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

TUESDAY, APRIL 14, 2026 at 8:30 AM

AGENDA

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

   A) Approval of the regular HLC meeting minutes from March 10, 2026. 26-436

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) Case DM2026-0262: Discuss and consider local historic landmark eligibility and potential options for the property located at 533 North Houston Street in response to a demolition permit application. 26-229

   B) HLC Case HST26-116: Discuss and Consider a Certificate of Alteration to restore original decorative supports and add support posts to the new awning for a building at 209 West San Antonio Street in the Downtown Historic District. 26-397

   C) HLC Case HST26-127: Discuss and consider a Certificate of Alteration to replace the existing static marquee with a digital marquee at the Brauntex Theatre located at 290 W San Antonio. 26-230

   D) HLC Case HST26-126: Discuss and consider a Certificate of Alteration for the construction of a small garage building in the back yard of property addressed at 554 South Academy. 26-399

   E) HLC Case HST26-128: Discuss and consider a Certificate of Alteration to increase the roof height of the 26-407

existing garage on property addressed at 574 South Academy.

F) Discuss and consider a recommendation to the Texas Historical Commission for an application for the National Register of Historic Places nomination for the Dittlinger Family Residential Historic District, including 372 Magazine Avenue and 581 West Coll Street. 26-366

G) Discuss and consider creating a list of resources for historic property owners. 26-398

6. CITY STAFF & CCHC UPDATES

A) Updates from the Downtown Board 26-420

B) Update on local historic resources survey project. 26-365

C) Upcoming Federal & State Historic Tax Credit Workshop 26-400

D) General Updates from the Comal County Historical Commission 26-405

7. 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.

Agenda Item No. A)

SUBJECT:
Approval of the regular HLC meeting minutes from March 10, 2026.

DRAFT - MINUTES
OF THE NEW BRAUNFELS HISTORIC LANDMARK COMMISSION
REGULAR MEETING OF TUESDAY, MARCH 10, 2026

1. CALL TO ORDER

Chair Johnson called the meeting to order at 8:33am.

2. ROLL CALL

The following Commissioners were present:
Commissioner Jesús Najar
Commissioner Christi Sims
Commissioner Thomas Tumlinson
Vice-Chair Nathan Feingold
Chair Teresa Johnson

The following Commissioners were absent:
Commissioner Justin Ball
Commissioner Jillian Bliss
Commissioner Lynn Norvell
Commissioner Susan Sonier

3. APPROVAL OF MINUTES

A) Approval of the February 10, 2026, regular meeting minutes.

Motion by Commissioner Sims, seconded by Commissioner Tumlinson, to approve the February 10, 2026 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.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) Case DM2026-0262: Discuss and consider local historic landmark eligibility and potential options for the property located at 533 North Houston Street in response to a demolition permit application.

Katie Totman introduced the aforementioned item.

Chair Johnson asked if there were any questions for staff.

Brief discussion followed on the history of previous owners of the property.

Chair Johnson invited the applicant to speak on the item.

Rumaldo Aguirre introduced himself and stated he was present to answer any questions.

Discussion followed on the condition of the home and the potential for preservation, restoration costs and timelines, a brief history of the area, and potential actions of the Commission in response to the demolition permit submittal.

Further discussion followed regarding the possibility of postponing a final decision to the following regular meeting of the Commission, project costs and available tax incentives if preserved, and the intended use of the property.

Katie Totman read comments provided by Commissioner Ball (absent), and further discussed options regarding postponement.

Chair Johnson opened the public hearing and asked if anyone present wished to speak on the item.

No one spoke.

Chair Johnson closed the public hearing.

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

Motion by Commissioner Tumlinson, seconded by Commissioner Sims, to postpone consideration of the item until the next regular meeting of the Commission on April 14, 2026. Motion carried unanimously (5-0-0).

6. STAFF/HLC UPDATES

A) Updates from the Downtown Board

Mandi Scott provided updates from the Downtown Board, discussing

ongoing and planned efforts to modernize downtown parking through managed and paid programs, improve accessibility and employee parking, and reinvest parking revenue into infrastructure and amenities, while also highlighting transit initiatives, event shuttles, and streetscape projects aimed at enhancing mobility, safety, and visitor experience;

She further outlined upcoming planning efforts including street and utility design standards, curb management policies, arts and culture initiatives, and feasibility studies for major civic projects, alongside updates on current construction, downtown developments, and pedestrian improvements.

One individual in attendance spoke favorably of the presentation.

B) Comal County Historical Commission General Updates

Chair Johnson provided updates from the Comal County Historic Commission discussing the Central New Braunfels Historic District's recent addition to the National Register of Historic Places, intent to host a workshop on tax incentives and credits for the public, and the pursuit of additional historical marker designations.

Chair Johnson opened the floor for public comment.

One individual spoke regarding the potential for a historical marker for the property currently addressed 511 E North St.

Chair Johnson closed public comment.

Chair Johnson reopened the hearing for item 5A) - DM2026-0262.

Brief discussion followed on potential next steps for the applicant, and the creation of supporting resources for future applicants regarding the process of historic preservation.

Chair Johnson closed the hearing of item 5A) - DM2026-0262.

7. ADJOURNMENT

There being no further business Chair Johnson adjourned the meeting at 9:33am.

By: _____
COMMISSION CHAIR

Attest:

_____
COMMISSION LIAISON

PRESENTER:
Katie Totman, HPO
SUBJECT:
Case DM2026-0262: Discuss and consider local historic landmark eligibility and potential options for the property located at 533 North Houston Street in response to a demolition permit application.
DEPARTMENT: Neighborhood and Community Planning

COUNCIL DISTRICTS IMPACTED: 5

60-DAY REVIEW PERIOD DEADLINE: April 28, 2026

APPLICABLE CRITERIA:
Sec. 66-56. Criteria for the designation of historic landmarks and districts.

A historic landmark or district may be designated if it meets at least one of the following criteria:

(1) Possesses significance in history, architecture, archeology, or culture.

(2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.

(3) Is associated with the lives of persons significant in our past.

(4) Embodies the distinctive characteristics of a type, period, or method of construction.

(5) Represents the work of a master designer, builder, or craftsman.

(6) Represents an established and familiar visual feature of the neighborhood or city.

Sec. 66-60. Demolition and house move permit review for non-designated properties.

Applicability. The provisions of this section apply to any request to demolish or move any building, object, site, or structure that is not a historic landmark and is not located within a historic district. Please reference sections 66-57, 66-58 and 66-59 in this Code for the demolition and relocation process pertaining to historically designated properties.

(1) *Initiation.* All applications for permits to demolish or move buildings, objects, sites, or structures which are not already covered under the processes outlined in sections 66-57, 66-58 and 66-59 shall be referred to the city historic preservation officer for the purpose of determining whether the building, object, site, or structure may meet the eligibility criteria for local historic landmark designation found in section 66-56.

(2) *House/building moves.* If a non-historically designated structure located within the boundaries of the city limits is being moved to a new location within the city limits, the historic preservation officer may approve the move administratively. If a structure within the boundaries of the city limits is being moved outside the city limits including the ETJ, the historic preservation officer shall follow the process outlined in subsection (3) and evaluate the structure against the historic landmark criteria outlined in section 66-56.

(3) *Assessment and recommendation.* Following receipt of a complete demolition or house move application, properties shall be evaluated for eligibility under the criteria for the designation of historic landmarks and districts outlined in section 66-56. The city historic preservation officer shall determine whether the building, object, site, or structure may meet the criteria for landmark designation in section 66-56 within 30 days after receipt of the completed application. If the building, object, site, or structure is determined to have no cultural, historical, architectural, or archaeological significance, a demolition or house move permit may be issued immediately, provided such application otherwise complies with all City Code requirements.

(4) *Decision.* If said building, object, site, or structure is determined by the historic preservation officer to meet the landmark eligibility criteria, the demolition or house move permit shall not be issued and the historic preservation officer shall make such information available to the historic landmark commission for review and recommendations as to whether it should be designated a historic landmark. If the commission determines that the structure meets the eligibility criteria, the commission shall recommend to the city council that the building, object, site, or structure be historically designated. If the property owner objects to the historic designation, a three-fourths vote of the historic landmark commission or the planning commission and of the city council shall be required for historic designation of the property in question.

(Ord. No. 2024-52, § 1, 7-8-24)

FINDINGS:

a. A demolition permit application was submitted to the Transportation and Construction Services Department (TCS) for the structures currently addressed at 533 North Houston Street. Following initial research of the property, staff found the structure to be of historic age and potentially meets the landmark criteria.

b. **SITE VISIT**: Staff made a site visit on Tuesday, February 24, with three (3) members of the Historic Landmark Commission and met the applicant on site. The applicant showed us around the exterior of the structure and the interior.

c. **HLC MEETING:** This request was presented to the Historic Landmark Commission at their regular meeting on Tuesday, March 10th. At that meeting, the commission heard from the property owner and moved to postpone the item to the next available meeting to give the owner an opportunity to explore alternatives to demolition.

d. **ARCHITECTURAL DESCRIPTION**: The primary structure appears to be an example of fachwerk construction based on the form and building materials. Traditional German fachwerk is a construction method that consists of a heavy timber frame carefully fitted together with mortise and tenon joinery and infilled with brick, stone, or adobe brick. Adobe brick is commonly found to be covered by stucco or wood siding, though some examples with rock or stone infill can be seen left exposed. The building at 533 North Houston is covered by stucco or plaster material. There are several areas where the covering has fallen away and exposed the brick

underneath. It features a full front porch with the roof extending to cover the porch, supported by simple wood posts. A narrow exterior chimney is on the north elevation closest to the North Houston Street side. The rear of the structure appears to be an enclosed porch or a later addition possibly. There is also a rectangular addition on the south side of the structure.

e. **HISTORIC CONTEXT**: The area in which the property is located is historically known as Comaltown. Comaltown was established around 1846 and was separate from the town of New Braunfels. The area was originally granted to Juan Martin de Veramendi, who was a public figure and politician. Following his death, the land was divided in the 1840s and given to his heirs who would later sell most of the property. In 1846, the Texas Legislature incorporated New Braunfels and Comaltown was included as part of New Braunfels. In 1850, about 45 citizens of Comaltown petitioned the legislature to become a separate city and to change the boundaries. The petition was rejected and Comaltown remained part of New Braunfels. In a bird's eye view map of New Braunfels from 1881, Comaltown is visible with a public square and approximately 40 structures.

f. **ASSOCIATIONS**: While staff could not confirm who may have occupied the home, several land deed records were located. The earliest deed is from September 1852 where Maria Antonia Veramendi Garza, though her lawyer Daniel Murchison, sold the property to Ludwig Vogt (Voigt). There is a 14-year gap where it is possible Ludwig died because in 1864 Charles Truchs, who was indicated as the guardian of Emma and Pauline Voigt, sold the property to Friedrich Adolph Nagel. It is unclear whether Emma and Pauline were daughters of Ludwig or what the exact relation was. Friedrich Nagel, from what staff could find, was a farmer and lived on Hill Street according to census records. The property was sold to Michael and Wilhemine Benold in 1873. Michael is listed as a mason on the 1880 US census.

g. **EVALUATION**: To be eligible for historic landmark designation, properties shall meet at least one (1) of the six (6) designation criteria listed in Section 66-65 of the City of New Braunfels Code of Ordinances.

In determining whether the property is eligible for and merits designation, the Historic Landmark Commission should consider the following criteria:

(1) Possesses significance in history, architecture, archeology, or culture.
(2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
(3) Is associated with the lives of persons significant in our past.
(4) Embodies the distinctive characteristics of a type, period, or method of construction; *the structure is an example of fachwerk construction, a construction method commonly found in New Braunfels during the mid to late 1800s.*
(5) Represents the work of a master designer, builder, or craftsman.
(6) Represents an established and familiar visual feature of the neighborhood or city.

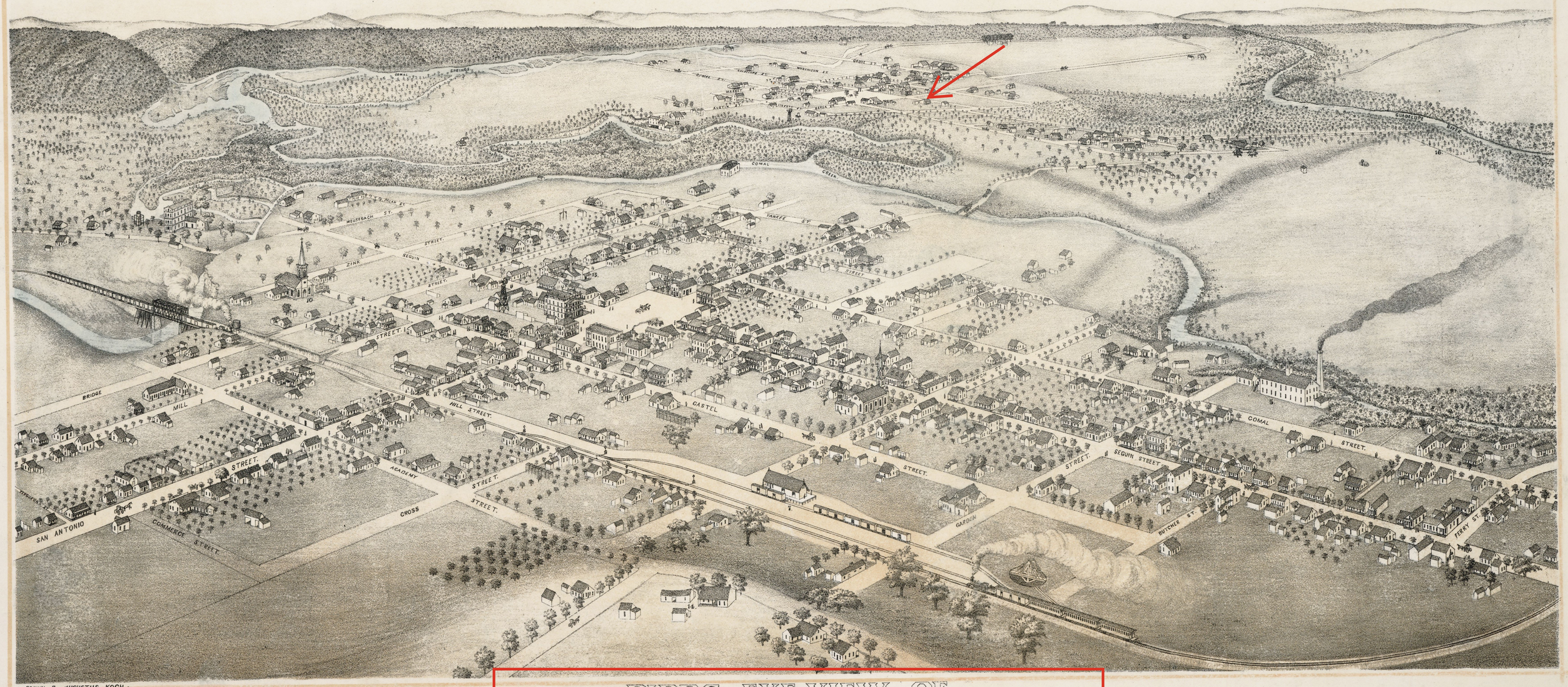
STAFF ANALYSIS:
The main structure is an intact example of fachwerk construction. Staff encourages the retention of the structure where possible. Relocation is also an alternative to demolition to avoid permanent loss of the resource, and the Historic Landmark Commission may consider this as an option, while even preliminary.

Should the Historic Landmark Commission deny the demolition and recommend that the structure be historically designated, staff will present the request to City Council for a request for action. If Council concurs, then staff will initiate the historic landmark designation process by taking the request back to the Historic

Landmark Commission, then to Planning Commission, and then to City Council for final action. If the property owner objects to the historic designation, a three-fourths vote of the historic landmark commission **or** the planning commission **and** of the City Council shall be required for historic designation of the property in question.

ATTACHMENTS:

- Combined Property Pictures
- Combined Historic Maps
- Combined Deed Research

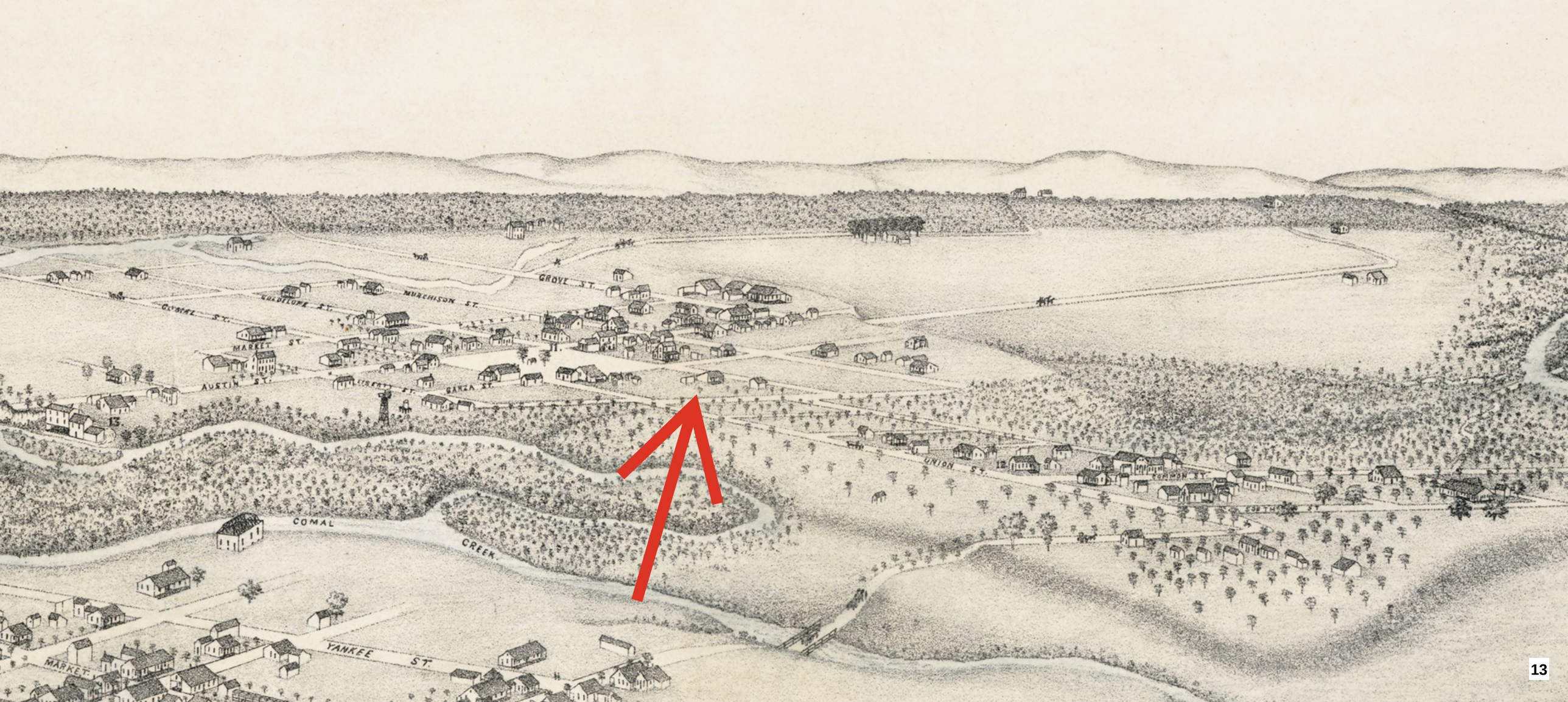


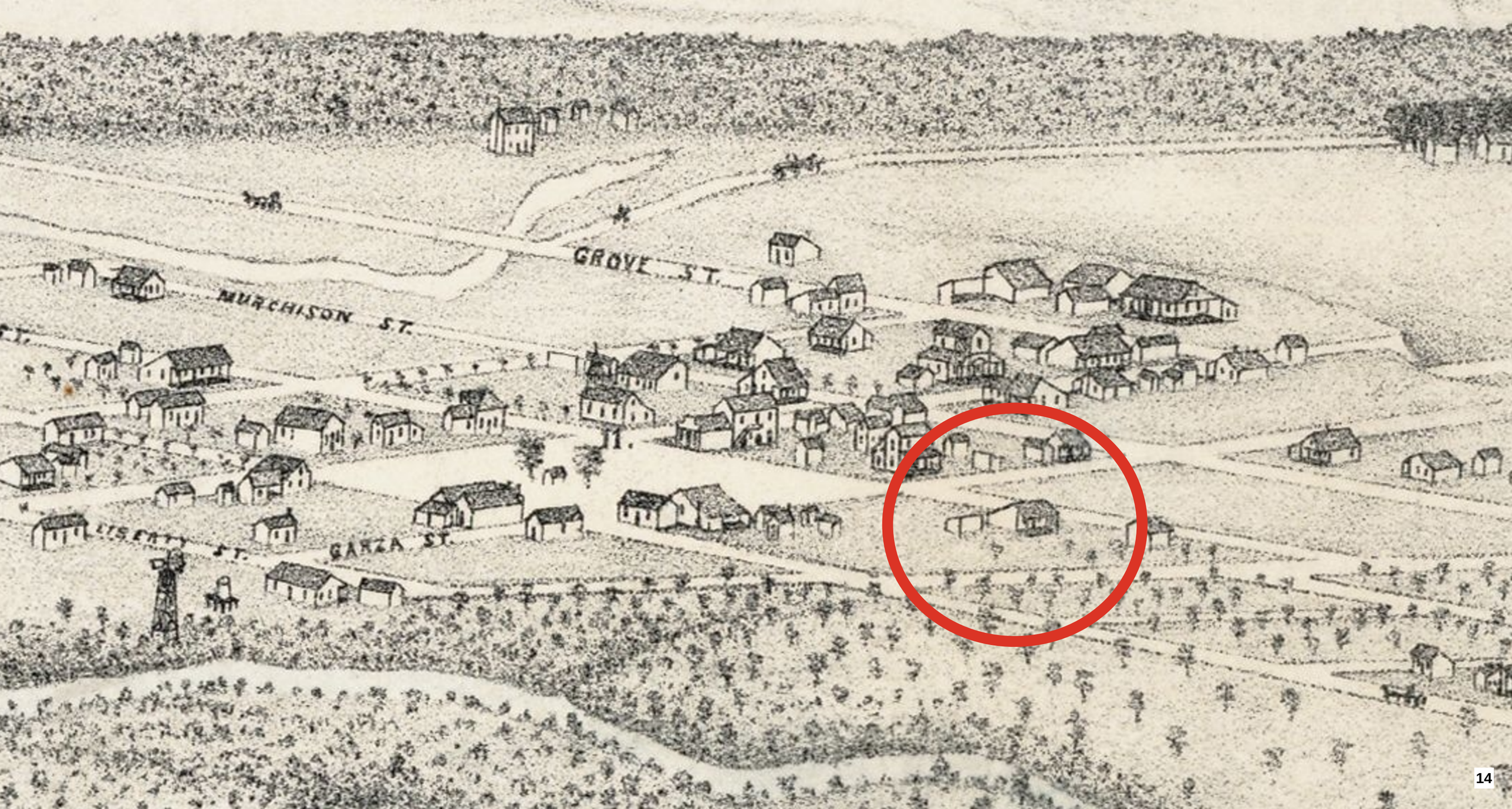
DRAWN By AUGUSTUS KOCH.

1. COURT HOUSE.
2. COUNTY PRISON.
3. GUADELUPE HOTEL.
4. LANDA'S MILLS.
5. WOOLEN MILLS.
6. PASSENGER DEPOT I. & G. N. R. R.
7. FREIGHT DEPOT I. & G. N. R. R.
8. BREWERY.

BIRDS EYE VIEW OF
NEW BRAUNFELS
COMAL COUNTY TEXAS
1881

9. GERMAN PROTESTANT CHURCH.
10. ROMAN CATHOLIC CHURCH.
11. GERMAN PROTESTANT CHURCH
12. METHODIST CHURCH.
13. COMAL MILLS.
14. SOPHIENBURG; first building erected by the Germ. Imm. Co., 1845.
15. COTTON GIN AND OIL MILL
16. CEMETERY.


GROVE ST.
MURCHISON ST.
GUADELOPE ST.
CLEMAL ST.
MARKET ST.
AUSTIN ST.
GARZA ST.
UNION ST.
COMAL
CREEK
YANKEE ST.
MARKET
13
12


GROVE ST.
MURCHISON ST.
ST.
ST.
GARZA ST.

FEB 1922.
NEW BRAUNFELS
TEX.

SCALE 100 FT. TO AN INCH

Scale 100 Ft. to One Inch.

Copyright 1922 by the Sanborn Map Co.

Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

547

605

4" W. PIPE

605½

D

47

45

606

60'

607

48

46

ADOBE LINED

618

200

301

D.

303

1

622

70'

307

40'

UNION ST.

WASHINGTON ST.

11

16

533

FRIGIDAIRE

NO
SOLICITING
(ORD. NO. 89-27)

Fr 605

Appendix (To a Deed recorded in Book G for Deeds pages 516-517)

The State of Texas } Know all men by these presents, that whereas it was
County of Bexar } understood by and between the parties to the foregoing
Deed, that for the consideration therein mentioned Town Lots No. 38,
40. 46 & 93 a in Bexar Town should be transfered and conveyed from

UNOFFICIAL

Deed Record G Page 239

M. A. Ve.ª Garza to Ludwig Voigt, and Whereas in the foregoing Deed - by an error - the Lot number 46. (forty six) was omitted therefrom - in order to correct said error - I. Mª. A. Ve.ª Garza by my agent and attorney in fact Dan.l Murchison hereby grant, bargain and convey unto the said Ludwig Voigt his heirs and assigns forever all that certain Town Lot No. 46 in the Town of Comal, Comal County, containing half an acre of Land more or less, and bounded North by Guadalupe Street, East by Lot No. 93. South by Lot No. 48 & West by Lot No. 45, together with all and singular the rights, members, hereditaments and appurtenances to the same belonging. To have and to hold the same, to the said Ludwig Voigt his heirs and assigns forever, hereby warranting and defending the same against every person whomsoever claiming or to claim the same under the title of Juan M. Veramendi or underme my heirs or assigns. —

In Testimony whereof I have hereunto set my hand this the 15th day of Novmbr. 1852.

M.ª A. V. Garza
by my agent and attorney in fact,
Daniel Murchison

The State of Texas } Before me Albert Dreiss Clerk of the County
County of Comal } Court of said County this day personally
appeared Daniel Murchison to me well known, who acknowledged
that he as agent and attorney in fact of M.ª A. Ve.ª Garza signed
and delivered the above and foregoing Instrument of Writing and
declared the same to be his act and Deed as such for the considerations
and purposes therein stated. In Testimony whereof I have set my
(Seal) hand and affix the seal of said Co. Court at office, in New Braunfels
Nov.ber 23. 1860.

Albert Dreiss Clk Co. Court Comal County

Recording 50c Filed in my office for Record at 3 o'clock P.M. Novbr. 23. A.D. 1860
Notarizing $1.00 and duly registered at 11 o'clock A.M. December 13. 1860.
Mailing 50c.

Albert Dreiss Clk Co. Court Comal County
by Emil von Stein. Depy.

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Deed Record G Page 240

#1120

The State of Texas }
County of Comal } Thereas at January Term 1865 of the County Court of Comal County for the Settlement of estates of deceased persons & of the minority ace Charles Downs of the County of Comal and State of Texas was by Order of said Court duly appointed Guardian of the Estate of the minors Emma & Pauline Voigt of the same County and State, and whereas at August Term 1864 of said Court an Order of Sale was given and entered of Record by said Court upon the written application of said Guardian, requiring him to sell the Realestate of said minors consisting of certain Lands & Town lots, hereinafter described, with the improvements thereon at public auction on a Credit of twelve Months, the purchaser giving his Note with good personal Securities and Mortgage on the property sold. And whereas the said Guardian in conformity with the aforesaid Order of Sale and after due and legal Notice of said Sale having been given, did proceed to sell the said property on the 1st day of November 1864, and the 2nd day of November 1864 & did make the Return of the Court an account of Sale, duly sworn to, which said account of Sale shows that under and by virtue of the Order of Sale given at August Term 1864 of said Court

Court the said Guardian on the first Tuesday (the 1st) day in November 1864 before the Courthouse door of Comal County, within the hours prescribed by Law, offered for Sale the said Lands and Townlots herein after described on a Credit of twelve months, when Friedrich Adolph Nagel of the County of Comal became the purchaser of said property for the sum of five hundred Dollars ($500.00) this being the highest and best bid had for the same; and the Court having at the regular Term on the 5th Day of November 1864 inquired into the manner in which said sale was made, and being satisfied that the same was fairly made and in conformity with Law, entered of Record an Order and Decree in substance as follows: "It is Ordered, Adjudged and Decreed by the Court, that the said Sale of Lands and Townlots in Comal Town belonging to the Estate of the minors Emma and Pauline Voigt, be, and the same is hereby in all things confirmed and it is further Ordered that the said account of Sale be recorded and that the Guardian shall make to the purchaser a good and sufficient title to said premises, upon the complying with the terms of said Sale." And whereas the said Friedrich Adolph Nagel has fully complied with the terms of said Sale. Now therefore: Know all men by these presents that I Charles Bruns acting as Guardian of the Estate of the minors Emma and Pauline Voigt, in virtue of the aforesaid Order and Decree of said Court and for and in Consideration of the sum of five hundred Dollars to me in hand paid by Friedrich Adolph Nagel according to the conditions of said Sale, the receipt whereof is hereby acknowledged have granted, bargained, sold, released and conveyed and by these presents do grant, bargain, sell, release, convey and deliver unto the said Friedrich Adolph Nagel his heirs and assigns all the right title and interest of the Estate of the minors Emma and Pauline Voigt in and to the following Lots or parcels of land, lying & being in the County and State aforesaid in the Town of Comal, to wit: one third part of the Townlots Nos 97. 98. 99. 100. 101. 102. 103. 104 & 105 bounded on the N.W. by Garza Street and containing together about one acre and a half of land, with the improvements thereon, and being the same lots which were conveyed to Ludwig Voigt by a Deed dated September 20th 1852 on Record in the Co. Clerks Office of Comal County in Book C. for Deeds on pages 515 & 516. also four acres of land adjoining the above and known as a part of Townlot No 4, bounded on the N.W. by lands of Daniel Murchison and being the same tract of land formerly owned and conveyed by Johanne Loerder to Ernst Prüne and by said Prüne to Ludwig Voigt; also Townlot No 96 (ninety) fronting on Garza Street containing about half an acre of land; and further Townlots Nos 46 and 93. (forty six and ninety three) adjoining each other and fronting on Guadalupe Street and containing together about 1½ acres of land, and reference is hereby made to the Map of Comal Town for a more full description of the foregoing Lots hereby conveyed, and to the original Conveyances of the different Lots, which are hereby declared and made part and parcel of this Conveyance; together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any wise incident or appertaining. To have and to hold all and singular the premises above mentioned unto the said Friedrich Adolph Nagel his heirs and assigns forever. Hereby warranting and defending the Lots and premises above mentioned unto the said Friedrich Adolph Nagel his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by through or under said Emma & Pauline Voigt. His heirs & assigns in as full and complete a degree as the undersigned Guardian is by Law required to do and no further. In Testimony whereof I hereunto set my

set my hand in the City of New Braunfels This 5th day of November A.D. 1864.

Charles Fruehs guardian
for Emma & Pauline Voigt

Witness present:
Robert Brehmer
The Recorder

The State of Texas }
County of Comal } Before me J. J. Groos, Clerk of the Co. Court of said County, personally appeared Charles Fruehs to me well known, who as Guardian of the Estate of the minors Emma & Pauline Voigt acknowledged that he signed & executed the foregoing & within Instrument of writing and declared the same to be his Act and Deed for the purposes & Considerations therein stated. In Testimony whereof I hereunto set my official Seal and Signature at office in New Braunfels this the 5th Day of November A.D. 1864.

Seal

J. J. Groos Clerk Co. Court
Comal County.

Filed at my office for Registration November 5th 1864 at 4 o'clock P.M. and duly Recorded November the 8th A.D. 1864 at 2 o'clock P.M.

J. J. Groos Clerk Co. Court
Comal County.

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Deed Record H Page 31

№ 402

Deed

F. A Nagel

& wife

to

M. Benold

Lots № 93 a

& № 46.

Comaltown

The State of Texas } Know all men by these presents,
County of Comal } That We, Friedrich Adolph Nagel
and Charlotte Nagel, wife of said F. A Nagel of the County
of Comal in the State aforesaid, for and in consideration
of the Sum of Three hundred Dollars to us in hand
paid by Michael Benold of the County of Comal in the
State of Texas have, Granted, Bargained, Sold and Relea
sed, and by these presents do Grant, Bargain, Sell, Re
lease and Convey unto the said Michael Benold all
our right, title and interest in and to all that tract or
parcel of land, situated in Comaltown County of Comal,
State of Texas, known and designated on the map of
said Comaltown as town lots № 93 a (ninety three a) front
ing on Guadaleupe street, being one of the lots conveyed by
D. Murchison as attorney of Maria A. N. Garza to Ludwig
Vogt by Deed dated on the 20th September 1852. also Town
Lot № 46, (forty six) fronting on Guadaleupe street in said
Comaltown, both together containing about 1¼ acres of
land and adjoining each other, reference is hereby made
to the map of said town for a more fully description of
said lots, both of which were conveyed to me said Nagel
by Ch Fuchs guardian for Emma and Pauline Voigt
by Deed dated November the 5th 1864, which Deed is

on Record in the Clerks office of Comal County in Book "H" for Deeds on pages 29.30 and 31. Together with all and singular, the rights, members, hereditaments and appurtenances to the same belonging, or in any wise incident or appertaining: To Have and to Hold, all and singular, the premises above mentioned, unto the said Michael Benold his heirs and assigns forever, and We do hereby bind ourselves our heirs, executors and administrators to Warrant and forever Defend, all and singular, the said premises unto the said Michael Benold his heirs and assigns, against every person or persons whomsoever lawfully claiming or to claim the same or any part thereof. Witness our hands this the 17th day of February A.D. 1873.

Witness: F. C. Nagel

H. C. Fischer C. J. Nagel

The State of Texas } Personally appeared before me August
County of Comal } Schmitz, Clerk of the District Court of said
County, Friedrich Adolph Nagel, to me well known, who in my
presence signed and delivered the instrument of writing on
the reverse hereof and declared the same to be his act and
deed for the purposes and consideration therein stated.
In testimony whereof I hereunto sign my name and affix
the impress of my official Seal at office in New Braunfels
this 17th day of February A.D. 1873.

(L.S.) August Schmitz, Clerk D. C. Comal Co. by H. C. Fischer Dpty.

The State of Texas }
County of Comal } Personally appeared before me August
Schmitz, Clerk of the District Court of said County, Charlotte
Nagel, wife of Friedrich Adolph Nagel, parties to a certain
deed of writing, bearing date on the 17th day of February A.D.
1873, and hereto annexed; and having been examined by me
privily and apart from her husband, and having the
same fully explained to her the said Charlotte Nagel
acknowledged the same to be her act and deed, and de
clared further that she had willingly signed the same;
and that she wished not to retract it. In testimony
whereof I hereunto sign my name and affix the impress
of my official Seal at office in New Braunfels this 17th
day of February A.D. 1873.

(L.S.) August Schmitz, Clerk D. C. Comal Co.
By H. C. Fischer Dpty.

Filed in my office for registration at 2 o'clock P.M. the 17th
day of February A.D. 1873 and Recorded February the 19th
A.D. 1873 at 10 o'clock A. M.
August Schmitz, Clerk D. C. Comal Co.
By H. C. Fischer Dpty.

№ 114
Deed
M. Benold
+ wife
to
H. Mohrhoff.
Lot 93 a +
46.
Canal Town

The State of Texas }
County of Comal }

Know all men by these presents, That Michael Benold and Wilhelmine Benold, his wife of the County of Comal and State aforesaid, in consideration of the Sum of Two hundred and Fifty Dollars, to us paid by Heinrich Mohrhoff of the County of Comal and State of Texas, the receipt of which is hereby acknowledged, have Granted, Bargained, sold and conveyed, and by These presents do grant, Bargain, sell and convey unto the said Heinrich Mohrhoff his heirs and assigns, the following described property, to wit: All that lot or parcel of land lying and being situated in the County of Comal and State of Texas, in Canal Town, and known and designated on the map of said Canal Town as Lots №s 93 a (ninety three a). fronting on Guadalupe Street - also Lot № 46. (forty six) in Canal Town fronting on Guadalupe Street, both said lots containing together about one and one fourth (1¼) acres of land, and reference is here made to the map of said Town, and to the Deed from C. A. Nagel and wife to said Michael Benold, for a full and particular description. Said deed being dated on the 17th day of February A.D. 1873 and is recorded in the Records of Comal County in Book "L" for Deeds on pages 486 and 487. together with all and singular the rights, members, improvements, hereditaments and appurtenances to the same belonging, or in any wise incident or appertaining. To Have and to hold all and singular, the premises above mentioned, unto the said Heinrich Mohrhoff his heirs and assigns, Forever; and We do hereby bind ourselves our heirs, Executors and administrators, to Warrant and Forever Defend, all and singular, the said premises unto the said Heinrich Mohrhoff his heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by

through or under us. Witness our hands, at New=
Braunfels this 28th day of January 1879.

