

**DRAFT - MINUTES
OF THE NEW BRAUNFELS HISTORIC LANDMARK COMMISSION
REGULAR MEETING OF TUESDAY, AUGUST 12, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following Commissioners were present:

Commissioner Jillian Bliss
Commissioner Jesus Najar
Commissioner Lynn Norvell
Commissioner Christi Sims
Commissioner Thomas Tumlinson
Chair Teresa Johnson

The following Commissioners were absent:

Commissioner Justin Ball
Commissioner Susan Sonier
Vice-Chair Nathan Feingold

3. APPROVAL OF MINUTES

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

Motion by Chair Johnson, seconded by Commissioner Sims, to approve the July 8, 2025 regular meeting minutes. Motion carried unanimously (6-0-0).

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) HLC Case HST25-235: Discuss and Consider a Certificate of Alteration for the installation of two (2) wall signs at 401 Main Plaza.

Katie Totman presented the aforementioned item and recommended approval.

Chair Johnson asked if there were any questions for staff.

Brief discussion followed on the intent of the request and the possibility for future signage.

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

Motion by Commissioner Tumlinson, seconded by Commissioner Bliss to approve the item as presented. Motion carried unanimously (6-0-0).

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

Katie Totman presented the aforementioned item.

Chair Johnson invited the applicant to speak on the item.

Brett Davidson elaborated on the request discussing the intent, context, history, and scope of the renovation project. He went on to discuss project status and timelines, potential impacts of painted wall signage, and examples of painted wall signage in the area.

Discussion followed on alternatives to the proposed painted wall sign, recommendations from the Texas Historic Commission (THC), historical designation of the building, miscommunications regarding prior renovation approval from the Historic Landmark Commission, potential impacts of a painted wall sign, and the possibility of item postponement.

TJ Grossi elaborated further on the request and discussed communication with the Texas Historical Commission, as well as the historical status of other buildings in the area with painted wall signage.

Discussion followed on the compatibility of a painted sign with historic guidelines, the role of the Texas Historical Commission (THC) in providing recommendations, and the need for clearer documentation or endorsement from the THC regarding the sign's compliance.

Further discussion addressed enforcement authority at the local level, potential risks of damage if the painted sign were to be removed, and

prior communication missteps between the applicant, contractor, and reviewers.

Additional conversation centered on setting consistent standards for historic modifications, ensuring alignment with review procedures, and weighing the appropriateness of the painted sign versus a suggested metal alternative.

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

Motion by Commissioner Norvell, seconded by Commissioner Bliss to postpone the item to the September 9, 2025 regular meeting. Motion carried unanimously (6-0-0).

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

Katie Totman presented the aforementioned item and recommended approval.

Chair Johnson asked if there were any questions for staff.

Discussion followed on the staff's recommendation, with initial questions focused on the building's background, recent exterior updates, and whether modern design elements were present.

Chair Johnson invited the applicant to speak on the item.

Jason Owens elaborated on the request discussing sign placement, structural materials, and the method of attachment for both the front and side signs.

Brief discussion followed on sign illumination, anchoring techniques to preserve façade integrity, and the ease of repair if removed.

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

Motion by Commissioner Tumlinson, seconded by Commissioner Sims to approve the item. Motion carried unanimously (6-0-0).

6. STAFF UPDATES

Katie Totman updated the Commission on staff efforts to develop

public outreach materials that provide more detailed information about upcoming historical survey initiatives.

7. **COMAL COUNTY HISTORICAL COMMISSION UPDATES**

Chair Johnson shared updates from the Comal County Historical Commission, including the announcement that the Commission has received the Distinguished Service Award from the Texas Historical Commission.

8. **ADJOURNMENT**

There being no further business Chair Johnson adjourned the meeting at 9:15am.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON