

**Historic Landmark Commission
Meeting Minutes
April 9, 2024**

Members Present

Chair Teresa Johnson
Justin Ball
Jillian Bliss
Richard Hillyer
Christi Sims
Susan Sonier
Thomas Tumlinson

Staff Present

Katie Totman, Historic Preservation Officer
Jean Drew, Assistant Director of Planning & Development
Colton Barker, Assistant Planner

Members Absent

Vice-Chair Nathan Feingold

1. CALL TO ORDER

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

2. ROLL CALL

Roll was called and a quorum was declared.

3. APPROVAL OF MINUTES

Motion by Commissioner Hillyer, seconded by Commissioner Sims, to approve the regular meeting minutes of March 12, 2024. Motion carried (7-0-0).

4. CITIZENS COMMUNICATION

No one spoke.

5. ITEMS FOR CONSIDERATION

- A) HST24-093: Discuss and consider a Certificate of Alteration to add an outdoor patio and two new openings to the building located at 399 W San Antonio, located in the Downtown Historic District. Presented by Katie Totman, Historic Preservation Officer**

Katie Totman presented the above item and recommended approval as stated in the staff report.

Commissioner Tumlinson asked if there was artificial turf included with the proposed patio.

Chair Johnson invited the applicant to speak.

The applicant, Dylan Wild, confirmed there would be artificial turf and discussed landscaping plans.

Brief discussion followed on proposed landscaping of the property.

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

Brief discussion followed on the proposed use of the property as a lounge to include a food truck.

Motion by Commissioner Sonier, seconded by Commissioner Sims, to approve a Certificate of Alteration to add an outdoor patio and two new openings to the building located at 399 W San Antonio, located in the Downtown Historic District. Motion carried (7-0-0).

- B) HST24-105: Discuss and consider a Certificate of Alteration to add signage onto a trailer at the property located at 451 S Castell, a locally designated historic landmark. Presented by Katie Totman, Historic Preservation Officer**

Katie Totman presented the above item and recommended approval as stated in the staff report.

Chair Johnson asked if there was any discussion or motion.

Motion by Commissioner Hillyer, seconded by Commissioner Tumlinson, to approve a Certificate of Alteration to add signage onto a trailer at the property located at 451 S Castell, a locally designated historic landmark. Motion carried (7-0-0).

C) HST24-112: Discuss and consider a Certificate of Alteration to replace board and batten siding on the historic structure located at 555 Hill Avenue, within the Sophienburg Hill Historic District. Presented by Katie Totman, Historic Preservation Officer

Katie Totman presented the above item and recommended approval as stated in the staff report.

Discussion followed on alterations that have been made to the home, the property's location within the Sophienburg Hill Historic District, historical features of the home, and the design of the proposed replacement materials.

Chair Johnson invited the applicant to speak.

The applicant, Jeff Pence, elaborated on the request, discussed why the replacement material was chosen, and discussed the current condition of the home and intent to improve it.

Discussion followed on aspects of the home that will remain unaltered, previous alterations, and historic designation status.

Motion by Commissioner Tumlinson, to approve the Certificate of Alteration to replace board and batten siding on the historic structure located at 555 Hill Avenue, within the Sophienburg Hill Historic District, with the condition that the siding be 12 inches on center.

Discussion followed on the history of the original structures and how the two structures were combined, and the spacing of the proposed siding.

Commissioner Tumlinson withdrew his original motion.

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

Motion by Commissioner Hillyer, seconded by Commissioner Sims, to approve a Certificate of Alteration to replace board and batten siding on the historic structure located at 555 Hill Avenue, within the Sophienburg Hill Historic District as presented. Motion carried (7-0-0).

D) HST24-114: Discuss and consider a Certificate of Alteration for Phase 2 construction for the redevelopment of the site located at 210 S. Castell Avenue, a locally designated historic landmark. Presented by Katie Totman, Historic Preservation Officer

Katie Totman presented the above item and recommended approval as stated in the staff report.

Chair Johnson asked if there were any questions for staff.

Commissioner Tumlinson stated that the applicants had done a great job in designing their project to preserve and maintain the character of the area.

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

Motion by Commissioner Tumlinson, seconded by Commissioner Ball, to approve a Certificate of Alteration for Phase 2 construction for the redevelopment of the site located at 210 S. Castell Avenue, a locally designated historic landmark. Motion carried (7-0-0).

E) HST24-120: Discuss and consider a Certificate of Alteration to replace existing wall signage with new at the property located at 489 Main Plaza, in the Downtown Historic District. Presented by Katie Totman, Historic Preservation Officer

Katie Totman presented the above item and recommended approval as stated in the staff report.