M. Benold (Seal)

Wilhelmina Benold (Seal)

The State of Texas } Before me H. C. Fischer, Clerk of the
County of Comal } County Court in and for the County
and State aforesaid, personally came and appeared
Michael Benold and Wilhelmine Benold his
wife, both to me well known, who to me severally
acknowledged that they signed, sealed and delivered
the above and attached instrument in writing for the
uses, purposes and considerations therein stated, and
the said Wilhelmine Benold having been by me ex-
amined privily and apart from her said husband,
and the legal tenor and effect of said instrument
being fully explained to her by me, she acknowledged the
same to be her act and deed, and declared that she
willingly signed, sealed and delivered the same, and
declared that she did not wish to retract it. Given under
my Hand and the Seal of said Court, at office in New
Braunfels this 28th day of January 1879.

Seal B Vol 315 #945. H. C. Fischer, Clerk C.C.C.

Filed for Record this the 28th day of January A.D. 1879
at 12 o'clock M. and Recorded the 22nd day of February
A.D. 1879 at 9 o'clock A.M. H. C. Fischer. Clerk C.C.C.

UNOFFICIAL

#49.

Release of Vendor's Lien *

The State of Texas } Whereas, on the 28th day of February A.D. 1906
County of Comal } Heinrich Mohrhoff, did execute and deliver to Henry
Stantz his certain deed of conveyance, wherein the party first named

UNOFFICIAL

Heinrich Mohrhoff to Henry Stautz

did convey to the party last named the following described tract or parcel of land, to-wit: Lying and situated in Comal County, Texas, and known as Town Lots Nos 93½, No 46, and No. 45 in Comal Town, a part of the City of New Braunfels, said three lots all fronting on Guadalupe Street. And whereas, as a part consideration for said land, the said Henry Stautz did execute and deliver to the said Heinrich Mohrhoff his two certain promissory notes, each for $500.00, bearing even date with said deed, and payable to Heinrich Mohrhoff, one before one year after said date, both bearing interest at 6% per annum, and both signed by said Henry Stautz and a Vendor's Lien was expressly retained in said deed to secure the payment of said promissory note. And whereas said promissory notes have been fully paid off and discharged, both principal and interest, and at the time of their payment said notes were the property of the undersigned:

Now therefore, know all men by these presents, that I, Heinrich Mohrhoff, of the County of Comal, and State of Texas, for and in consideration of the premises, and the full and final payment of said notes, have remised, released, quit claimed, discharged and acquitted, and by these presents do remise, release, quit claim, discharge and acquit unto the said Henry Stautz, and his heirs and assigns, the Vendor's Lien heretofore existing upon the land and premises aforesaid.

Witness my hand this 15th day of August A.D. 1908.

H. Mohrhoff.

The State of Texas } Before me, Fred Tausch, Clerk County Court in
County of Comal } and for Comal County, Texas, on this day personally appeared H. Mohrhoff, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15th day of August A.D. 1908.

(Seal)

Fred Tausch, Clerk
County Court, Comal County, Texas

Filed for record this 17th day of August, 1908, at 8 o'clock A. M.
Duly recorded this 21st day of August, 1908, at 11:30 o'clock A. M.

Fred Tausch, Clk. Co. Ct. Comal County, Texas.

THE STATE OF TEXAS,)
COUNTY OF COMAL....) KNOW ALL MEN BY THESE PRESENTS: That I, HENRY STARTZ OF THE County of Comal and State of Texas, for and in consideration of one Dollars to me in hand paid by my hereinafter named children and grandchildren, the receipt of which is hereby acknowledged, and the further consideration that whereas I being of old age and therefor unable to make further living for myself and my still unmarried daughter Louise Startz, which said daughter is nursing me and attending to my household, the hereinafter named grantees shall and will and obligate themselves, each for himself and all, at all times during my natural life and during the natural life of my daughter Louise Startz, to provide for our board, lodging,medical care and support and pay all costs incident to our support, this to be considered a lien on the premises hereinafter sold and to extinghuish with our death, when this deed shall become absolute, have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Mrs. Caroline Bose, wife of Emil Bose, Mrs. Pauline Pantermuehl, wife of Henry Pantermuehl, Mrs. Wilhelmine Wunderlich, wife of Julius Wunderlich, Mrs. Amanda Kaderli, wife of Louis Kaderli, Mrs. Marie Bartels, wife of Henry Bartels, Mrs. Emma Bartels, wife of Hermann Bartels, Gustav Startz and Otto Startz, all of Comal County,Texas, A.G. Startz and Mrs. Johanne Fischer, wife of George Fischer of Bexar County,Texas, and to the heirs of my deceased daughter Mrs. Martha Ohlrich, wife of Ernst Ohlrich, being my grandchildren Otto Ohlrich and Mrs. Ada Knibbe, wife of Hermann Knibbe Jr. of Comal County,Texas, all those certain tracts or lots of land lying and being situated in the County of Comal and State of

No 288
Henry Startz
To
A.G. Startz et al.

Texas, within the corporate limits of the City of New Braunfels, and being first: Subdivision "A" of lots No. 41-42 and 43 in Block "A" Comal Town and being the same tract of land sold and conveyed to me by John F. Holm by Deed dated April 19th A.D. 1906 and recorded in Vol. 28 page 180 Comal County Deed Records to which reference hereby is made for description of Same. Second Lots No. 45-46 and N.E. part of Lot No. 93 in Block "A" Comal Town and being the same lots sold and conveyed to me by Henry Mohrhoff by deed dated February 28th A.D. 1906 and recorded in Vol. 28 page 53 Comal County Deed Records, to which reference hereby is made for a better description of same. THIRD: Also Lots Nos. 1,2,3,4,5,6 in Block 2 of East Braunfels and being the same lots sold and conveyed to me by Alonzo Garwood, as President of the New Braunfels, Land Company, by Deed dated March 28th A.D. 1906 and recorded In Vol. 28 page 94 Comal County Deed Records, to which reference hereby is made for a better description of same and chain of title.--And the said grantees herein hereby agree by accepting this deed, that they each and all obligate themselves and will at all times during the natural life of their father Henry Startz and their Sister Louise Startz provide for their general support, board and lodging, medical care and attendance, and all other necessities of life, needed for their care and support and pay for all costs and just debts made by them. And in case one or the other of the grantees herein named, does not agree with the obligations and stipulations herein made, and neglects or refuses to do his share in the above obligations, then his title to the above described property to be forfeited and his interest in said property to go to the others herein named.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights, and appurtenances thereto in anywise belonging unto the said A.G.Startz, Gustav Startz,Otto Startz,Mrs. Caroline Bose,Mrs. Pauline Pantermuehl, Mrs. Wilhelmine Wunderlich,Mrs. Amanda Kaderli, Mrs. Marie Bartels, Mrs. Johanne Fischer, Mrs. Emma Bartels, Mrs.Ada Knibbe and Otto Ohlrich unto their heirs and assigns forever; and I do hereby bind myself, my heirs,executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto the said A.G.Startz, Gustav Startz, Otto Startz,Mrs. Caroline Bose, Mrs. Pauline Pantermuehl, Mrs. Wilhelmine Wunderlich, Mrs. Amanda Kaderli, Mrs. Marie Bartels, Mrs. Johanne Fischer, Mrs. Emma Bartels, Mrs. Ada Knibbe and Otto Ohlrich, unto their heirs and assigns,against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property,premises, and improvements until the above described obligations and stipulations are fully complied with according to their face and tenor, effect and reading when this deed shall become absolute.

Witness my hand at New Braunfels, this the 18th day of October, A.D.1918.

Witness at request of Grantor.

A.U.Moeller

Willie G.Neuse

Henry Startz

THE STATE OF TEXAS)
COUNTY OF COMAL.) Before me, Jno. Marbach, a Notary Public in and for Comal County,Texas, on this day personally appeared Henry Startz known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,This 18 day of October, A.D. 1918.

(Seal)

(Rev. Stps.$3.00)

Jno.Marbach
Notary Public in and for Comal County,Texas.

Filed for Record at 3 o'clock P.M. October 18, A.D.1918.

Recorded at 2 o'clock P.M. October 21, A.D.1918.

Ernst Steinert,
Co. Clk. Comal Co., Texas.

No. 300. -WARRANTY DEED WITH VENDOR'S LIEN. - PAULINE PANTERMUEHL ET AL TO HENRY BARTELS.

THE STATE OF TEXAS }
COUNTY OF BEXAR } KNOW ALL MEN BY THESE PRESENTS:

That we, Mrs. Pauline Pantermuehl, wife of Henry Pantermuehl, of Gillespie County, Texas, Mrs. Caroline Bose, wife of Emil Bose, Mrs. Wilhelmine Wunderlich, wife of Julius Wunderlich, Mrs. Amanda Kaderli, wife of Louis Kaderli, Mrs. Emma Bartels, wife of Hermann Bartels, Gustav Startz and Otto Startz, and Louise Startz, a feme sole, all of Comal County, Texas, and A. G. Startz and Mrs. Johanne Fischer, wife of George Fischer of Bexar County, Texas, Otto Ohlrich and Mrs. Ada Knibbe, wife of Herman Knibbe Jr. of Comal County, Texas, the said Otto Ohlrich and Ada Knibbe being the children of Martha Ohlrich, deceased, for and in consideration of the sum of Three Thousand Dollars ($3000.00) to us in hand paid by Henry Bartels as follows to wit:- The sum of Twenty Hundred Dollars ($2000.00) cash in hand paid to all of the said grantors, except the said Louise Startz, and the further consideration of the execution and delivery by the said Henry Bartels of one Vendor's Lien note for the sum of One Thousand Dollars of even date herewith, payable to the said Louise Startz on or before five years after date, and bearing interest at the rate of eight per cent (8%) per annum, interest payable annually to the said Louise Startz, as it accrues, both interest and principal payable at New Braunfels, Texas, said note reciting the retention of a Vendor's Lien note on the property herein conveyed to secure the payment thereof.

Have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL and CONVEY, unto the said Henry Bartels, all those certain tracts or parcels of land lying and being situated in the County of Comal and State of Texas, and being Subdivision "A" of Lots Nos. 41, 42, and 43, in Block "A" Comal Town, and being the same tract of land sold and conveyed to Henry Sbartz, Sr. (now deceased) by John F. Holm by deed dated April 19, 1906 and recorded in Vol. 28, P. 180, Comal Co. Deed Records, to which reference is hereby made for further description of same. Also Lots Nos. 45 and 46 and the N. E. part of Lot No. 93, in Block "A" in Comal Town, and being the same lots sold and conveyed to the said Henry Startz by Henry Mohrhoff by deed dated February 28th, 1906, and recorded in Volume 28, page 53, Comal County Deed Records, to which reference is hereby made for further description of same.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Henry Bartels, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto the said Henry Bartels, his heirs and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements until the above described note and obligations and stipulation are fully complied with according to their face and tenor, effect and reading when this deed shall become absolute.

Witness our hands this 28th day of January, A. D. 1920.

Witness as to Louise Startz signature:
Ed. J. Kuebel

Gustav Startz
Otto Startz
her
Louise X Startz
mark
Otto Ohlrich
Caroline Bose
Amanda Kaderli
Emma Bartels
Julius Wunderlich
Emil Bose
Louis Kaderli
Hermann Bartels
Ada Knibbe
Whilhelmine Wunderlich
Geo A. Fischer
Johanne Fischer

A. G. Startz
Pauline Pantermuehl
Henry Pantermuehl
Herm. J. Knibbe

STATE OF TEXAS }
COUNTY OF COMAL. } Before me, the undersigned authority, in and for Comal County, Texas, on this day personally appeared Gustav Startz, Otto Startz and Otto Ohlrich and Louise Startz, a feme sole, known to me to be the persons whose names are subscribed to the foregoing instrument, and each acknowledged to me that they signed the same for the purposes and consideration therein expressed.

Given under my hand and official seal, this 28th day of January, A. D. 1920.

(Seal)

Ed. J. Kuebel, J. P. and ex-officio
Notary Public, Comal County, Texas.

STATE OF TEXAS }
COUNTY OF COMAL } Before me, the undersigned authority, in and for Comal County, Texas, on this day personally appeared Emil Bose, Caroline Bose, Wilhelmine Wunderlich, Julius Wunderlich, Amanda Kaderli, Louis Kaderli, Herman Bartels, Emma Bartels, Ada Knibbe, Herman J. Knibbe, known to me to be the persons whose names are subscribed to the foregoing instrument, and each severally acknowledged to me that he executed the same for the purposes and consideration therein expressed, and the said Caroline Bose, wife of Emil Bose, Wilhelmine Wunderlich, wife of Julius Wunderlich, Amanda Kaderli, wife of Louis Kaderli, Emma Bartels, wife of Herman Bartels, and Ada Knibbe, wife of Herman Knibbe, having been examined by me privily and apart from their husbands, and each having the same fully explained to her by me, they the said Caroline Bose, Wilhelmine Wunderlich, Amanda Kaderli, Emma Bartels, and Ada Knibbe each and severally acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

Given under my hand and official seal this 28th day of January, A. D. 1920.

(Seal)

Ed. J. Kuebel, J. P. and Ex-officio
Notary Public, Comal County, Texas.

STATE OF TEXAS }
COUNTY OF BEXAR. } Before me, the undersigned authority, a Notary Public in and for Bexar County, Texas, on this day personally appeared A. G. Startz, George Fischer and Johanne Fischer, wife of the said George Fischer, known to me to be the persons whose names are subscribed to the foregoing instrument, and each severally acknowledged to me that he executed the same for the purposes and consideration therein expressed, and the said Johanne Fischer, wife of the said George Fischer, having been examined by me privily and apart from her husband, and having the same fully explained to her by me, she the said Johanne Fischer acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and official, this 18th day of February, A. D. 1920.

(Seal)

A. G. McNeill, Notary Public,
Bexar County, Texas.

STATE OF TEXAS }
COUNTY OF GILLESPIE. } Before me, the undersigned authority, in and for Gillespie County, Texas, on this day personally appeared Henry Pantermuehl and Mrs. Pauline Pantermuehl, wife of Henry Pantermuehl, known to me to be the persons whose names are subscribed to the foregoing instrument, and each severally acknowledged to me that he executed the same for the purposes and consideration therein expressed, and the said Pauline Pantermuehl, wife of Henry Pantermuehl, having been examined by me privily and apart from her husband, and having the same fully explained to her by me, she, the said Pauline Pantermuehl acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and official seal, this 6 day of January, A. D. 1920.

(Seal)

E. R. Dabney, J. P. ex-officio
Notary Public, Gillespie County,
Texas.

THE STATE OF TEXAS, }
COUNTY OF COMAL } BEFORE ME, Ed. J. Kuehel, J. P. and Ex-officio Notary Public in and for said County and State, on this day personally appeared Herman J. Knibbe known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE This 24 day of May A. D. 1920.

(Seal)

Ed. J. Kuebel, J. P. and Ex-officio
Notary Public, Comal County, Texas.

Filed for Record: April 24th 1926 at 5.00 o'clock P. M.
Recorded: May 3rd 1926 at 10.15 o'clock A. M.

Richard A. Ludwig,
Co. Clk. Comal County, Texas.

UNOFFICIAL

No. 13730 - WARRANTY DEED WITH VENDOR'S LIEN. WILLIE FISCHER ET UX TO HERBERT WUEST.

THE STATE OF TEXAS }
COUNTY OF COMAL }

Know all Men by These Presents: That We, Willie Fischer and Martha Fischer, his wife, of the County of Kendall, State of Texas, for and in consideration of the sum of two thousand dollars ($2,000.00) to us paid by Herbert Wuest partly directly and partly through the Guaranty State Bank of New Braunfels as hereinafter recited, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Herbert Wuest of the County of Comal, State of Texas, all that certain tract situated in the city of New Braunfels, Comal County, Texas, and described as follows, to-wit:

Being Lots Nos. Forty five (45), Forty-six (46), the North-east part of Lot No. 93 and Subdivision No. A of old Lots Nos. 41, 42 and 43 all in New City Block No. 5086 in Comal Town a part of the City of New Braunfels, Texas, and being the same property sold and conveyed to Henry Bartels by Pauline Pantermuehl and others by deed dated January 28th A. D. 1920 and of record in Vol. 52, on pages 319-321 of the Deed Records of Comal County, Texas, to which deed and the record thereof reference hereby is made for all pertinent purposes. And being the same land and premises which the grantor Martha Fischer acquired partly by inheritance from her father and mother, Henry Bartels and his wife Maria Bartels, deceased and the remaining undivided interest she acquired by conveyance of other heirs of Henry Bartels and Maria Bartels by two deeds, one from Edwin Bartels and wife dated July 18, 1936 and recorded in Vol. 67 pages 443-444 and the other deed from Alma Beierle, a feme sole, Hilda Hitzfelder and Emil Hitzfelder dated May 15, 1941 and recorded in Vol. 74 pages 94-95, Comal County Deed Records. In other words the grantors in the deeds just refered to together with Martha Fischer, the grantor in this deed, are the sole and only heirs at law of said Henry and Maria Bartels both deceased. And therefore these grantors acquired the whole of said property hereby conveyed in fee simple to Herbert Wuest.

The consideration for this conveyance is the sum of two thousand dollars ($2,000.00)

as above recited of which the grantee, Herbert Wuest, has paid direct out of his own money the sum of twelve hundred fifty dollars (1250.00) in cash the receipt of which is hereby acknowledged and the balance of seven hundred fifty dollars ($750.00) is being advanced by The Guaranty State Bank of New Braunfels and therefore to evidence this unpaid balance of seven hundred fifty dollars ($750.00) the said Herbert Wuest has this day at the request of grantee and with the consent of all parties made, executed and delivered to The Guaranty State Bank of New Braunfels one certain promissory note for the sum of seven hundred fifty dollars ($750.00), due and payable in annual instalments of not less than $250.00 dollars with interest from date at the rate of 7 per cent per annum, until paid in full both principal and interest, interest payable annually and contains the usual ten (10) per cent attorney's fee stipulation and maturing clause and it is further understood that Herbert Wuest, his heirs and assigns must keep the improvements on said property insured against loss by fire and keep all taxes paid and failure to do so shall give the holder of the note the right to declare same due. All insurance payable to the holder of the note as its interest may appear. Said installments are payable annually on interest paying dates.

TO HAVE AND TO HOLD the above described premises, together with all and singular the right and appurtenances thereto in anywise belonging unto the said Herbert Wuest, his heirs and assigns forever and we do hereby bind ourselves, and our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Herbert Wuest, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

The Vendor's Lien and superior title herein and hereby retained is hereby transfered to the Guaranty State Bank of New Braunfels, its successors and assigns.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS our hands this 31 day of July, 1942

Documentary Stamps $2.20,
Cancelled.

Willie W. Fischer
Martha Fischer

THE STATE OF TEXAS
COUNTY OF COMAL

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Willie Fischer and Martha Fischer, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Martha Fischer, wife of the said Willie Fischer, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Martha Fischer, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the 31 day of July A. D. 1942.

(Seal)

J. R. Fuchs
J. R. Fuchs
Notary Public in and for Comal County, Texas

Filed for record August 1st, 1942, at 10:00 o'clock A. M., and recorded August 1st, 1942, at 3:05 o'clock P. M.

Co. Clk. Comal County, Texas.

No. 14464 - WARRANTY DEED WITH VENDOR'S LIEN. HERBERT WUEST ET UX TO MARGUERITE GUENTHER.

THE STATE OF TEXAS, }
COUNTY OF COMAL. } KNOW ALL MEN BY THESE PRESENTS:

That we, Herbert Wuest and wife, Wally Wuest, of the County of Comal, State of Texas, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and other valuable consideration DOLLARS to us paid, by Marguerite Guenther, receipt of which is hereby acknowledged, the further sum of Seven Hundred Fifty and no/100 ($750.00) Dollars, to be paid by the said Marguerite Guenther, by way of assuming the payment of one (1) promissory note in the principal sum of Seven Hundred Fifty and no/100 ($750.00) Dollars executed by the said Herbert Wuest on July 31, 1942 and payable to The Guaranty State Bank of New Braunfels in annual installments of not less than Two Hundred Fifty and no/100 ($250.00) Dollars with interest from date at the rate of seven per cent (7%) per annum until paid, and secured by a Vendor's Lien on the hereinafter described real estate and fully described in a Deed from Willie W. Fischer and wife, Martha Fischer, to the said Herbert Wuest;

Have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Marguerite Guenther, of the County of Comal, State of Texas, all that certain tract situated in the City of New Braunfels, Comal County, Texas, and described as follows, to-wit: Being Lots Nos. Forty-five (45), Forty-six (46), the Northeast part of Lot No. Ninety-three (93) and Subdivision in No. A of old Lots Nos. Forty-one (41), Forty-two (42) and Forty-three (43), all in New City Block No. 5086 in Comal Town, a part of the City of New Braunfels, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Marguerite Guenther, her heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Marguerite Guenther, her heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all inter-

est thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS our hands at New Braunfels, Texas, this 15th day of February, 1943.

Documentary Stamps $1.65,
Cancelled.

Herbert Wuest
Wally Wuest

THE STATE OF TEXAS,
COUNTY OF COMAL.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Herbert Wuest, and Wally Wuest, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Wally Wuest, wife of the said Herbert Wuest having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Wally Wuest acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of February, A. D. 1943.

(Seal)

Norma Weber
Notary Public in and for Comal County, Texas.

Filed for record February 16th, 1943, at 2:10 o'clock P. M., and recorded February 17th, 1943, at 4:25 o'clock P. M.

Co. Clk. Comal County, Texas.

UNOFFICIAL

Deed Record 77 Page 84

No. 16144 - WARRANTY DEED WITH VENDOR'S LIEN. MARGUERITE GUENTHER TO AUGUST WARNECKE ET UX.

THE STATE OF TEXAS, }
COUNTY OF COMAL. } KNOW ALL MEN BY THESE PRESENTS:

That I, Marguerite Guenther, a feme sole, of the County of Comal, State of Texas, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and other valuable consideration to me in hand paid by August Warnecke and wife, Emma Warnecke, the receipt of which is hereby acknowledged, and the balance of the consideration is evidenced by one (1) certain promissory note of even date herewith for the principal sum of Three Hundred and no/100 ($300.00) Dollars, executed by August Warnecke and wife, Emma Warnecke, payable to Marguerite Guenther at New Braunfels, Texas, on or before one (1) year after date, bearing interest from date at the rate of five (5%) per cent per annum payable annually, and containing the usual ten per cent attorney's fees stipulation and maturing clause, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said August Warnecke and wife, Emma Warnecke, of the County of Comal, State of Texas, all that certain piece or parcel of land situated in the City of New Braunfels, Comal County, Texas, and being the Southeast half of Lot No. Forty-five (45) and all of Lot No. Forty-six (46), in N. C. Block No. 5086, and being part of the same property conveyed to Marguerite Guenther by Herbert Wuest and wife, Wally Wuest, by deed dated February 15, 1943 and recorded in Vol. 77, pages 83-84, Deed Records, Comal County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said August Warnecke and wife, Emma Warnecke, their heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said August Warnecke and wife, Emma Warnecke, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS my hand at New Braunfels, Texas, this 3rd day of March, 1944.

Doocumentary Stamps $1.65,
Cancelled.

Marguerite Guenther

THE STATE OF TEXAS, }
COUNTY OF COMAL. } BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MARGUERITE GUENTHER, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of March, A. D. 1944.

(Seal)

H. H. Wittenborn
Notary Public in and for Comal County, Texas
H. H. WITTENBORN
Notary Public, Comal County, Texas

Filed for record March 24th, 1944, at 9:45 o'clock A. M., and recorded March 25th, 1944, at 10:35 o'clock A. M.

Co. Clk. Comal County, Texas.

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Deed Record 79 Page 166

NO. 56690 - WARRANTY DEED. AUGUST WARNECKE, ET UX TO JESUS AGUIRRE, ET UX.

THE STATE OF TEXAS, }
COUNTY OF COMAL. } KNOW ALL MEN BY THESE PRESENTS:

That we, August Warnecke and Emma Warnecke, husband and wife, of New Braunfels, Texas, for and in consideration of the sum of TEN DOLLARS and other valuable consideration, to us in hand paid by Jesus Aguirre and Rosa Aguirre, husband and wife, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Jesus Aguirre and Rosa Aguirre, of the County of Comal, Texas, all that piece or parcel of land situated in the City of New Braunfels, Comal County, Texas, and being designated on the map of said City as:

All of Lot No. 46, in New City Block No. 5086, fronting 110 feet on Houston Street and having a depth of 220 feet, and being a part of the property conveyed to us, the said August Warnecke and Emma Warnecke, by Marguerite Guenther by deed dated March 3, 1944 and recorded in Vol. 79, pages 165-166 of the Comal County Deed Records.

TO HAVE AND TO HOLD, the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Jesus Aguirre and Rosa Aguirre, their heirs and assigns forever.

And, we do hereby bind ourselves, our heirs, executors

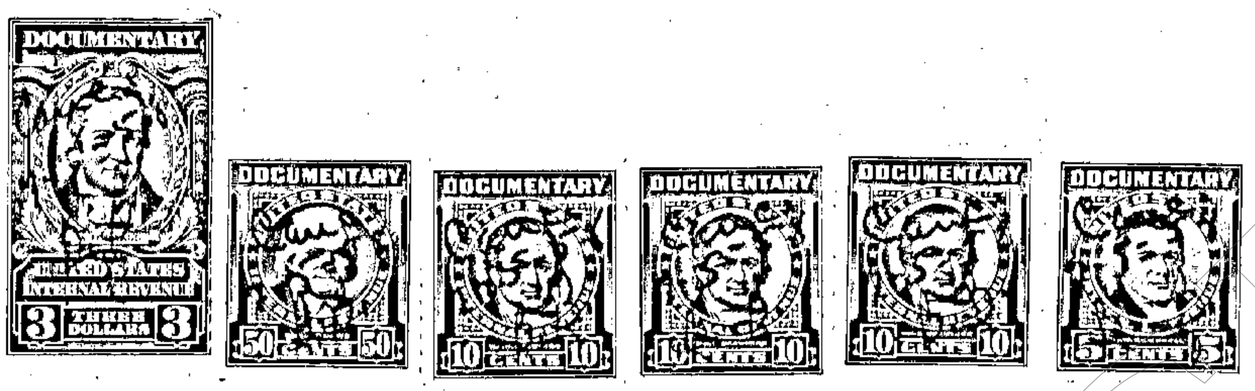
UNOFFICIAL

and administrators, to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Jesus Aguirre and Rosa Aguirre, their heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS OUR HANDS at New Braunfels, Texas, this, the ~~5th~~ day of July, A. D., 1958.

August Warnecke
August Warnecke

Emma Warnecke
Emma Warnecke



THE STATE OF TEXAS,
COUNTY OF COMAL.

BEFORE ME, the undersigned authority, on this day personally appeared August Warnecke and Emma Warnecke, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Emma Warnecke, wife of the said August Warnecke, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Emma Warnecke acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of July, A.D.,1958.

NOTARY PUBLIC * COMAL COUNTY, TEXAS

Barbara Balgemann
NOTARY PUBLIC, in and for
Comal County, Texas

Filed for Record July 7, A. D. 1958, at 8:35 o'clock A. M.,
Recorded July 9, A. D. 1958, at 4:12 o'clock P. M.,
By Willie Mae Weichert, Deputy. Otto Rohde, County Clerk, Comal County, Texas.

UNOFFICIAL

PRESENTER:
Katie Totman, HPO

SUBJECT:
HLC Case HST26-116: Discuss and Consider a Certificate of Alteration to restore original decorative supports and add support posts to the new awning for a building at 209 West San Antonio Street in the Downtown 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 property currently addressed at 209 West San Antonio Street is a two-story commercial building situated at the Southeast corner of West San Antonio and South Castell Avenue in the Downtown Historic District. The building in its current configuration historically functioned as a department store with tenants including Jacob Mendlovitz (a department store in the 1940s) and The Pfeuffer & Holm Company department store in the first quarter of the 20th century.

b. **PREVIOUS DESIGN APPROVAL** - The property was issued a COA by the HLC in December 2025 to install a new awning.

c. **RESTORATION OF SUPPORTS** - As the project progressed, the original decorative supports on the building were uncovered. The applicant is requesting to maintain and restore these features.

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. **Restoring an original feature that had previously been covered is consistent with the criteria for approval.**

(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 support feature is being repaired in kind.**

(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. **AWNING SUPPORTS** - The applicant is requesting to add thin steel columns to support the new awning.

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. **There is photographic evidence that one of the original awnings had similar supports.**

(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**

e. **STOREFRONT WINDOW UPDATES** - The applicant is requesting to add a decorative panel/vent beneath the storefront windows and add decorative trim to the top of the windows.

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. **These changes appear to be more in line with historic photographs of 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. **Photographic evidence indicates that the proposed window details existed at one point in the**

building's lifetime.

(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**

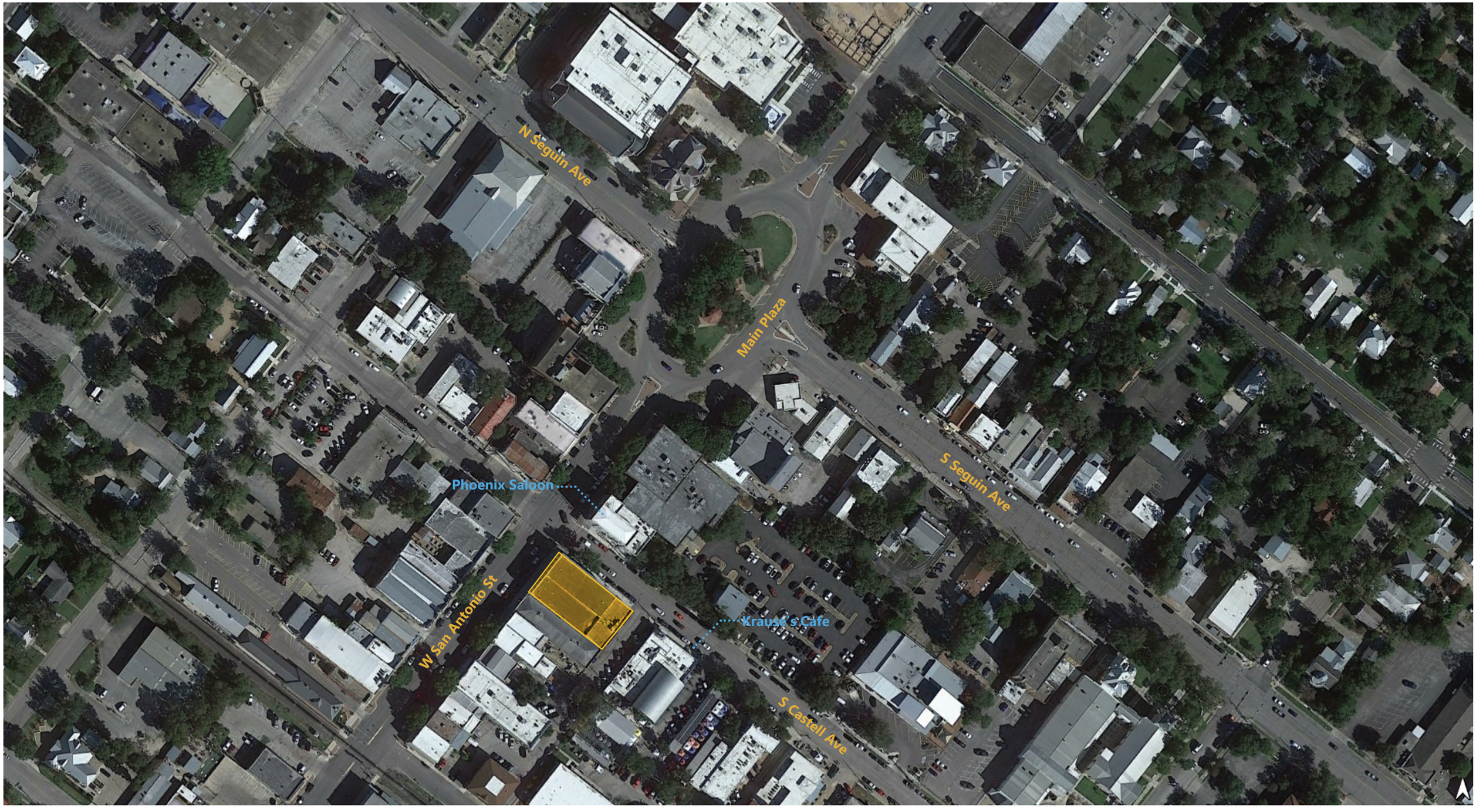
(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment. **N/A**

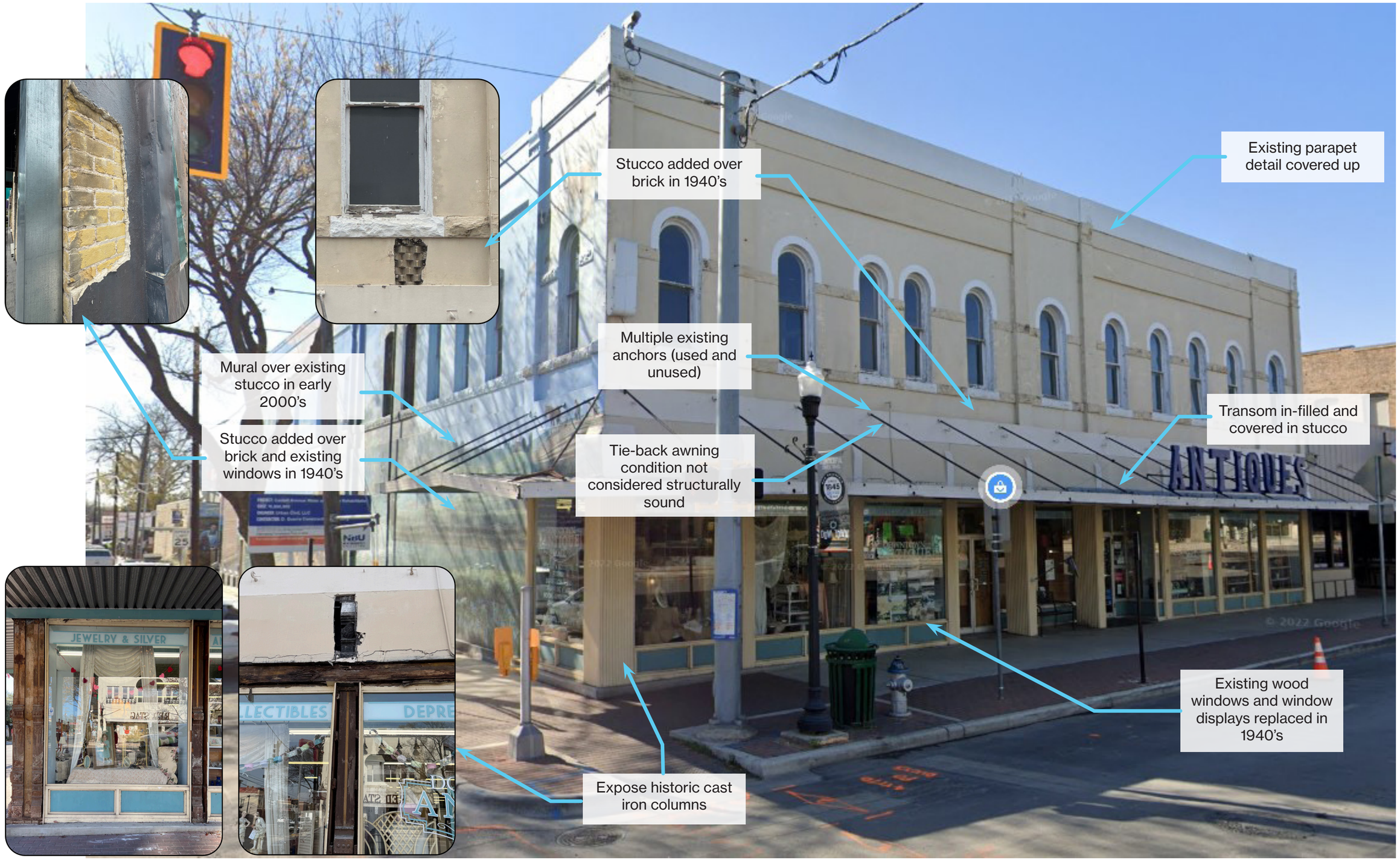
(10) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired. **N/A**

STAFF ANALYSIS:
Generally, the scope of work requested appears consistent with the applicable criteria noted in findings c through e.

209 W San Antonio St

Historic Review


N Seguin Ave
Main Plaza
S Seguin Ave
Phoenix Saloon
W San Antonio St
Krause's Cafe
S Castell Ave


Stucco added over brick in 1940's
Existing parapet detail covered up
Mural over existing stucco in early 2000's
Stucco added over brick and existing windows in 1940's
Multiple existing anchors (used and unused)
Tie-back awning condition not considered structurally sound
Transom in-filled and covered in stucco
Existing wood windows and window displays replaced in 1940's
Expose historic cast iron columns
JEWELRY & SILVER
ANTIQUES

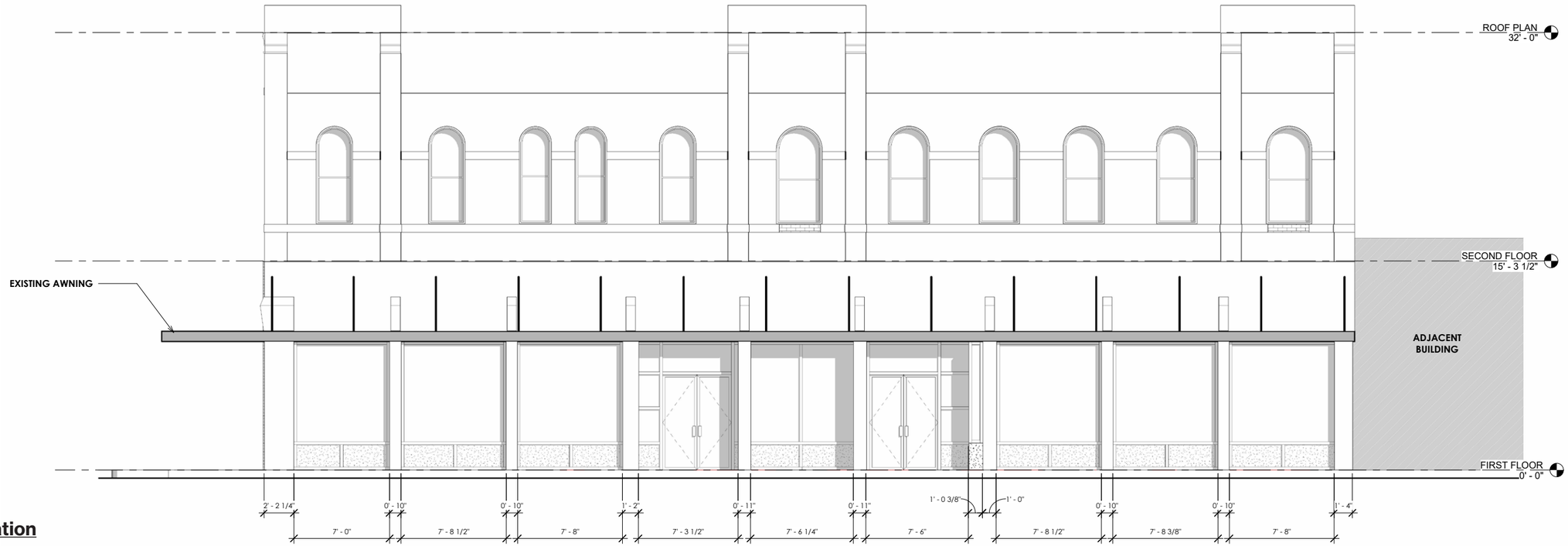
Pfeuffer-Holm Co.
NEW BRAUNFELS, TEX
1890's
1900's
Existing transom windows were originally covered by awning to protect from western sun
Original awning had a wood column support system, not allowed by code anymore
Zahnarzt

1920's
Transom exposed pre 1940's modifications

Galvalume S-deck, aluminum finish roof
Existing mural and stucco to remain until future Castell St project is completed

Small uplighting fixture mounted to canopy

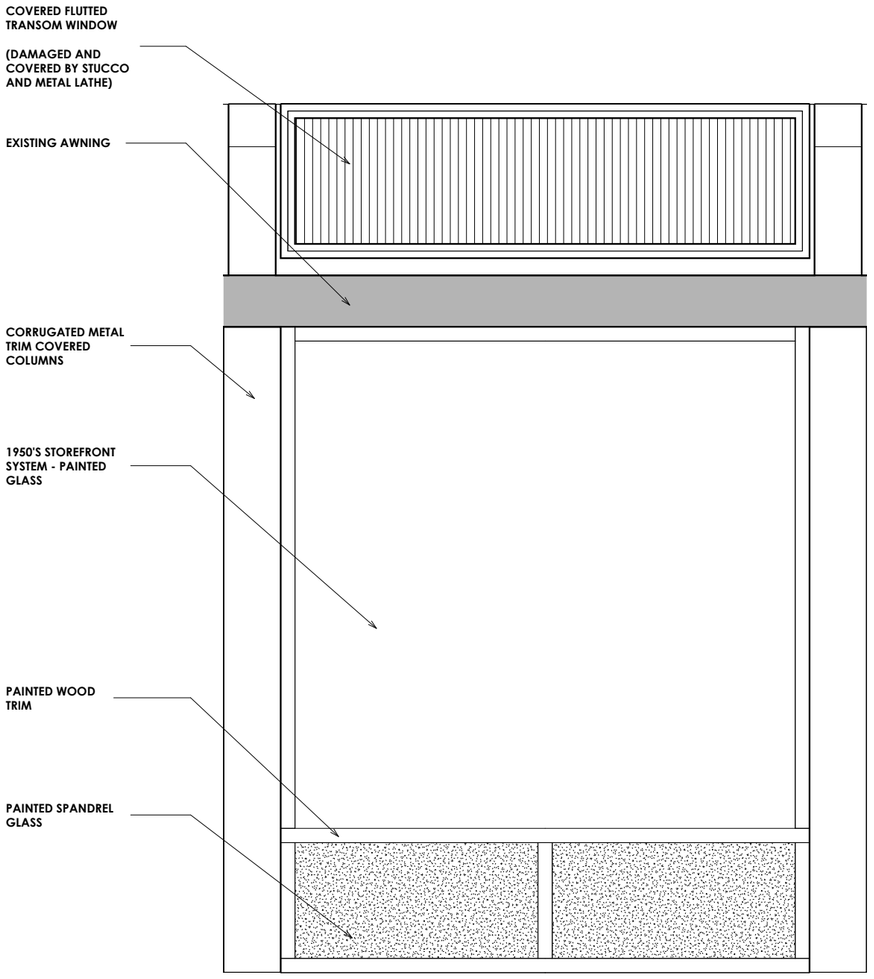
Add steel columns to support awning
Expose historic cast iron columns



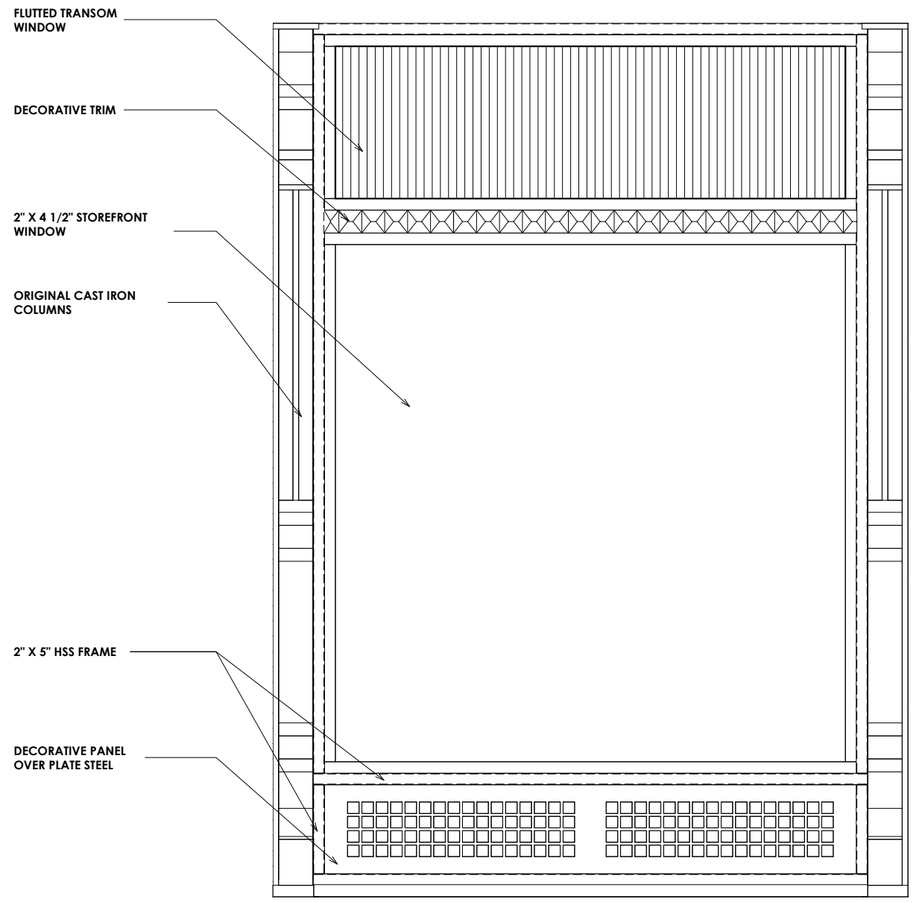
Existing Elevation

Proposed Elevation

Original Window Photo



Existing Elevation



Proposed Elevation

Agenda Item No. C)

PRESENTER:
Katie Totman, HPO

SUBJECT:
HLC Case HST26-127: Discuss and consider a Certificate of Alteration to replace the existing static marquee with a digital marquee at the Brauntex Theatre located at 290 W San Antonio.

HISTORIC DISTRICT/LANDMARK: Downtown/Brauntex Theatre

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 property located at 290 West San Antonio Street is home to the Brauntex Theater. It was designed by Dallas architects Jack Corgan and Bill Moore in the Arte Moderne style. The current marquee panels were replaced in 2020 according to the application.

b. **DIGITAL MARQUEE** - The applicant is requesting to replace the existing static marquee panels with a digital marquee.

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 dimensions of the marquee area will not change, and the examples of how the digital marquee will look do not necessarily indicate a major change in the overall appearance of 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 introduction of a digital marquee will not physically destroy significant aspects of the building. The marquee panels are what is being changed, not the marquee itself.**

(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 digital marquee can be removed in the future should they want to go back to a static marque panel, while not damaging the integrity of the building.**

STAFF ANALYSIS:

In this case, staff finds that the introduction of a digital marquee is generally consistent with the criteria for approval. Additionally, staff will work with the applicant to ensure compliance with the current sign code, with consideration of the forthcoming Land Development Ordinance draft which will offer more clarity and flexibility around marquees. Digital signage is allowed in C-2 zoned properties, which is the current zoning of this property, though the current code focuses more on monument sign types as opposed to wall or marquee signs. It is possible that an alternative sign plan may be required, in which case the applicant would need to present the request to the Board of Adjustment (BOA). From a process standpoint, staff felt it was appropriate to request action from the HLC prior to going to the BOA, should it be required.

BRAUNTEX
THE MALPASS BROTHERS
SPONSORED BY
2/19 FANITA & ERNIE BENDELE 7:30 PM
2/22 MID-TEXAS SYMPHONY: BAROQUE
3/5-3/8 CYT: THE MUSIC MAN JR
3/13 FRANKIE VALLI TRIBUTE
OUR TOWN
NO PARKING LOADING ZONE
LOUIS HENNE

BRAUNTEX
2/19
THE WALKERS BROTHERS
SPONSORED BY
FANITA & ERNIE BENDELE 7:30PM
Chocolate
SALOON

MID- TEXAS SYMPHONY: BAROQUE
2/22
3/5-3/8 CYT: THE MUSIC MAN JR
3/13 FRANKIE VALLI TRIBUTE

12-3 POLAR EXPRESS
12-9 ALEX MEIXNER
12-10 ROCKAPELLA
CELEBRATE THE HOLIDAYS
@ THE BRAUNTEX
SPONSORED BY RIVERSTONE ADVISORS

BRAZIL
SGT ANDY KEMPKER
A HERO DEVOTED TO FAMILY &
ALWAYS HELPING OTHERS

10/3 JERSEY TENORS
10/4 AMBROSIA
10/9 MARIACHI HERENCIA DE MEXICO

Summary – Preserving and Securing the Future of the Brauntex Theatre - Upgrading Marquee to Digital Format While Preserving the Historic Marquee Framework.

As the Brauntex Theatre is poised to celebrate 85 years in this community next January, the organization reflects that the Brauntex is one of the last remaining historic theatres in our community, and preserving its character and securing its future is central to our mission. This proposal is not about replacing history, it is about ensuring the Brauntex remains vibrant, visible, and sustainable for future generations.

We are proposing a sensitive enhancement to the existing marquee, 40”Inches High x 22’ Feet Wide each marquee side, that preserves its historic structure while allowing us to communicate more effectively with today’s audience and provide safety to our employees and pedestrians walking beneath the marquee.

The digital panels will replace the existing plastic panels (which was most recently replaced in 2020 and beginning to degrade) currently housed within the historic marquee framework, which will remain unaltered. The new panels will match the existing size and occupy the same footprint.

Why This Matters to the City

Community benefit

- Enhances the visual presence of a historic anchor asset
- Provides community messaging capability (events, safety, civic messaging)
- Strengthens downtown vitality and tourism
- Supports local businesses through increased foot traffic

Preservation Position

We are committed to preserving the historic character of the Brauntex Theatre. Our intent is a hybrid approach that maintains the architectural integrity of the marquee while introducing modern and safe functionality in a respectful way.

Key talking points:

- Historic structure remains intact

- Design will be context-sensitive and reviewed
- Lighting and motion will be appropriately moderated and within guidelines

Concern: “We’re losing history”

We are preserving the structure and identity of the marquee. This is about sustaining the theatre’s relevance—not replacing its history.

Concern: “Digital signage is too commercial”

This will not be a commercial billboard. It will be a curated, mission-driven communication tool for the theatre and community.

Concern: “It will change the downtown aesthetic”

We are committed to a design that complements the historic district, not competes with it. We will work closely with the City and downtown community for alignment.

Economic Impact

The Brauntex is a driver of downtown activity. Increasing our visibility directly supports restaurants, shops, and local tourism.

Capital Campaign Positioning

This project is part of a broader Phase 3 investment in the Brauntex, ensuring the long-term sustainability of a historic community asset.

Closing

Our goal is to honor the past while responsibly preparing for the future. We look forward to working collaboratively with the City to achieve a solution that reflects both.

Estimated cost total: *$98,000

**Includes digital panels, installation, permitting, electrical; $30,000 is already earmarked for towards this expense*

Advantages of a Digital Marquee for a Historic Theatre

Hybrid Marquee (historic structure preserved + digital capability)

- Safety and address risk management (1 reason)
- Preservation credibility
- Community acceptance

There are ~6,000 historic theaters in the United States (including movie palaces, community theatres, and performing arts venues) that have converted to digital marquees.

1. **Operational Safety, Efficiency and Cost Savings Over Time**

Safety is of the utmost importance. Liability is considerable with manual application. And, while the initial investment is higher, digital marquees reduce ongoing labor and material costs.

- Removes liability and safety exposure; research shows that contact with objects and equipment is a top injury category in performing arts as letters can fall from height and be dropped onto sidewalks. (Recent collision with a truck and large tree limb was the latest near catastrophic incident.)
- Eliminates manual letter changes (over 500 hours annually) and letter replacement costs.
- Reduces staff costs (~$15,000 annually)

Research Support:
Lifecycle analyses show digital signage reduces long-term operational costs compared to traditional signage due to decreased labor and materials (Ryans & Weinberg, 2015). With the increased liability concerns, digital signage addresses risk management and decreases exposure to legal action against the organization. Cost savings can be reinvested back into the organization.

2. **Enhanced Visibility and Community Engagement**

Digital marquees have better visibility, more dynamic, and more noticeable, especially in high-traffic areas.

- Can mimic the exact appearance of a ‘retro’ marquee and strengthen perception of the theatre as active and relevant
- Controlled motion increase attention capture
- Can display community announcements, emergency messaging, or civic partnerships

Research Support:
Digital signage attracts 400% more views than static signage due to motion, color and change options. (Arbitron National In-Car Study, 2009). Visual stimulation significantly improves audience engagement and retention (Wedel & Pieters, 2008).

3. **Alignment with Modern Audience Expectations**

A digital marquee signals that the organization is current, innovative, and active.

- Aligns with expectations of digital-first audiences
- Reinforces brand as a contemporary cultural venue
- Supports integration with online marketing (QR codes, social media, etc.)

Research Support:
Modern audiences expect multi-channel communication, and digital signage reinforces brand consistency across platforms (Kotler & Keller, 2016).

Electronic signage has been shown to increase message recall and adaptability compared to static signage (Dennis et al., 2012). Digital displays enable "dynamic, context-sensitive communication" that improves responsiveness to audience needs.

A digital marquee can serve as a revenue-generating asset to offset maintenance, restoration, and renovations expense, not just operational expense. Digital advertising has higher engagement rates and allows for multiple advertisers in a single display, increasing revenue potential (Out of Home Advertising Association of America, 2022).

Data-informed marketing improves audience engagement and resource allocation in arts organizations (Kolb, 2013).

This aligns with nonprofit best practices of maximizing asset utility.

Important Counterbalance:

For a historic theatre like the Brauntex, this decision is not purely operational; it involves preservation vs. modernization.

Common concerns include:

- Impact on historic integrity
- Community perception
- Local preservation regulations

However, many theatres adopt hybrid solutions, which is what we are requesting:

- Retain historic structure while integrating digital panels
- Use digital inserts integrated within traditional framing

This is not just a facilities decision, it's a signal to the community:

- Are we preserving a building… or advancing a living theatre?
- The hybrid option lets us say: We are doing both.

A digital marquee is not a replacement of history, it is an enhancement of visibility, sustainability, and financial resilience that allows the historic theatre to remain relevant and vibrant in a modern and evolving environment.

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- Ryans, A., & Weinberg, C. (2015). Marketing Engineering
- Wedel, M., & Pieters, R. (2008). Eye Tracking for Visual Marketing

Second Act: Historic Theaters Find New Life With Digital Marquees

Discover the various benefits of incorporating a digital display into a historic marquee

Carol WadeMarch 3, 2021

Lebowsky Center in Owosso, Michigan. (All images courtesy Carol Wade, Watchfire Signs)

Today's theaters tend to all look the same: sprawling buildings adjacent to shopping malls. But at one time, theaters were community landmarks that combined rich architecture with exciting marquees.

Many of these historic cinemas and stages have been demolished, but there are still close to 6,000 historic theaters across the United States, and many of them have been lovingly restored.

Owners of these historic theaters often struggle with how to bring modern technology to aging marquees. Preserving these beautiful marquees is crucial, but maintaining the old signs and operating them can get pricey, and that's if you can even find the right materials and parts.

Several historic theaters have turned to digital displays in recent years, benefiting from modern technology and efficient energy usage while maintaining historical integrity.

Clyde Theater

There are various benefits of incorporating a digital display into a historic marquee.

Theaters can keep their landmark status

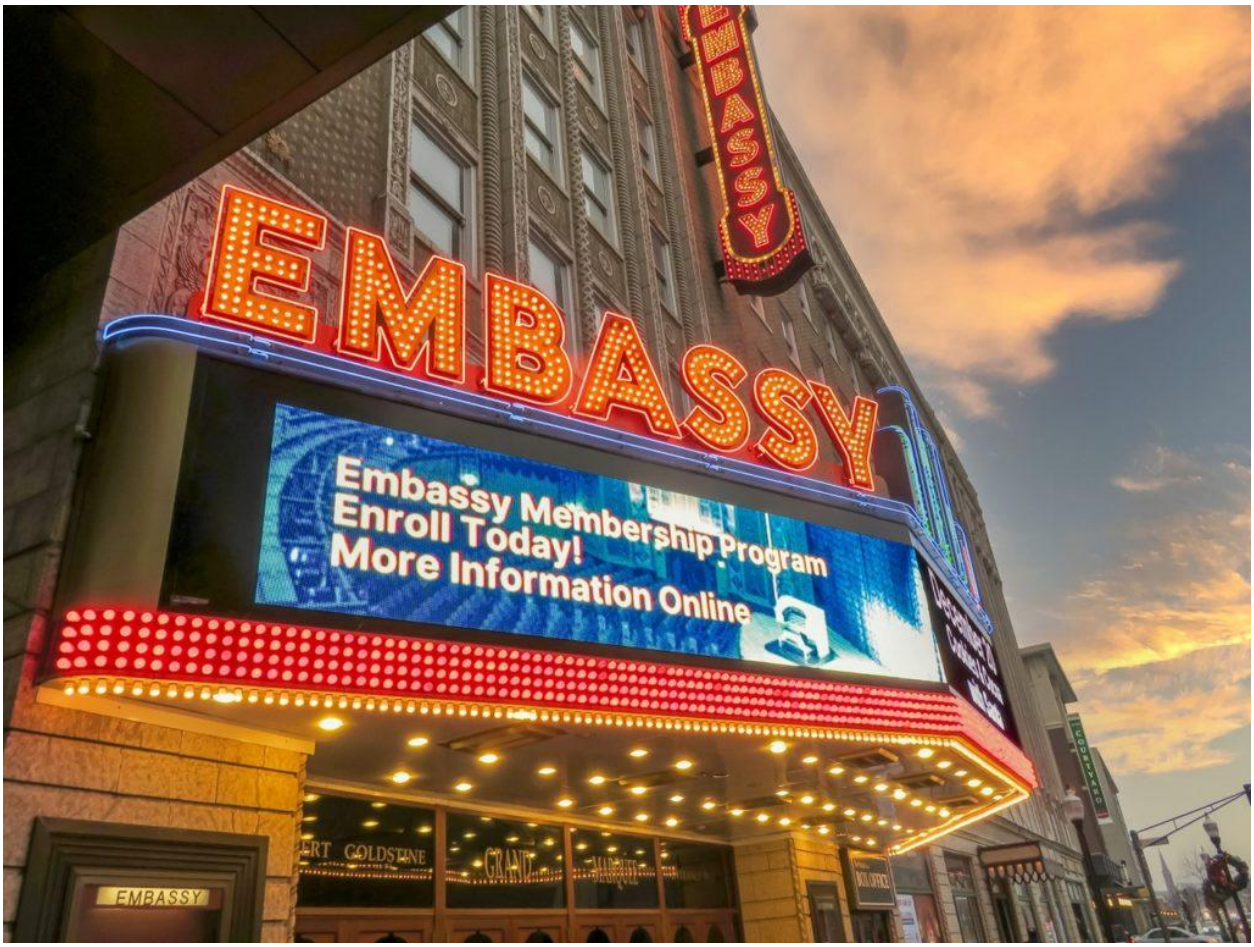
Restoring a sign using LED lights can maintain the same look of old-fashioned incandescents but can be operated at a fraction of the cost. The Clyde Theatre in Fort Wayne, Indiana, was designed by A.M. Strauss, an architect famous for his many landmark buildings in Indiana and Ohio throughout the early 20th century.

Built in 1951, the art deco building was purchased at a tax auction in 2012. The new owners embarked on a $9 million restoration of the theater, including rebuilding the marquee and

its 60' spire using original blueprints. The new marquee is anchored by a 4' X 20' curved digital message center that wraps around the theater's front and displays dynamic content. It is surrounded on both sides by traditional manual message boards.

Digital signs can be retrofitted into existing marquees

Instead of starting over, most marquees can be retrofitted with a digital sign. The Embassy Theatre in Fort Wayne, Indiana, is a great example. Opening in 1928 as a movie palace and vaudeville house, The Embassy has hosted iconic stars including Perry Como, Louis Armstrong, Tony Bennett, and Doris Day.



Embassy Theater

The historic theater was rescued from the wrecking ball in 1972. Two decades later, it underwent a major renovation to bring it up to the modern standards required for national Broadway productions, concerts, cinema, and educational programming. The digital marquee installed as part of the theater's 75th anniversary was recently replaced with a 6mm digital display, the highest resolution in the state.

Programming can be made to look like old signs

Lebowsky Center

There's something about the nostalgia of old Bakelite panels, but the panels are hard to replace, and the accompanying letter tiles are difficult to change out. The Lebowsky Center in Owosso, Michigan, came up with a solution. Originally a 1,200 seat vaudeville house in 1926 and converted to a movie theater in 1985, the theater underwent a painstaking reconstruction after suffering a fire in 2007. Since the front of the building and the original

marquee were spared during the fire, it was important for the exterior to keep the original design.

With many of the original Bakelite panels broken in the marquee, the prospect of a total restoration was difficult and potentially expensive. Instead, the marquee was retrofitted with a 16mm LED sign. The sign's content management software allows it to be programmed with lettering that copies the original marquee's look—right down to a font that matches the old manually applied letter tiles.

Digital is more economical

LED signs are more ecologically friendly because they operate with just a fraction of the electricity required for traditional incandescent bulb signs. Since LED lights use 75% less electricity than incandescent lights, the energy savings can be significant over time. When not as much brightness is needed at nighttime, the signs automatically dim, lowering power consumption even further. LEDs also last much longer than incandescent lights. The average incandescent has a 750-hour lifespan, compared to 100,000 hours for an LED. This cuts down significantly on maintenance and the number of disposable used bulbs.

More eye-catching promotions

In addition to looking great, LED signs deliver more current and eye-catching content than static marquees. With LED signs, theaters can show live video from inside the theater, display video of upcoming acts, showcase an entire season's worth of attractions, promote private rentals, and quickly provide important community updates. All this content can be programmed from anywhere with an internet connection and doesn't require someone to change letters manually.

During the pandemic, digital marquees even helped historic theaters survive state shutdown mandates. The Embassy Theatre promoted its virtual events to keep patrons engaged while thanking its donors and posting community messages of encouragement. Some historic theaters have even opened as vaccination distribution sites. Digital marquees are instrumental in getting the word out, organizing crowds, and sharing clinic details.

Finally, many historic districts have strict zoning regulations that often forbid the installation of LED signs. However, many municipalities make an exception when they learn that adding a digital sign to a historic marquee is a positive choice that benefits the community, is ecologically friendly, and maintains these beautiful buildings' historic integrity.

GRAND OPENING OCTOBER 5
11 AM TO 8 PM
7PM FREE CONCERT SUGAR RAY 7PM

HERITAGE FALLS PREMIERE
SEPTEMBER 8TH,
9TH & 11TH @ 7PM

CHICAGO
CHICAGO
CIRQUE DU SOLEIL
BANANA SHPEEL
CIRQUE DU SOLEIL
BANANA SHPEEL
NOV 19 - JAN 3

THIEATCO
THE CONCENT HALLS THE WARDE
THE 15AGK DIEVER

TENNESSEE
FRIENDS
OF THE
TENNESSEE
THEATRE
City and Colour
with Lucy Rose
Saturday, Sept 28, 8:00pm

On Premise Quote

watchfire

QUOTE NUMBER: 2320735.4 (Revision 4) DATE: 2/3/2026 **SIGN ID: 2122696 W8-S**

US Signs 9015733
Lydell Toye,
258 Trade Center Dr
New Braunfels, TX 78130-2301
(830) 629-4411
ussignsnb@gmail.com

Shipping Destination
US Signs
258 Trade Center Dr
New Braunfels, TX 78130-2301

Job Site
Name: Brauntex
Address:
City:
State: Zip:

PRODUCT SPECIFICATIONS

Pixel Pitch:	W8mm LED RGB
Pixel Matrix:	144H X 792W
Ventilation Style:	Front Ventilation
Cabinet Size:	4ft 5in H x 22ft 3in L x 5in D
Viewing Area:	4ft H x 22ft L
Cabinet Style:	Double Face (Slim) Front Service
Character Size:	15 lines / 158.4 Characters at a 3" type
Approx. Weight:	2025.00 Lbs.
Warranty:	Standard 5 Year Watchfire warranty applies.
Mfg. Lead Time:	7-9 weeks (Based on signed quote, receipt of deposit, and **artwork approval - if applicable**)
Electrical Service:	240 VOLT 4 WIRE 64.0 amps (32.00 per face). Refer to the Installation manual for details on wiring. Based on 18 hours of operation a day, plus or minus 10% depending on how the sign is programmed. *Example: 79.6 KWHrs x $0.12 = $9.55/Day*

OPTIONS

Software	Ignite OPx (cloud-based)
Software Training	Web Based Software Training
Communications	OPx - 4G Wireless with Watchfire Cellular Data Plan
Wireless Data Plan	Life-of-sign Data Plan
Cabinet Separation	Standard Up To 15 Feet
Power Requirements	US 240 Volts
Temperature Sensor	Not Ordered
Sign Mounting Kit	Not Ordered / Not Required
Technician On-Site	Not Ordered
Warranty	Standard 5-Year Parts
Spare Parts Kit	Not Ordered

STANDARD FEATURES

Brightness	Daytime 7500 NITs Maximum;Nighttime 700 NITs Maximum
Color	LED RGB
Color Capability	Min. 1.2 Quintillion
Includes	Ignite Graphics Software
Video	up to 30 FPS
Viewing Angles	150 Horizontal/95 Vertical

ORDER ACCEPTANCE

QUOTE VALID UNTIL 3/5/2026

System Price: 8mm Highbrightness Color LED Message Center - Front Ventilation

System Price	**$67,606.00 USD**
Crating & Shipping *To New Braunfels,TX via Dedicated FBC (1001 - 1500 Mi)*	**Add: 6156.00 USD**
Grand Total:	**$73,762.00 USD**

To order Sign ID 2122696, sign here and return with down payment

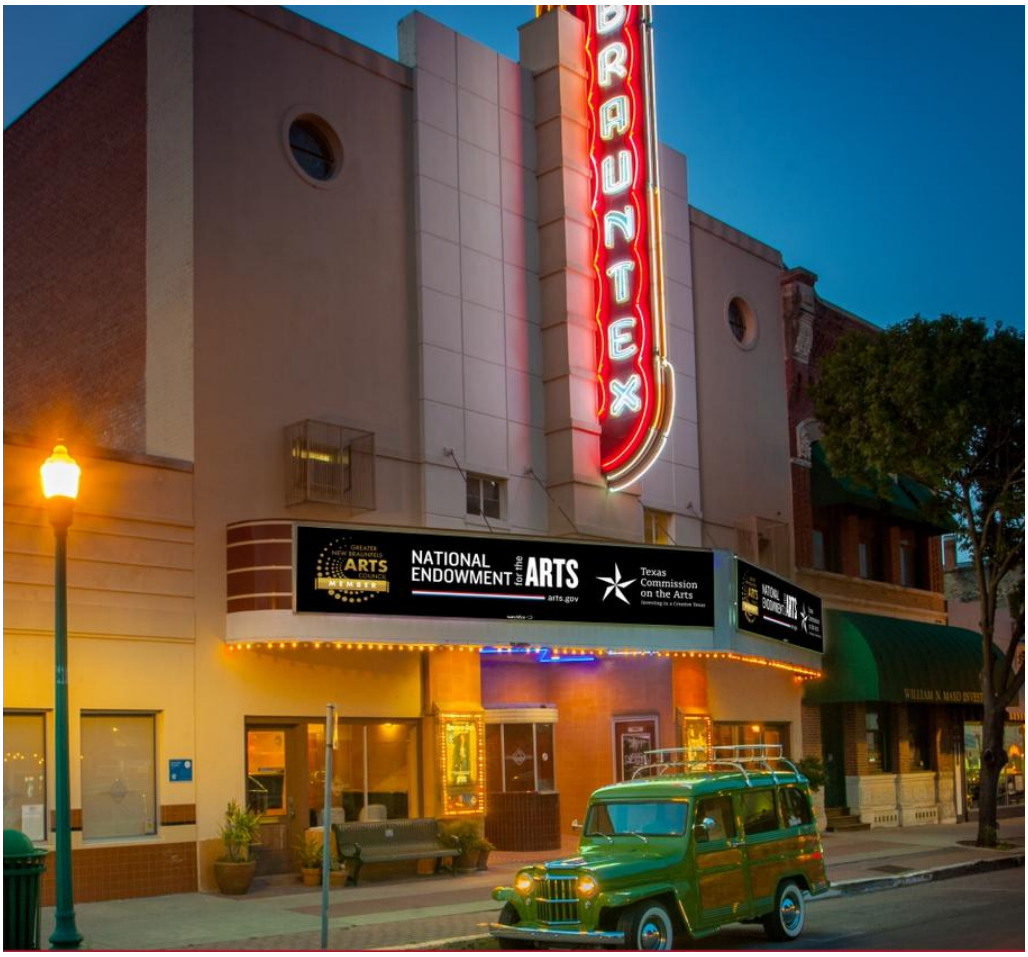
Signature:_____ Date:_____

Buyer acknowledges that prior to executing this Agreement Buyer has read or has had the opportunity and means to review the TERMS OF SALE and Seller's LIMITED WARRANTY, SOFTWARE LICENSE, AND LIMITATION OF LIABILITIES AND REMEDIES at https://tos.watchfiresigns.com/ToSOP03.pdf or in the alternative, a hard copy has been provided to Buyer and its receipt is acknowledged.
This quote/offer is expressly limited to the acceptance by the buyer of its exact terms, including the terms of sale and seller's limited warranty, software license, and limitation of liabilities and remedies, all of which are a part of the agreement. Any purchase order or related documents buyer issues to seller (even if it contains terms in addition to or inconsistent with the terms of this agreement) for this transaction shall constitute buyer's unconditional agreement to be bound exclusively by the seller's terms and conditions of this agreement, and buyer hereby agrees that such additional or inconsistent terms shall not apply nor become a part of this agreement.

BRAUNTEX
NEW BRAUNFELS' VERY OWN
★ ★★ SINCE 1942 ★ ★★
290

BRAUNTEX
BROADWAY MAGIC
BROADWAY MAGIC

BRAUNTEX
EVIL WOMAN
THE AMERICAN ELO
MARCH 14 AT 7:30 PM - 9:30 PM
GET TICKETS
BRAUNTEX.ORG


BRAUNTEX
NATIONAL ENDOWMENT for the ARTS
arts.gov
Texas Commission on the Arts

PRESENTER
Katie Totman, HPO

SUBJECT:
HLC Case HST26-126: Discuss and consider a Certificate of Alteration for the construction of a small garage building in the back yard of property addressed at 554 South Academy.

DEPARTMENT: Neighborhood and Community Planning

HISTORIC DISTRICT/LANDMARK NAME: Sophienburg Hill Historic District

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.

Sec. 66-59. Alteration certificate application procedure.

(a) Prior to the commencement of any work requiring an alteration certificate, the owner shall file an application for such a certificate with the historic preservation office. The application shall contain:

(1) Name, address, telephone number of applicant, detailed description of proposed work.
(2) Location and photograph of the property and adjacent properties.
(3) Elevation drawings of the proposed changes, if available.
(4) Samples of materials to be used.
(5) If the proposal includes signs or lettering, a scale drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination (if any), and a plan showing the sign's location on the property.
(6) Any other information which the commission may deem necessary to visualize the proposed work.

(b) No building permit shall be issued for such proposed work until an alteration certificate has first been issued by the commission. The alteration certificate required by this act shall be in addition to and not in lieu of any building permit that may be required by any other ordinance of the city.
(c) The commission shall review the application at a regularly scheduled meeting within 30 days from the date the application is received, at which time an opportunity will be provided for the applicant to be heard. The commission shall approve, deny, or approve with modifications the application within 30 days after the review meeting. In the event the commission does not move to consider the application within 60 days of its receipt, the application shall be granted.

(d) All decisions of the commission shall be in writing. The commission's decision shall state its findings pertaining to the approval, denial, or modification of the application. A copy shall be sent to the applicant. Additional copies shall be filed as part of the public record on that property and dispersed to appropriate city

departments, e.g., building inspection.

(e) An applicant for an alteration certificate dissatisfied with the action of the commission relating to the issuance or denial of an alteration certificate shall have the right to appeal to the city council within 30 days after receipt of notification of such action. The city council shall give notice, follow publication procedure, hold hearings, and make its decision in the same manner as provided in the general zoning ordinance of the city.

FINDINGS:

a. The property is within the Sophienburg Hill Historic District and the proposed garage will be located in the rear yard.

b. **GARAGE/SHED STRUCTURE:** The applicant is requesting to build a garage/shed structure in the rear yard. The building will be approximately 180 square feet and 10'-6" tall from grade to roof ridge. The building will feature wood siding and a metal roof to match those elements found on the main house.

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. **The proposed garage structure is subordinate to the main house and will not be easily visible from South Academy. Additionally, it follows the development pattern generally established in the district with accessory structures located in the rear yard and in this case fronting Braddock Avenue which functions as a tertiary street or alley.**

(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, based on finding b, the proposed structure is consistent with the criteria for approval.

554 S ACADEMY REMODEL

POST APPROVAL PERMIT REVISION – GARAGE UPDATE

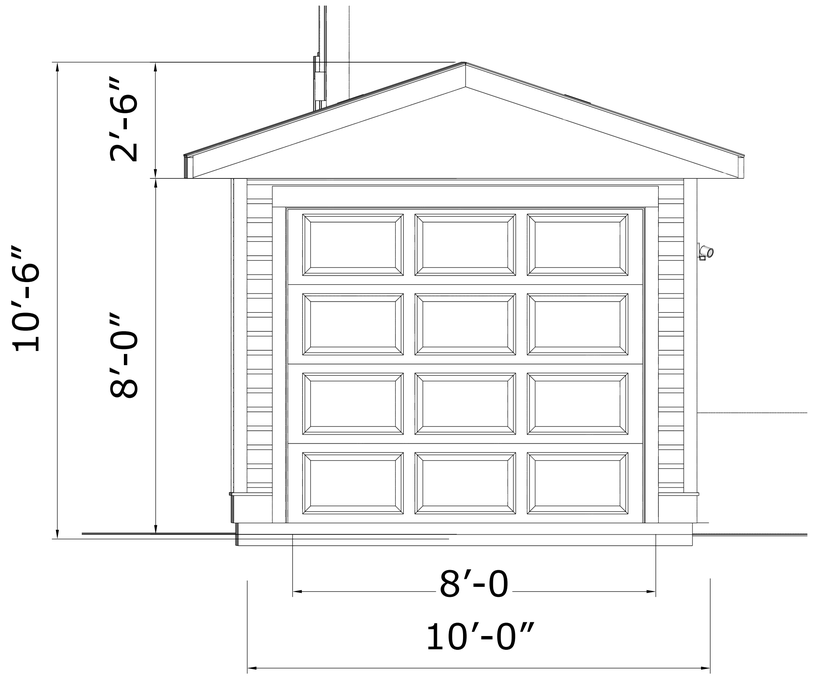
JASON OWENS
JK OWENS CONSTRUCTION
10arrowventures@gmail.com
512-657-0258

554 S ACADEMY REMODEL
POST APPROVAL REVISION

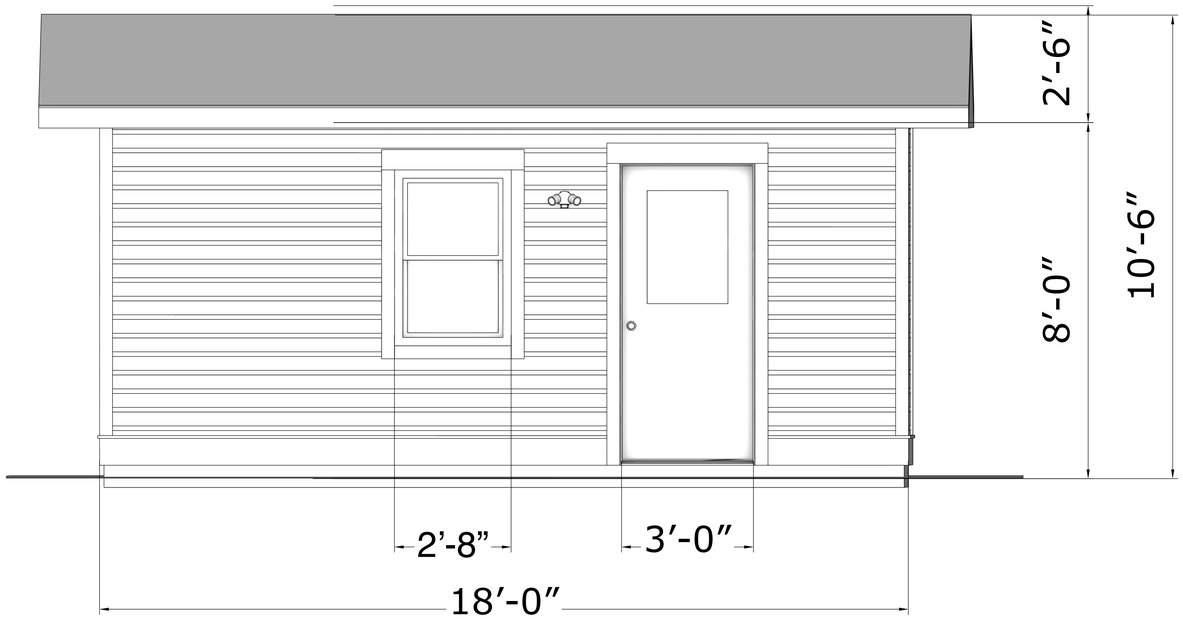
SCOPE OF WORK:

- Build new 180sf garage/shed on property next to existing house on property. These plans honor setbacks from the property line and the existing house.
- Siding selection and roofing to match existing house (standing seam metal and wood dutch lap siding.
- Add 18x10 (180sf) slab as foundation for garage/shed.
    - 3000psi concrete
    - 5” thick slab
    - Perimeter beam 8”W x 12”D w/#4 rebar
    - 3/8” rebar in slab 16” OCBW

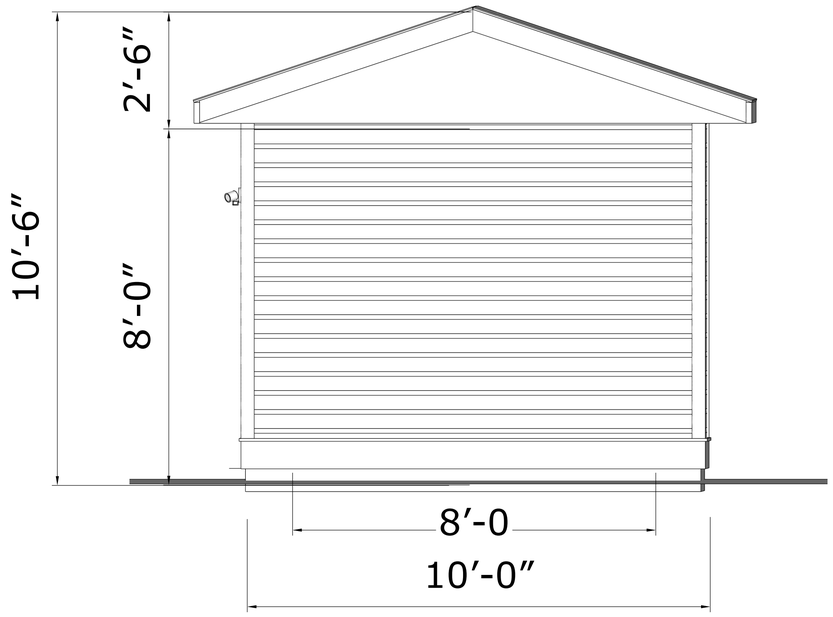
REAR ELEVATION - GARAGE



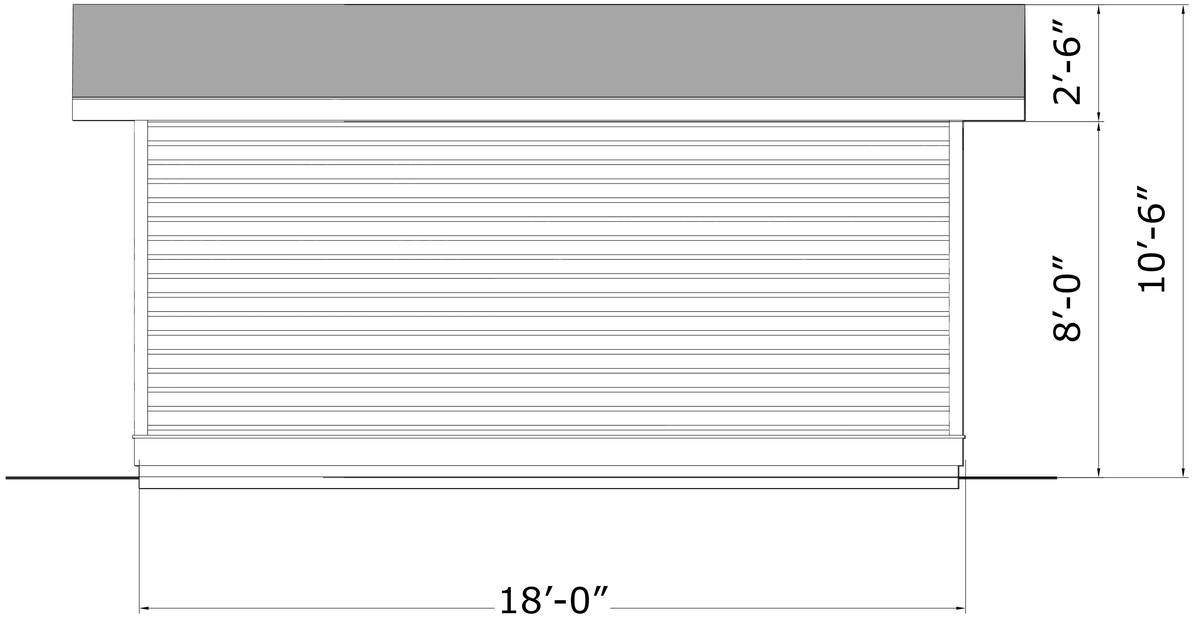
LEFT ELEVATION - GARAGE



FRONT ELEVATION - GARAGE



RIGHT ELEVATION - GARAGE



JK OWENS CONSTRUCTION

10 ARROW VENTURES

554 S ACADEMY REMODEL

554 S ACADEMY AVE

OWNER:
JASON OWENS
554 S. ACADEMY AVE
NEW BRAUNFELS, TX
78130

DRAWN BY:
JASON OWENS
10 ARROW VENTURES

DOCUMENT DATE:
MARCH 15, 2026

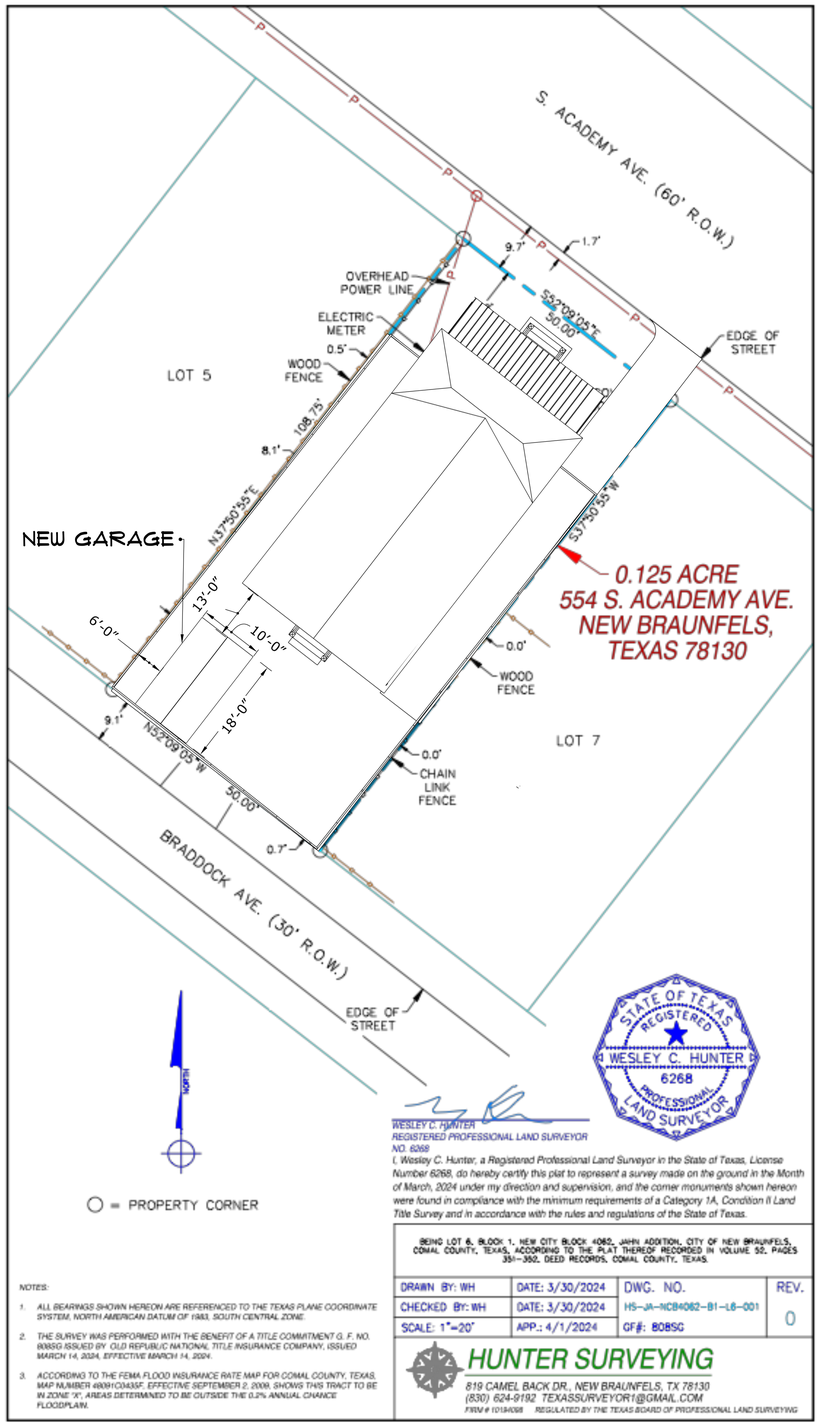
JKOWENS CONSTRUCTION

10 ARROW VENTURES

B1.01

GARAGE ELEVATIONS

SITE PLAN W/ GARAGE



WESLEY C. HUNTER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6268

I, Wesley C. Hunter, a Registered Professional Land Surveyor in the State of Texas, License Number 6268, do hereby certify this plat to represent a survey made on the ground in the Month of March, 2024 under my direction and supervision, and the corner monuments shown hereon were found in compliance with the minimum requirements of a Category 1A, Condition II Land Title Survey and in accordance with the rules and regulations of the State of Texas.

BEING LOT 6, BLOCK 1, NEW CITY BLOCK 4065, JAHN ADDITION, CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52, PAGES 351–352, DEED RECORDS, COMAL COUNTY, TEXAS.

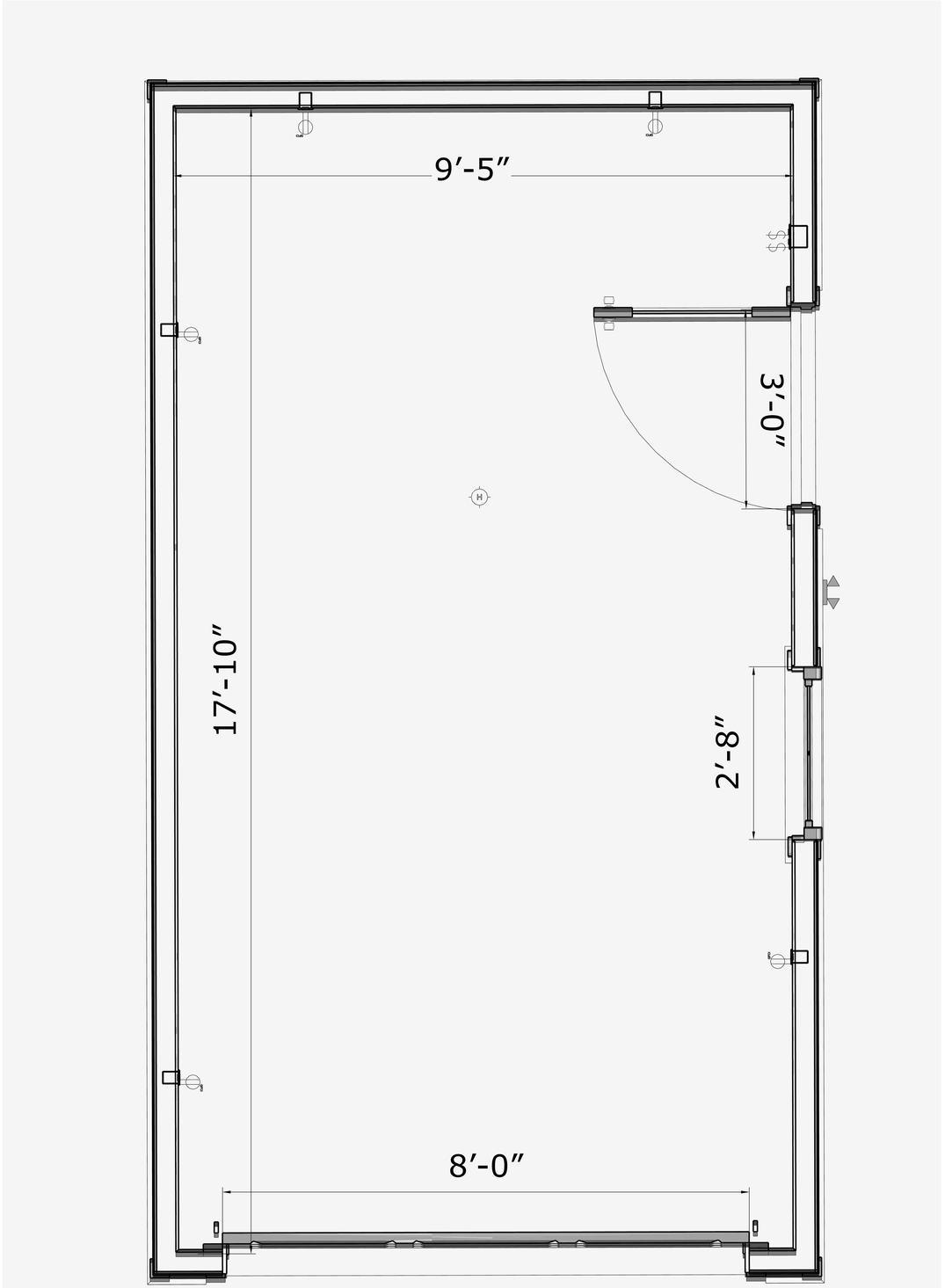
DRAWN BY: WH	DATE: 3/30/2024	DWG. NO.	REV.
CHECKED BY: WH	DATE: 3/30/2024	H5-JA-NCB4062-B1-L6-001	0
SCALE: 1"=20'	APP.: 4/1/2024	GF#: 80BSG	

HUNTER SURVEYING
819 CAMEL BACK DR., NEW BRAUNFELS, TX 78130
(830) 624-9192 TEXASSURVEYOR1@GMAIL.COM
FIRM # 10194068 REGULATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, SOUTH CENTRAL ZONE.
2. THE SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT G. F. NO. 80BSG ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUED MARCH 14, 2024, EFFECTIVE MARCH 14, 2024.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS, MAP NUMBER 48091C0435F, EFFECTIVE SEPTEMBER 2, 2009, SHOWS THIS TRACT TO BE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GARAGE FLOOR PLAN



JK OWENS CONSTRUCTION

10 ARROW VENTURES
DESIGN. RESTORE. DEVELOP.

554 S ACADEMY REMODEL

554 S ACADEMY AVE

DRAWN BY: JASON OWENS
10 ARROW VENTURES

DOCUMENT DATE: MARCH 15, 2026

JKOWENS CONSTRUCTION

10 ARROW VENTURES

OWNER: JASON OWENS
554 S. ACADEMY AVE
NEW BRAUNFELS, TX 78130

A1.01

SITE PLAN & FLOOR PLAN

TEXAS
VNF-6090

PRESENTER
Katie Totman, HPO

SUBJECT:
HLC Case HST26-128: Discuss and consider a Certificate of Alteration to increase the roof height of the existing garage on property addressed at 574 South Academy.

DEPARTMENT: Neighborhood and Community Planning

HISTORIC DISTRICT/LANDMARK NAME: Sophienburg Hill Historic District

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.

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(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.

Sec. 66-59. Alteration certificate application procedure.

(a) Prior to the commencement of any work requiring an alteration certificate, the owner shall file an application for such a certificate with the historic preservation office. The application shall contain:

(1) Name, address, telephone number of applicant, detailed description of proposed work.
(2) Location and photograph of the property and adjacent properties.
(3) Elevation drawings of the proposed changes, if available.
(4) Samples of materials to be used.
(5) If the proposal includes signs or lettering, a scale drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination (if any), and a plan showing the sign's location on the property.
(6) Any other information which the commission may deem necessary to visualize the proposed work.

(b) No building permit shall be issued for such proposed work until an alteration certificate has first been issued by the commission. The alteration certificate required by this act shall be in addition to and not in lieu of any building permit that may be required by any other ordinance of the city.
(c) The commission shall review the application at a regularly scheduled meeting within 30 days from the date the application is received, at which time an opportunity will be provided for the applicant to be heard. The commission shall approve, deny, or approve with modifications the application within 30 days after the review meeting. In the event the commission does not move to consider the application within 60 days of its receipt, the application shall be granted.

(d) All decisions of the commission shall be in writing. The commission's decision shall state its findings pertaining to the approval, denial, or modification of the application. A copy shall be sent to the applicant. Additional copies shall be filed as part of the public record on that property and dispersed to appropriate city

departments, e.g., building inspection.

(e) An applicant for an alteration certificate dissatisfied with the action of the commission relating to the issuance or denial of an alteration certificate shall have the right to appeal to the city council within 30 days after receipt of notification of such action. The city council shall give notice, follow publication procedure, hold hearings, and make its decision in the same manner as provided in the general zoning ordinance of the city.

FINDINGS:

a. The property is in the Sophienburg Hill Historic District. The garage in question was built ca. 2017/2018 and is not of historic age.

b. **ROOF MODIFICATIONS (GARAGE):** The applicant is requesting to add a second story to the existing garage. The applicant has indicated in the narrative that the materials used on the garage remodel will match the materials previously approved on the addition and main house including the siding, roof material, and trim.

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 garage was built between 2017 and 2018 and is not of historic age.**

(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

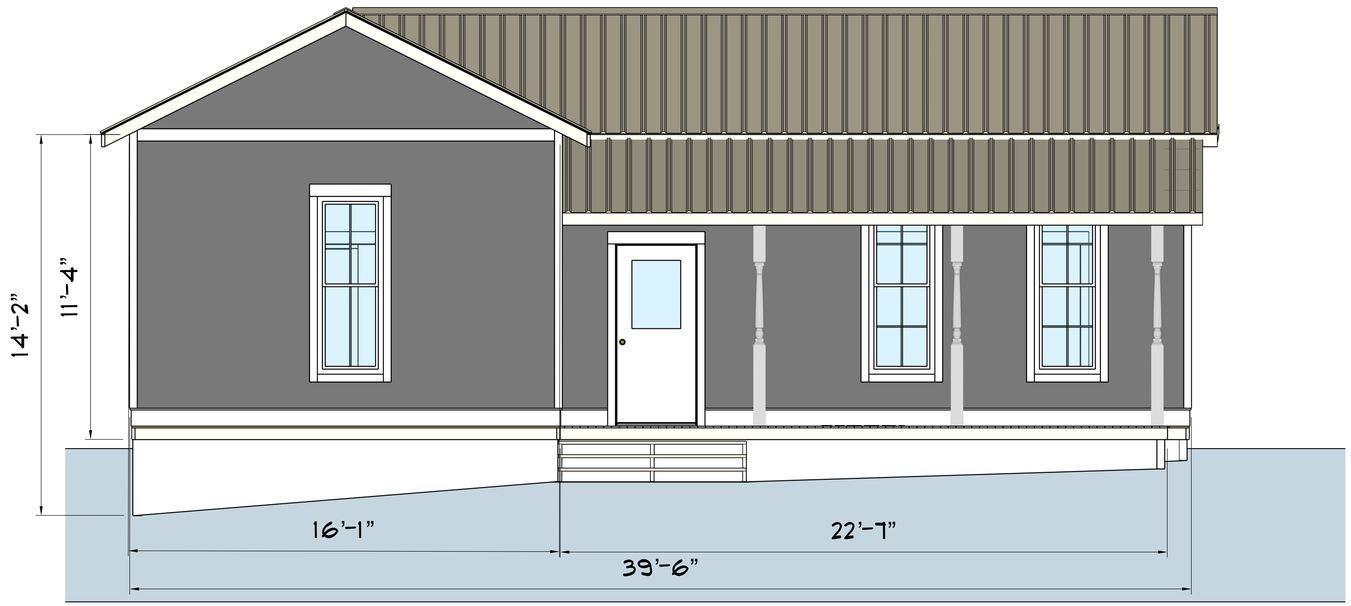
adjacent to, any project. **N/A**

(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 garage is not of historic age. Additionally, given that it is in the rear yard and already subordinate to the primary historic structure, the increased height will likely not be visible from the primary street of S Academy or disrupt the established development pattern.**

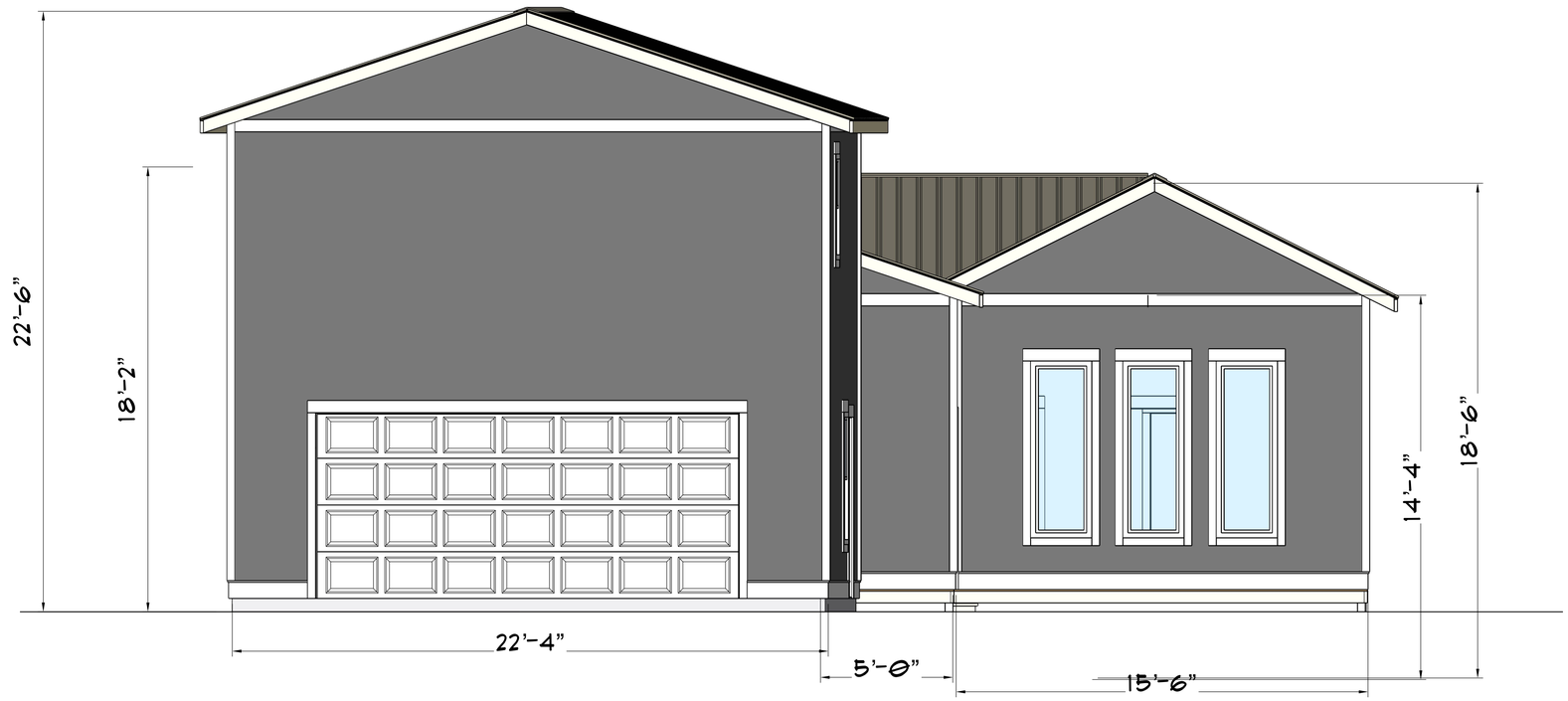
(10) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired. **N/A**

STAFF ANALYSIS:
Generally, staff finds that the request is consistent with the criteria for approval based on finding b.

FRONT ELEVATION



REAR ELEVATION



JK OWENS CONSTRUCTION

10 ARROW VENTURES
DESIGN - RESTORE - DEVELOP
TX

JK OWENS CONSTRUCTION

OWNER:
LIEHAO SU

REMODEL

ADDRESS

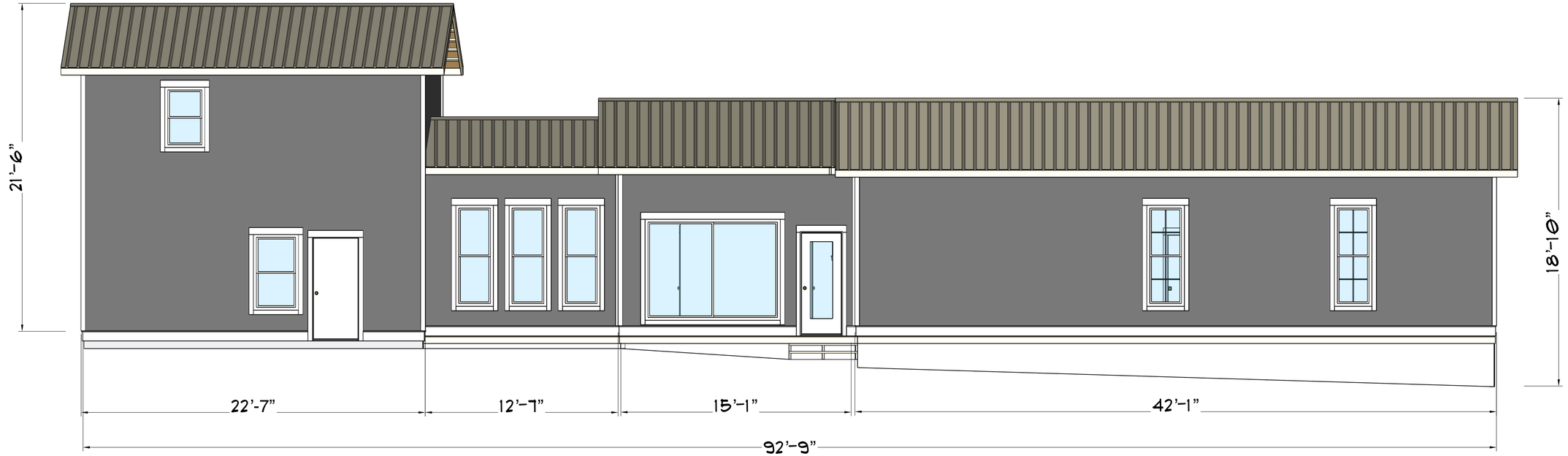
DRAWN BY:
JASON OWENS
10 ARROW
DESIGN

DOCUMENT
DATE:
MARCH 15, 2026

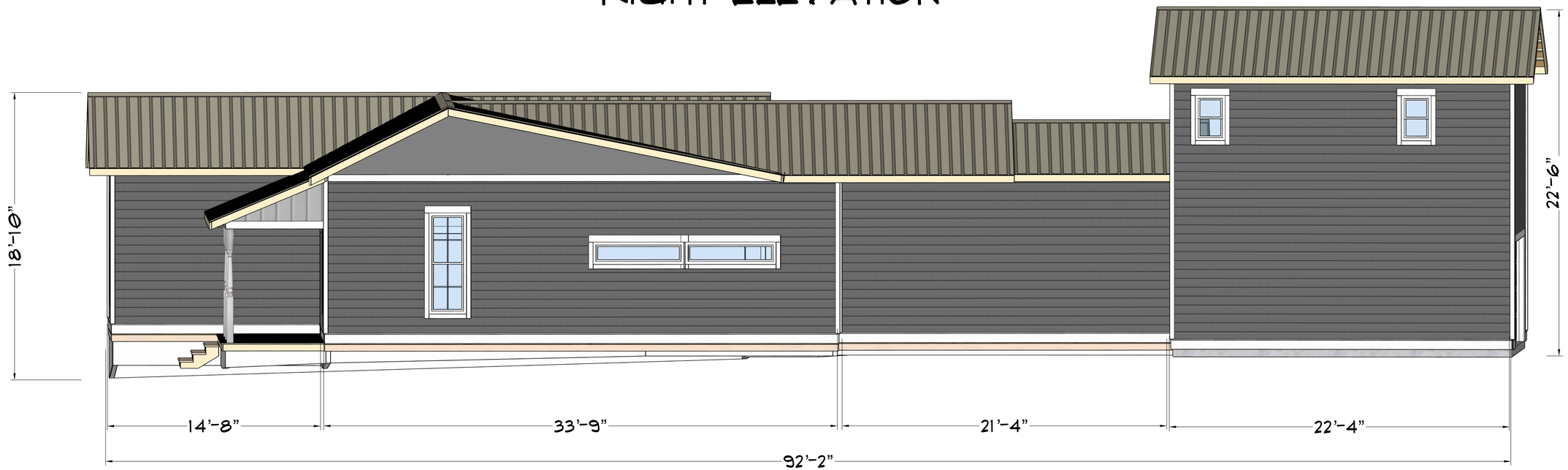
A1.01

514 S
ACADEMY

LEFT ELEVATION



RIGHT ELEVATION



JK OWENS CONSTRUCTION

10 ARROW VENTURES
DESIGN - RESTORE - DEVELOP
TX

JK OWENS CONSTRUCTION

OWNER:
LIEHAO SU

REMODEL

ADDRESS

DOCUMENT DATE:
MARCH 15, 2026

DRAWN BY:
JASON OWENS
10 ARROW DESIGN

A1.02

574 S ACADEMY

JK OWENS
CONSTRUCTION

10 ARROW VENTURES
T X
DESIGN - RESTORE - DEVELOP

REMODEL

ADDRESS

OWNER:
LIEHAO SU

DRAWN BY:
JASON OWENS
10 ARROW
DESIGN

DOCUMENT
DATE:
MARCH 15, 2026

JK OWENS
CONSTRUCTION

LIEHAO SU

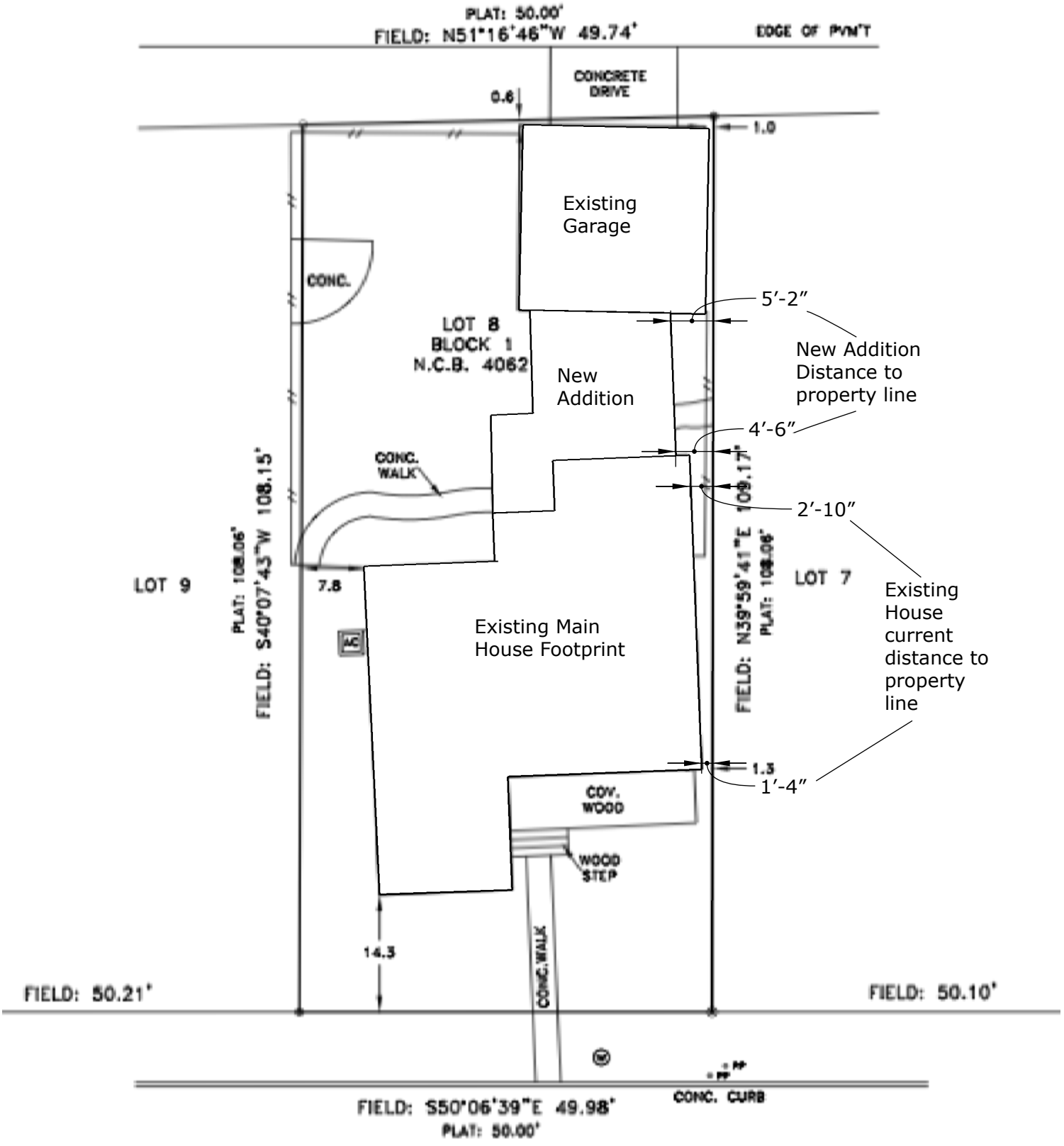
A1.03

574 S
ACADEMY

N ROD SET
KITION UNIT
OLE
ETER
NCE LINE

0 10
SCALE: 1"

BOENIG STREET
(30' RIGHT-OF-WAY)



ACADEMY STREET
(60.5' RIGHT-OF-WAY)

574 S ACADEMY REMODEL

POST HLC APPROVAL REVISION – GARAGE UPDATE

JASON OWENS
JK OWENS CONSTRUCTION
10arrowventures@gmail.com
512-657-0258

574 S ACADEMY REMODEL
POST APPROVAL REVISION

SCOPE OF WORK:

Requesting a revision to the original HLC approval (HST25-183 – June 10, 2025) for remodel to 574 S Academy Ave.

