the applicant is requesting to keep 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 proposed sign, while painted, could be considered a minimal alteration as it is located at the rear of the structure.
- (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. Generally, painting historic brick is discouraged. Given the location on a tertiary façade and the total area where the sign is proposed, staff finds that it may be appropriate with the stipulation that this is the only painted sign on the building, that a breathable paint be used and that it is easily removeable in the future and will not permanently damage the masonry 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. Generally, painting historic brick is discouraged. Given the location on a tertiary façade and the total area where the sign is proposed, staff finds that it may be appropriate with the stipulation that this is the only painted sign on the building, that a breathable paint be used and that it is easily removeable in the future and will not permanently damage the masonry material.

STAFF ANALYSIS:

Staff finds that the proposed sign may be appropriate based on finding b. Should the Historic Landmark Commission approve the painted sign, staff recommends the condition that this is the only painted sign on the building, that the paint is breathable and if removed in the future will not damage the material.

The Faust Hotel New Braunfels HLC Presentation



Rendered rear facade of hotel, with new restaurant and bar entry



Historic 1929 hotel currently undergoing extensive renovation and remodel to bring it back to its original glory, and adapting new additions or modifications due to modernization.

Previously presented exterior modifications to HLC for approval with most items approved. There was a pending approval for the sign located on the rear courtyard wall, located above the roof of the existing bar, pending additional detail.

Improvements

Rear Facade



- non-historic kitchen addition rebuilt and reclad in stucco to contrast to historic structure
- new entry to restaurant addressing the rear parking lot accessed in new steel and glass foyer
- All existing exterior windows, repaired, repainted and upgraded to insulated glass
- Exterior ductwork ventilation removed, and new concealed HVAC added throughout
- Brick power washed and cleaned
- Exterior lighting improvements





Request to HLC

During the previous HLC, signage on courtyard wall was proposed, but not approved without additional information. This was a misunderstanding on our part and not clearly directed to the contractor or owner.

The sign on the rear courtyard wall was painted on with a local muralist without final HLC approval

We're requesting approval for the sign post-installation providing potential removal methods that will not affect the historic brick



