

**DRAFT - MINUTES
OF THE NEW BRAUNFELS HISTORIC LANDMARK COMMISSION
REGULAR MEETING OF TUESDAY, SEPTEMBER 9, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following Commissioners were present:

Commissioner Justin Ball

Commissioner Jillian Bliss

Commissioner Jesus Najar

Commissioner Lynn Norvell

Commissioner Christi Sims

Commissioner Susan Sonier

Commissioner Thomas Tumlinson

Vice-Chair Nathan Feingold

Chair Teresa Johnson

3. APPROVAL OF MINUTES

A) Approval of the August 12, 2025 regular meeting minutes.

Motion by Commissioner Norvell, seconded by Commissioner Tumlinson to approve the August 12, 2025 regular meeting minutes. Motion carried unanimously (9-0-0).

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.

One individual asked Commissioner Tumlinson if he had met a new neighbor.

Commissioner Tumlinson responded that the topic could be discussed further at another time.

PRESENTATION

A) Presentation of Historic Plaque for 648 W Mill, a new local historic landmark

Katie Totman presented the owner of 648 W Mill Street with a plaque

recognizing the property as a local historical landmark.

Photos were then taken with the owner and the Commission.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) 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 asked if there were any questions for staff.

Discussion followed on the paint specifications, impact on the historic masonry, the communication and approval process, and the Texas Historical Commission's recommendations.

Chair Johnson invited the applicant to speak on the item.

TJ Grossi elaborated on the request discussing the paint type used, the fluid nature of the construction project, efforts to minimize damage, and the reasoning behind the choice of paint.

Discussion followed on the risks of damage, verification of the paint used, the precedent of after-the-fact approvals, and the differentiation of new brick from the original.

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

One individual spoke on the item.

Chair Johnson closed the public hearing.

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

Motion by Commissioner Bliss, seconded by Commissioner Norvell, to approve the Certificate of Alteration (COA) to paint the sign on the south elevation of the Faust Hotel with the condition that staff confirm the paint applied is as presented.

Discussion followed on confirming the paint used, how staff would verify the paint, the need for clearer communication and scope of work in future projects, and the potential impact on the building's historic designation.

A vote was taken on the earlier motion by Commissioner Bliss, seconded by Commissioner Norvell, to approve the Certificate of Alteration (COA) to paint the sign on the south elevation of the Faust Hotel with the condition that staff confirm the paint applied is as presented. Motion passed (8-1-0) with Commissioner Najar in opposition.

B) HLC Case HST25-312: Discuss and Consider a Certificate of Alteration to add new awnings on five (5) windows and new signage on the building at 200 N Seguin Avenue.

Katie Totman presented the aforementioned item.

Chair Johnson asked if there were any questions for staff.

Discussion followed on the absence of the applicant, the scope of proposed work (awnings and signage), the building's historic status, and consistency with design guidelines.

Chair Johnson invited the applicant to speak on the item.

The applicant was not present to elaborate on the request.

Discussion followed on the scale and aesthetics of the proposed signage, the impact on the building, potential historic eligibility, and future regulation through the Land Development Ordinance (LDO).

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

No individuals spoke on the item.

Chair Johnson closed the public hearing.

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

Discussion followed on aesthetic concerns, building integrity, and

precedent in the downtown district.

Motion by Commissioner Tumlinson, seconded by Commissioner Sims, to approve the item as submitted. Motion carried unanimously (9-0-0).

6. STAFF UPDATES

A) Historic Resources Survey Update
Commissioner Sims left the meeting at 9:10am.

Katie Totman presented the aforementioned item and discussed the launch of the Historical Resources Survey website, data entry and mapping processes, strategies for volunteer engagement, and goals of the survey.

Discussion followed on survey status, methods for data collection and integration, the intent to support historical preservation and planning efforts with the data collected through the survey, examples of historical construction methods in New Braunfels, and next steps for launching the survey.

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

Discussion followed on the integration of survey data into city planning, alignment with the Arts and Culture Master Plan, upcoming heritage-related events, and volunteer coordination.

7. COMAL COUNTY HISTORICAL COMMISSION UPDATES

Chair Johnson discussed updates from the Comal County Historical Commission.

8. ADJOURNMENT

There being no further business Chair Johnson adjourned the meeting at 9:23am.