- Utilizing existing footprint, and since remodel plans already require a new Roof and roof framing, adding a second story to Garage. This will allow for additional space and storage, and also allow the roofline and structure of the previously approved addition to better functionally and aesthetically connect to the garage structure.
- All materials (Siding, roofing, trim) to match materials previously approved for existing house and addition.

PRESENTER
Katie Totman, HPO

SUBJECT:
HST26-102: Discuss and consider a recommendation to the Texas Historical Commission for an application for the National Register of Historic Places nomination for the Dittlinger Family Residential Historic District, including 372 Magazine Avenue and 581 West Coll Street.

BACKGROUND:
As a Certified Local Government (CLG), the City of New Braunfels is required to provide a recommendation on any National Register nominations within City limits. A letter was received from the Texas Historical Commission on March 18, 2026, stating that 372 Magazine Avenue and 581 West Coll Street have been nominated for the National Register of Historic Places. Both properties are part of the locally designated Sophienburg Hill Historic District and 372 Magazine Avenue is also an individually designated local historic landmark. Unlike local historic designations, inclusion on the National Register of Historic Places carries no regulatory restrictions. However, as mentioned above, many of the properties in the proposed boundaries are already locally designated as historic. The draft nomination is included in the attachments.

The following Statement of Significance is taken directly from the nomination draft: “The Dittlinger Residential Historic District contains a collection of late-nineteenth and early twentieth-century resources located on two adjacent properties-581 W. Coll Street and 372 Magazine Avenue-in New Braunfels’ Sophienburg neighborhood. The historic-age resources in the district date from around 1895 to 1925 and are associated with the Dittlinger family, one of New Braunfels’s prominent industrial and charitable families. The two primary resources in the district are the Liebscher House, a nineteenth-century Folk Victorian residence, and the Dittlinger House, a 1910 Italianate and Greek Revival residence. Built c. 1895, the Liebscher House was acquired by Hippolyt Dittlinger’s daughter and son-in-law, Franziska and Alfred Liebscher, in 1920. Dittlinger, a prominent industrialist and owner of several mills in New Braunfels, lived in the Dittlinger House next door. This house was designed by prominent San Antonio architecture firm James Wahrenberger and Son and built by local contractors Charles Roeper and Christian Herry. In addition to the primary residences, the district contains several National Folk style backhouses, as well as a wash house, a barn, a chicken coop, a pump house, and a shed that reflects middle- and upper-class residential life in early twentieth-century New Braunfels. The Dittlinger family retained ownership of the properties into the 1980s. The district is nominated to the National Register of Historic Places at the local level under Criterion C in the area of Architecture for its excellent examples of National Folk, Late Victorian, and Early Twentieth Century Revival architectural design and its association with architect James Wahrenberger. The district also provides insight into the architectural variety of early to mid-twentieth-century residential properties in New Braunfels. The district’s period of significance spans from 1895, the construction date of the Liebscher House, to 1963, covering the construction of all historic-age resources and the Liebscher House addition. The district has two moved backhouses-Resources 10 and 12-that meet Criteria Consideration B: Moved Properties, since they were relocated within the period of significance to a residential setting presumably close in resemblance to their original setting.”

COMPREHENSIVE PLAN REFERENCE

- **Action 2.2:** Prioritize areas that are best suited for conservation and preservation.
- **Action 2.6:** Consistently evaluate the areas designated historic for strategic expansion or new designations.

STRATEGIC PLAN REFERENCE:

☐Economic Mobility ☐Enhanced Connectivity ☒Community Identity
☐Organizational Excellence ☐Community Well-Being ☐N/A

STAFF ANALYSIS:

Staff recommends approval of the listing of the proposed Dittlinger Family Residential historic district on the National Register of Historic Places.

SBR Draft

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Dittlinger Family Residential Historic District
Other name/site number:
Name of related multiple property listing: NA

2. Location

Street & number: 372 Magazine Avenue and 581 W. Coll Street
City or town: New Braunfels State: Texas County: Comal

Not for publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☑ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☑ meets ☐ does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
☐ national ☐ statewide ☑ local

Applicable National Register Criteria: ☐ A ☐ B ☑ C ☐ D

Chief Deputy State Historic Preservation Officer _____
Signature of certifying official / Title **Date**

Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

_____ _____
Signature of commenting or other official **Date**

_____
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register.
___ removed from the National Register
___ other, explain: _____

_____
Signature of the Keeper **Date of Action**

SBR Draft

5. Classification

Ownership of Property

x	Private
	Public - Local
	Public - State
	Public - Federal

Category of Property

	building(s)
x	district
	site
	structure
	object

Number of Resources within Property

Contributing	Noncontributing	
9	1	buildings
0	0	sites
0	2	structures
0	0	objects
9	3	total

Number of contributing resources previously listed in the National Register: NA

6. Function or Use

Historic Functions: DOMESTIC: single dwelling, secondary building

Current Functions: DOMESTIC: single dwelling, secondary building

7. Description

Architectural Classification:

LATE VICTORIAN: Folk Victorian, Italianate
LATE 19TH AND 20TH CENTURY REVIVALS: Greek Revival
MODERN MOVEMENT: Modern
OTHER: National Folk
NO STYLE

Principal Exterior Materials: Wood, Brick
Narrative Description (see pages continuation sheets 7-10 through 7-16)

SBR Draft

8. Statement of Significance

Applicable National Register Criteria

	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	B	Property is associated with the lives of persons significant in our past.
X	**C**	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: NA

Areas of Significance: Architecture

Period of Significance: 1895 - 1963

Significant Dates: 1895, 1910, 1963

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: James Wahrenberger and Son (Architect, Dittlinger House); Herry, Christian and Roeper, Charles (Builders: Dittlinger House)

Narrative Statement of Significance (see continuation sheets 8-17 through 8-29)

9. Major Bibliographic References

Bibliography (see continuation sheets 9-30 through 9-32)

Previous documentation on file (NPS):
- _ preliminary determination of individual listing (36 CFR 67) has been requested.
- _ previously listed in the National Register
- _ previously determined eligible by the National Register
- _ designated a National Historic Landmark
- _ recorded by Historic American Buildings Survey #
- _ recorded by Historic American Engineering Record #

Primary location of additional data:
- x State historic preservation office (*Texas Historical Commission*, Austin)
- _ Other state agency
- _ Federal agency
- _ Local government
- _ University
- _ Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

10. Geographical Data

Acreage of Property: approx 3.4 acres (3.37)

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 29.697285° Longitude: -98.124796°
2. Latitude: 29.696635° Longitude: -98.123852°
3. Latitude: 29.695766° Longitude: -98.124647°
4. Latitude: 29.692620° Longitude: -98.125474°

Verbal Boundary Description: The boundary follows the property lines for Parcel ID Nos. 2148 (581 W. Coll Street) and 2146 (372 Magazine Avenue) as recorded in the Comal Central Appraisal District. Data accessed Feb 11, 2026.

Boundary Justification: The boundary contains the area and resources historically associated with the Dittlinger family properties.

11. Form Prepared By

Name/title: Kristina Kupferschmid, Architectural Historian
Organization: HHM & Associates, Inc.
Street & number: P.O. Box 9648
City or Town: Austin State: TX Zip Code: 78766
Email: kkupferschmid@hhminc.com
Telephone: 512.478.8014
Date: February 16, 2025

Additional Documentation

Maps (see continuation sheets MAPS 33 through MAPS 36)

Additional items (see continuation sheets FIGURES 37 through FIGURES-62)

Photographs (see continuation sheets PHOTOS-63 through PHOTOS-97)

This project was funded in part through a Certified Local Government Grant from the National Park Service, U.S. Department of the Interior, as administered by the Texas Historical Commission.

The contents and opinions, however, do not necessarily reflect the views and policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or

SBR Draft

handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

SBR Draft

Photograph Log

Name of Property: Dittlinger Family Residential Historic District
City: New Braunfels
County: Comal State: Texas
Photographer: Charlotte Adams, Kristina Kupferschmid - HHM & Associates, Inc.
Date of Photographs: May 12, 2023, July 22, 2025

All photographs accurately depict the current appearance of the historic district. No changes nor significant deterioration has occurred since the photos were taken in 2023.

Photo 1 (TX_ComalCounty_DittlingerFamily_0001)
View of district from corner of W. Coll Street (Resource 1 to the right) and Magazine Avenue (Resource 3 to the left). Camera facing south.
Date: July 22, 2025

Photo 2 (TX_ComalCounty_DittlingerFamily_0002)
View of Liebscher property and house (Resource 1) at 581 W. Coll Street. Camer facing northeast.
Date: July 22, 2025

Photo 3 (TX_ComalCounty_DittlingerFamily_0003)
View of Dittlinger property and house (Resource 3) at 372 Magazine Avenue. Camera facing southeast.
Date: July 22, 2025

Photo 4 (TX_ComalCounty_DittlingerFamily_0004)
The path between the Liebscher and Dittlinger properties. Camera facing northwest toward the rear of the Liebscher House (Resource 1).
Date: May 12, 2023

Photo 5 (TX_ComalCounty_DittlingerFamily_0005)
Front façade of the Liebscher House (Resource 1). Camera facing southeast.
Date: July 22, 2025

Photo 6 (TX_ComalCounty_DittlingerFamily_0006)
Oblique of the front of the Liebscher House (Resource 1). Camera facing south.
Date: July 22, 2025

Photo 7 (TX_ComalCounty_DittlingerFamily_0007)
Oblique of the front of the Liebscher House (Resource 1). Camera facing northeast.
Date: July 22, 2025

Photo 8 (TX_ComalCounty_DittlingerFamily_0008)
View of the second porch on the Liebscher House (Resource 1) facing the intersection of W. Coll Street and Magazine Avenue. Camera facing north.
Date: May 12, 2023

Photo 9 (TX_ComalCounty_DittlingerFamily_0009)
View of the rear of the Liebscher House (Resource 1) showing the 1963 addition. Camera facing northwest.
Date: May 12, 2023

Photo 10 (TX_ComalCounty_DittlingerFamily_0010)
Interior view of the Liebscher House (Resource 1) showing an original rear wall with windows and door that became an interior wall with the 1963 addition. Camera facing northeast.
Date: May 12, 2023

Photo 11 (TX_ComalCounty_DittlingerFamily_0011)
Interior view of the Liebscher House (Resource 1) showing plaster wall and original wood opening surrounds. Camera facing northwest.
Date: May 12, 2023

Photo 12 (TX_ComalCounty_DittlingerFamily_0012)
Interior view of the Liebscher House (Resource 1). Note the original plaster ceiling sconce. Camera facing northeast.
Date: May 12, 2023

Photo 13 (TX_ComalCounty_DittlingerFamily_0013)
Interior view of the 1963 addition of the Liebscher House (Resource 1). Note the built-in seating and storage. Camera facing northeast.
Date: May 12, 2023

Photo 14 (TX_ComalCounty_DittlingerFamily_0014)
Front façade of the noncontributing garage apartment (Resource 2) behind the Liebscher House (Resource 1) at 581 W. Coll Street. Camera facing southeast.
Date: May 12, 2023

Photo 15 (TX_ComalCounty_DittlingerFamily_0015)
Front façade of the Dittlinger House (Resource 3) at 372 Magazine Avenue. Camera facing southwest.
Date: May 12, 2023

Photo 16 (TX_ComalCounty_DittlingerFamily_0016)
Side southeast façade of the Dittlinger House (Resource 3) showing the porches. Camera facing northwest.
Date: May 12, 2023

Photo 17 (TX_ComalCounty_DittlingerFamily_0017)
Side southeast façade first-floor porch of the Dittlinger House (Resource 3). Note the rear portion is screened in. Camera facing southwest.
Date: May 12, 2023

Photo 18 (TX_ComalCounty_DittlingerFamily_0018)
Rear portion of the second-story porch on the side southeast façade of the Dittlinger House (Resource 3). Camera facing northeast.
Date: May 12, 2023

Photo 19 (TX_ComalCounty_DittlingerFamily_0019)
Side northwest façade of the Dittlinger House (Resource 3). Camera facing southeast.
Date: May 12, 2023

Photo 20 (TX_ComalCounty_DittlingerFamily_0020)
Interior view of the Dittlinger House (Resource 3) showing original wood built-ins and surrounds. Note the burled grain. Camera facing northeast.
Date: May 12, 2023

Photo 21 (TX_ComalCounty_DittlingerFamily_0021)
The primary staircase in the Dittlinger House (Resource 3). Camera facing southwest.
Date: May 12, 2023

Photo 22 (TX_ComalCounty_DittlingerFamily_0022)
Interior of the Dittlinger House (Resource 3). Camera facing northeast.
Date: May 12, 2023

Photo 23 (TX_ComalCounty_DittlingerFamily_0023)
The front façade of the washhouse (Resource 4) at 372 Magazine Avenue. Camera facing northwest.
Date: May 12, 2023

Photo 24 (TX_ComalCounty_DittlingerFamily_0024)
Detail of the concrete walls, pilasters, and brackets on the front façade of the wash house (Resource 4) at 372 Magazine Avenue. Camera facing northwest.
Date: May 12, 2023

Photo 25 (TX_ComalCounty_DittlingerFamily_0025)
Interior of the wash house (Resource 4) at 372 Magazine Avenue. Note the original concrete block stove. Camera facing northwest.
Date: May 12, 2023

Photo 26 (TX_ComalCounty_DittlingerFamily_0026)
The noncontributing pool (Resource 5) and pool shed (Resource 6) at 372 Magazine Avenue. Camera facing southeast.
Date: May 12, 2023

Photo 27 (TX_ComalCounty_DittlingerFamily_0027)
The shed (Resource 8) and pump shed (Resource 7) at 372 Magazine Avenue. Camera facing northwest.
Date: May 12, 2023

Photo 28 (TX_ComalCounty_DittlingerFamily_0028)
The shed (Resource 8) on the Dittlinger property at 372 Magazine Avenue. Camera facing southwest.
Date: May 12, 2023

Photo 29 (TX_ComalCounty_DittlingerFamily_0029)
The barn/carriage house (Resource 9) at 372 Magazine Avenue. Camera facing southwest.
Date: May 12, 2023

Photo 30 TX_ComalCounty_DittlingerFamily_0030)
The rear of the barn/carriage house (Resource 9) and the front of the Bauer House backhouse (Resource 12) at 372 Magazine Avenue. Camera facing southeast.
Date: May 12, 2023

SBR Draft

Photo 31 (TX_ComalCounty_DittlingerFamily_0031)
Front façade of the Professor's House backhouse (Resource 10) at 372 Magazine Avenue. Camera facing southwest.
Date: May 12, 2023

Photo 32 (TX_ComalCounty_DittlingerFamily_0032)
View of the side of the Professor's House backhouse (Resource 10) and pool (Resource 5) at 372 Magazine Avenue. Camera facing southeast.
Date: May 12, 2023

Photo 33 (TX_ComalCounty_DittlingerFamily_0033)
Rear of the Professor's House backhouse (Resource 10) and side of the barn/carriage house (Resource 9) at 372 Magazine Avenue. Camera facing northeast.
Date: May 12, 2023

Photo 34 (TX_ComalCounty_DittlingerFamily_0034)
The chicken coop (Resource 11) at 372 Magazine Avenue. Camera facing southeast.
Date: May 12, 2023

Photo 35 (TX_ComalCounty_DittlingerFamily_0035)
Oblique view of the backhouse known as the Bauer House (Resource 12) at 372 Magazine Avenue. Camera facing northeast.
Date: May 12, 2023

Narrative Description

The Dittlinger Family Residential Historic District is comprised of two residential parcels—581 W. Coll Street and 372 Magazine Avenue—in central New Braunfels, the seat of Comal County, Texas. Occupying a prominent corner in the Sophienburg Hill neighborhood, the district contains an intact grouping of late-nineteenth and early twentieth-century residential buildings and structures. The district's principal features are the two main residences: the circa 1895 Liebscher House and the 1910 Dittlinger House. The Liebscher House is a wood-clad residence with Folk Victorian detailing.[1] The brick Dittlinger House, designed by architecture firm James Wahrenberger and Son, has Italianate and Greek Revival stylistic influences. The district also contains ancillary residential buildings and structures, including several backhouses, wash house, pump shed, shed, barn, and chicken coop, that date from around 1900 to 1925.[2] In addition to the nine historic-age resources, the district contains three non-historic-age ancillary resources (dating from 1999 to 2018). The resources, in particular the main residences, are highly intact, though some ancillary resources exhibit some minor alterations. As a whole, the district retains integrity of location, setting, feeling, association, materials, design, and workmanship. The district contains 12 resources, nine of which are contributing (75 percent) and three of which are noncontributing (25 percent).

Setting, Layout, and Evolution

New Braunfels is in southeast Comal County in south central Texas. The city is located along the Balcones Escarpment, falling along the eastern edge of the Texas Hill Country and the western edge of the fertile Blackland Prairie. The city's topography reflects its location, with generally flat land downtown and to the east, and hillier land to the west. Two rivers, the Comal River and the Guadalupe River, snake southeasterly through the city. The Dittlinger Residential Historic District is located in a residential neighborhood south of downtown New Braunfels, a little over one-half-mile from the Main Plaza (map 2). The neighborhood, Sophienburg Hill (a local New Braunfels historic district), takes its name from the *Sophienburg*, the never-realized fort that became the site of the *Adelsverein* (or Society for the Protection of German Immigrants in Texas) headquarters after the city's settlement in 1845. The headquarters's site, located north of the district across Magazine Avenue, is currently home to the Sophienburg Museum and Archives. Carl Schurz Elementary School has occupied the parcel immediately south of the district since 1925, expanding over the years to include multiple buildings. The neighborhood, comprised of several city blocks subdivided in the late nineteenth and early twentieth centuries, has streets laid out in a rectangular grid pattern with north-south streets skewed 35 degrees east, while W. Coll Street and the nominated district are set slightly less askew at 30 degrees east. Single-family residences dating from the early twentieth century comprise much of the neighborhood, though several nineteenth-century examples exist. The district sits atop a high point in the neighborhood and gently inclines to the north from 581 W. Coll Street to 382 Magazine Avenue. Lawns and mature trees characterize the neighborhood.

The Dittlinger Residential Historic District contains two residential lots (581 W. Coll Street and 372 Magazine Avenue) that occupy 3.37 acres at the intersection of W. Coll Street and Magazine Avenue (maps 3-4, photos 1-3). Not within a platted subdivision or addition, the two parcels comprise the entirity of City Block 4060. The two parcels represent the largest residential parcels in the neighborhood. Both lots are vegetated with mature pecan and oak trees and have large expanses of lawn, characteristics retained from the historic period. Non-historic-age metal fencing wraps around the district along the sidewalks on both W. Coll Street and Magazine Avenue (non-historic-age metal fencing at 581 W. Coll Street and both historic- and non-historic-age wrought iron fencing at 372 Magazine Avenue).

[1] No records were found indicating the architect or builder of the Liebscher House.
[2] The two backhouses date to 1900 but were relocated to the district about 1910 per current owners and family history.

Non-histric-age metal fencing also encloses the back yard and pool (Resource 5) in the interior of the Dittlinger property on Magazine Avenue.

In total, the district contains 12 resources: two on the Liebscher property (581 W. Coll Street) and 10 on the Dittlinger property (372 Magazine Avenue). Historic-age resources date from about 1895 to 1925, and the three non-historic-age resources date from 1999 to 2018. The main houses (Resources 1 and 3) on both parcels are set back from the street, with outbuildings and auxilliary resources located to the rear and interior of the lots. Driveways and walkways from Magazine Avenue and W. Coll Street provide access into both properties. Because the historical occupants of the two parcels were related to one another, a pathway, which still exists on the Liebscher property, connects the two properties along the current parcel boundaries (Figures 1-2, photo 4).

The Liebscher property at 581 W. Coll Street is oriented to the northwest, facing W. Coll Street. This property developed first, about 1895, with the house (Resource 1), a shed or barn, and two small ancillary structures (Figure 3). By 1930, the shed was gone; the two ancillary structures were removed sometime after 1949 (Figures 4-5). A garage apartment (Resource 2), located in the southern corner of the property to the rear of the house, was built in 1999.

The Dittlinger property at 372 Magazine Avenue is oriented to the northeast, facing Magazine Avenue. This property developed from 1907 through the 1920s, with all historic-age resources (Resources 3, 4, 7, 8, 9, 10, 11, and 12) built by 1930 (see Figure 4). The original two-story laundry house burned in 1919, and one small ancillary building at the southern boundary of the property was removed by 1949.[3] A pool (Resource 5) and pool cabana/shed (Resource 6) were added in 2018.

Resource Descriptions

Resource 1, Liebscher House, 581 W. Coll Street (Contributing)

Exterior

One of two main houses in the district, the Liebscher House is a one-story single-family residence sited in the middle of the property, facing northwest toward W. Coll Street (photos 5-7). A paved walkway runs from the street to the front of the house, and mature trees, grass, and manicured shrubs characterize the front lawn. Built c. 1895 in the Folk Victorian style, the house has an irregular plan, characterized by a connected front L-plan wing and a rear L-plan wing.[4] In 1963, the owners built an addition onto the rear in roughly the same footprint as the original (Figure 6, see Figures 1 and 2). Built with a cypress pier and beam foundation, the nineteenth-century portion of the house has wood clapboard siding painted white, and is topped with a cross-gabled roof clad in original slate shingles.[5] The front

[3] Tara V. Kohlenberg, "Beauty at one hundred and twelve," Sophienburg Museum and Archives, December 24, 2022, https://sophienburg.com/beauty-at-one-hundred-and-twelve/.

[4] Family history says Dittlinger built this house for his daughter and son-in-law, but deed and tax record research reveals that the house was likely built around 1895 for FJ and Hettie Maier. Maier purchased the property in 1893, and county tax rolls beginning in 1895 reveal the property valued at $500; Maier is not listed in rolls before 1894. Compared to other properties of the same acreage, in the same area, this is significantly higher. Also, Maier's property is valued the same as the nearby A. and M. Kopplin House (RTHL), built in 1892 at 564 Hill Avenue. Maier is also listed in the 1900 census as owning his property in "Union Hill." While research did not reveal information on Union Hill, Kopplin was also listed in "Union Hill," which indicates that this area was likely known as Union Hill. There is a possibility that the house was built earlier, by J. D. Guinn, between 1880 and 1893. Guinn lived on San Antonio Street in 1880 per census records; 1890 census records were not located.

[5] Note that the 1922 Sanborn map shows the house with a brick veneer but not in the 1930 or 1949. No photos of the house from this period were discovered. While all information provided indicates the house was always clad in wood siding, there is a possibility that brick veneer was removed sometime between 1922 and 1930. Also, some shingles have been replaced. The current owners replaced shingles damaged by a fallen tree.

(northwest) of the house is characterized by its bay window with a decorative cornice with panel moldings and brackets. Two porches with turned wood posts, jigsawn balustrade, and intricate lacework and spindlework detailing along the frieze also define the front of the house (photo 8). Originally wood, the porch floors and stairs were replaced with terrazzo, presumably about the time of the addition in the 1960s. The porch ceilings are historic-age beadboard painted sky blue. The main entrance into the house is set within the front porch nearest the street and consists of a historic-age carved single-wood door with an oblong oval glass panel topped with a stained glass transom. The door has a historic-age wood screen door. A secondary entrance—a historic-age wood door with transom—is within the L-shaped porch that wraps around corner of the front façade. The tall wood-frame windows with two-over-two panes within the porches are repeated on all the original facades. Window screens throughout are non-historic age. Some historic-age light sconces are found within the porches.

As originally built, a third porch wrapped around the rear façade of the house. Per historic photos, this L-shaped rear porch was screened in as early as the 1930s (Figure 7). The porch was lost in 1963 with the construction of the rear addition (photo 9). During this construction, some of the original exterior walls, including some windows and shutters, were retained as new interior walls (photo 10). At this time, the house's original chimney was also presumably removed. At the seam between the original house and the addition on the north side, the foundation of a chimney is evident in the crawlspace. The one-story addition embraces the Modern style with its flat roof, overhanging eaves, and plate glass in the sliding doors and windows on three sides. The addition used 750 square feet of Libby-Owens-Ford Parallel-O-Grey plate glass, installed by Samuels Glass Co. of San Antonio (Figure 8).[6] Wood siding clads the remaining addition walls. The side north wall of the addition has one large, single-pane, non-historic-age window, and the west end of the addition has two original sliding windows.

Interior

The layout and many of the house's original features remain largely intact in the Liebscher house interior. Ceilings remain plastered, and some plaster ceiling sconces are found throughout the original section of the interior (photos 11, 12). In the original section of the house, some walls are painted historic-age plaster, while historic-age wallpaper is found on other walls. Other original features include wood window, door and opening surrounds, baseboards, and crown moulding. Floors in the original section were raised six to 10 inches at some point, likely after the historic period, and replaced by the current hardwood floors. The original hardwood floors remain underneath the new flooring. The 1963 addition, which added a bedroom, bathroom, dining room, and living room, retains its original terrazzo flooring in the living and dining rooms and its acoustical tiled ceiling throughout (photo 13). Wood paneled walls and built-in seating and storage also remain in the dining and living room of the addition.

The Liebscher House retains integrity of location, setting, feeling, association, design, materials, and workmanship. The exterior appearance remains mostly unchanged from the historic period, and interior alterations are minor and not visible to the public.

Resource 2, Garage apartment, 581 W. Coll Street (Noncontributing)

Set in the rear southeast corner of the property is a garage apartment (photo 14). The two-story building has a rectangular form with a flat roof overhanging a two-story front porch. The house is clad in metal siding while plexiglass encloses the bottom porch and creates the railing on the second-story porch. Built in 1999, the house is one of three noncontributing resources in the district.

Resource 3, Dittlinger House, 372 Magazine Avenue (Contributing)
Exterior

[6] Libby-Owens-Ford, advertisement, 1964, from current owner.

SBR Draft

The Dittlinger House is a two-story, single-family residence facing northeast toward Magazine Avenue (photo 15). A paved walkway runs from the street to the front entrance and a paved driveway enters from the street to the right (northwest) side of the house. A dirt path wraps around the sides of the house. Designed by architects James Wahrenberger and Son with Italianate and Greek Revival stylistic influences, and built by contractors Charles Roeper and Christian Herry, the house was completed in 1910.[7] The house plan is comprised of three sections: a central rectangular section with a hipped roof, a projecting front bay-window ell with a front-gabled roof, and a smaller, rear-rectangular section with a basement and a hipped roof (Figures 9-11). Front-gabled pedimented and eyebrow dormers with windows project from the gently sloped hipped roof on the north, south, and west elevations. The roof's overhanging eaves are characterized by a decorative boxed cornice, dentiled frieze, and curved brackets. Other roof features include two brick chimneys with corbeling, located on the rear and side façades. First-and second-story porches, featuring smooth columns with Ionic and Corinthian capitals and turned wood balustrades, occupy the front ell of the house. Wide concrete steps with low, gently curved sides rise from the walkway to the first floor porch, which is slightly west of center of the facade. Another separated two-story porch—originally a sleeping porch—with round smooth columns runs along the side southeast façade (photo 16). The rear (south) portion of the first floor porch is screened in, and the rear portion of the second story is screened in and enclosed with casement windows (photos 17, 18). The side northwest façade has a one-story *porte cochére* and a small one-story porch at an entrance at the ell of the rear and main sections (photo 19). The hipped *porte cochére* and porch roofs mimic the main roof in detail, and both are supported by round smooth columns atop low brick walls. A small rectangular mass with a flat roof encloses the stairwell to the basement at the rear of the house.

Exterior walls are clad in the original orange brick, and non-historic-age standing-seam metal, similar to the original metal, cover the roofs. Original decorative milled wood features include the roof's boxed cornice, dentiled frieze, and curved brackets, porch and *porte cochére* columns, turned wood porch balustrades, floral carving in the front dormer pediment, and teardrop shingles in the front gable end and gabled dormers. All façades feature original one-over-one, double-hung, wood windows with wood shutters and cast-stone sills and lintels. The bay window ell on the front façade includes a set of three windows separated by cast-stone Ionic columns on the first and second stories. Windows are symmetrical on all façades except the side west elevation where they are asymmetrical and include various sizes, as well as two small square-fixed windows. The house also has two oval windows: a stained glass window on the rear façade and one in the front gable end featuring a wood surround. The original front entrance, set within the first floor porch, includes a single wood door with an oblong oval glass pane, one sidelight, and a transom topped with a caststone lintel. Above it, on the second story, a double door with large transom and stone lintel opens onto the porch. The side east porch has two single wood doors with wood screen doors on its first and second stories. The side west façade has two single wood doors with screen doors on the first story—one within the *porte cochére* and one set under the porch. The rear "servants'" entrance under the porch includes sidelights and a narrow transom set with an arched brick lintel with a caststone keystone. A third single wood door near the front porch opens onto the crawl space under the front portion of the house.

Interior

The Dittlinger House interior retains many of its character-defining features from the historic period. A focal point of the interior is the expansive use of wood, shipped in from East Texas. Original wood floors, doors, staircases, baseboards, picture rails, built-in furniture, and door and window surrounds are all extant throughout much of the house (photo 20). Pine wood with a burled grain was used for doors, surrounds, and furniture. The main staircase is the centerpiece of the house, featuring a carved newel post topped with a bronze sculpture, turned wood balusters, and extensive paneling creating a coffered ceiling and wall treatment (photo 21). Plaster ceilings with decorative moulding and light sconces remain in many of the rooms, as does historic-age wallpaper (photo 22). Other relics of the historic

[7] "Building at New Braunfels," *Austin American Statesman*, June 3, 1907, 3.

period include the dumbwaiter and icebox. Though the mechanical systems in the house have been modernized, the original furnace, a Boynton's Square Pot Crusader, remains in the basement, as do some of the original radiators and basebaord registers.

The Dittlinger House remains highly intact, having had few alterations both during and after the historic period. It retains integrity of location, setting, feeling, association, design, materials, and workmanship.

Resource 4, Wash house, 372 Magazine Avenue (Contributing)

Built about 1925 to replace the original washhouse that burned in 1919, this building is an example of early concrete construction, said to be an experiment in building technology for some outbuildings at Dittlinger's mill (photo 23).[8] The building has a rectangular plan with a second story on its northern half. The poured concrete walls at the ground level give the appearance of tounge-and-groove wood siding, while the upper portion is smooth concrete. Louvered wood fencing wraps around the flat roof of the first story on the southern half of the building, and a low-sloping side-gabled roof tops the second story. Original wood double-hung and casement windows have concrete sills. The building also retains its original wood single doors, which feature transoms on the front façade. The stepped concrete brackets around the projecting concrete belt course, and the projecting concrete pilasters on the ground floor provide the utilitarian building with modest ornamentation (photo 24). The interior, despite being converted to residential use at an unknown date, remains largely unchanged, retaining original closet doors, concrete flooring, and concrete walls. The original water storage and heating features, including the concrete block stove, water storage tank, and piping, also remain on the ground floor (photo 25). The building retains integrity of location, setting, assocation, design, materials, workmanship, and feeling.

Resources 5 and 6, Pool and Shed, 372 Magazine Avenue (Noncontributing)

Built in 2018, the inground pool (Resource 5) has concrete coping and a low profile level with the lawn. Concrete pavers at the northeast end of the pool connect the pool to the rear of the house (Resource 3) and the pool shed (Resource 6), also built in 2018 (photo 26). The shed is open on two sides and has a shed roof with a metal post. Walls on the rear and side façade are board and batten. Both structures are noncontributing.

Resource 7, Pump shed, 372 Magazine Avenue (Contributing)

Built about 1925, the pump shed is a small, square shed clad in board-and-batten siding and topped with a metal roof with rafter tails (photo 27). A single wood door provides entry into the shed. The building is in fair condition, retaining its integrity of location, setting, assocation, design, materials, workmanship, and feeling.

Resource 8, Shed, 372 Magazine Avenue (Contributing)

The circa 1925 shed is a small, wood-frame shed with a side-gabled roof (photo 28. Open on its front façade, the shed walls and roof are clad in corrugated metal. Still in use as a wood shed, the resource retains integrity of location, setting, assocation, design, materials, workmanship, and feeling.

Resource 9, Barn/Carriage house, 372 Magazine Avenue (Contributing)

Built about 1907, this one-and-a-half-story building served as a planing mill during the construction of the main house (photos 29, 30). Upon completion of the main house in 1910, the buiding became the carriage house, with the Dittlingers adding a tack room, horse stalls, car bay, and hay loft to the building. The rectangular building has a corrugated metal-clad gabled roof with rafter tails. Board-and-batten siding covers the building, and sliding wood

[8] Site visit, information orally conveyed by property owner, May 12, 2023.

doors comprise most of the ground level on the front façade. Original four-over-four and two-over-two double hung wood windows are on the ground level and side gable ends of the building. Currently used for storage, the building retains its integrity of location, setting, assocation, design, materials, workmanship, and feeling.

Resource 10, Backhouse, 372 Magazine Avenue (Contributing)

Known as the Professor's House because a tutor for the children once lived there, the National Folk style single-family, one-story house was built about 1900 and moved onto the property about 1910 (photos 31, 32).[9] The two-room plan house has a side-gabled roof with rafter tails and a front porch with a shed roof supported by square wood columns. Sanborn maps indicate that the rear façade historically had a similar porch that was removed at an unknown date, though presumably within the period of significance based on the metal canopy added to the rear door after the porch removal (photo 33). Both the house and porch roofs are clad in corrugated metal. Board-and-batten siding covers the side and rear walls, and horizontal wood siding is on the front façade. Original double-hung wood windows are intact on all façades, as is the front door, a single wood door with transom. Shutters have been removed. The rear single door was compatibly replaced outside the period of significance. Still used residentially, the house retains its integrity of setting, assocation, design, materials, workmanship, and feeling. The house also meets criteria consideration B as it was moved to the district during the period of significance (circa 1910) and is significant for its association with the district's development and use.

Resource 11, Chicken coop, 372 Magazine Avenue (Contributing)

The chicken coop is a one-story wood-frame building with a gabled-roof (photo 34). Clad in horizontal wood siding, the circa 1925 coop has a single-door entry and hinged openings for ventilation. Though no longer used as a chicken coop, the resource is in good repair, and it retains its integrity of location, setting, assocation, design, materials, workmanship, and feeling.

Resource 12, Backhouse, 372 Magazine Avenue (Contributing)

The National Folk style residence was built about 1900 but moved onto the property about 1910 (photo 35, see photo 30).[10] Known as the Bauer House, the residence derives its name from Ralph Bauer, the yard man who lived there in the 1920s and 1930s. The house has a rectangular form and stands a story-and-a-half in the front and one-story in the rear. A corrugated metal-clad side-gabled roof tops the front section, and a shed roof tops the rear. The wood-frame house is clad in board-and-batten. All window and door openings except the primary wood single-door entrance are boarded. The wood-screen door to the main entrance is intact, and the entry has a shed roof porch supported by wood posts. Despite its fair condition and current state of disuse, the house retains its integrity of setting, assocation, design, materials, workmanship, and feeling. The house also meets criteria consideration B as it was moved to the district during the period of significance (circa 1910) and is significant for its association with the district's development and use.