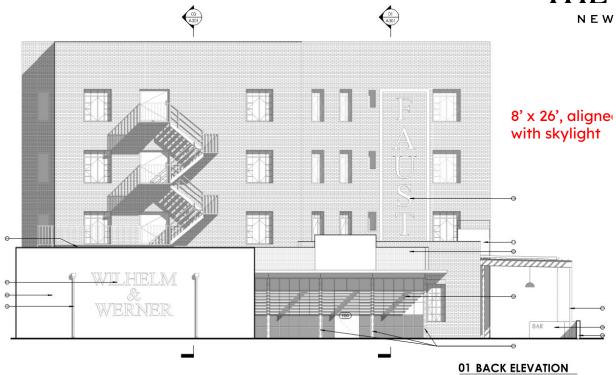




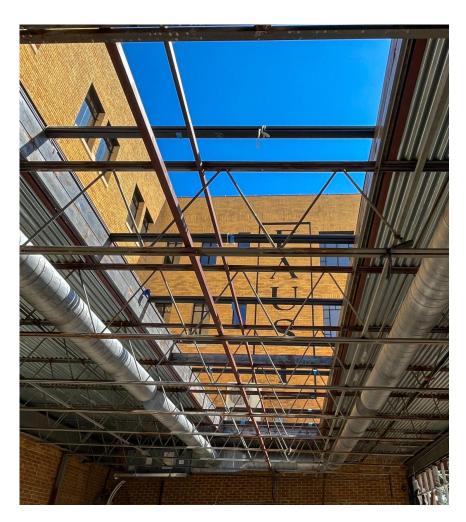


THE FAUST HOTEL

NEW BRAUNFELS TEXAS



Font of mural sign to match new hotel logo

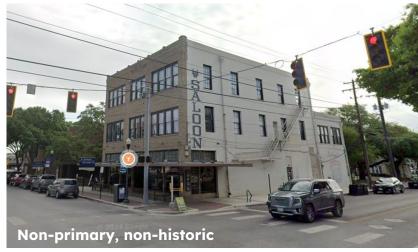


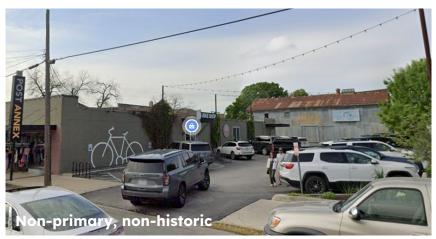
Context

Conceptually, the bar was originally part of the exterior courtyard of the hotel. To connect the indoor/outdoor feel of the original courtyard, we've cut into the existing bar roof and added a 8'x32' skylight aligned with the signage above. This emulates an updated version of classic aesthetic of painted brick signage.

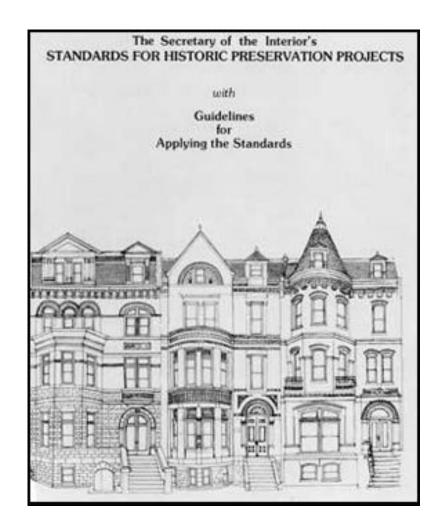












Secretary of the Interior's Standards Compliance

The signage was designed and applied in accordance with:

Standard 2: Maintains historic character and does not impact primary façades

Wall is not a character-defining feature, is not a primary facade and has no pre-existing historic paint or signage

Standard 7: Paint and removal treatments are gentle and reversible

Standard 9: Signage is a clearly modern addition compatible in scale and tone

If removal is required, approved methods will preserve the original material without damage



2010 All Surface Cleaner®

Enviro Klean® 2010 All Surface Cleaner® is a nextgeneration product for cleaning and degreasing light-to-heavily soiled stone, tile, masonry and much more. Powerful enough for industrial use, flexible enough for jobs around the home, spacesaving EK 2010 replaces a host of individual cleaning agents. It is concentrated for the toughest industrial cleaning jobs on concrete, metal and many other plant and warehouse surfaces. EK 2010 is dilutable for home-use on windows, bathroom tub and tile, counter tops and more.

Easy-to-use EK 2010 All Surface Cleaner® is waterrinsable and contains no harsh acids, caustics or solvents. EK 2010 also removes PROSOCO's Siloxane PD over spray from windows.

ADVANTAGES

- Cleans and degreases light-to-heavily soiled stone, tile, masonry and much more.
- · Effectively removes moderate biological staining.
- · Dilutable for jobs around the home.
- Replaces a host of individual cleaning agents.
- Effective cleaner for windows, bathroom tub and tile, counter tops and more.
- Easy-to-use and water-rinsable.
- Contains no harsh acids, caustics or solvents.

Limitation

 Repeated use may dull polished carbonate surfaces, including but not limited to limestone, marble and travertine.

TYPICAL TECHNICAL DATA

FORM	Clear, green liquid Fresh odor		
SPECIFIC GRAVITY	1.070		
рН	10.5 7.8–8.2 Typical Rinse water		
WT/GAL	8.90 lbs		
ACTIVE CONTENT	not applicable		
TOTAL SOLIDS	not applicable		
VOC CONTENT	not applicable		
FLASH POINT	>200° F (>93° C) ASTM D 3278 32° F (0° C)		
FREEZE POINT			
SHELF LIFE	3 years in tightly sealed, unopened container		

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information: INFOTRAC at 800-535-5053

REGULATORY COMPLIANCE

VOC Compliance

Enviro Klean[©] 2010 All Surface Cleaner[©] is compliant with all national, state and district VOC regulations.

Removal Method

The muralist used a Rustoleum, low odor, water-based paint. Per discussions with the muralist and the window restoration company, they propose the following, non-invasive paint removal techniques if required:

- Test patch to be conducted in an inconspicuous area
- start with a few passes with a low temp pressure wash.
- Pressure not to exceed 500 psi to prevent damage to brick and mortar
- If necessary, we would then add a Prosoco Enviro Klean cleaning agent to the water mix per the manufacturer's recommendations to spot treat any residual.
- Pressure washer has already been used to clean off mildew and dirt to restore brick

Product Data Sheet Enviro Klean® 2010 All Surface Cleaner®

PREPARATION

Travertine.

Limestone

Before use, test all substrates not intended to be treated with 2010 All Surface Cleaner⁹. If testing indicates adverse effects, the substrate must be protected before full scale application.

Best practices are to protect people, vehicles, property, plants and all surfaces not set for cleaning from the product, splash, rinse, residue, fumes and wind drift. Rinse non target materials with large quantities of water. Grass and plantings may be protected with sprinklers.

Divert pedestrian and auto traffic if necessary. Best practices are to clean when traffic is at a minimum.

Substrate	Type	Use?	Coverage	
Architectural Concrete Block	Burnished Smooth Split-faced Ribbed	yes yes yes	50–150 sq.ft 5–14 sq.m.	
Concrete	Brick Tile Precast Panels Payers	yes yes yes	50-150 sq.ft 5-14 sq.m.	
	Cast-in-place	yes		
Fired Clay	Brick Tile Terra Cotta Pavers	yes yes yes	150-500 sq.f 14-46 sq.m.	
	azarono	0.100	500-1000 sq.	

	Onponsied	yes	14-46 sq.m.
Granite	Polished	yes	500–1000 sq.ft. 46-93 sq.m.
	Unpolished	yes	150-500 sq.ft. 14-46 sq.m.
Sandstone	Unpolished	yes	150-500 sq.ft. 14-46 sq.m.
Slate	Unpolished	yes	150-500 sq.ft.

Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.

Surface and Air Temperatures

Best air and surface temperatures for cleaning are 50°F (10°C) or above. Cleaning when temperatures are below freezing or will be overnight may harm masonry. If freezing conditions exist before application, let masonry th

quipment

Apply with low-pressure sprayer, brush or heavy nap roller. Scrub heavily soiled surfaces with a nonabrasive brush or synthetic scrubbing pad.

Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gpm is the best water/pressure combination for rinsing porous masonry. Use a 15–45° fan spray tip. Heated water (150–180°F; 65–82°C) may improve cleaning efficiency.

Use adjustable equipment for reducing water flow rates and rinsing pressure for sensitive surfaces. Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masorny. Water flow rates less than 6 gpm may reduce cleaning productivity and contribute to uneven cleaning results.

Storage and Handling

Store in a cool, dry place toways seal container after dispensing. Bo not alter or mix with other themicals fulfished shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45-100° (F7-38°C). If product freezes, allow to thaw and mix well. Do not double stack pallets. Dispose of in accordance with local, state and federal regulations.

APPLICATION

Read "Preparation" and the Safety Data Sheet before use.

ALWAYS TEST a small area of each surface to confirm suitability, coverage rate and desired results before beginning overall application. Test each type of masonry and each type of stain. Test with the same equipment, recommended surface preparation and application procedures planned for general application. Let surface dry 3-7 days before inspection and approval. Make the test panel available for comparison throughout the cleaning project.

Recommended for these substrates. Always test.
Coverage is in sq.ft./m. per gallon of concentrate.

