

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



## TUESDAY, DECEMBER 9, 2025 at 8:30 AM

#### **AGENDA**

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. APPROVAL OF MINUTES
  - A) Approval of the November 12, 2025, regular meeting <u>25-1463</u> minutes.

### 4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Historic Landmark Commission on issues and items of concerns not on this agenda. There will be no Historic Landmark Commission action at this time.

### 5. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) HLC Case HST25-424: Public hearing and consideration <u>25-1482</u> for a Certificate of Alteration to perform exterior alterations and restoration work to the property located at 209 W San Antonio located in the Downtown Historic District.
- B) ORD25-370 Public hearing and recommendation to City <u>25-1234</u> Council on proposed amendments to the City's Code of Ordinances in Chapter 66 Historic Preservation, Section 66-57.1, Incentives
- 6. STAFF UPDATES
- 7. COMAL COUNTY HISTORICAL COMMISSION GENERAL UPDATES
- 8. ADJOURNMENT

#### **CERTIFICATION**

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

# **Board Liaison**

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.



# Historic Landmark Commission Agenda Item Report 12/9/2025

550 Landa Street New Braunfels, TX

Agenda Item No. A)

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Approval of the November 12, 2025, regular meeting minutes.

# DRAFT - MINUTES OF THE NEW BRAUNFELS HISTORIC LANDMARK COMMISSION REGULAR MEETING OF WEDNESDAY, NOVEMBER 12, 2025

# 1. CALL TO ORDER

Commissioners agreed to wait until a quorum was present to call the meeting to order.

Vice-Chair Feingold called the meeting to order at 8:59am.

# 2. ROLL CALL

The following Commissioners were present:

**Commissioner Justin Ball** 

**Commissioner Jesus Najar** 

**Commissioner Susan Sonier** 

**Commissioner Thomas Tumlinson** 

Vice-Chair Nathan Feingold

The following Commissioners were absent:

**Commissioner Jillian Bliss** 

**Commissioner Lynn Norvell** 

**Commissioner Christi Sims** 

Chair Teresa Johnson

# 3. APPROVAL OF MINUTES

A) Approval of the September 9, 2025, regular meeting minutes.

Motion by Commissioner Tumlinson, seconded by Commissioner Ball, to approve the September 9, 2025 regular meeting minutes. Motion carried unanimously (5-0-0).

### 4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Historic Landmark Commission on issues and items of concerns not on this agenda. There will be no Historic Landmark Commission action at this time.

No one spoke.

# 5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) Case HST25-392: Discuss and Consider a Certificate of Alteration to

relocate the Unicorn Statue/Monument and install a new paver area on the other side of the front walkway at 430 West Mill Street.

Katie Totman introduced the aforementioned item and recommended approval.

Vice-Chair Feingold asked if there were any questions for staff.

Discussion followed on the scope of the request and project timelines.

Vice-Chair Feingold invited the applicant to speak on the item.

TJ Grossi provided a brief history of the monument statue, elaborated on the intent of the request, and discussed deviations from the original scope of work.

Brief discussion followed clarifying the proposed scope of work.

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

No one spoke.

Vice-Chair Feingold closed the public hearing.

Vice-Chair Feingold asked if there were any further discussion or motion to be made.

Motion by Commissioner Ball, seconded by Commissioner Tumlinson, to approve the item. Motion carried (5-0-0).

B) Case HST25-393: Discuss and Consider a Certificate of Alteration to restore the ghost sign on the front of the Henne Hardware building at 246 West San Antonio Street.

Katie Totman introduced the aforementioned item.

Vice-Chair Feingold asked if there were any questions for staff.

Discussion followed on the removal of existing paint, historic signage of the building, and verification of proposed materials and design.

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

No one spoke.

Vice-Chair Feingold closed the public hearing.

Vice-Chair Feingold asked if there were any further discussion or motion to be made.

Motion by Commissioner Tumlinson, seconded by Commissioner Ball, to approve the request to restore the ghost sign that reads "Louis Henne Co. Hardware" with the condition that it match the appearance as shown in the historic photograph submitted by the applicant. Motion carried unanimously (5-0-0).