Integrity

As a complex, the Dittlinger Residential Historic District has integrity to convey its historic and architectural significance. The surrounding setting, comprised of late-nineteenth and early twentieth-century residential and educational buildings, is similar to the period of significance and has little modern infill. The retention of historic-age resources, the limited and unobtrusive modern construction, as well as the landscaping with mature trees contribute to the district's integrity of feeling and association.

[9] Site visit, information orally conveyed by property owner, May 12, 2023.
[10] Site visit, information orally conveyed by property owner, May 12, 2023.

SBR Draft

Individual resources within the district retain integrity of location, setting, feeling, association, materials, design, and workmanship that, together, provide a solid foundation for the retention of the district's historic feeling and association with high-style residential properties in early twentieth-century New Braunfels. Preserved buildings that retain original materials, detailing, and historical architectural stylistic influences, as illustrated by the National Folk style backhouses (Resources 10 and 12), the Folk Victorian Liebscher House (Resource 1), and the Italianate and Greek Revival style Dittlinger House (Resource 3), contribute to the district's integrity of feeling, design, and materials. Non-historic-age building alterations are overwhelmingly minor and compatible, and include work such as window screen replacements (Resource 1, Liebscher House), metal roof replacement similar to original (Resource 3, Dittlinger House), shutter removal (Resource 10), and compatible rear door replacement (Resource 10). The majority of buildings are in good condition, but even the two in fair condition—the backhouse (Resource 12) and the pump shed (Resource 7)—retain integrity. The biggest alterations to buildings in the district occurred within the historic period and have gained significance in their own right (discussed further in Section 8), including the 1963 addition to the rear of the Liebscher House (Resource 1), the replacement terrazzo porch flooring (Resource 1, Liebscher House), and rear porch removal (Resource 10). The relocation of the two backhouses (Resources 10 and 12) also occurred within the historic period, around 1910, and therefore meet Criteria Consideration B: Moved Properties.

Inventory

Map ID	Address	Type	Style	Year Built	C/NC
1	581 W. Coll St. (Liebscher House)	Single-family house	Folk Victorian	Ca. 1895	C
2	581 W. Coll St.	Garage apartment	No style	1999	NC
3	372 Magazine Ave. (Dittlinger House)	Single-family house	Italianate, Greek Revival	1910	C
4	372 Magazine Ave.	Wash house	No style	Ca. 1925	C
5	372 Magazine Ave.	Pool	No style	2018	NC
6	372 Magazine Ave.	Pool shed	No style	2018	NC
7	372 Magazine Ave.	Pump shed	No style	Ca. 1925	C
8	372 Magazine Ave.	Shed	No style	Ca. 1925	C
9	372 Magazine Ave.	Barn/carriage house	No style	Ca. 1907	C
10	372 Magazine Ave.	Backhouse	National Folk	Ca. 1900	C
11	372 Magazine Ave.	Chicken coop	No style	Ca. 1925	C
12	372 Magazine Ave.	Backhouse	National Folk	Ca. 1900	C

Statement of Significance

The Dittlinger Residential Historic District contains a collection of late-nineteenth and early twentieth-century resources located on two adjacent properties—581 W. Coll Street and 372 Magazine Avenue—in New Braunfels' Sophienburg neighborhood. The historic-age resources in the district date from around 1895 to 1925 and are associated with the Dittlinger family, one of New Braunfels's prominent industrial and charitable families. The two primary resources in the district are the Liebscher House, a nineteenth-century Folk Victorian residence, and the Dittlinger House, a 1910 Italinate and Greek Revival residence. Built c. 1895, the Liebscher House was acquired by Hippolyt Dittlinger's daughter and son-in-law, Franziska and Alfred Liebscher, in 1920. Dittlinger, a prominent industrialist and owner of several mills in New Braunfels, lived in the Dittlinger House next door. This house was designed by prominent San Antonio architecture firm James Wahrenberger and Son and built by local contracters Charles Roeper and Christian Herry. In addition to the primary residences, the district contains several National Folk style backhouses, as well as a wash house, a barn, a chicken coop, a pump house, and a shed that reflect middle- and upper-class residential life in early twentieth-century New Braunfels. The Dittlinger family retained ownership of the properties into the 1980s. The district is nominated to the National Register of Historic Places at the local level under Criterion C in the area of Architecture for its excellent examples of National Folk, Late Victorian, and Early Twentieth Century Revival architectural design and its association with architect James Wahrenberger.[11] The district also provides insight into the architectural variety of early to mid-twentieth-century residential properties in New Braunfels. The district's period of significance spans from 1895, the construction date of the Liebscher House, to 1963, covering the construction of all historic-age resources and the Liebscher House addition. The district has two moved backhouses—Resources 10 and 12—that meet Criteria Consideration B: Moved Properties, since they were relocated within the period of significance to a residential setting presumably close in resemblence to their original setting.[12]

Historical Background

New Braunfels in the Late Nineteenth and Early Twentieth Centuries

Settled in 1845 by German colonists associated with the *Adelsverein,* a German organization formed to place families in Texas, New Braunfels emerged as an industrial, commercial, governmental, and tourist center by the turn of the twentieth century. Settled along the Balcones Escarpment, much of the town first developed on the gently rolling and flatter land east of the Escarpment, while the hillier western areas developed later. Laid out in 1845, the original town plan divided New Braunfels into 342 town lots with land set aside for churches, schools, markets and plazas. The plan also set aside a high-point for a never-realized fort, the *Sophienburg*, that became the site of the society's headquarters (Figure 12). Land to the south and southwest of the original town plan, where the district is located, was divided into larger farm lots. In the decade after its founding, residents constructed houses on the town lots, and businesses opened around and near Main Plaza downtown. Industrialists also took advantage of the town's two waterways, the Comal and

[11] Per National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation*, and THC guidance, the district is not nominated under Criterion B for its association with Hippolyt Dittlinger and the Dittlinger family as other extant properties best reflect their historic contributions to New Braunfels. The former Dittlinger Roller Mill complex and the former Dittlinger Office building (at 401 and 398 E. San Antonio Street, respectively) are best associated with and represent Dittlinger's *productive* life, and therefore, per Bulletin 15, when compared to the historic district are more significant in their association with Dittlinger's industrial contributions than the nominated historic district. Additionally, the Liebscher House (Resource 1) is more associated with Franziska and Alfred Liebscher than Dittlinger's productive life. While the Liebschers were important philanthropic citizens of New Braunfels, so too were many individuals and families during the same period.

[12] The original location of these houses is unknown.

Guadalupe rivers, building grist mills and sawmills along their banks. The first to do so was William Merriwether, who opened the Merriwether Gin grist and sawmill northwest of town on Comal Springs (the headwaters of the Comal River) in 1849.

The late nineteenth century brought continued industrial growth, powered by the area's abundant natural resources, its designation as county seat in 1846, and expanding transportation networks following the arrival of the International & Great Northern Railroad in 1880. Throughout the late nineteenth century, agricultural production also increased, with farmers growing more cotton, corn, and wheat on large farms east and south of town. To the west, in the rockier Hill Country, ranchers raised larger herds of sheep and cattle. The agricultural boom and railroad directly impacted the town's industrial sector, allowing for the export of manufactured goods to new markets and the importing of tools, goods, and other raw materials. As such, industrialists continued harnessing the power of the town's rivers before electric power supplanted water and steam by the turn of the twentieth century, building more mills along their banks. Industrial production, focused on cotton, corn, wheat, and wool, grew rapidly from the late 1800s to early 1900s. By 1920, goods manufacturing in the county was valued at about $5 million, with New Braunfels ranking as the fourth largest outbound shipping point southwest of St. Louis.[13] Significant industries and businesses included the Planters and Merchants Mill, a textile mill; the Landa Industries complex at the old Merriwether Mill; and the multiple enterprises of Hippolyt Dittlinger, including the Dittlinger Roller Mills and Dittlinger Lime Company.

New Braunfels's booming economy contributed to commercial development and population growth. Downtown, commercial development continued around Main Plaza and along W. San Antonio Street and Seguin Avenue. The growing population—which rose from 1,298 in 1850 to 3,590 in 1920—pushed residential development past the original town plan onto former farmland to the southwest and southeast, as well as across the Comal River to the north. South of the original town plan, Alexander Rossy subdivided the "Hill Property," a roughly 80-acre parcel that included the site of the *Sophienburg*, into smaller residential lots just north of the district along Academy Avenue in 1856.[14] In 1899, residential subdivision stretched further east when C. A. and Emma Jahn platted the Jahn Addition next to the Hill neighborhood on multiple farm lots.[15] Despite the creation of residential lots, the area was somewhat slow to develop, with an 1881 Bird's Eye view showing only several houses, in addition to the *Sophienburg* buildings, in the area (the district falls outside of this view) (Figure 13). While some residential construction continued throughout the late nineteenth century, the majority of this area infilled in the first three decades of the twentieth century.

The city's early twentieth-century prosperity carried it through the Great Depression and World War II. Nicknamed the "Little Industrial Giant of the Southwest," New Braunfels continued to prosper during this period due to the demand for products, particularly textiles for the war effort, produced in town.[16] Despite the decline in local farming production—cotton production in the county ceased by the 1950s—ranching remained stable, and the railroads and road network allowed raw other goods, particularly cotton, to be transported into the county and city.[17] In the 1950s,

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[13] HHM & Associates, Inc. (HHM), "New Braunfels Historic Resources Survey," prepared for the City of New Braunfels, 2008, 3-18. *The Austin American*, June 28, 1925, 8.
[14] Myra Lee Goff, John B. Coers, Cindy Coers, Keva Boardman, "Sophienburg Hill," Comal County Historical Commission, Historical Markers, accessed July 11, 2025, https://www.co.comal.tx.us/Historical/Markers/SophienburgHillMarker/SOPHIENBURG%20HILL%202016%20for%20website.pdf.
[15] "Sophienburg Hill Historic District," City of New Braunfels, accessed July 11, 2025, https://www.newbraunfels.gov/historicdistricts.
[16] "Industry Booms in New Braunfels," *Express and News*, March 16, 1963, 25.
[17] Daniel P. Greene, "Comal County," *Handbook of Texas Online*, accessed July 28, 2024, https://www.tshaonline.org/handbook/entries/comal-county.

around a quarter of the town's population worked in the industrial sector—higher than the statewide 16 percent—in plant manufacturing: flour and feed, cotton textile, silk and nylon hosiery, gauze, women's and children's clothing, mattresses, cedar oil, wool, and leather goods.[18] The town's booming industry, growing tourism sector, and expanded transportation networks contributed to the town's continued prosperity and growth, pushing the population from 6,242 in 1930 to 17,859 in 1970.

The Dittlinger and Liebscher Families in New Braunfels

Hippolyt Dittlinger

Described in business circles in the early twentieth century as a man "of undoubted enterprise, ability and integrity, and whose opinions are highly respected," Hippolyt Dittlinger was "conspicuously identified" with New Braunfels industry in the early twentieth century.[19] Owner of several mills and considered the "father of industry in New Braunfels," Hippolyt Dittlinger was a prominent figure in the growth and prosperity of late-nineteenth and early twentieth-century New Braunfels (Figure 14).[20]

Dittlinger was born on April 3, 1859, in Cape Girardeau, Missouri, to German immigrants Bertha and Nicolaus Dittlinger, a political refugee. Hippolyt's parents established strong industrial roots in the U.S. well before their son's rise to prominence. In Cape Girardeau, Nicolaus ran a mercantile business with his brother and manufactured lime for sugar production. His product, for which he won an award at an exposition in New Orleans, was used in factories in Louisiana, Alabama, and Georgia.[21] After contracting tuberculosis while fighting for the Union during the Civil War, Nicolaus traveled to New Braunfels in December 1865 with his wife Bertha and Hippolyt, convalescing at the Schmitz Hotel.[22] After only three months, Nicolaus died. Following Nicholaus's burial in New Braunfels, Bertha moved with Hippolyt and daughter Mina to Cologne, Germany, where Hippolyt would receive his education. Hippolyt returned to the United States in 1875, two years after his mother's death, traveling first to Cape Girardeau and then to New Braunfels in 1876. There to visit his father's grave, Dittlinger decided to stay in New Braunfels as it was said he was charmed by the town and the spring weather.[23]

In New Braunfels, Dittlinger began his career in 1876, working at two different mercantile stores, first as a clerk, night watchman, and storekeeper at Scherff's Store on Main Plaza, and then as a merchant and eventual partner at Tips, Clemens, and Faust Mercantile.[24] In 1886, Dittlinger and partners Peter and John Faust, opened a cotton gin and flour and corn mill (originally named the Peter Faust and Co. Cotton Gin and Flour and Corn Mill) on the banks of the Comal River on E. San Antonio Street. In 1901, the Fausts and Dittlinger dissolved their partnership, and Dittlinger became sole proprietor of the mill and cotton gin. Renamed Dittlinger Roller Mills, the mill ground wheat, corn, and rye from area farmers and sold to retail and wholesale businesses in and around New Braunfels, as well as to the

[18] Keva Boardman, "Just a Grand Place to make a Living and a Grand Place to Live," Sophienburg Museum and Archives, August 6, 2017, https://sophienburg.com/just-a-grand-place-to-make-a-living-and-a-grand-place-to-live/.
[19] *A Twentieth Century History of Southwest Texas.* United States: Lewis Publishing Company, 1907, 150-151, accessed July 11, 2025, https://archive.org/stream/twentiethcentury02unse/twentiethcentury02unse_djvu.txt.
[20] Tara V. Kohlenberg, "The Dittlinger legacy," Sophienburg Museum and Archives, July 31, 2022, https://sophienburg.com/the-dittlinger-legacy/.
[21] *A Twentieth Century History of Southwest Texas*, 150-151.
[22] Kohlenberg, "The Dittlinger legacy."
[23] Kohlenberg, "The Dittlinger legacy."
[24] Kohlenberg, "The Dittlinger legacy."

government.[25] The mill, known for its high-quality flour, was one of the most prolific in town, producing 250 barrels of flour per day around the turn of the century (Figure 15). Staying on top of the latest technology, Dittlinger furnished the plant with modern machinery and switched the mill's power to diesel in 1914, and eventually electric power.[26] Dittlinger expanded the mill about 1919 to accommodate increased corn milling and feed production.[27] In 1930, Dittlinger grew his enterprise when he purchased the flour mill at Landa Industries. To meet the growing feed market, he converted the mill to a poultry and livestock feed mill, greatly expanding his firm's production.[28] Dittlinger retired one year later, in 1931, handing over the reins of his company to son-in-law Alfred Liebscher.

Dittlinger also introduced the crushed rock and lime industry in New Braunfels. Apparently inspired by extant thousand-year-old buildings seen on a European trip in 1904, Dittlinger recognized the importance of lime mortar in lasting, quality construction.[29] With New Braunfels growing and more buildings to be constructed, Dittlinger opened a lime plant southwest of town to meet the expanding area's need in 1907. The Dittlinger Lime Company made quick lime used for cement, iron, and steel, and later added a rock-crushing plant to provide materials for highway construction.[30] Dittlinger also built houses, a store, and school for the Hispanic workers at the plant who named it "La Calera," or the Lime Kiln.[31] Like his father, Dittlinger also experimented with lime at the plant, patenting several inventions for processing the hydration of lime and for plastic hydrated lime (Figure 16).[32] Following the opening of the lime plant, Dittlinger built more concrete buildings at his other plants.

By the time Dittlinger retired in 1931, the modest flour and corn mill of 1886 had grown into "a strong, aggressive firm which operates a modern flour mill, corn mill, grain elevators, and commercial feed mill."[33] The Dittlinger name was synonymous with quality, with products sold statewide and even exported to Europe and South America.[34] Known as the "father of industry in New Braunfels," Dittlinger was vital to the development and evolution of industry in New Braunfels and played a significant role in the town's twentieth-century prosperity.[35] Dittlinger Industries first sold the lime factory, selling it to United States Gypsum Company in 1934. The feed mill at the old Landa complex remained in operation until 1978, at which time the Dittlinger family sold it to the Wurstfest Association.[36] The flour mill, though sold by Dittlinger Industries in 1955, remained in operation until 2023.[37]

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[25] Laura McKenzie, "Hidden History: H. Dittlinger Roller Mills," *New Braunfels Herald-Zeitung*, July 12, 2011, https://herald-zeitung.com/opinion/columns/hidden-history-h-dittlinger-roller-mills/article_7d8c4618-acdb-11e0-9ceb-001cc4c002e0.html
[26] https://sophienburg.com/the-dittlinger-legacy/.
[27] HHM, "New Braunfels Historic Resources Survey, 3-21.
[28] In 1925, Joseph Landa began liquidating his properties, including Landa Industries. San Antonio investment group, J. E. Jarratt purchased Landa Industries and operated it for only several years before declaring bankruptcy during the Depression. Afterward the complex was divided, and Dittlinger Roller Mills purchased the flour mill site south of the millrace. The City of New Braunfels bought the cotton mill and oil mill tract in 1940s.
[29] Kohlenberg, "The Dittlinger legacy."
[30] Oscar Haas, "Dittlinger, TX," *Handbook of Texas Online*, accessed July 11, 2025, https://www.tshaonline.org/handbook/entries/dittlinger-tx.
[31] Keva Hoffmann Boardman, "Names of places tell a cultural story, Sophienburg Museum and Archives, September 27, 2020, https://sophienburg.com/names-of-places-tell-a-cultural-story/.
[32] "Hippolyt Dittlinger," International Patents, from Ancestry, https://www.ancestry.com/discoveryuicontent/view/54991061:62216
[33] *Del Rio News Herald*, October 10, 1958, 9.
[34] *Del Rio News Herald*, October 10, 1958, 9.
[35] Kohlenberg, "The Dittlinger legacy."
[36] Alton J. Rahe, *Wurstfest: The First Fifty Years…,* unpublished book, 2011, 29.
[37] Hannah Thompson, "ADM to end production at New Braunfels' historic Dittlinger Mill in March," *The Herald-Zeitung*, February 10, 2023, https://herald-zeitung.com/community_alert/adm-to-end-production-at-new-braunfels-historic-dittlinger-mill-in-march/article_c9c9f46a-a9a1-11ed-8bcd-5327de4e7d7d.html.

Dittlinger and Liebscher Family

Hippolyt Dittlinger (1859-1946) married Elise Grab (1863-1943), a Swiss born teacher, in 1890. Together the couple had three children, Amalie (1891-1945), Franziska (1892-1994), and Bruno (1893-1987) (Figure 17). In 1919, Franziska married Alfred Liebscher (1895-1979). Born in Germany, Liebscher moved to Chicago in 1913 and met Bruno Dittlinger, who introduced the future couple.[38] The couple married at Saints Peter and Paul Roman Catholic Church in New Braunfels; a reception at the Dittlinger House at 372 Magazine Avenue followed (Figure 18). They moved into the Liebscher House in 1920. Together the couple had three children: Maria (1922-2019), Carl (1929-2019), and Loretta (1928).

Though active members of the community and the Saints Peter and Paul Roman Catholic Church, the Dittlinger family is most closely associated with the Sophienburg Museum and public library. Elise and Hippolyt first worked on establishing New Braunfels's first museum in 1925 after receiving a portrait in Braunfels, Germany, given with the intent of it being in a museum. With the mayor, Elise helped organize an association to raise funds for the museum and the purchase of the *Sophienburg* site.[39] In 1933, the Sophienburg Museum opened. Shortly thereafter, the Emmie Seele Faust Library opened on the adjacent property. By the late 1960s, New Braunfels was in need of a larger library. In support of the new public library, Franziska, Alfred, and Bruno, gave $92,000 in memory of Hippolyt and Elise, who had both passed in the 1940s, for its construction in 1967.[40] The Dittlinger Memorial Library served New Braunfels for 30 years before becoming the home of the Sophienburg Museum and Archives.

Bruno, Alfred, and Franziska continued their charitable and civic engagement throughout their lives. In 1970, the trio again gifted the city money, this time for the purchase of land next to Hinman Island for a Landa Park Expansion.[41] Alfred and Franziska were also civic leaders. In addition to his job as President of the Dittlinger Company following Hippolyt's retirement, Alfred also served as President of McKenna Memorial Hospital, President of the New Braunfels Trust, Senior Chairman of the Board and Director of the First National Bank of New Braunfels, Vice President and Director of the First Federal Savings and Land of New Braunfels, Director of the Dittlinger Memorial Library, and Director Emeritus of KLRN Public Television Channel 9.[42] Franziska, who lived to age 102, "contributed heavily to the New Braunfels community with civic service that helped shape the city."[43] Franziska was a charter member of New Braunfels Garden Club (1933), co-leader of the first Senior Girl Scout Troop in town, a volunteer with the American Red Cross during both world wars, a charter member of the Sophienburg Conservation Society and Heritage Society, and a member on the Texas Landmarks Commission, a role she shared with her mother.[44]

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[38] Marie Offerman, "Liebscher celebrates her 100th birthday on Friday," *New Braunfels Herald-Zeitung*, August 19, 1992, 11.
[39] Myra Lee Adams Goff, "Sophienburg's formation owes much to Dittlinger family," Sophienburg Museum and Archives, March 4, 2008, https://sophienburg.com/sophienburgs-formation-owes-much-to-dittlinger-family/.
[40] Marie Offerman, "Dittlinger rose dedication held at library," *New Braunfels Herald-Zeitung*, April 28, 1993, 13.; Texas Library and Historical Commission. Texas Libraries, Volume 32, Number 2, Summer 1970, periodical, Summer 1970; Austin, Texas. https://texashistory.unt.edu/ark:/67531/metapth1508029/m1/42/?q=%22dittlinger%22: accessed July 11, 2025, University of North Texas Libraries, The Portal to Texas History, https://texashistory.unt.edu; crediting UNT Libraries Government Documents Department.
[41] "Liebscher, Dittlinger Gift to City Makes Possible Purchase of Pearce Property," *New Braunfels Herald and Zeitung*, April 23, 1970, 1.
[42] "Liebscher," *San Antonio Light*, October 16, 1979, 24.
[43] "City mourns loss of Franziska Liebscher," *New Braunfels Herald Zeitung*, November 29, 1994, 1.
[44] "City mourns loss of Franziska Liebscher," *New Braunfels Herald Zeitung,* November 29, 1994, 1.

History of the District

The residential properties comprising the district fall just south of the "Hill" property subdivided by Alexander Rossy, outside of any plat or subdivision. Prior to their development, these properties fell within a larger parcel owned by H. Harbot (Figure 19).[45] After 1868, J. D. Guinn acquired acreage out of the northern portion of the Harbot tract, which he further subdivided and sold.[46] A portion of the tract that became 372 Magazine Street was first sold to Carl Voigt in 1883 and then to Peter Faust in 1889.[47] In 1889, Faust then sold this roughly 1.6-acre parcel to Hippolyt Dittlinger for $250.[48] Guinn also owned the land that would become 581 Coll Street, selling "lot number one and two in Southern Heights," to Frederick J. (F. J.) Maier in 1893.[49] Maier, and later his widow Hettie, owned this property, around 1.8 acres, until 1920, when Hettie sold it to Alfred and Franziska Liebscher for $1,500.[50] Days later, the Liebschers sold the property to Hippolyt Dittlinger for $300. The Dittlinger and Liebscher families owned the two properties throughout the historic period. Executors for the Dittlinger and Liebscher estates sold the property at 372 Magazine Street in 1989 and the property at 518 W. Coll Street in 1995.

Construction in the district occurred contemporaneously with the surrounding neighborhood over the last decade of the nineteenth century and the first several decades of the twentieth century. Frederick J. and Hettie Maier presumably built the first house in the district (Liebscher House, Resource 1) c. 1895 at **581 W. Coll Street**.[51] Frederick was born in Kansas to German parents, while Hettie was born in Texas to German parents. He was an attorney and Democratic County Chair for Comal County. In addition to the house, by 1922 the property contained a shed or barn (gone by 1930) and two ancillary structures (removed sometime after 1949) (see Figures 3-5).[52] The ancillary structures might have been related to Maier's "innovative" water supply system, as described in a 1905 *New Braunfels Herald* article and comprised of an "underground cistern, walled up with brick and cement" that relied on cylinders and motors rather than a hand pump, and a stand pipe to help with water pressure due to the property's hilltop location.[53] Frederick died in 1912, and Hettie remained living in the house until 1920, when she sold "the Old F. J. Maier homestead," to Alfred Liebscher.[54] Franziska and Alfred raised their three children at the house, and Franziska lived there following Alfred's death in 1979 and into the 1990s before her death in 1994.

[45] Per 1868 map of New Braunfels from Maps of the Past, accessed July 2, 2024, https://mapsofthepast.com/.
[46] Based on county tax rolls from the 1890s.
[47] Comal County Deed Records, Record U, 1889, pages 309-310, available via ROAM, https://comal.landrecordsonline.com/
[48] Comal County Deed Records, Record U, 1889, pages 309-310, available via ROAM, https://comal.landrecordsonline.com.
[49] Comal County Deed Records, Record W, page105, available via ROAM, https://comal.landrecordsonline.com. Research was unable to find more information on Southern Heights and whether it was an official subdivision or if the area was simply known as Southern Heights at the time.
[50] Comal County Deed Records, Record 41, page 275, available from via ROAM, https://comal.landrecordsonline.com
[51] Family history says Dittlinger built this house for his daughter and son-in-law, but deed and tax record research reveal that the house was likely built around 1895 for FJ and Hettie Maier. Maier purchased the property in 1893, and county tax rolls beginning in 1895 reveal the property valued at $500; Maier is not listed in rolls before 1894. Compared to other properties of the same acreage, in the same area, this is significantly higher. Also, Maier's property is valued the same as the nearby A. and M. Kopplin House (RTHL), built in 1892 at 564 Hill Avenue. Maier is also listed in the 1900 census as owning his property in "Union Hill." While research did not reveal information on Union Hill, Kopplin was also listed in "Union Hill," which indicates that this area was likely known as Union Hill. There is a possibility that the house was built earlier, by J. D. Guinn, between 1880 and 1893. Guinn lived on San Antonio Street in 1880 per census records; 1890 census records were not located.
[52] Per 1922, 1930, and 1949 Sanborn maps.
[53] "Innovation in the Water Supply," *New Braunfels Herald*, May 19, 1905, 2.
[54] Comal County Deed Records, Record 41, page 275, available from via ROAM, https://comal.landrecordsonline.com

Development of 372 Magazine Street (Dittlinger House, Resource 3) began under Hippolyt Dittlinger's ownership. Though Dittlinger acquired the property in 1889, he and his family did not move there until 1910.[55] Construction of the main house began in 1907, with the *Austin American Statesman* writing that Dittlinger was "preparing to erect a beautiful and very costly residence."[56] Dittlinger hired San Antonio architecture firm James Wahrenberger and Son to design the house, and New Braunfels builders Charles Roeper and Christian Herry received the contract for construction.[57] Despite laying the foundation in 1907, construction of the house was delayed three years "on account of the erection of the Dittlinger lime works" outside of town.[58] During this time, Dittlinger added the barn (Resource 9) for use as a planing mill. Here the lumber— pine shipped from East Texas—was processed and finished.[59] In 1910, the "palatial" sixteen-room, brick veneer house was completed for around $20,000 (Figure 20).[60] The house, "one of the handsomest residences in New Braunfels," was also considered modern for its time.[61] Advanced mechanical and electrical systems included a large furnace that heated the first floor via ducts. The house also did not have any fireplaces, as Dittlinger reportedly considered a lack of fireplaces a sign of wealth.[62]

Shortly after the completion of the house in 1910, the barn/planing mill became a carriage house with a tack room, horse stalls, carriage space, hay loft, and a single car bay.[63] Dittlinger also moved two circa 1900 houses (Resources 10 and 12) onto the property around 1910.[64] Around 1925 Dittlinger built the chicken coop (Resource 11), the pump shed (Resource 7), and the shed (Resource 8). Like the mechanical and electrical systems of the main house, another building on the property reflected Dittlinger's ingenuity and interest in modernity. The wash house (Resource 4), built about 1925 after the original wood building burned, is a two-story concrete building. The all-concrete building technology used for its construction is believed to have been a Dittlinger experiment and prototype for some concrete outbuildings at his mill.[65] The lower level of the building had a large water storage tank next to a concrete stove, and four rinsing sinks and piping running across the ceiling moved solar heated water to the storage tank (see Photo 25). In addition to serving as the wash house, family members used the roof for sunbathing.[66] The Dittlingers also planted a number of the pecan trees on the property, planting one for each grandchild born.[67]

Members of the Dittlinger family remained living in the district throughout the historic period and into the 1990s. In addition to Elise and Hippolyt and their children, Elise's sister, Amalie Gross, also lived at the Dittlinger House from 1910 until her death in 1952.[68] Other occupants included servant J.J. Sanders, their chauffeur (1920 census); Fannie and J. W. Helner, their gardener (1920 census); and Mary Wenzel, their maid (1940 census). Following Elise's death in 1943 and Hippolyt's death in 1946, Bruno moved into the house, living there until his death in 1987. During the historic period, photographs show many family gatherings and celebrations in the district (Figures 21-23). Among the

[55] Dittlinger is listed as renting a house on Seguin Street in the 1900 census.
[56] "Building in New Braunfels," *Austin American Statesman*, January 31, 1907, 9.
[57] "Building at New Braunfels," *Austin American Statesman*, Jun 3, 1907, 3.
[58] "Building at New Braunfels," *Austin American Statesman*, March 8, 1910, 1.
[59] Kohlenberg, "Beauty at one hundred and twelve."
[60] "Building at New Braunfels," *Austin American Statesman*, September 4, 1910, 3.
[61] "Building at New Braunfels," *Austin American Statesman*, Jun 3, 1907, 3.
[62] Kohlenberg, "Beauty at one hundred and twelve."
[63] Kohlenberg, "Beauty at one hundred and twelve."
[64] Prior location unknown.
[65] Site visit, information orally conveyed by property owner, May 12, 2023.
[66] Site visit, information orally conveyed by property owner, May 12, 2023.
[67] Kohlenberg, "Beauty at one hundred and twelve."
[68] Census records and Certificate of Death, available via Ancestry.com

family events at the Dittlinger House were the Liebschers' wedding reception and the funeral service for Hippolyt following his death at the age of 88 in 1946.[69]

Ralph Bauer, the "yard man" for the Dittlingers and Liebschers, resided in one of the backhouses at 372 Magazine Avenue (Resource 12) with his wife Zelda and two children in the 1920s and 1930s.[70] On the property, Bauer raised rabbits, hens, and made breeding cages for sale.[71] In 1940, Juan and Elena Villaegas, Mexican-born laborers, rented one of the rear houses.[72] Family history states that a tutor for the Liebscher children lived in the other backhouse (Resource 10), giving it its name "the Professor's House." Franziska and Alfred are also said to have lived there for a short time before moving into the house on W. Coll Street (Resource 1) in 1920.[73] For at least a short period of time in 1954, one of the rear houses also served as a Girl Scout Cottage for the Colorado Lakes Area Council of Girl Scouts.[74]

Architecture

The Dittlinger Family Residential Historic District is significant under Criterion C in the area of Architecture as an excellent intact example of late-nineteenth and early twentieth-century residential architecture. Resources in the district reflect popular architectural trends and shifts in residential construction during the period, highlighted by the modest Folk style of the backhouses and the more ornate Late Victorian and Revival styles of the two main houses. The district also gains significance from its association with prominent Central Texas architect James Wahrenberger, designer of the Dittlinger House, and local builders Charles Roeper and Christian Herry.

Association with Significant Architectural Styles

Folk Style

The two backhouses in the district use building forms and patterns associated with longstanding vernacular or folk traditions. Before the arrival of the railroad in New Braunfels in 1880, building methods and forms were typically passed down through hands-on teaching, orally, and through written documentation.[75] In New Braunfels, the techniques often reflected the town's German heritage and included *fachwerk* (a method using timbre framing) and stone construction. Over time, though, building techniques and forms evolved as builders adapted to the local environment, personal preferences, and new settlers who brought with them their own regional customs and traditions. When standardized milled lumber became readily available after the arrival of the railroad, more consistent National Folk style forms and patterns grew popular, remaining so into the early twentieth century. National Folk style houses are typically modest and lack ornamentation and design details inspired by other styles. Forms are generally simple, either square or rectangular, and roofs are commonly gabled.[76] Both Resources 10 and 12, built about 1900 and moved into the district about 1910, are backhouses that exemplify this style. Resource 10 has a two-room square plan and Resource 12 is rectangular, but both lack ornamentation. Resource 10 has a front porch, a feature typical of other folk style houses in New Braunfels and likely influenced by the Creole houses Germans encountered along the Gulf coast, incorporated into plans to suit the town's weather.[77] Wood and board-and-batten siding, common among National Folk houses, clad both of the wood-frame buildings. The gabled roofs of both houses are clad in metal, typical in New

[69] "H. Dittlinger," *The Austin American*, September 30, 1946, 2.
[70] Census records, available via Ancestry.com.
[71] Various advertisements, 1920s-1930, *New Braunfels Herald*.
[72] Census records, available via Ancestry.com.
[73] Kohlenberg, "Beauty at one hundred and twelve."
[74] "Girl Scout Leaders Training Course Set Next Tuesday," *New Braunfels Herald*, January 12, 1954, 2.
[75] HHM, "New Braunfels Historic Resources Survey," Prepared for the City of New Braunfels (2008), 3-11.
[76] Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2014), 155, Google Play eBook.
[77] Kenneth Hafertepe, *The Material Culture of German Texans* (College Station: Texas A&M University Press, 2016), 17.

Braunfels due to an 1880s ordinance requiring fire-proof roof cladding.[78] Though National Folk houses are not rare in New Braunfels, the two in the district serve to highlight the evolution of residential building construction in the city. Additionally, many National Folk houses in New Braunfels, due to their small size and age, have additions and alterations, and therefore have lost integrity, unlike Resources 10 and 12.

Late Victorian and Revival Styles

The arrival of the railroad in 1880 increased the availability of building materials, including brick and ornate prefabricated decorative millwork. In New Braunfels, these materials were readily available at the town's multiple lumber yards and the Henne Hardware Company, where tools, supplies, and materials were sold. Not only did the railroad make materials more readily available, it also brought exposure to popular architectural styles, including Folk Victorian, Queen Anne, Italianate, and Revival styles.[79] Coinciding with these trends was the assimilation of German Texans in New Braunfels.[80] Though German culture was far from abandoned in New Braunfels—the German language, cultural traditions, and societies persisted in New Braunfels—the move away from *fachwerk* and traditional building to new styles and methods was not only easier and more economical, but it also represented an alignment with contemporary American tastes. As such, although folk styles persisted after the arrival of the railroad, Late Victorian and Revival styles grew in popularity in New Braunfels throughout the late nineteenth and early twentieth centuries. More modest homeowners often incorporated Late Victorian details, such as porch spindlework and intricate trim, in an effort to keep up with the trends, while more prosperous families constructed large, high-style houses. The Liebscher and Dittlinger houses reflect the latter trend, highlighting New Braunfels' early twentieth-century prosperity.

The Folk Victorian style was popular in New Braunfels from the 1880s to about 1910, with both brick and wood-clad houses incorporating this style.[81] The style often used an L- or modified L-plan, intricate millwork, and featured Folk Victorian porch details such as turned porch posts, spindle friezes, and scrolled brackets. The Liebscher House, built c. 1895, is an excellent example of the Folk Victorian style, with decorative milled woodwork found at its bay window and porches. Though, Folk Victorian style houses were not rare in New Braunfels, the Liebscher House has distinguishing characteristics that make it a somewhat unique example. During the 2023 survey for the Central New Braunfels Historic District, of the more than 100 Folk Victorian style residences, none share the same plan as the Liebscher House, with most having either a traditional L-plan (cross-gabled roof) like the one at 705 W. Mill Street, or a modified L-plan (gable-on-hipped roof), like the house at 234 Tolle Street. The irregular L-plan form also makes the house larger than most of the other Folk Victorian houses, an indication of the status of its original owner, lawyer Frederick J. Maier, and its subsequent occupants, the Liebschers. The Liebscher House's bay window also represents a less common feature of a Folk Victorian house. While a number of larger Queen Anne style houses in New Braunfels had bay windows, only around seven percent of the more than 60 Folk Victorian L- and modified L-plan houses surveyed in 2023 had a similar bay window. Each of these houses, as represented by the house at 532 Comal Avenue, are smaller than the Liebscher House, and located on a smaller parcel.