Substrate	Type	Use?	Coverage
Architectural Concrete Block	Burnished Smooth Split-faced Ribbed	yes yes yes	50–150 sq.ft. 5–14 sq.m.
Concrete	Brick Tile Precast Panels Pavers Cast-in-place	yes yes yes yes	50–150 sq.ft. 5–14 sq.m.
Fired Clay	Brick Tile Terra Cotta Pavers	yes yes yes yes	150–500 sq.ft. 14–46 sq.m.
			500-1000 sq ft
Marble,	Folished	yes	46–93 sq.m.
Travertine, Limestone	Unpolished	yes	150–500 sq.ft. 14–46 sq.m.
Granite	Polished	yes	500–1000 sq.ft. 46–93 sq.m.
Granite	Unpolished	yes	150–500 sq.ft. 14–46 sq.m.
Sandstone	Unpolished	yes	150–500 sq.ft. 14–46 sq.m.
Slate	Unpolished	yes	150–500 sq.ft. 14–46 sq.m.

Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.

150-500 sq.ft.



2010 All Surface Cleaner®

Enviro Klean® 2010 All Surface Cleaner® is a next-generation product for cleaning and degreasing light-to-heavily soiled stone, tile, masonry and much more. Powerful enough for industrial use, flexible enough for jobs around the home, space-saving EK 2010 replaces a host of individual cleaning agents. It is concentrated for the toughest industrial cleaning jobs on concrete, metal and many other plant and warehouse surfaces. EK 2010 is dilutable for home-use on windows, bathroom tub and tile, counter tops and more.

Easy-to-use EK 2010 All Surface Cleaner® is waterrinsable and contains no harsh acids, caustics or solvents. EK 2010 also removes PROSOCO's Siloxane PD over spray from windows.

ADVANTAGES

- Cleans and degreases light-to-heavily soiled stone, tile, masonry and much more.
- Effectively removes moderate biological staining.
- Dilutable for jobs around the home.
- Replaces a host of individual cleaning agents.
- Effective cleaner for windows, bathroom tub and tile, counter tops and more.
- Easy-to-use and water-rinsable.
- Contains no harsh acids, caustics or solvents.

Limitation

• Repeated use may dull polished carbonate surfaces, including but not limited to limestone, marble and travertine.

TYPICAL TECHNICAL DATA

FORM	Clear, green liquid Fresh odor		
SPECIFIC GRAVITY	1.070		
рН	10.5 7.8–8.2 Typical Rinse water		
WT/GAL	8.90 lbs		
ACTIVE CONTENT	not applicable		
TOTAL SOLIDS	not applicable		
VOC CONTENT	not applicable		
FLASH POINT	>200° F (>93° C) ASTM D 3278		
FREEZE POINT	32° F (0° C)		
SHELF LIFE	3 years in tightly sealed, unopened container		

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information: INFOTRAC at 800-535-5053

REGULATORY COMPLIANCE

VOC Compliance

Enviro Klean® 2010 All Surface Cleaner® is compliant with all national, state and district VOC regulations.

Product Data Sheet Enviro Klean® 2010 All Surface Cleaner®

PREPARATION

Before use, test all substrates not intended to be treated with 2010 All Surface Cleaner[®]. If testing indicates adverse effects, the substrate must be protected before full scale application.

Best practices are to protect people, vehicles, property, plants and all surfaces not set for cleaning from the product, splash, rinse, residue, fumes and wind drift. Rinse non target materials with large quantities of water. Grass and plantings may be protected with sprinklers.

Divert pedestrian and auto traffic if necessary. Best practices are to clean when traffic is at a minimum.

Recommended for these substrates. Always test.
Coverage is in sq.ft./m. per gallon of concentrate.

Substrate	Type	Use?	Coverage
Architectural Concrete Block	Burnished Smooth Split-faced Ribbed	yes yes yes yes	50–150 sq.ft. 5–14 sq.m.
Concrete	Brick Tile Precast Panels Pavers Cast-in-place	yes yes yes yes	50–150 sq.ft. 5–14 sq.m.
Fired Clay	Brick Tile Terra Cotta Pavers	yes yes yes yes	150–500 sq.ft. 14–46 sq.m.
Marble, Travertine,	Polished	yes	500–1000 sq.ft. 46–93 sq.m.
Limestone	Unpolished	yes	150–500 sq.ft. 14–46 sq.m.
Granite	Polished	yes	500–1000 sq.ft. 46–93 sq.m.
CI WILLOU	Unpolished	yes	150–500 sq.ft. 14–46 sq.m.
Sandstone	Unpolished	yes	150–500 sq.ft. 14–46 sq.m.
Slate	Unpolished	yes	150–500 sq.ft. 14–46 sq.m.

Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.

Surface and Air Temperatures

Best air and surface temperatures for cleaning are $50^{\circ}F$ ($10^{\circ}C$) or above. Cleaning when temperatures are below freezing or will be overnight may harm masonry. If freezing conditions exist before application, let masonry thaw.

Equipment

Apply with low-pressure sprayer, brush or heavy nap roller. Scrub heavily soiled surfaces with a nonabrasive brush or synthetic scrubbing pad.

Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gpm is the best water/pressure combination for rinsing porous masonry. Use a 15–45° fan spray tip. Heated water (150–180°F; 65–82°C) may improve cleaning efficiency.

Use adjustable equipment for reducing water flow rates and rinsing pressure for sensitive surfaces. Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow rates less than 6 gpm may reduce cleaning productivity and contribute to uneven cleaning results.

Storage and Handling

Store in a cool, dry place. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). If product freezes, allow to thaw and mix well. Do not double stack pallets. Dispose of in accordance with local, state and federal regulations.

APPLICATION

Read "Preparation" and the Safety Data Sheet before use.

ALWAYS TEST a small area of each surface to confirm suitability, coverage rate and desired results before beginning overall application. Test each type of masonry and each type of stain. Test with the same equipment, recommended surface preparation and application procedures planned for general application. Let surface dry 3-7 days before inspection and approval. Make the test panel available for comparison throughout the cleaning project.

Product Data Sheet Enviro Klean® 2010 All Surface Cleaner®

Dilution & Mixing

When removing heavy soiling, use in concentrate. When used as a light-duty cleaner, dilute up to 1 part cleaner to 10 parts clean water.

Application Instructions

- 1. Working from the bottom to the top, prewet the surface with clean water.
- 2. Apply the appropriately diluted solution to the masonry surface using a brush or low-pressure spray.
- 3. Let the cleaner stay on the surface 1–10 minutes, based on testing. Gently scrub heavily soiled areas.
 - *NOTE*: Do not let EK 2010 dry on the surface. If drying occurs, lightly wet surfaces with fresh water and reapply the cleaner in a gentle scrubbing manner.
- 4. Working from the bottom to the top, rinse the surface thoroughly with clean water.
- 5. Repeat steps 1 through 4 if necessary.

Cleanup

Clean tools and equipment using fresh water.

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose. The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its

CUSTOMER CARE

distributors or dealers.

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care – technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our website at prosoco.com, for the name of the PROSOCO representative in your area.



ELEVATION KEYNOTES

01) SIGN





02) BACKLIT ETCHED GLASS RAINSCREEN OVER STUCCO FINISH

03) NEW STUCCO FINISH

04) NEW PARAPET

05) ANODIZED ALUMINUM STOREFRONT W/INSULATED LOW E-GLAZING

(06) CUSTOM STEEL FIREPLACE CAP

07) STEEL COLUMN, REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION

08) LOW WALL

09 PLANTER

(10) EXISTING BRICK WALL TO REMAIN

11) FIREPLACE

(12) CONDUCTOR HEAD W/ OVERFLOW DRAIN AND DOWNSPOUT

(13) WALL VENT FOR FRAMING CAVITY

14 EXISTING

SCALE: 3/16" = 1'-0"

O1 BACK ELEVATION

SCALE: 3/16" = 1'-0"





Total Art Design & **Architecture**

Brett Davidson, AIA 193-1/2 West San Antonio St. New Braunfels, TX 78130 (210) 885-7954