Discussion followed on the installation of the proposed signs.

The applicant, Lauren Aldridge, elaborated on the request.

Discussion continued regarding the size, location, and installation method of the signs, as well as the condition of the existing building.

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

Motion by Commissioner Ball, seconded by Commissioner Tumlinson, to approve a Certificate of Alteration to replace existing wall signage with new at the property located at 489 Main Plaza, in the Downtown Historic District. Motion carried (7-0-0).

F) Requesting a recommendation from the HLC regarding suggested changes to Section 66-60 - Alteration certificate required for demolition. Presented by Katie Totman, Historic Preservation Officer

Katie Totman presented the above item and elaborated on the proposed changes.

Discussion followed on historic landmark designation process when a demolition of a structure is proposed vs a move, alternative guidelines for consideration, and the potential for administrative approvals for certain requests when appropriate.

Totman requested confirmation from the Commission that they would comfortable authorizing administrative decisions to be made by staff when historically designated buildings are proposed to move to a different location within the City Limits of New Braunfels, as opposed to bringing all house move requests to the Commission for approval.

Discussion followed on house move requests and opportunities to review buildings for historic landmark eligibility while within the jurisdiction of the City of New Braunfels, and the historic landmark eligibility review process.

Chair Johnson proposed alternate verbiage in the applicability section of the proposed code amendments to Sec. 66-60 to include the following revision **“Applicability.** A permit for the demolition of a historic landmark or property within a historic district, including secondary buildings, shall not be granted ~~by the building inspector or other city official~~ without the review of a completed application for a Certificate of Alteration approved by the Historic Landmark Commission, as provided for in sections 66-57, 66-58, and 66-59.”

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

Motion by Chair Johnson, seconded by Commissioner Ball, to approve changes to Section 66-60 - Alteration certificate required for demolition as discussed.

Discussion continued on proposed changes, and clarification of proposed historic landmark eligibility process.

Commissioner Tumlinson proposed alternate verbiage to proposed Sec. 66-60(3) with the following revision “Decision. If said building, object, site, or structure is determined by the City 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 a recommendation as to whether it should be designated a historic landmark. If the Historic Landmark Commission determines that the structure/property does not meet the eligibility criteria, then the demolition or house move permit shall be issued so long as all other requirements for such permit have been met. 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 designation, a three-fourths vote of the Historic Landmark Commission or the Planning

Commission and of ~~the entire~~ city council shall be required for historic designation of the property in question.”

Earlier motion by Chair Johnson, seconded by Commissioner Ball, to approve changes to Section 66-60 - Alteration certificate required for demolition as discussed carried (7-0-0).

6. DISCUSSION ITEMS

A) Discussion about possibly creating a process to provide public notice for pending demolition requests.

Discussion followed on the potential need for improvements to the public notification process for public hearings held by the Historic Landmark Commission, notification requirements under Texas State law, and potential implementation of increased public notification to be addressed as part of the drafting of the Land Development Ordinance.

Discussion continued regarding scenarios in which public notification of certain requests would be most appropriate, which method of notification is most appropriate, as well as clarification between zoning districts and zoning overlays, and clarification of and potential improvements to the historic designation process.

B) Discussion about the possibility to provide public notice to all residents in a historic district when a variance is requested within that district.

Discussion followed on notification requirements established by Texas State law regarding variance requests, potential issues with over-notification and having different notification requirements between zoning districts, and how the Historic Landmark Commission could adopt similar public notification processes as are required for variances from the zoning code.

Commissioner Tumlinson discussed the importance of allowing citizens an avenue to voice their opinion regarding historic cases heard by the Commission.

Discussion followed on City vs State notification requirements and potential solutions for adequate public notification.

Commissioner Hillyer excused himself from the meeting at 9:58am.

STAFF UPDATES

A) Preservation Month – May

Totman discussed staff efforts to promote Preservation Month including a House Genealogy workshop, a Historic Windows 101 workshop, plans for a proclamation at City Council, and the City of San Antonio Amazing Preservation Race on May 3, 2024.

7. COMAL COUNTY HISTORICAL COMMISSION UPDATE

Chair Johnson announced a Comal County Historic Commission historical marker dedication at Comal Cemetery on May 16, 2024, remarked on upcoming historic landmark dedications in San Marcos, and announced pending recommendations for the national registrar nominations.

8. ITEMS FOR NEXT MEETING

Chair Johnson asked if there was anything the Commission wanted to discuss at the next regular meeting.

Commissioner Tumlinson requested another discussion be had regarding the Red Stag building.

9. ADJOURNMENT

There being no further business, Chair Johnson adjourned the meeting at 10:06 am.

Chair

Date