The 1910 Dittlinger house is a high-style house with Italianate and Greek Revival stylistic influences. Reflective of this period of prosperity in New Braunfels, the house represents a departure from the typically small, unembellished Folk Style houses of the late nineteenth and early twentieth centuries. The utilization of brick also communicated an

[78] John B. and Cindy J. Coers, "New Braunfels First Fire Station 1918," Comal County Historical Commission, Historical Markers, accessed July 1, 2024, https://www.co.comal.tx.us/Historical/Markers/1918_Fire_Station/NB%201st%20Fire%20Station%201918%20for%20web%202.pdf.
[79] McAlester, *A Field Guide to American Houses*, 418, Google Play eBook.
[80] Hafertepe, *The Material Culture of German Texans*, 6, 439.
[81] Per HHM, "New Braunfels Historic Resources Survey," and 2023 survey for Central New Braunfels Historic District NR nomination.

impression of stability, longevity, and, by extension, prosperity. Designed by James Wahrenberger and Son, the house reflects a larger city-wide trend that saw many of the town's prominent citizens hire architects to design their residences or businesses.[82] Like some other contemporary residences built in New Braunfels for prominent citizens around this time, the house incorporates a mix of popular residential architectural styles, including Greek Revival and Italianate stylistic influences. Its roof brackets, front-gable projection with bay window, and entryway set within the porch are common among Italianate houses. The house's porch formation, Ionic and Corinthian columns, and triangular pediment with dentils are characteristic of the Greek Revival style and detailing. The house also reflects Dittlinger's interest in innovation and modernity through its incorporation of advanced mechanical systems. Considered advanced for the time, the heating system included a large furnace that conducted heat through floor ducts. With time and advances, Dittlinger replaced this system with a boiler and radiator.[83] Dittlinger considered the lack of fireplaces in the house—the chimneys vented the furnace—a sign of wealth.[84] In utilizing an architect, brick construction, popular high styles, and advanced mechanical systems, the house symbolized Dittlinger's importance in New Braunfels.

The Dittlinger House is one of a handful of extant high-style residences built in New Braunfels over the first two-and-a-half decades of the twentieth century. While they all share some similarities—they are all brick construction with large massing—each house is unique in its architectural stylistic influences. Among the most ornate is the Queen Anne and Classical Revival inspired John Faust House (1905, 361 W. San Antonio Street), with its turret, cupola, and decorative pediments. It shares a similar form, asymmetry, and complex roofline with the Dittlinger House. Most distinct from the Dittlinger House is the Eclectic Moreau House (1905, 190 S. Seguin Avenue) with its painted symmetrical center passage plan and Prairie style inspired porch columns. The S. V. Pfueffer House (1910, 170 E. San Antonio Street) and the ornate Faust-Frueholz House (remodeled 1905, 305 S. Seguin Avenue, NR listed in 2024) are the only two Neoclassical residences, both characterized by projecting porches with large columns and balustrades, grand entrances, and decorative features including cornices and cupolas. Though widely different in design, the Pfueffer House is the only other house to also have a porte cochere. Among the most similar in form to the Dittlinger House is the Eiband House (1913, 447 S. Seguin Avenue), with its inset entrance, projecting front ell, and overhanging eaves. Whereas the Dittlinger House draws inspiration from the Italianate and Greek Revival styles, the Eiband House shows Prairie style inspiration in its porch columns, balustrade, and window sashes. The Dittlinger House's large lot and collection of buildings also distinguish it from the other residences, which are each located on lots of comparable sizes to the surrounding lots and have only one or two auxiliary buildings. The integrity of setting and feeling of the Dittlinger House also sets it apart from the other residences. All of the other houses are located on downtown New Braunfels's main thoroughfares, which were historically mixed-use but have since been commercialized. As part of this trend, the Moreau House, the Pfueffer House, and the Eiband House have all been converted from residential to commercial use. The Dittlinger House is the only one of these residences that is both still used residentially and located within a residential setting.

Architect James Wahrenberger

The Dittlinger House is also an excellent example of the residential work of renowned Texas architect James Wahrenberger. Wahrenberger was a pioneering and prolific figure in Texas architecture in the late nineteenth century. The San Antonio-based architect designed grand residences, such as those in the King William neighborhood of San Antonio, but his only contribution in New Braunfels was the Dittlinger House. Born in Austin to Swiss-born parents in 1855, Wahrenberger first studied at West Pennsylvania Academy and then in Switzerland and Germany. Graduating

[82] Kristina Kupferschmid, "Central New Braunfels Historic District," National Register nomination, 2024.
[83] Kohlenberg, "Beauty at one hundred and twelve."
[84] Kohlenberg, "Beauty at one hundred and twelve."

from Polytechnic in Karlsruhe in 1876, Wahrenberger opened an architecture practice in Austin in 1878, making him the first recorded architect in the state to hold a professional architecture degree.[85] In Austin, Wahrenberger partnered and worked with several architects, including John W. Glenn, John Andrewartha, and Jacob Lamour. During his five years in Austin, Wahrenberger's projects included the Methodist Episcopal Church (1878, with Glenn) and the Fayette County Jail (1881, with John Andrewartha). Moving to San Antonio in 1883, Wahrenberger partnered with German-educated architect Albert Felix Beckmann. Working together until 1890, the partners designed high-style residences and commercial and public buildings in San Antonio. Among the prominent San Antonians that the partners designed residences for were Edward Steves, Jr. (431 King William Street), a firearms merchant, and Charles F. A. Hummel (309 King William Street), sporting goods merchant (listed in the NRHP King William Historic District). The partners also designed the Customs and Warehouse and Federal Building in Piedras Negras, Mexico, in 1891. Wahrenberger practiced alone from 1890 until 1905, when he partnered with his son Frank as Wahrenberger and Son. Following Frank's death in 1910, Wahrenberger practiced alone until his death in 1929. Over the last four decades of his life, Wahrenberger designed the George W. Littlefield house (1893) and the John H. Houghton house (1886, demolished) in Austin, the Dittlinger house (1910), as well as churches in Refugio, San Antonio, and Shiner. He also built several buildings at Our Lady of the Lake University in San Antonio from 1907 to 1920. Wahrenberger also served as San Antonio's first building inspector and wrote the city's first building ordinance.[86] He was also active in local and state professional organizations, serving several terms as president of the Texas State Association of Architects, which hailed Wahrenberger in 1918 as the "Grand Old Man" of Texas architecture.[87]

The buildings designed by or in partnership with Wahrenberger that are listed in the National Register include:

- Reinbolt Hall at St. Mary's University, San Antonio (1908) – James Wahrenberger and Son (listed 2017)
- Old Lone Star Brewery, San Antonio (1895-1904) – Supervising architect with Beckman (listed 1972)
- Maverick County Courthouse, Eagle Pass (1885) – with Beckman (listed 1980)
- Alamo National Bank Building, San Antonio (1902) – own practice (listed 1984)
- William Reuter Building and the San Antonio Turnverein, San Antonio (1891) – own practice (listed in Alamo Plaza Historic District, 1977)
- George W. Littlefield House, Austin (1893) – own practice (listed 1970)
- Edward Steves, Jr. and Charles F. A. Hummel residences (1884) – with Beckmann (listed in the King William Historic District, 1972)

Working in the late nineteenth and early twentieth centuries, Wahrenberger designed in the popular styles of the day: Second Empire (Littlefield House), Romanesque Revival (Reinbolt Hall, Maverick County Courthouse), and Renaissance Revival (Alamo National Bank Building). While his work was varied, the design—form and stylistic influences—of the Dittlinger House is most similar to the Edward Steves, Jr. House and Hummel House in the NR-listed King William Historic District in San Antonio (Figures 24-25). Designed in 1884 with architect Albert F. Beckmann, both San Antonio houses have projecting front gables and first and second-story porches set under the roof, similar to the Dittlinger House. Other shared features with the Dittlinger House include a bay window, triangular pediment, and complex roofline. The Dittlinger House though, while similar in form, is distinct in several ways from the San Antonio residences. Both San Antonio houses are limestone, distinctly Italianate in style, and arguably more

[85] Wahrenberger and Lindeman Families Papers An Inventory of the Collection, Austin History Center, accessed July 11, 2025, and https://txarchives.org/aushc/finding_aids/00744.xml.
[86] Christopher Long, "Wahrenberger, James," *Handbook of Texas Online*, accessed December 04, 2024, https://www.tshaonline.org/handbook/entries/wahrenberger-james.
[87] Maria Watson, "James Wahrenberger, Architect," *Perspective*, volume 8, no. 2, 9.

ornate, with arched windows, elevated quoins, and decorative patterned brackets and balustrades. The two San Antonio examples are also located within a neighborhood of similarly sized residences and lots known for its high-style collection of houses. In New Braunfels, though, the Dittlinger House's distinct mixture of styles, its orange brick façade, and its intact collection of associated outbuildings distinguish it from other neighborhood residences. The Dittlinger House, Wahrenberger's only New Braunfels commission, is also unique from the San Antonio examples and neighboring houses for its collection of historic-age outbuildings. Lastly, the Dittlinger House is unique within its setting, as its lot and size are characteristically larger than the surrounding residential properties, enabling it to uniquely reflect a high-style, early twentieth-century residential property in the town.

Builders Charles Roeper and Christian Herry

New Braunfels builders Charles Roeper and Christian Herry are attributed with constructing the Dittlinger House.[88] Charles Roeper (1857-1939) was a first-generation German-Texan. A carpenter, Roeper worked for himself in the early twentieth century during the time he worked on the Dittlinger house.[89] He also served as a County Commissioner, a town alderman, and was secretary and treasurer for the New Braunfels Independent Order of Odd Fellows.[90]

The Herry family—Christian and sons Otto, Louis, and Alfred—were builders in New Braunfels in the late nineteenth and early twentieth centuries.[91] While Christian is attributed with the work, it is likely his sons also worked on the construction. Born in Germany, Christian (1854-1917) was a contractor in the "house building" industry in New Braunfels in the late nineteenth and early twentieth centuries.[92] His son Otto was a bricklayer, son Louis a carpenter, and Alfred a plasterer.[93] Together, they built the Holz residence on San Antonio Street in 1910 (not extant).[94] Christian is also attributed with the construction of Grune Hall (1878, NR listed in the Gruene Historic District in 1975), the Henne Hardware Building (1893) at 246 W. San Antonio Street, and the Prince Solms Inn (1898) at 195 E. San Antonio Street.

Conclusion

The two properties comprising the Dittlinger Family Residential Historic District in New Braunfels contain a collection of buildings that together highlight significant residential architectural trends in New Braunfels in the late nineteenth and twentieth centuries. The district's period of significance spans from 1895 to 1963, encompassing all historic-age construction. Reflecting this period of evolution, the district contains buildings constructed in National Folk, Late Victorian, and Early Twentieth Century Revival styles, and a 1963 addition reflects the Modern style. The two high-style primary residences in the district, and the collection of backhouses and outbuildings, reflect the upper-class status of the district's occupants, the Dittlingers, one of New Braunfels's most prominent industrial families. As such, the Dittlinger Family Residential Historic District is nominated to the National Register of Historic Places under Criterion C in the area of Architecture at the local level of significance.

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[88] "Building at New Braunfels," *Austin American Statesman*, June 3, 1907, 3.
[89] 1900 and 1910 U. S. Census records, available via Ancestry.com.
[90] *Austin America Statesman*, December 9, 1910, 6.; *Austin American Statesman*, April 14, 1904, 4.; *Austin American Statesman*, July 30, 1906, 1.
[91] Tara V. Kohlenberg, "The Timmermann house: Memory of its haunting beauty is all that is left," Sophienburg Museum and Archives, April 6, 2025, https://sophienburg.com/the-timmermann-house-memory-of-its-haunting-beauty-is-all-that-is-left/.
[92] 1900 and 1910 U. S. Census records, available via Ancestry.com
[93] Kohlenberg, "The Timmermann house."
[94] *Austin American Stateman*, March 29, 1910, 6.

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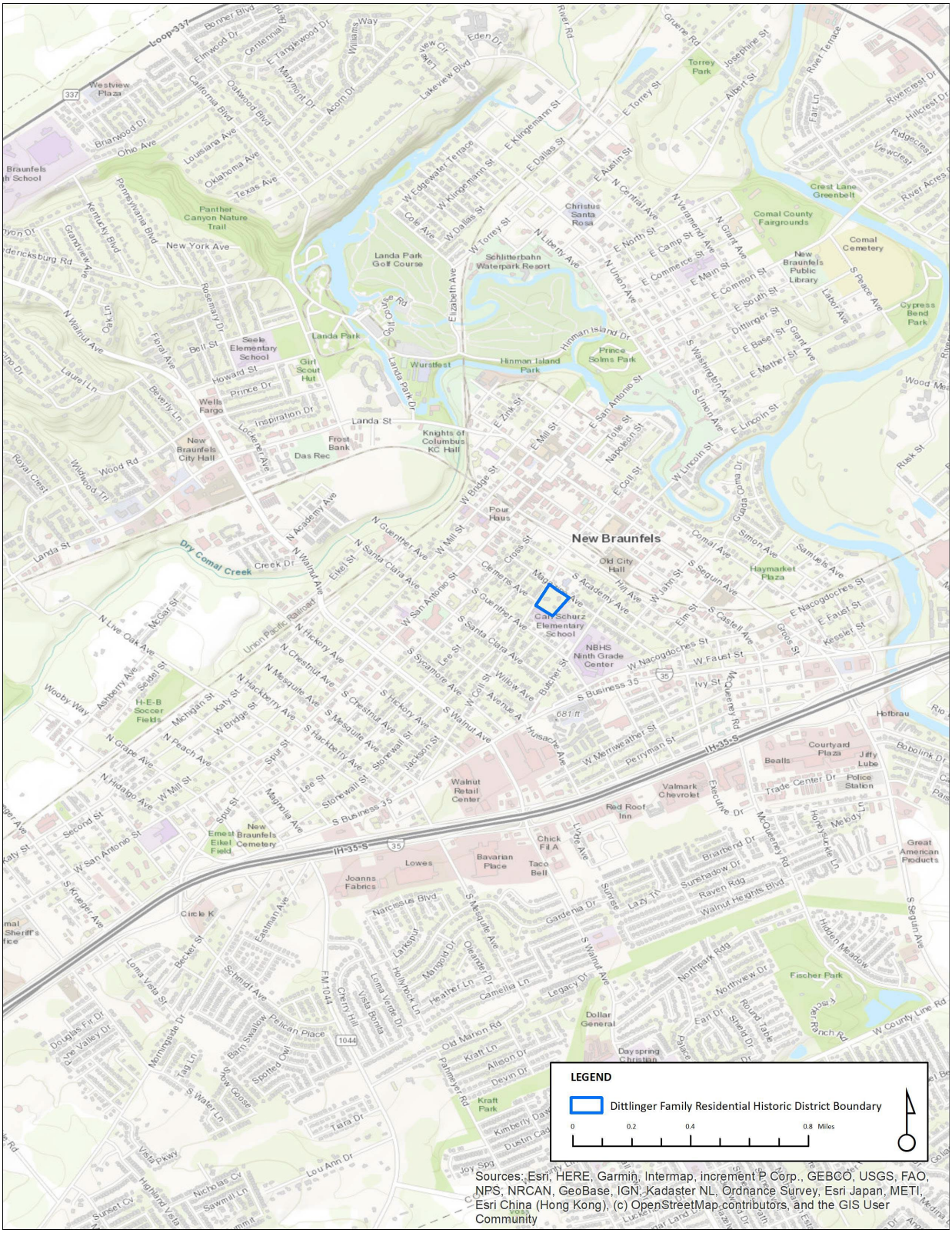
Maps

Map 1. County map of Texas with Comal County highlighted in red.

Map 2. Current topographic map showing historic district boundaries (in blue) in a wider context. Source: HHM, May 2025.



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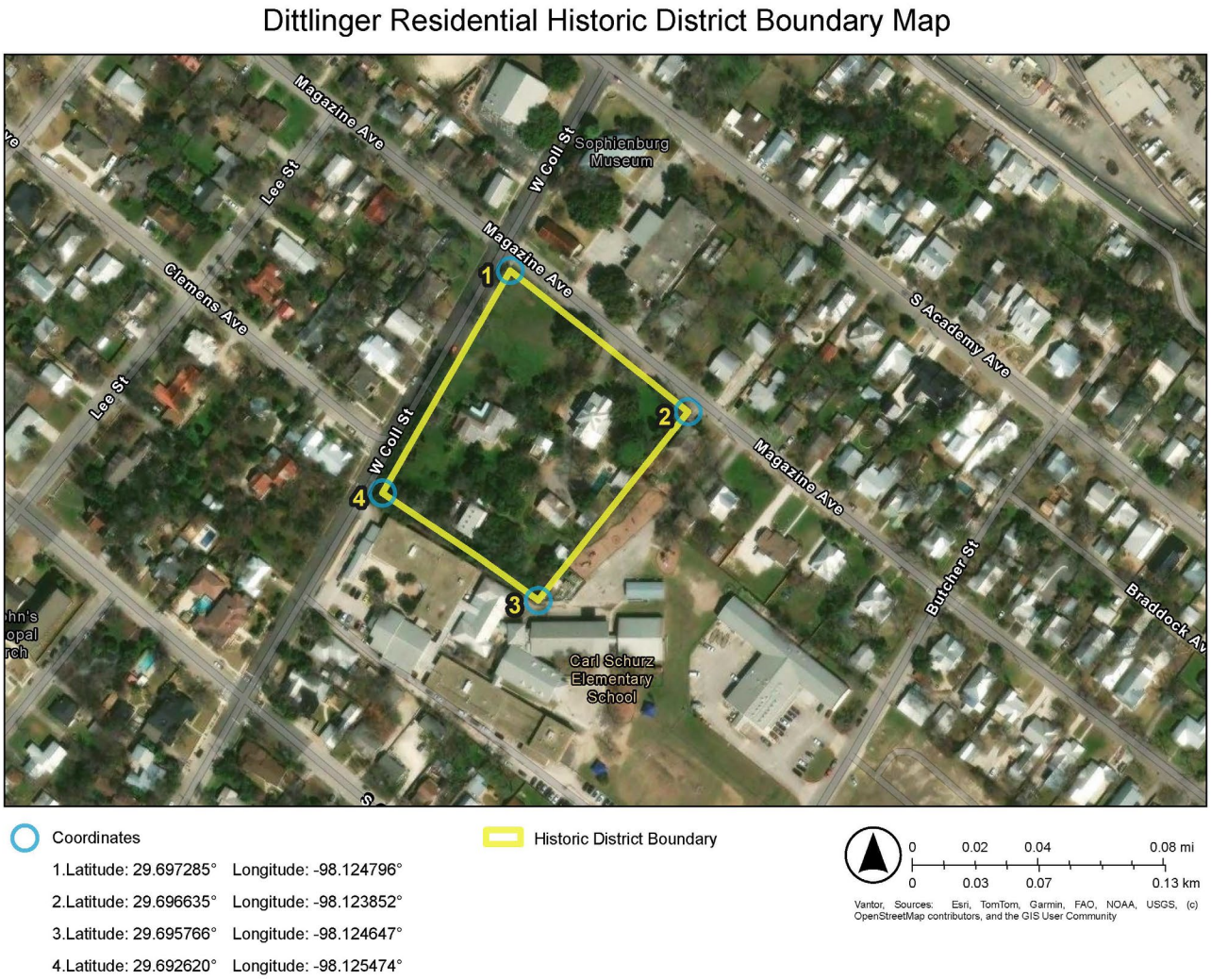
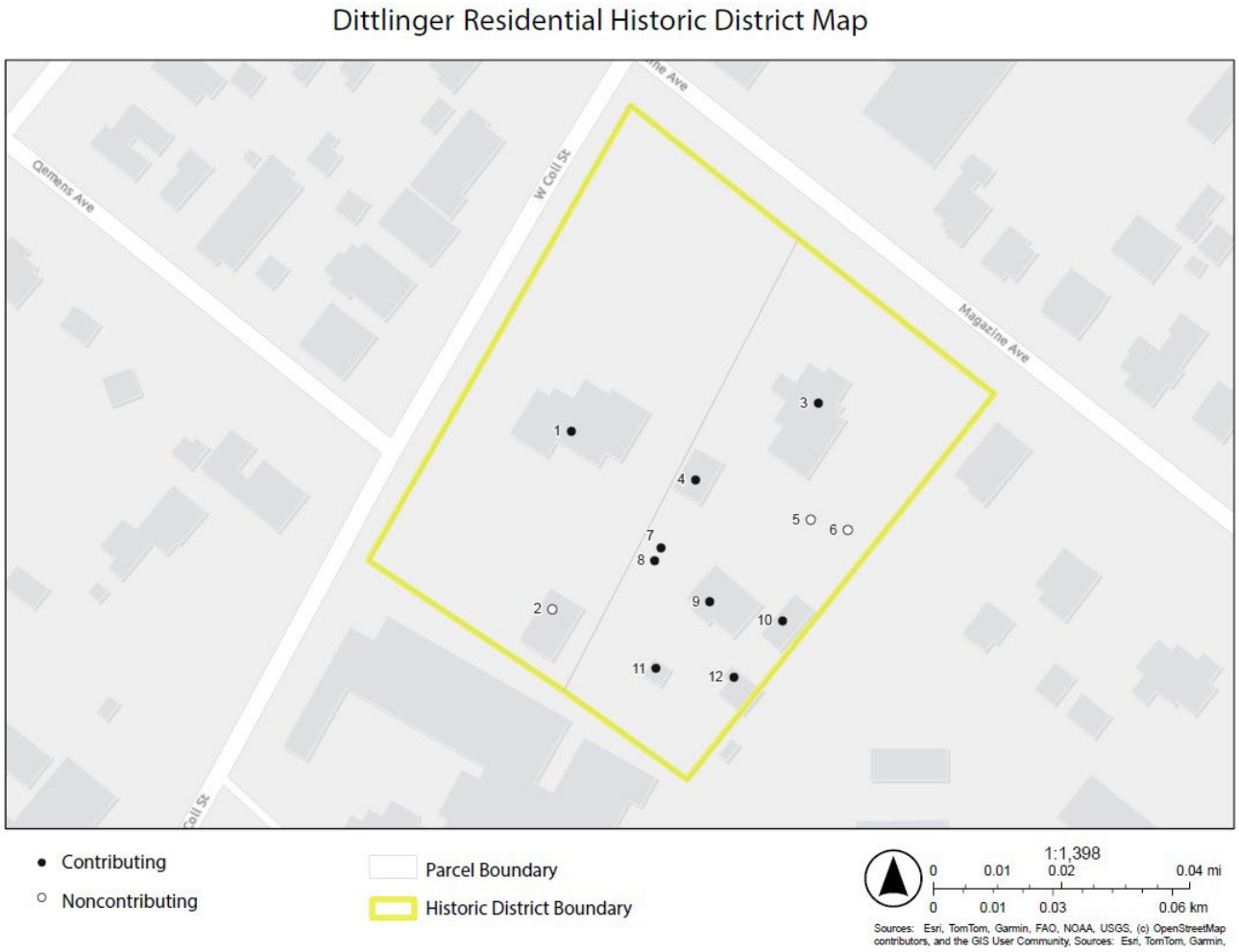
Map 3. Aerial view of the Dittlinger Residential Historic District showing vertices in blue and boundary in yellow. Source: HHM, May 2025.



Map 4. Contributing/noncontributing map of the Dittlinger Residential Historic District showing; district boundary in yellow, parcel boundaries in gray, contributing in black, noncontributing in white. Source: HHM, May 2025.



Map ID	Address	Type	Year Built	C/NC
1	581 W. Coll St. (Liebscher House)	Single-family house	Ca. 1895	C
2	581 W. Coll St.	Garage apartment	1999	NC
3	372 Magazine Ave. (Dittlinger House)	Single-family house	1910	C
4	372 Magazine Ave.	Wash house	Ca. 1925	C
5	372 Magazine Ave.	Pool	2018	NC
6	372 Magazine Ave.	Pool shed	2018	NC
7	372 Magazine Ave.	Pump shed	Ca. 1925	C
8	372 Magazine Ave.	Shed	Ca. 1925	C
9	372 Magazine Ave.	Barn/carriage house	Ca. 1907	C
10	372 Magazine Ave.	Backhouse	Ca. 1900	C
11	372 Magazine Ave.	Chicken coop	Ca. 1925	C
12	372 Magazine Ave.	Backhouse	Ca. 1900	C

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Figures

Figure 1. 1938-aerial. Aerial image from 1938 showing the district. Note the internal walkway between the two properties. Source: USGS EarthExplorer.

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Figure 2. Aerial image from 1953 showing the district. Note the internal walkway between the two properties. USGS EarthExplorer.

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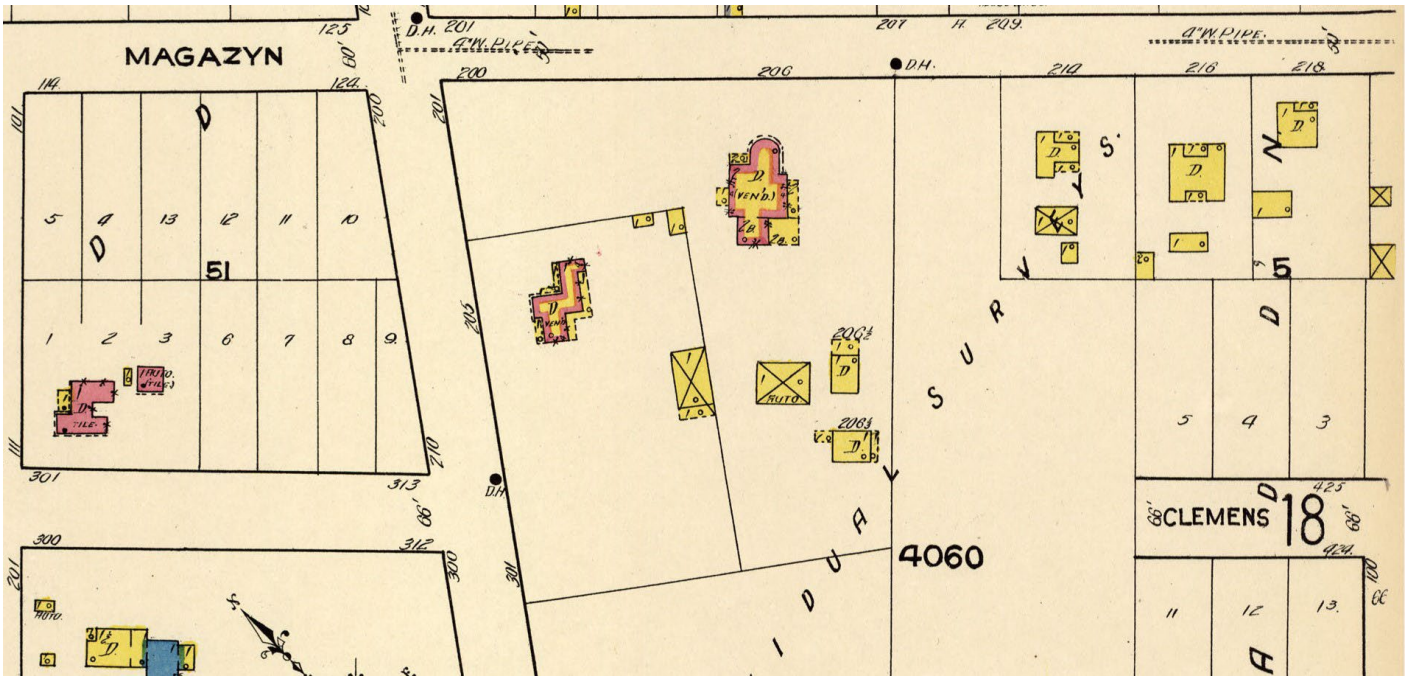

Figure 3. 1922 Sanborn map showing the district. Note that the Liebscher House (Resource 1) is depicted with a brick veneer (not in 1930 or 1949). No photos of the house from this period were discovered, but all information indicates the house was originally clad in wood, though there is a possibility that it was added sometime between 1922 and 1930. Source: University of Texas Libraries.

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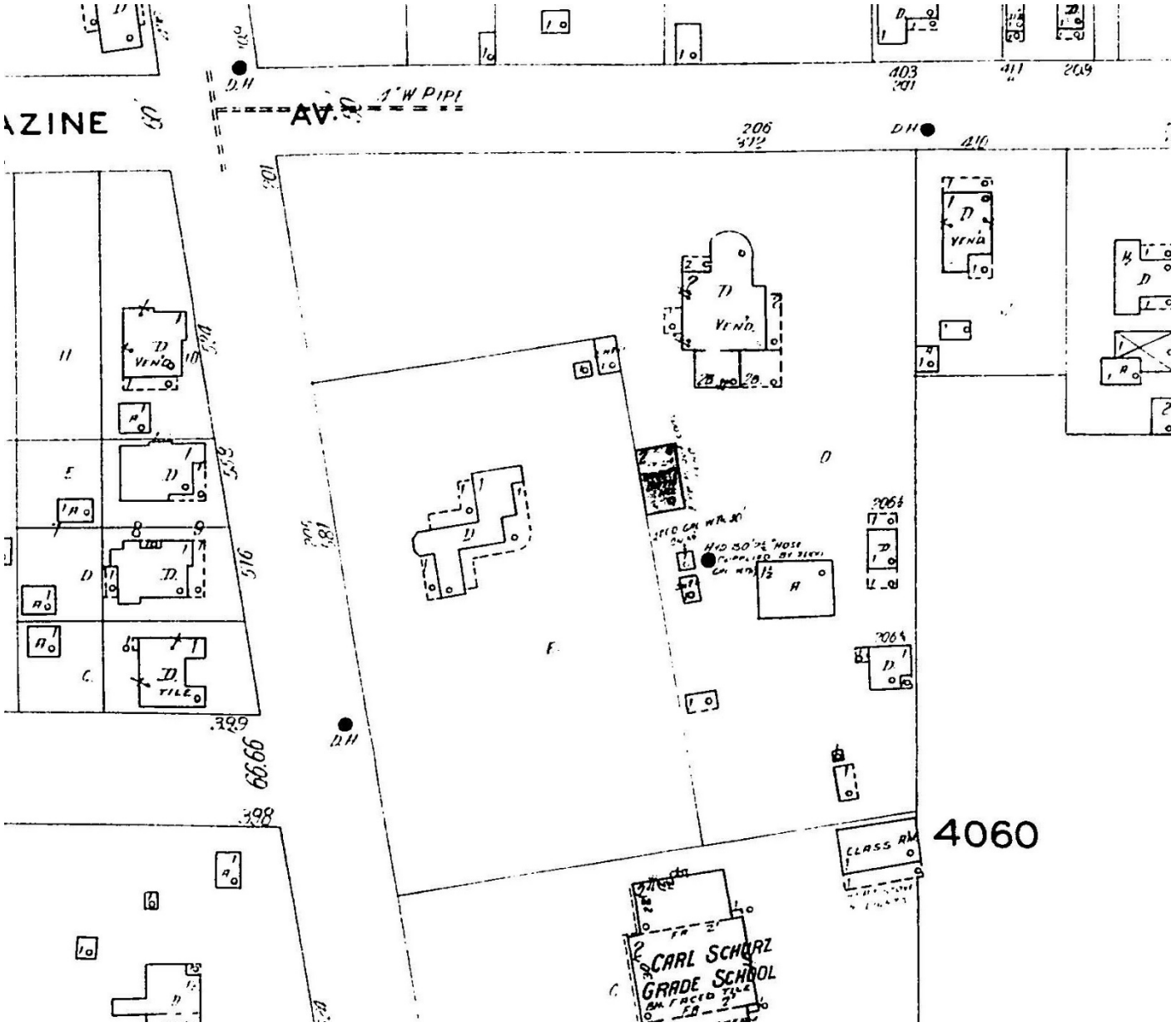

Figure 4. 1930 Sanborn map showing the district. Note that all historic-age resources in the district have been built. Source: ProQuest, Texas Digital Sanborn maps, Austin Public Library.

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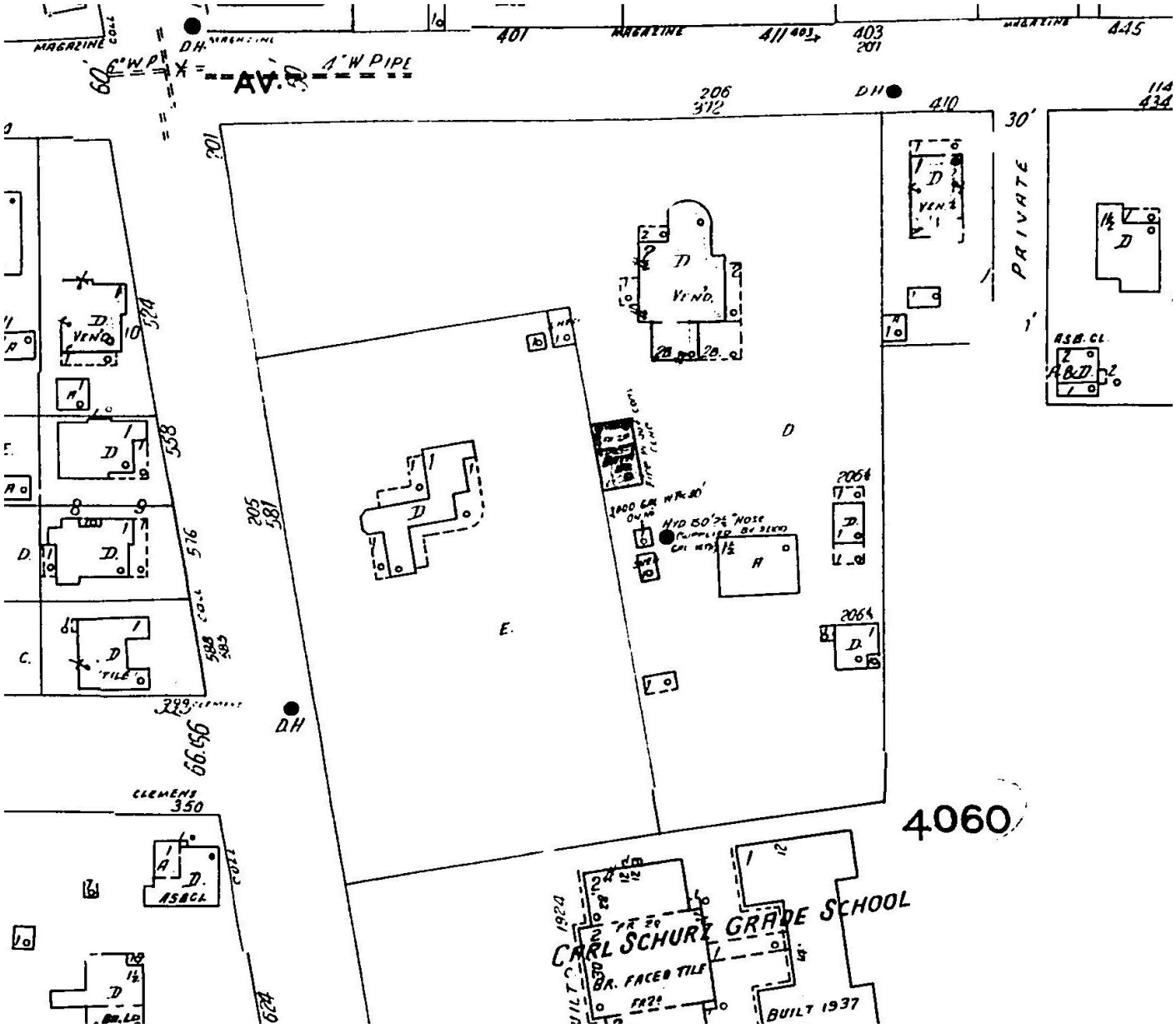

Figure 5. 1949 Sanborn map showing the district. Source: ProQuest, Texas Digital Sanborn maps, Austin Public Library.

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Figure 6. Liebscher House (Resource 1) at 581 W. Coll Street with the 1963 addition outlined in red. Source: Google maps, HHM overlay.

SBR Draft

Figure 7. Carl Liebscher with the Liebscher House (Resource 1) at 581 W. Coll Street in the background about 1933. Note the screened in porch that was removed during the 1963 addition. Source: Provided by property owners.

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Figure 8. The Liebscher House (Resource 1) addition (1963) depicted in a 1964 Libby-Owens-Ford pamphlet. Source: Provided by property owners.

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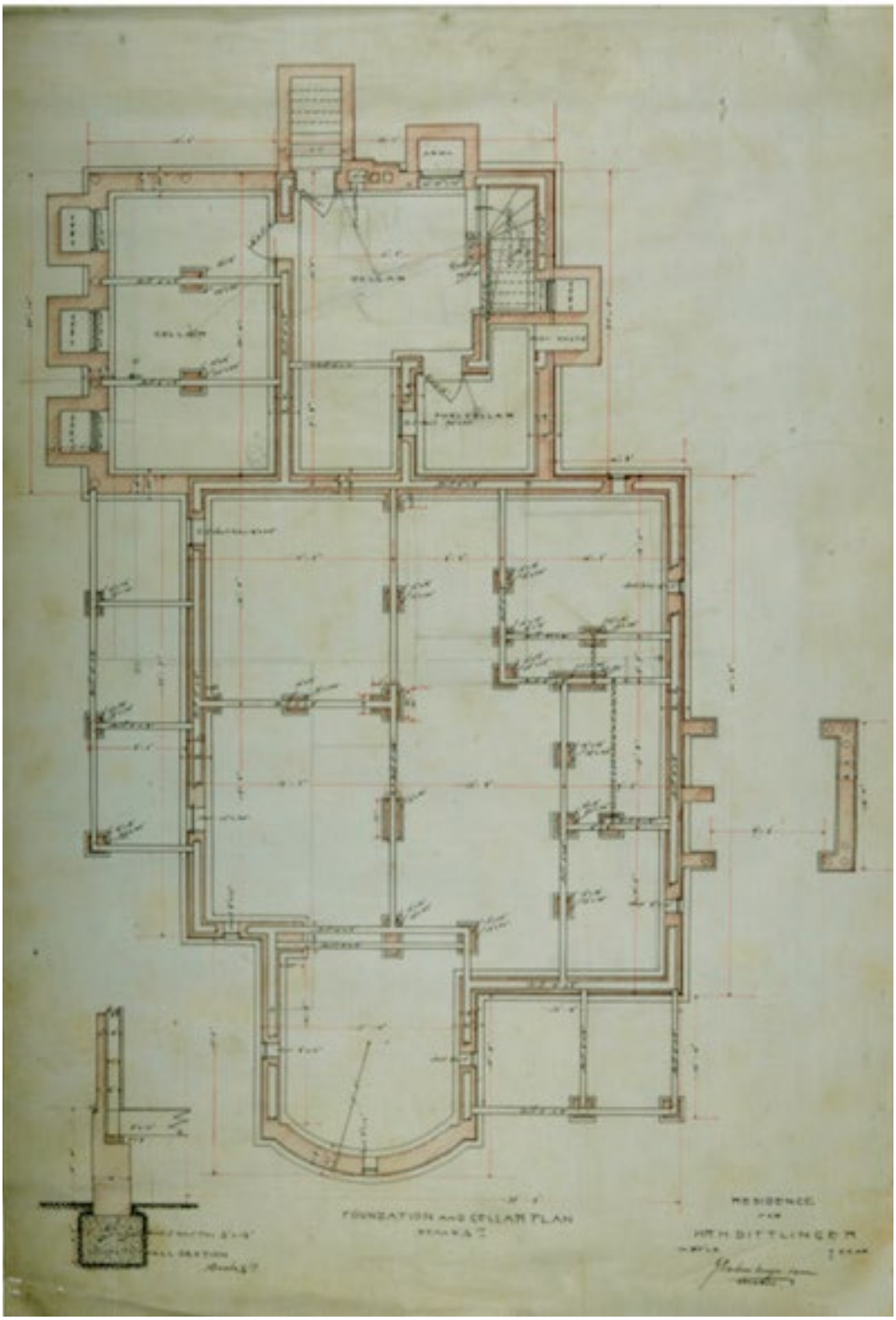

Figure 9. The foundation and basement for the Dittlinger House (Resource 3) at 372 Magazine Street. Note that higher quality images are not available. Source: Provided by property owners.

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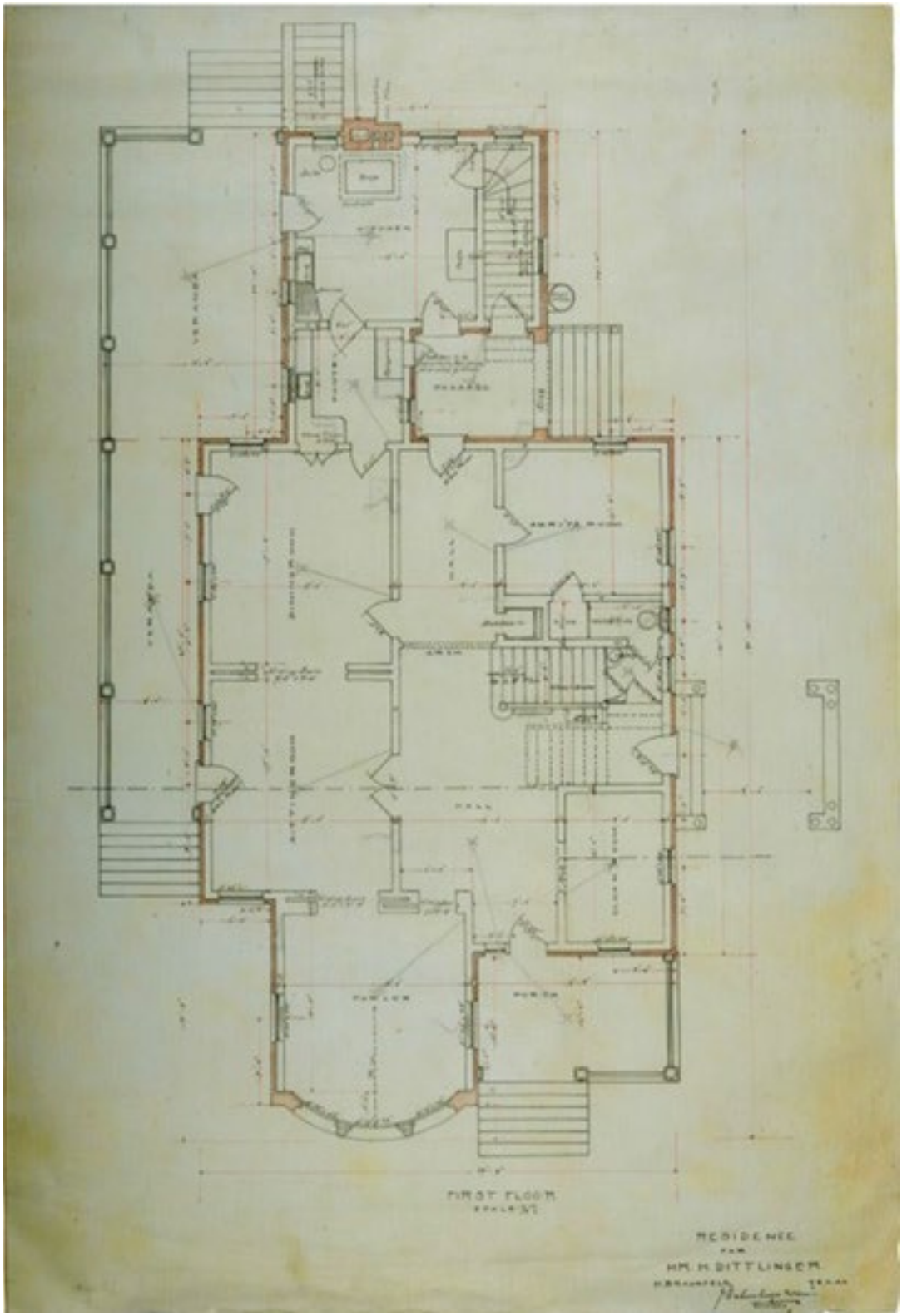

Figure 10. The first-floor plan for the Dittlinger House (Resource 3) at 372 Magazine Street. Note that higher quality images are not available. Source: Provided by property owners.

SBR Draft

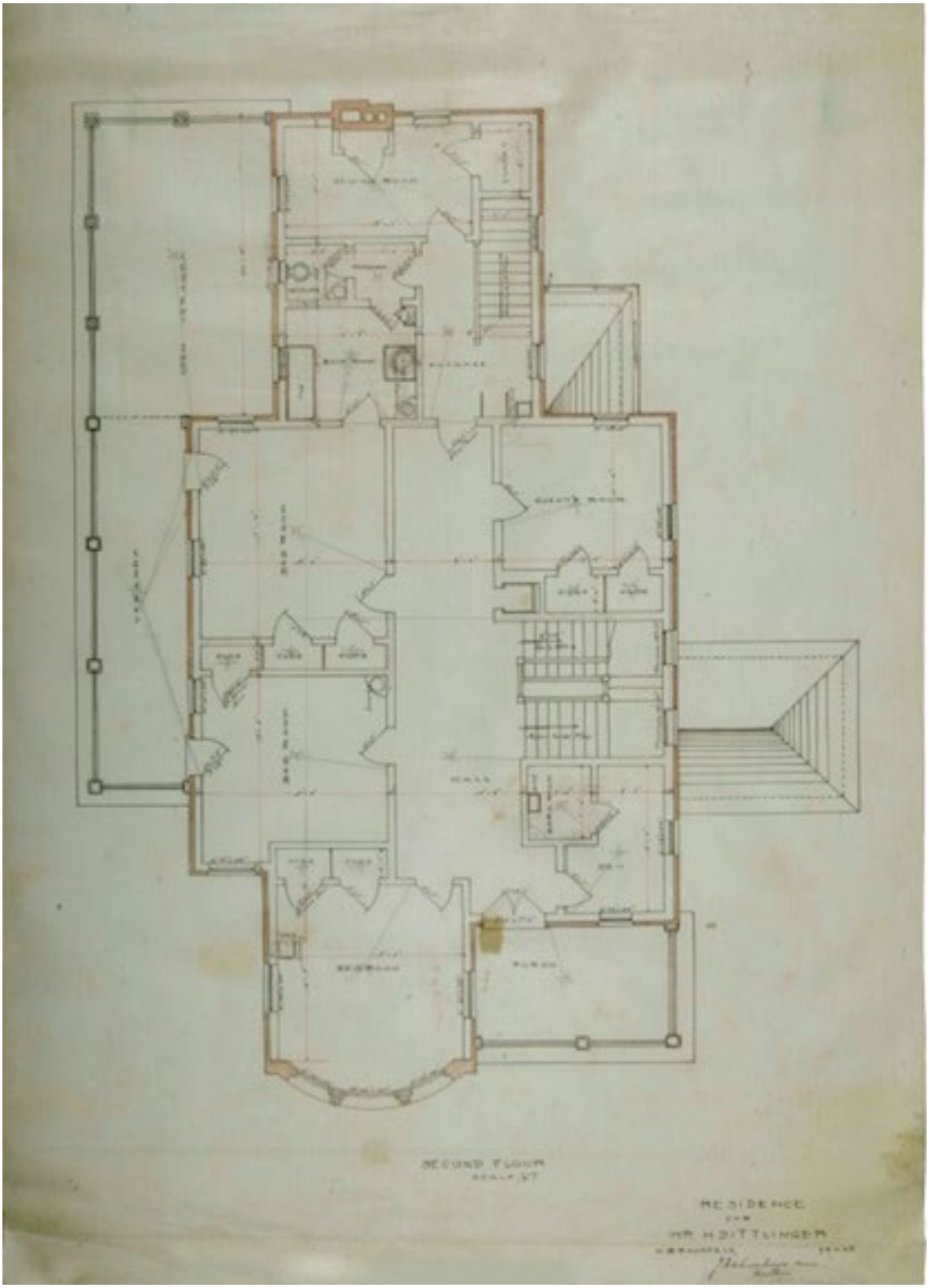

Figure 11. The second-floor plan for the Dittlinger House (Resource 3) at 372 Magazine Street. Note that higher quality images are not available. Source: Provided by property owners.

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Figure 12. Original plan for New Braunfels, 1850. Note no. 3 (current site of the Sophienburg Museum and Archives) is the Adelsverein headquarters site. The district developed southwest of this site (no. 3). Source: Texas GLO, General Map Collection, Map no. 2182.

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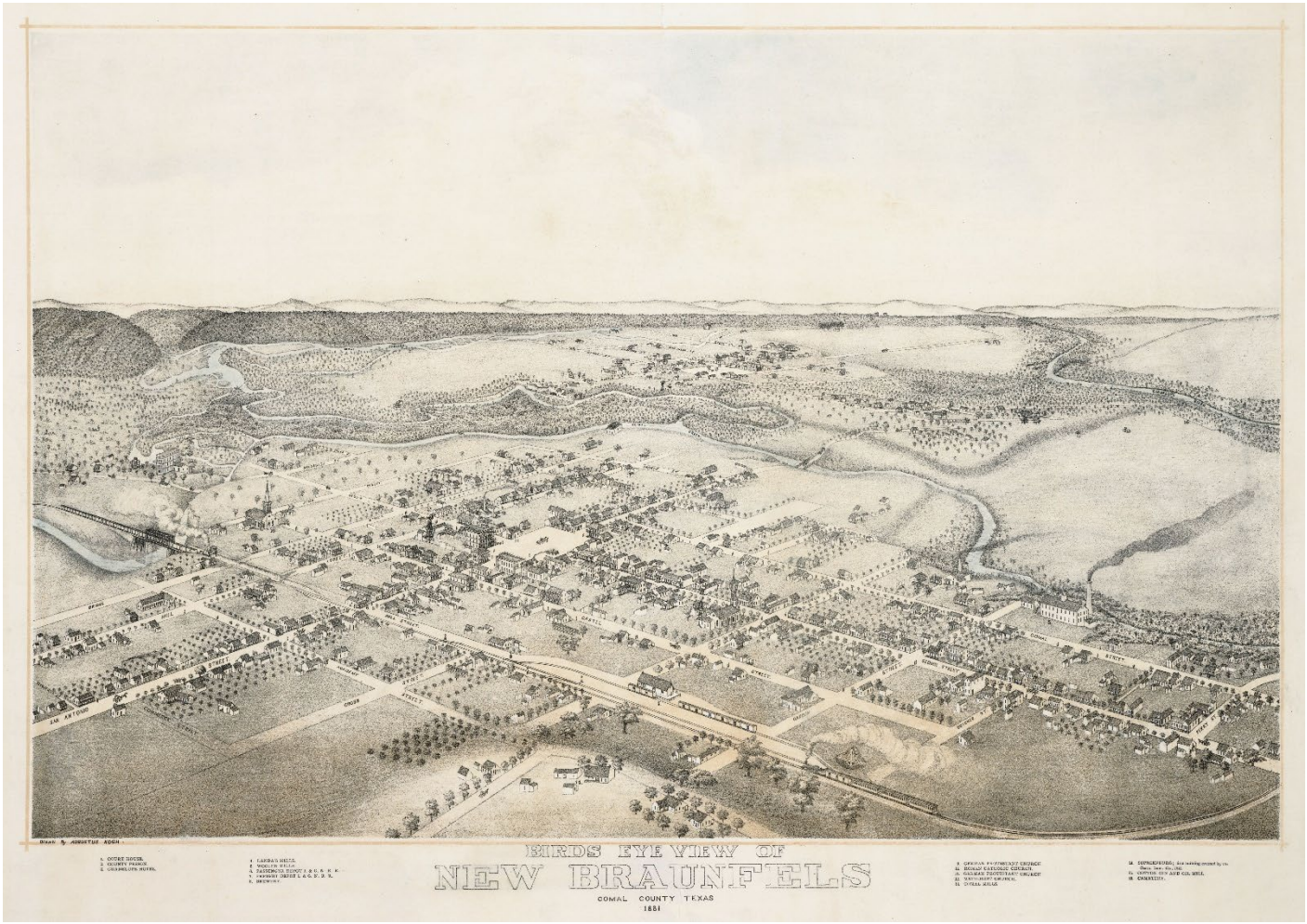

Figure 13. Augustus Koch's Birds Eye View of New Braunfels, Comal County, Texas, 1881. Note the district falls just outside of this view to the southwest. The Sophienburg site is located at the bottom center of the page. Source: Texas Historic Overlay, Texas State Library and Archives.

SBR Draft

Figure 14. Portrait of Hippolyt Dittlinger. Source: Mark Altenhoff, Find a Grave, "Hippolyt Dittlinger," accessed July 11, 2025, https://www.findagrave.com/memorial/82164626/hippolyt-dittlinger.

SBR Draft

Figure 15. H. Dittlinger Roller Mills Co. flour bag. Source: Ebay.com.

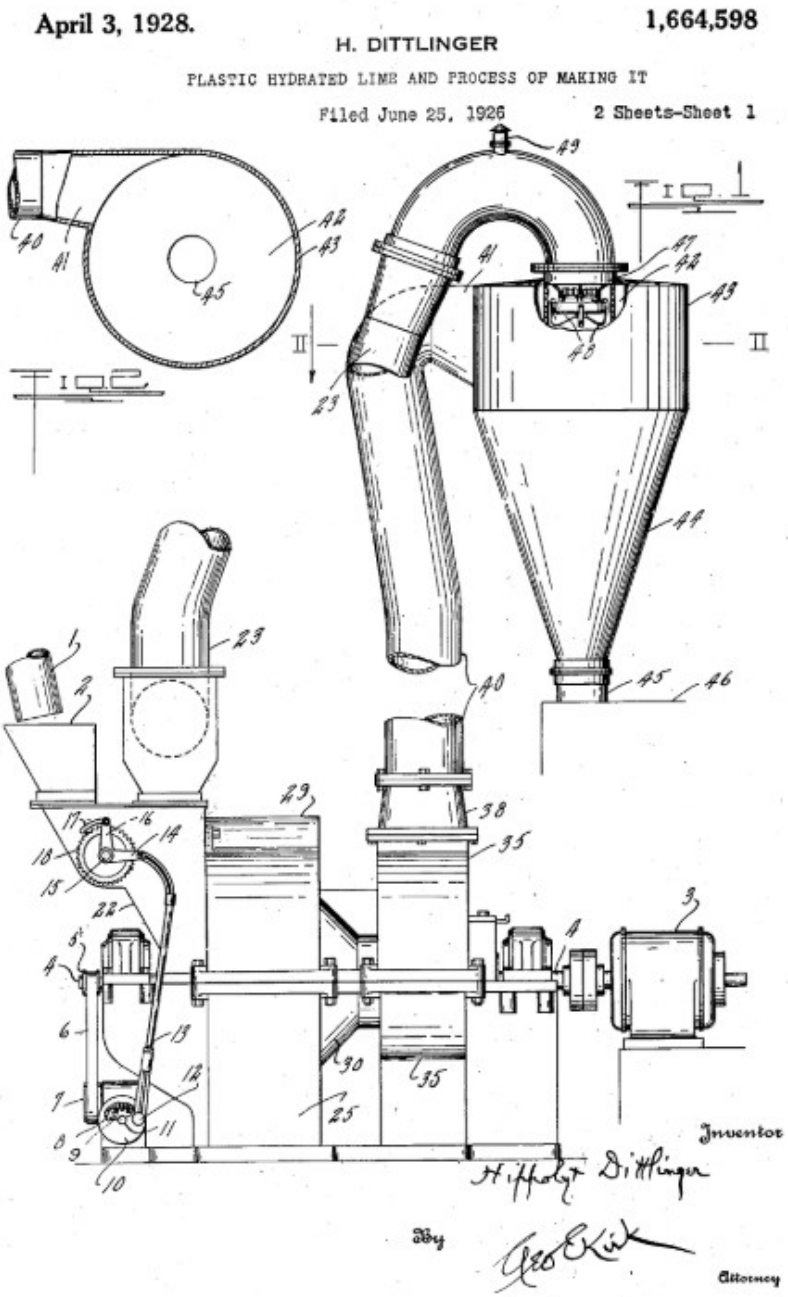

Figure 16. H. Dittlinger patent for plastic hydrated lime and process of making it, 1928. Source: H. DITTLINGER PLASTIC HYDRATED LIME AND PROCESS OF MAKING IT Filed, June 25. 1926 2 Sheets-Sheet 1 April 3, 1928. 1,664,598, from Google Patents.

SBR Draft

Figure 17. Portrait of the Dittlinger family – Elise and Hippolyt top row; children Amalie, Bruno, and Franziska bottom row; circa 1900. Source: Provided by property owners.

SBR Draft

Figure 18. Wedding photo of Alfred and Franziska Liebscher, 1919, at Dittlinger House (Resource 3). Source: Provided by property owners.

Figure 19. Inset of 1868 map of New Braunfels. The district is located in the H. Harbot tract outside the subdivided parts of town. Source: Source: Maps of the Past, accessed July 2, 2024, https://mapsofthepast.com/.

SBR Draft

Figure 20. The Dittlinger House (Resource 3) at 372 Magazine Avenue about 1920. Source: Sophienburg Museum and Archives.

SBR Draft

Figure 21. Wedding of Amalie Dittlinger to Hippolyt Mengden, 1914, taken at the Dittlinger House (Resource 3) at 372 Magazine Avenue. Source: Provided by property owners.

SBR Draft

Figure 22. Historic photograph of the property at 372 Magazine Avenue with backhouse (Resource 10) and barn/carriage house (Resource 9) in background, date unknown. Source: Provided by property owners.

SBR Draft

Figure 23. Birthday celebration in 1936 showing the wash house (Resource 4) at 372 Magazine Avenue. Source: Provided by property owners.

SBR Draft

Figure 24. Wedding photo inside the Dittlinger House (Resource 3) at 372 Magazine Avenue in 1943. Hippolyt and Elise Dittlinger are seated; grandchildren standing. Source: Provided by property owners.

SBR Draft

Figure 25. The 1884 Edward Steves Jr. House at 431 King William Street, San Antonio. Designed by James Wahrenberger with A. F. Beckman in a style similar to the Dittlinger House (Resource 3) at 372 Magazine Avenue. Source: San Antonio Registry, accessed July 11, 2025, https://www.sahouseregistry.com/houses/431-king-william.

SBR Draft

Figure 26. The 1884 Charles F. A. Hummel House at 309 King William Street, San Antonio. Designed by James Wahrenberger with A. F. Beckman in a style similar to the Dittlinger House (Resource 3) at 372 Magazine Avenue. Source: San Antonio Registry, accessed July 11, 2025, https://www.sahouseregistry.com/houses/309-king-william.

SBR Draft

Photos

Photo 1. View of district from corner of W. Coll Street (Resource 1 to the right) and Magazine Avenue (Resource 3 to the left). Camera facing south.

SBR Draft

Photo 2. View of Liebscher property and house (Resource 1) at 581 W. Coll Street. Camera facing northeast.

SBR Draft

Photo 3. View of Dittlinger property and house (Resource 3) at 372 Magazine Avenue. Camera facing southeast.

SBR Draft

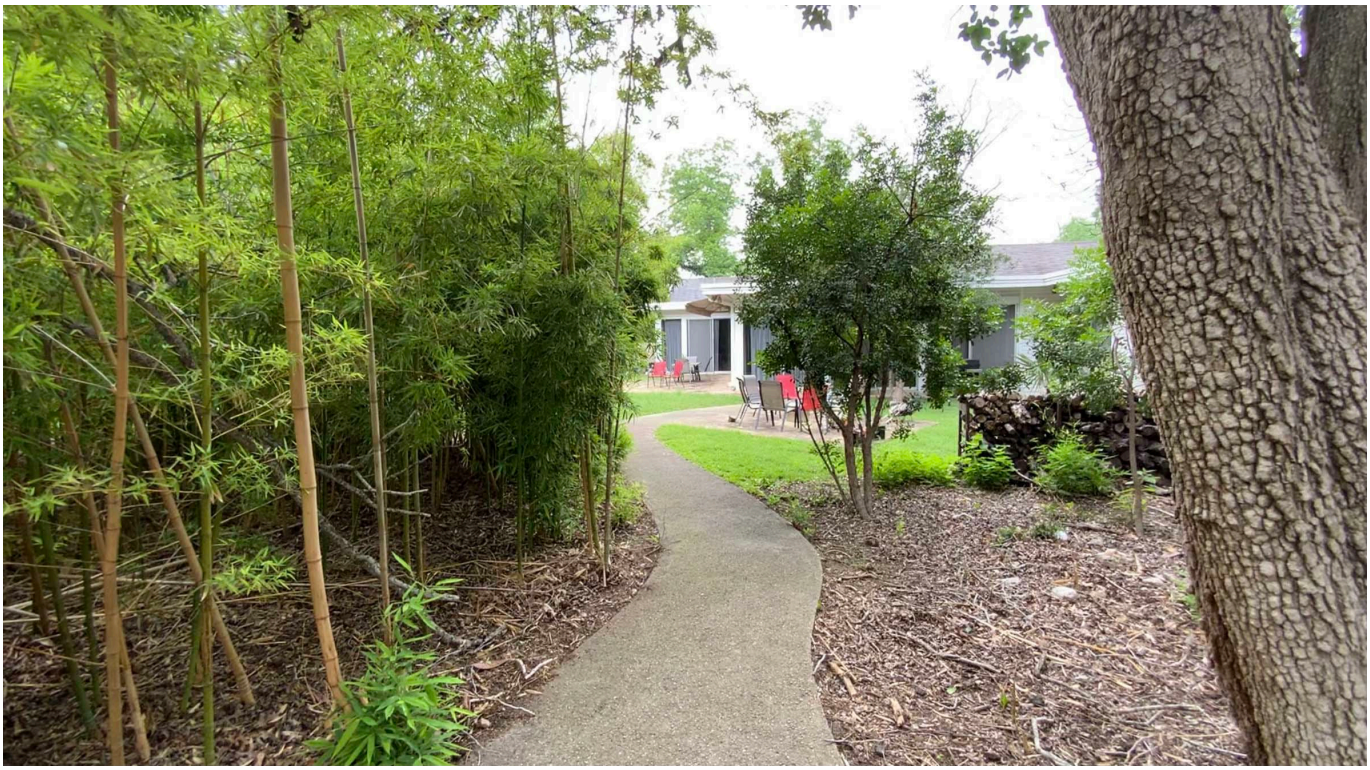

Photo 4. The path between the Liebscher and Dittlinger properties. Camera facing northwest toward the rear of the Liebscher House (Resource 1).

SBR Draft

Photo 5. Front façade of the Liebscher House (Resource 1). Camera facing southeast.

SBR Draft

Photo 6. Oblique of the front of the Liebscher House (Resource 1). Camera facing south.

SBR Draft

Photo 7. Oblique of the front of the Liebscher House (Resource 1). Camera facing northeast.

SBR Draft

Photo 8. View of the second porch on the Liebscher House (Resource 1) facing the intersection of W. Coll Street and Magazine Avenue. Camera facing north.

SBR Draft

Photo 9. View of the rear of the Liebscher House (Resource 1) showing the 1963 addition. Camera facing northwest.

Photo 10. Interior view of the Liebscher House (Resource 1) showing an original rear wall with windows and door that became an interior wall with the 1963 addition. Camera facing northeast.

SBR Draft

Photo 11. Interior view of the Liebscher House (Resource 1) showing plaster wall and original wood opening surrounds. Camera facing northwest.

SBR Draft

Photo 12. Interior view of the Liebscher House (Resource 1). Note the original plaster ceiling sconce. Camera facing northeast.

SBR Draft

Photo 13. Interior view of the 1963 addition of the Liebscher House (Resource 1). Note the built-in seating and storage. Camera facing northeast.

SBR Draft

Photo 14. Front façade of the noncontributing garage apartment (Resource 2) behind the Liebscher House (Resource 1) at 581 W. Coll Street. Camera facing southeast.

SBR Draft

Photo 15. Front façade of the Dittlinger House (Resource 3) at 372 Magazine Avenue. Camera facing southwest.

SBR Draft

Photo 16. Side southeast façade of the Dittlinger House (Resource 3) showing the porches. Camera facing northwest.

SBR Draft

Photo 17. Side southeast façade first-floor porch of the Dittlinger House (Resource 3). Note the rear portion is screened in. Camera facing southwest.

SBR Draft

Photo 18. Rear portion of the second-story porch on the side southeast façade of the Dittlinger House (Resource 3). Camera facing northeast.

SBR Draft

Photo 19. Side northwest façade of the Dittlinger House (Resource 3). Camera facing southeast.

SBR Draft

Photo 20. Interior view of the Dittlinger House (Resource 3) showing original wood built-ins and surrounds. Note the burled grain. Camera facing northeast.

SBR Draft

Photo 21. The primary staircase in the Dittlinger House (Resource 3). Camera facing southwest.

SBR Draft

Photo 22. Interior of the Dittlinger House (Resource 3). Camera facing northeast.

SBR Draft

Photo 23. The front façade of the washhouse (Resource 4) at 372 Magazine Avenue. Camera facing northwest.

SBR Draft

Photo 24. Detail of the concrete walls, pilasters, and brackets on the front façade of the wash house (Resource 4) at 372 Magazine Avenue. Camera facing northwest.

SBR Draft

Photo 25. Interior of the wash house (Resource 4) at 372 Magazine Avenue. Note the original concrete block stove. Camera facing northwest.

SBR Draft

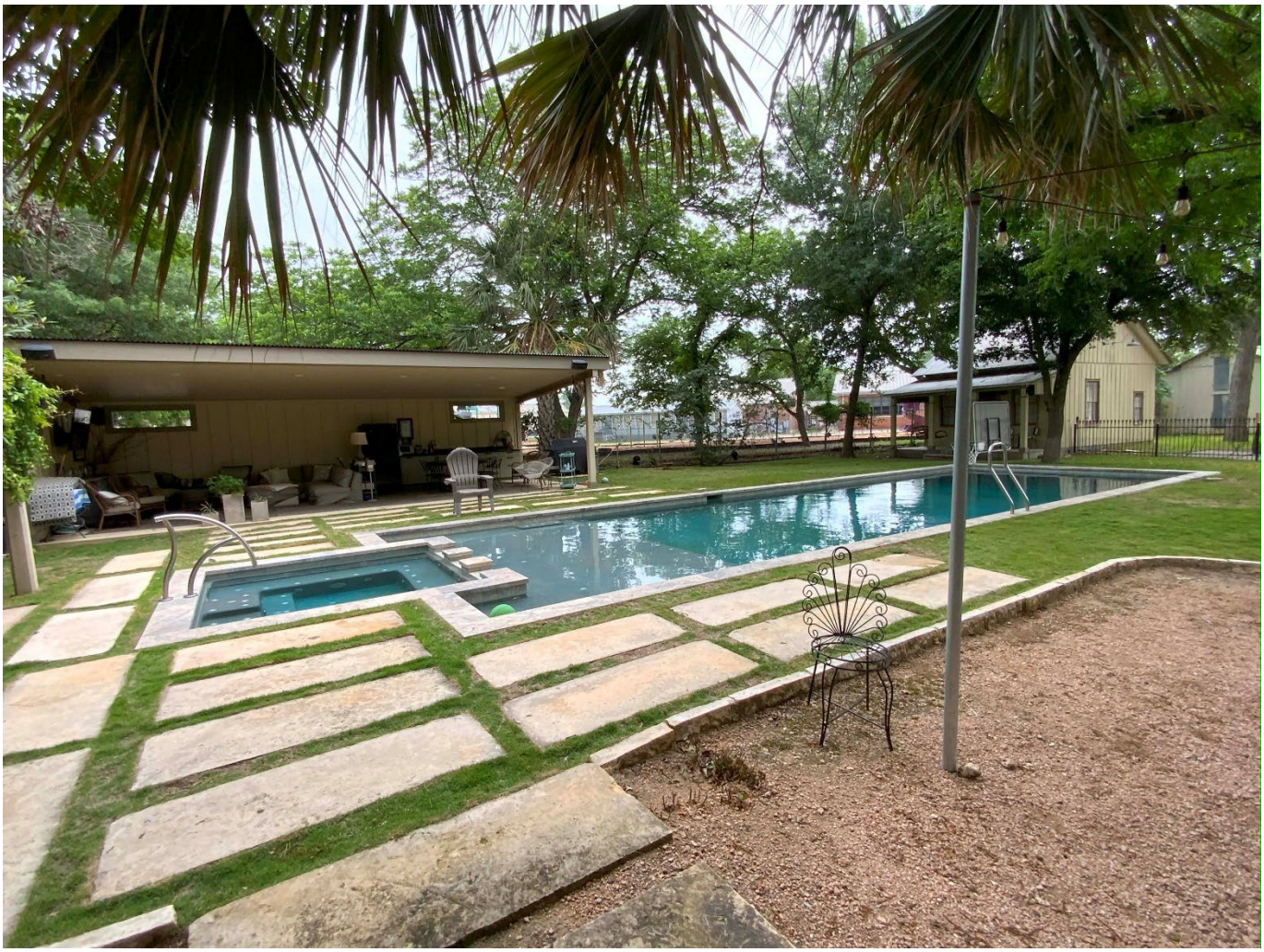

Photo 26. The noncontributing pool (Resource 5) and pool shed (Resource 6) at 372 Magazine Avenue. Camera facing southeast.

SBR Draft

Photo 27. The shed (Resource 8) and pump shed (Resource 7) at 372 Magazine Avenue. Camera facing northwest.

SBR Draft

Photo 28. The shed (Resource 8) on the Dittlinger property at 372 Magazine Avenue. Camera facing southwest.

SBR Draft

Photo 29. The barn/carriage house (Resource 9) at 372 Magazine Avenue. Camera facing southwest.

SBR Draft

Photo 30. The rear of the barn/carriage house (Resource 9) and the front of the Bauer House backhouse (Resource 12) at 372 Magazine Avenue. Camera facing southeast.

SBR Draft

Photo 31. Front façade of the Professor's House backhouse (Resource 10) at 372 Magazine Avenue. Camera facing southwest.

SBR Draft

Photo 32. View of the side of the Professor's House backhouse (Resource 10) and pool (Resource 5) at 372 Magazine Avenue. Camera facing southeast.

SBR Draft

Photo 33. Rear of the Professor's House backhouse (Resource 10) and side of the barn/carriage house (Resource 9) at 372 Magazine Avenue. Camera facing northeast.

SBR Draft

Photo 34. The chicken coop (Resource 11) at 372 Magazine Avenue. Camera facing southeast.

SBR Draft

Photo 35. Oblique view of the backhouse known as the Bauer House (Resource 12) at 372 Magazine Avenue. Camera facing northeast.

TEXAS HISTORICAL COMMISSION
REAL PLACES TELLING REAL STORIES

P.O. Box 12276
Austin, Texas 78711-2276
512-463-6100
thc.texas.gov

March 10, 2026

The Honorable Neal Linnartz
Mayor, City of New Braunfels
500 Landa Street
New Braunfels, Texas 78130

Re: National Register of Historic Places nomination for **Dittlinger Family Residential Historic District, New Braunfels, Comal County, Texas** *372 Magazine Avenue and 581 W. Coll Street, New Braunfels, Texas 78130*

Dear Mayor Linnartz:

A valid nomination to the National Register of Historic Places was recently submitted for the above-referenced property for review by our office. This letter serves as formal notice of the nomination from the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission (THC), which is also the state agency responsible for administering the Texas Certified Local Government Program (CLG) program under state and federal legislation. Our staff has reviewed the nomination and will forward it to the State Board of Review (SBR) for their consideration and possible action at their public meeting on **Saturday, May 16, 2026, at Zion Hill Baptist Church, 324 N. Lanana Street, Nacogdoches, Texas 75961.**

The National Register is the federal government's official list of historic properties worthy of preservation pursuant to the National Preservation Act of 1966, in the support of public and private efforts to identify evaluate and protect America's historic resources.

As a participant in the CLG program, the local historic preservation review commission, board or committee and the chief elected official for **New Bruaunfels** is required to separately notify the THC's National Register and CLG program offices as to their opinions in regard to the nomination no later than **Friday, May 15, 2026**.

A copy of the draft nomination and meeting information is on the THC website: **www.thc.texas.gov/sbrmeeting**. We request the CLG representative to coordinate review by the landmark board in advance of the State Board of Review meeting. Compliance with the provisions of the CLG program is a state and federal obligation that could jeopardize the city's CLG status if compliance is not met.

Should you have any questions concerning this letter or if we can be of further assistance, please contact the THC's National Register program staff at **nr@thc.texas.gov** or **(512) 463-6046**. For questions regarding the CLG program, please contact Kelly Little at **kelly.little@thc.texas.gov**. Thank you for your cooperation and participation in this federal review process.

Sincerely,

Bonnie Tipton
National Register Coordinator
for Joseph Bell, Executive Director

cc: Katie Totman, Historic Preservation Officer, City of New Braunfels

Agenda Item No. G)

PRESENTER
Katie Totman, HPO

SUBJECT:
Discuss and consider creating a list of resources for historic property owners.

Agenda Item No. A)

SUBJECT:
Updates from the Downtown Board

PRESENTER:
Mandi Scott, Economic and Community Development

PRESENTER
Katie Totman, HPO

SUBJECT:
Update on local historic resources survey project.

4/14/2026

Agenda Item No. C)

PRESENTER
Katie Totman, HPO
Teresa Johnson, HLC Chair/CCHC Commissioner

SUBJECT:
Upcoming Federal & State Historic Tax Credit Workshop

DETAILS:
The Comal County Historical Commission, in partnership with the City of New Braunfels, is hosting a historic tax credit workshop. It will be led by Texas Historical Commission staff.

Date: Tuesday, April 28th

Time: 1:30pm

Location: City Hall at 550 Landa Street, in the Tejas Room

Agenda Item No. D)

PRESENTER
Teresa Johnson, HLC Chair/CCHC Commissioner

SUBJECT:
General Updates from the Comal County Historical Commission