TX2 ENGINEERING

Trevor Tast

645 Floral Ave, Ste C New Braunfels, Tx 78130 (830) 327-1235

Structural: BEICKER & COMER ENGINEERING

Mattew Comer 4040 Broadway, Ste. 240-149 San Antonio, Tx 78209

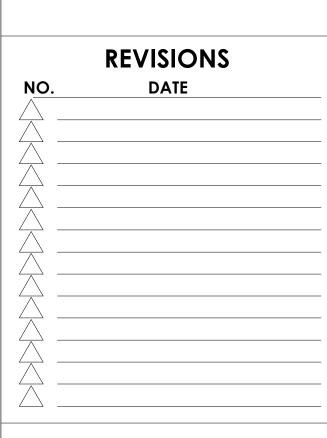
(210) 488-7680

BEXAR ENGINEERS | ASSOCIATES Robert Leija 7042 Alamo Downs Pkwy, Ste. 550

San Antonio, Tx 78238 (210) 462-9334

FIRE PROTECTION CONSULTING GROUP, LLC

Temple Kennedy 14439 NW Military Hwy, Ste. 108, #430 San Antonio, Tx 78231 (210) 858-2389





OWNER: ANDY DUETTRA

EXTERIOR ELEVATION

PROJECT NUMBER:

















Total Art Design & **Architecture**

Brett Davidson, AIA 193-1/2 West San Antonio St. New Braunfels, TX 78130 (210) 885-7954

TX2 ENGINEERING

Trevor Tast 645 Floral Ave, Ste C New Braunfels, Tx 78130 (830) 327-1235

Structural:

BEICKER & COMER ENGINEERING Mattew Comer 4040 Broadway, Ste. 240-149

(210) 488-7680

San Antonio, Tx 78209

BEXAR ENGINEERS | ASSOCIATES

Robert Leija 7042 Alamo Downs Pkwy, Ste. 550 San Antonio, Tx 78238 (210) 462-9334

FIRE PROTECTION CONSULTING GROUP, LLC Temple Kennedy 14439 NW Military Hwy, Ste. 108, #430 San Antonio, Tx 78231 (210) 858-2389

REVISIONS				
NO.	DATE			



OWNER: ANDY DUETTRA

SITE PLAN NO 2



Historic Landmark Commission Agenda Item Report 8/12/2025

550 Landa Street New Braunfels, TX

Agenda Item No. C)

PRESENTER

Katie Totman, Historic Preservation Officer

SUBJECT:

Case HST25-278: Discuss and Consider a Certificate of Alteration for the installation of two (2) wall signs at 144 S Seguin Avenue.

HISTORIC DISTRICT/LANDMARK NAME: Downtown

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 144 S Seguin Avenue is a single-story commercial building with a false front, triangular awning, and stucco exterior. It is in the Downtown Historic District.
- **b. SIGNAGE**: The applicant is requesting to install two (2) wall signs on the building; one sign to be located on the front of the building and the other to be located on the side elevation adjacent to the drive aisle.

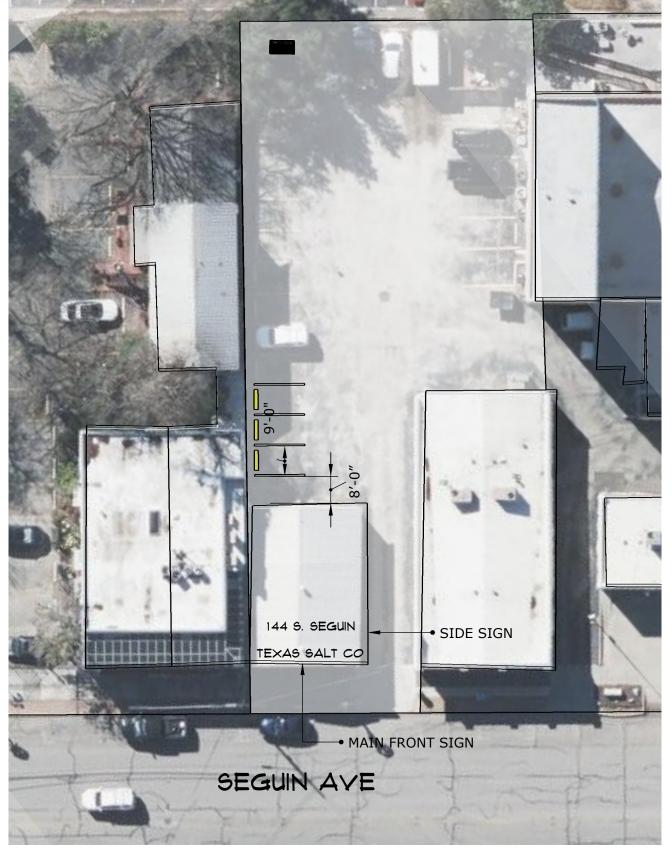
Criteria for Evaluation

- (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 building previously had a similar sign in the same location above the entrance and the new sign will likely not cause permanent damage to the building.
- (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 signs are comprised of Dibond, which is a composite aluminum multilayer material, with vinyl graphics and lettering. They are compatible with the scale and character of the building.
- (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 signs are removable, and the stucco can be patched and repaired, minimizing permanent damage to the building.

STAFF ANALYSIS:

Staff recommends approval of the proposed signs based on finding b.



144 S SEGUIN AVE - SITE PLAN W/ SIGNAGE



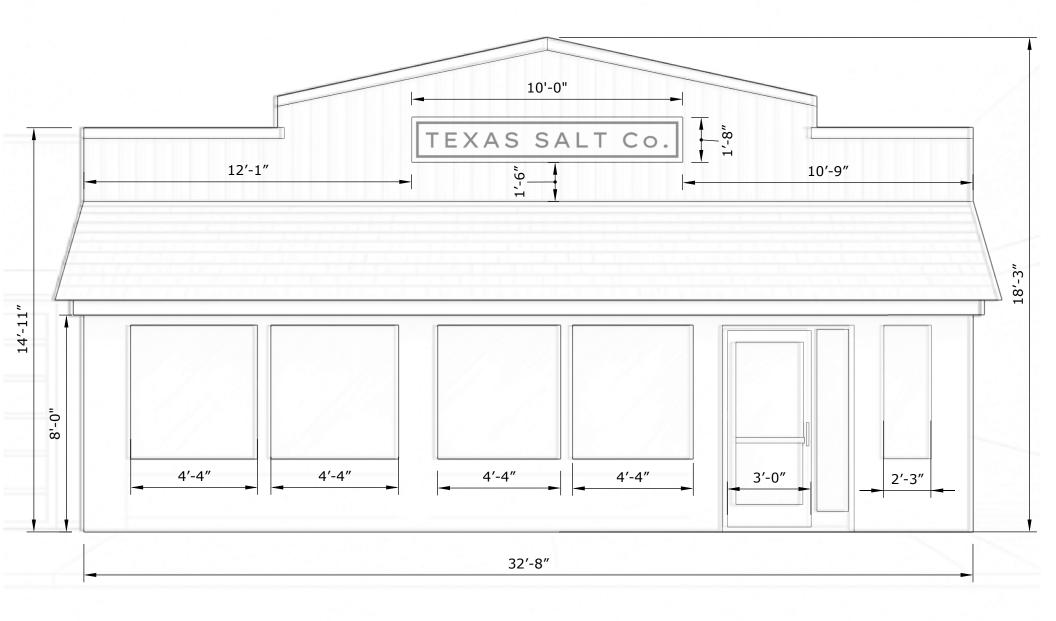
DRAWN BY
JO

DESCRIPTION
144 S. SEGUIN
SITE PLAN \$ PARKING

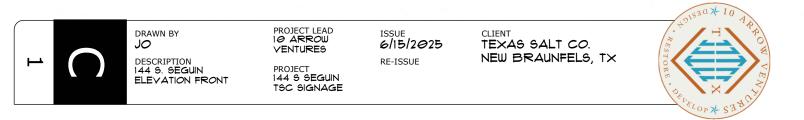
PROJECT LEAD 10 ARROW VENTURES

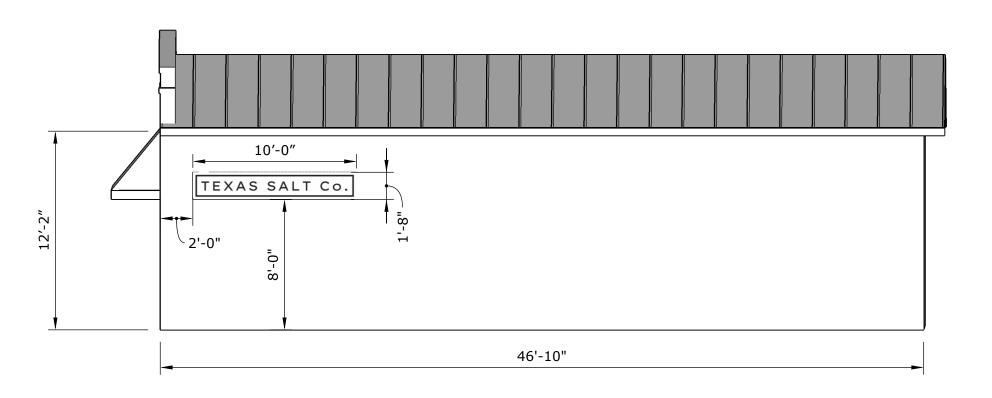
PROJECT 144 S SEGUIN TSC SIGNAGE ISSUE **1/20/2025** RE-ISSUE CLIENT TEXAS SALT CO. NEW BRAUNFELS, TX





144 S SEGUIN AVE - FRONT ELEVATION





144 S SEGUIN AVE - R SIDE ELEVATION



DIBOND 6MIL-SINGLE SIDED

QUANTITY: 3

MANUFACTURE & PICK-UP

FOR PROOFING PURPOSES ONLY

*DUE TO INCONSISTENCIES IN PRINTERS AND MONITORS, COLORS MAY APPEAR DIFFERENTLY ON YOUR SYSTEM.

SOME IMAGES MAY BE COMPRESSED FOR EMAILING PURPOSES; MOCKUPS SHOULD NOT BE USED TO JUDGE IMAGE QUALITY,

BUTTO ENSURE ALL ELEMENTS ARE PRESENT AND THE TEXT IS CORRECT. WE CANNOT FIX LOW RESOLUTION ARTWORK WITHOUT A

REPLACEMENT HIGH RESOLUTION IMAGE OR FILE AND WE DO NOT CHECK FOR SPELLING OR GRAMMATICAL ERRORS.

2 COMPLIMENTARY RENDERINGS PER CUSTOMER - ANY OTHER REVISIONS OVER 2, WILL BE AT CUSTOMERS EXPENSE

1 - MEDIA: DIBOND 6 MIL - 651 BLACK VINYL

2 - GRAPHICS: CONTOUR CUTVINYL

3 - LAMINATE: NO LAMINATION

QTY1



TEXAS SALT Co.

120.000"

QTY2



TEXAS SALT Co.

96.000"

Customer:	6465	
Company:	Texas Salt Co.	
Address:		
City:		_ State/Zip:
Phone:		

"*San Antonio's* Sign Company"

4222 Gatecrest, Suite 105

San Antonio, TX 78217

Phone: 210-654-7575

www.signsofsa.com

Email: sales@signsofsa.com



Since 1984

©2018 SIGNS OF SAN ANTONIO. ALL RIGHTS RESERVED. THIS IS AN ORIGINAL UNPUBLISHED WORK CREATED BY — AND PROPERTY OF — SIGNS OF SAN ANTONIO. IT IS SUBMITTED FOR YOUR PERSONAL USE NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION.

IT IS THE CUSTOMER'S RESPONSIBILITY TO REVIEW, PROOF-READ AND VERIFY THE ACCURACY OF ALL SIGN DESIGN ELEMENTS. SIGNS OF SAN ANTONIO IS NOT RESPONSIBLE FOR ANY INACCURACIES ONCE THE SIGN DESIGN HAS BEEN APPROVED.