C) ORD25-370 Public hearing and recommendation to City Council on proposed amendments to the City's Code of Ordinances in Chapter 66 Historic Preservation, Section 66-57.1, Incentives

Katie Totman introduced the aforementioned item.

Vice-Chair Feingold asked if there were any questions for staff.

Discussion followed on the proposed changes to incentives, typical project and overhead costs, and incentives offered in other municipalities, and the need for additional considerations regarding the proposed amendments.

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

TJ Grossi requested that the proposed changes to incentives align with the State.

Brief discussion on state incentives and City alignment.

Vice-Chair Feingold asked if there were any further discussion or motion to be made.

Motion by Commissioner Ball, seconded by Commissioner Sonier, to postpone consideration of the item to the December 9, 2025 regular meeting. Motion carried unanimously (5-0-0).

# 6. <u>CITY STAFF UPDATES</u>

A) 2026 CLG Grant Applications Now Open Katie Totman presented the aforementioned item.

Brief discussion followed on grants offered by the Texas Historical Commission.

# **COMAL COUNTY HISTORICAL COMMISSION UPDATES**

A) Comal County Historical Commission General Updates **No update was provided.** 

# 7. ADJOURNMENT

There being no further business Vice-Chair Feingold adjourned the meeting at 9:30am.

	Ву:	
		COMMISSION CHAIR
Attest:		
COMMISSION LIAISON	_	



# Historic Landmark Commission Agenda Item Report 12/9/2025

550 Landa Street New Braunfels, TX

Agenda Item No. A)

#### PRESENTER:

Katie Totman, HPO

#### **SUBJECT:**

HLC Case HST25-424: Public hearing and consideration for a Certificate of Alteration to perform exterior alterations and restoration work at the property located at 209 W San Antonio located 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 located at 209 W San Antonio is a two-story commercial building located at the SE corner of W San Antonio and S 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 20<sup>th</sup> century.
- b. **PREVIOUS DESIGN APPROVAL** The property was issued a COA by the HLC in 2023 for several restorative scopes of work and alterations including the removal of the existing flat awning and the introduction of a balcony, the removal of the stucco and restoration to the brick underneath, restore the storefront system, the addition of a rear patio, and re-introducing the storefront windows along the S Castell street side of the building.
- c. **AWNING INSTALLATION** The applicant is requesting to install a low-pitched metal awning in place of the existing flat awning. The previous approval allowed for the removal of the existing flat awning with the installation of a balcony with ground supports.

#### 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. Generally, the installation of the proposed awning is a minimal alteration.

- (2) The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed when possible. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible. N/A
- (3) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged. Although the proposed awning is slightly pitched instead of flat, it does not attempt to recreate an earlier historic awning or introduce an appearance that is conjecturally historic. The presence of an awning at this location is historically documented, and the proposed awning reads as a contemporary, compatible alteration.
- (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 awning incorporates a contemporary design approach while remaining compatible in scale, form, and general placement with the building's historic commercial façade.
- (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. **EXTERIOR LIGHTING** The applicant is requesting to install sconce light fixtures at each existing column of the storefront system and small uplighting fixtures mounted to the proposed awning. The sconce lights will be a dark metal finish.

## 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 introduction of the lighting is reversible and appear to be comparable to the scale of the building.
- (10) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired. N/A
- e. STOREFRONT ALTERATIONS (W SAN ANTONIO SIDE) The applicant is requesting to update the existing storefront system. The current storefront is symmetrical with two (2) entrance doors flanked by three (3) windows on either side and one in the middle.

# 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 overall symmetrical appearance is being retained and is not changing.

- (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 request includes installing new glass, dark painted steel paneling at the bottom of the glass, expose the brick on the covered columns on either side of the windows, and restore the transom windows using fluted glass. The existing storefront frames are metal.
- (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:**

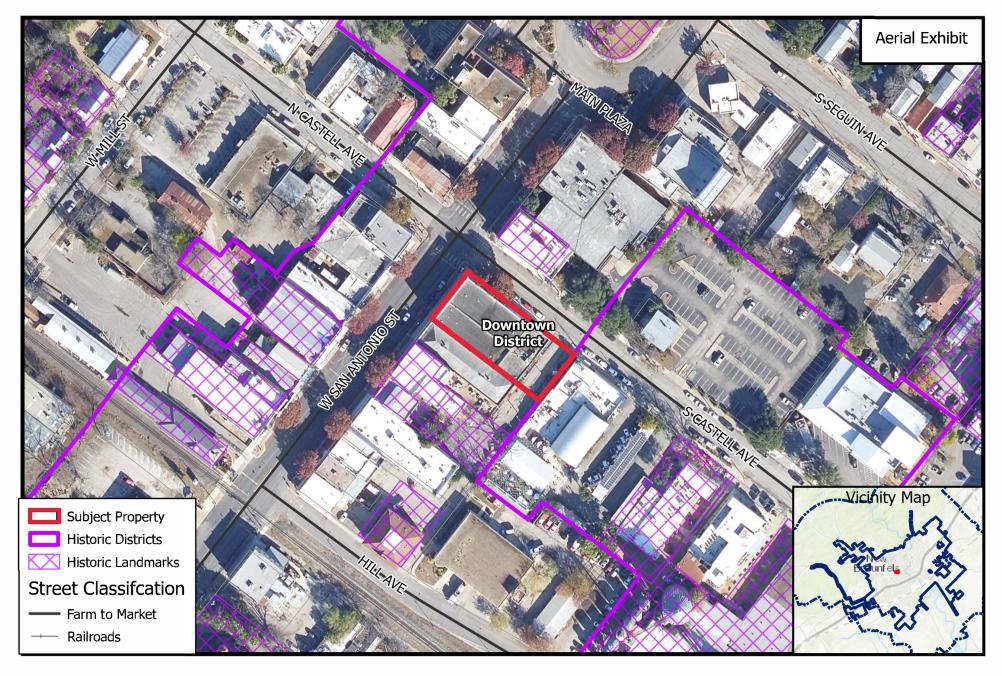
Generally, the scope of work requested appears consistent with the applicable criteria noted in findings c through e.







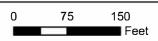






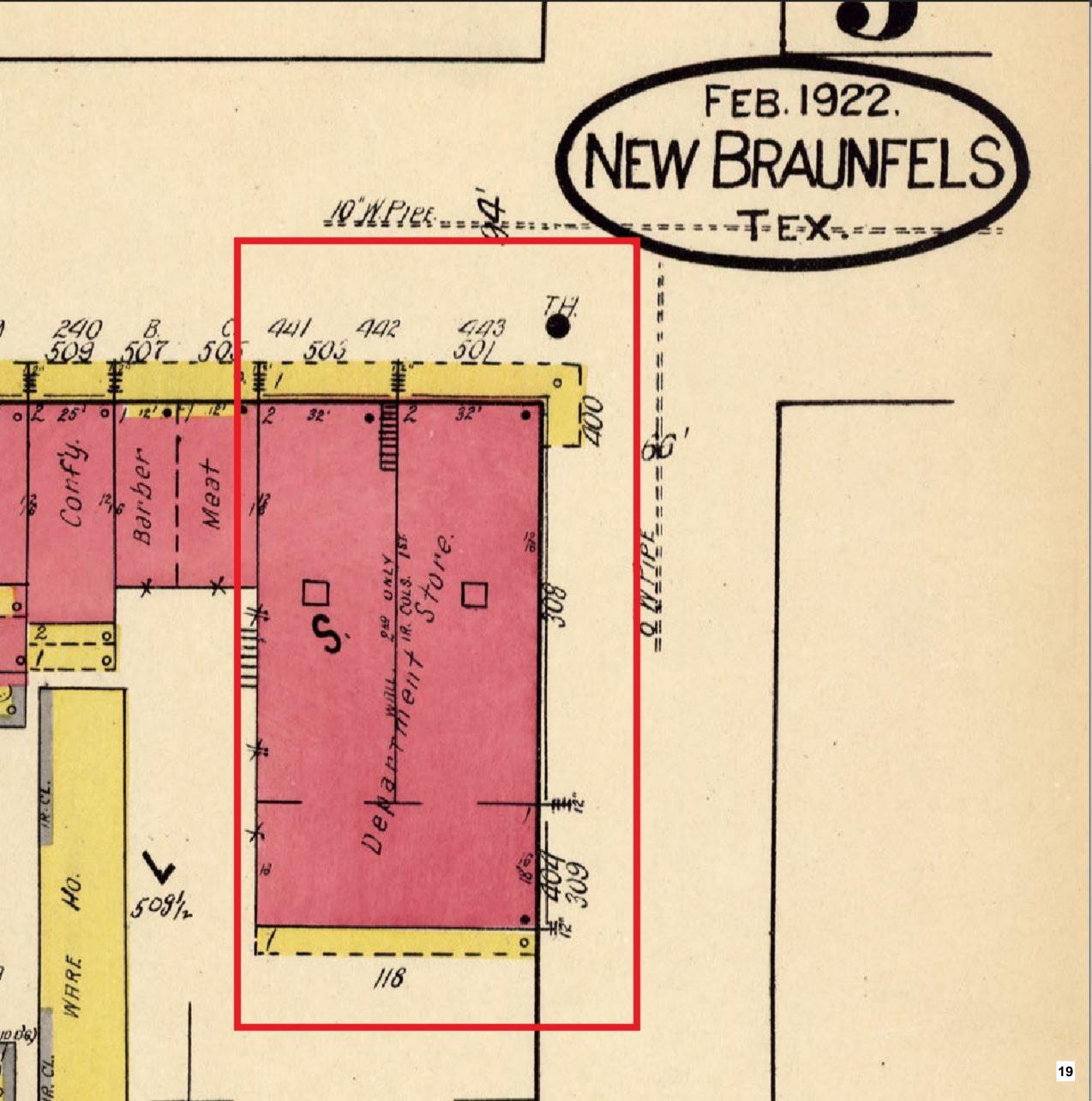


Source: City of New Braunfels Planning





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





















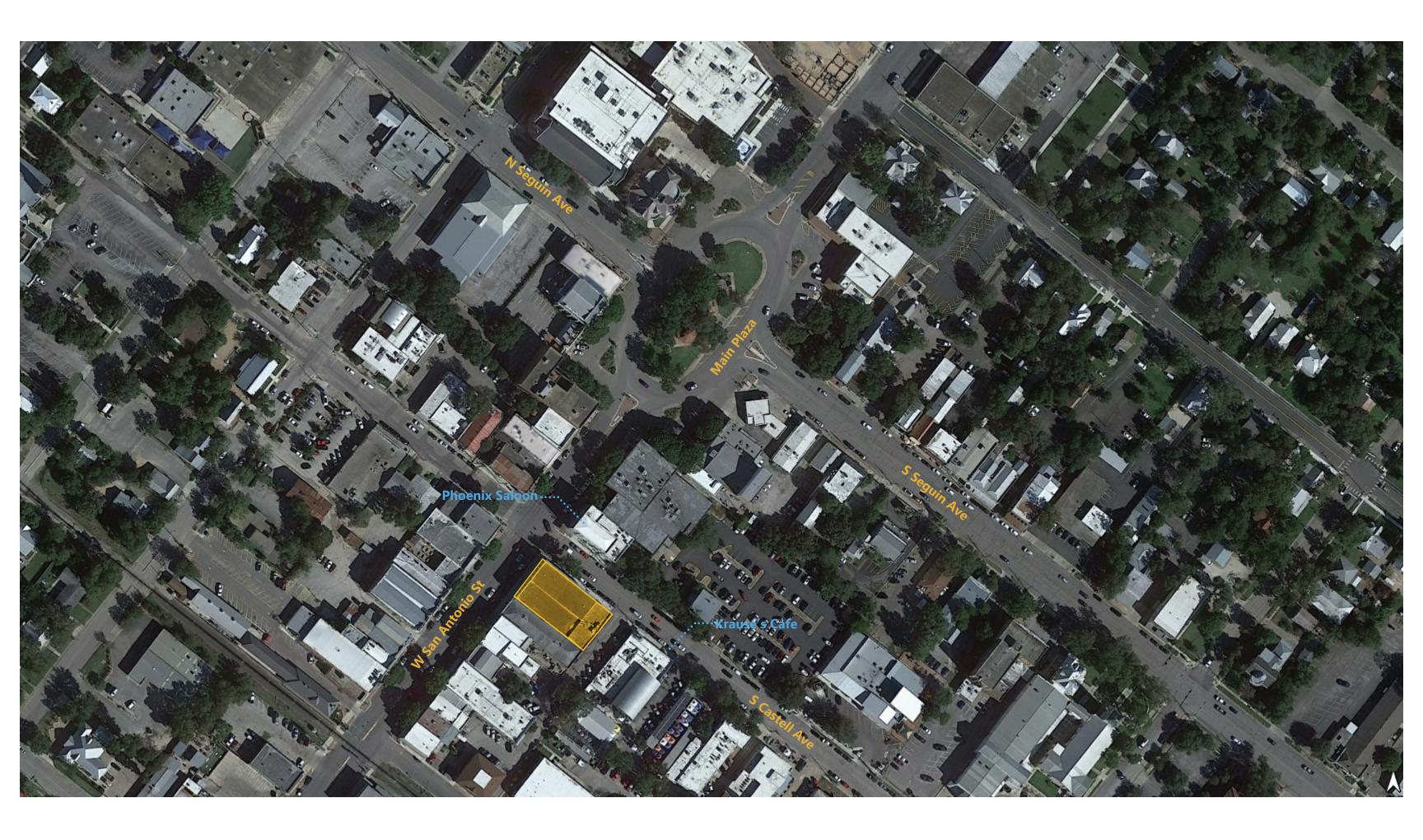












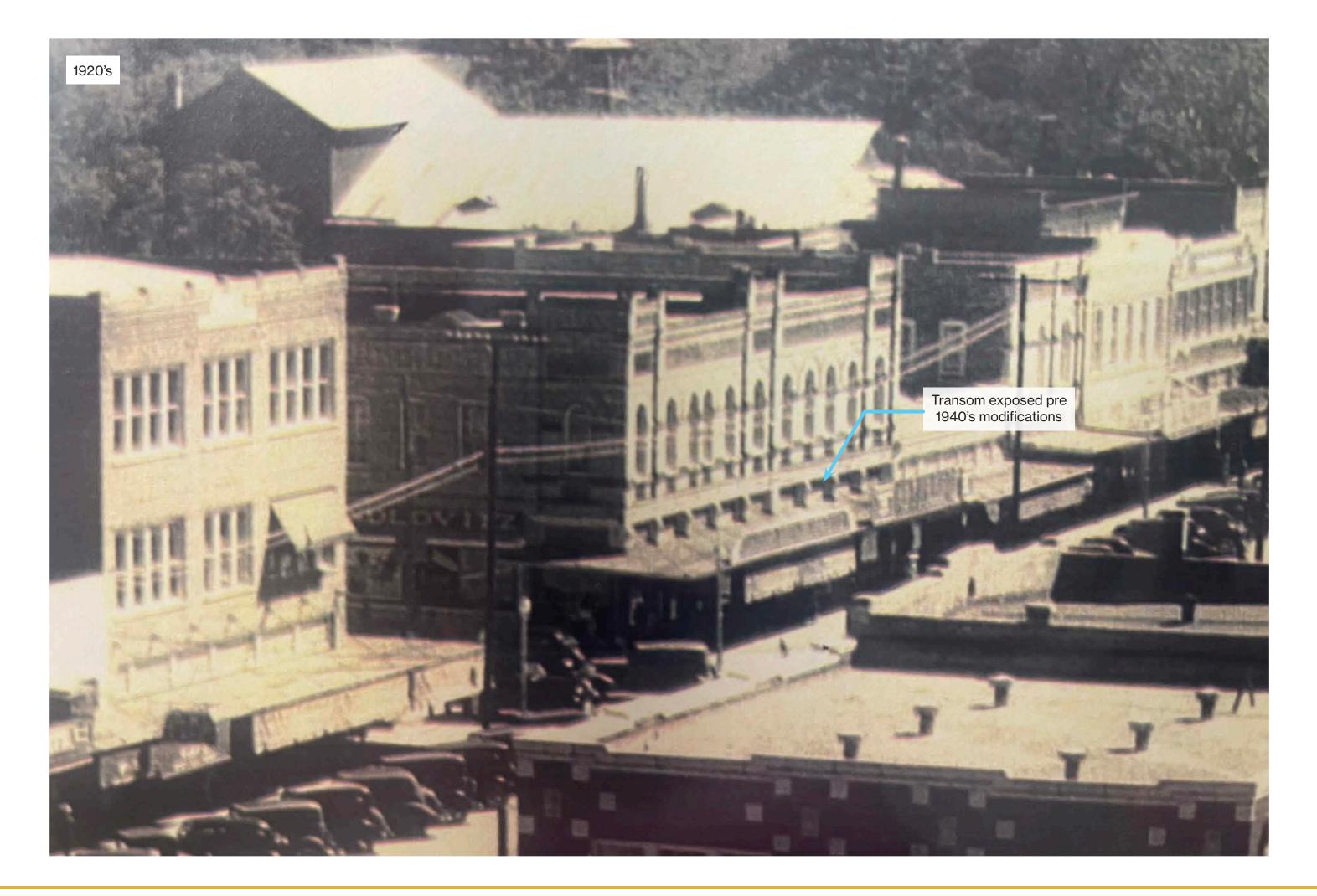


























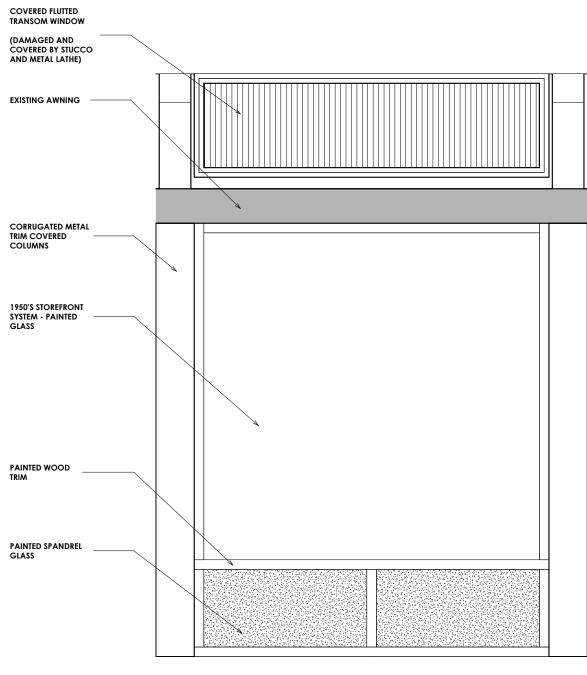


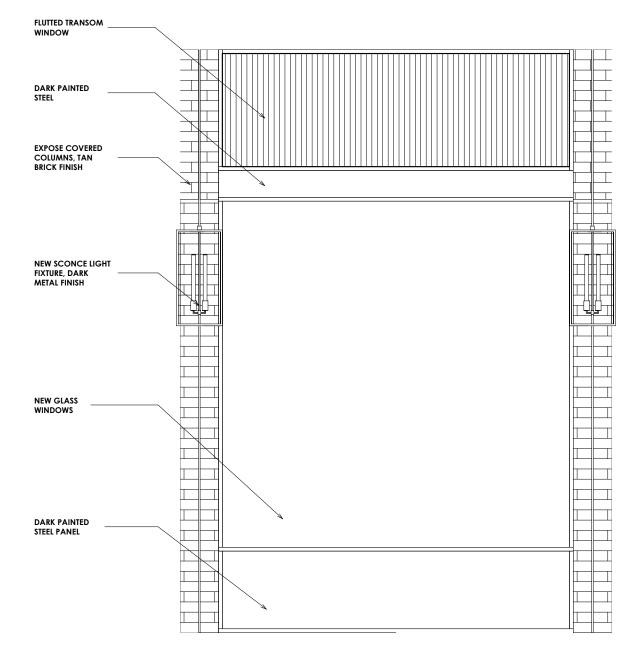








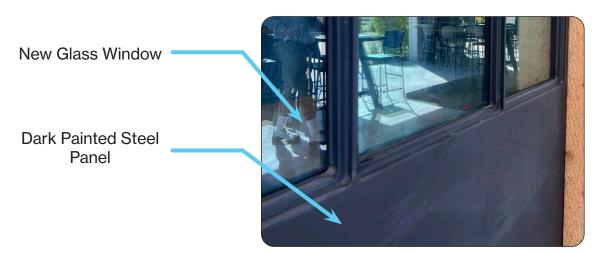




**Original Window Photo** 

**Existing Elevation** 

**Proposed Elevation** 







# Historic Landmark Commission Agenda Item Report

550 Landa Street New Braunfels, TX

### 10/14/2025

Agenda Item No. B)

### PRESENTER:

Katie Totman, Historic Preservation Officer

**SUBJECT:** 

ORD25-370 Public hearing and recommendation to City Council on proposed amendments to the City's Code of Ordinances in Chapter 66 Historic Preservation, Section 66-57.1, Incentives

**DEPARTMENT:** Neighborhood & Community Planning

**COUNCIL DISTRICTS IMPACTED: All** 

### **BACKGROUND INFORMATION:**

Case No: ORD25-370

Staff Contact: Katie Totman, Historic Preservation Officer

(830) 221-4086 | ktotman@newbraunfels.gov < mailto:ktotman@newbraunfels.gov >

#### **ISSUE:**

Chapter 66 of the City's Code of Ordinances, Section 66-57.1, currently provides tax relief and incentives for the rehabilitation, stabilization, and renovation of designated historic landmarks and properties located within local historic districts. However, through collaboration with the Comal Appraisal District, it was noted that the ordinance lacks clarity in several areas, leading to administrative challenges for both entities in providing consistent guidance to applicants.

### Specifically:

- 1. Eligibility for Consecutive Tax Relief Terms: Currently, applicants are required to submit the initial request for tax relief which, if approved, would be applied for a five (5) year period. At the end of the five (5) year period they are required to re-apply for a second five (5) year period.
- **2. Qualification for Tax Relief**: The way in which the tax relief is determined is inconsistent with the current State Tax Code.

### **COMPREHENSIVE PLAN REFERENCE:**

Action 1.11: Update policies and codes to achieve development patterns that implement the goals of this plan.

**Action 2.5:** Encourage diversification of commercial activity Downtown to build on and sustain existing historic resources and maximize structure utilization for economic expansion.

## STRATEGIC PLAN REFERENCE:

☐ Economic Mobilit	y □Enhanced	Connectivity	$_{I}oxtimes\operatorname{Community}$	V Identity
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⊠Organizational Excellence □Community Well-Being □N/A

### **Community Identity Objective 2:**

This code amendment advances goals of the LDO including streamlined processes and encourages the preservation and rehabilitation of our historic resources.

# **Organizational Excellence Objective 2:**

This code amendment demonstrates a cooperative relationship with other jurisdictions.

### **FISCAL IMPACT:**

The existing incentive would remain, just restructured for clarity, consistency, streamlining, and ease of use and application.

### **RECOMMENDATION:**

Approval. Staff worked with the Comal Appraisal District to develop these amendments that will clarify the process and ensure consistency with the appraisal district processes.

### Sec. 66-57.1. Incentives.

- (a) Purpose. To promote and protect the rich heritage of the city, and to encourage the designation of structures as historic landmarks, and the designation of historic districts this section of the city's historic preservation ordinance provides a tax relief for the stabilization, rehabilitation, and renovation of property(s) that are designated by the city as historic landmarks or located within a local historic district.
- Rehabilitation tax relief. From the date of passage of this section, the owner of property (structure and land) having historic, architectural, and cultural significance, and so designated by the city's historic landmark commission, planning commission, and city council, as a historical landmark or located within a local historic district shall be eligible to apply for relief in property taxes for a period of five years. Said property, whether owned by the same individual or not, shall be eligible for such relief an additional five years. The total period of time that any one property shall be eligible to receive such tax relief shall be ten years, whether such relief is granted for two consecutive five-year periods or separate terms. For a property to be considered for a consecutive five-year period, an application shall be made during the fourth year of the original request. Whether the application is for consecutive or future periods each request shall be considered separately and must qualify as outlined below. Upon the expiration of a relief period, the property shall be placed on the tax rolls at the new appraised value and taxed accordingly. Provided, however, that should an application be received and approved during the fourth year of the first request no new appraised value will be assessed or taxed. In accordance with the provisions of this section, a building that is individually designated as a local historic landmark or located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Comal or Guadalupe Appraisal District, shall have an assessed value for ad valorem taxation as follows:
  - 1) Properties shall have the assessed value for the city portion of the ad valorem taxation for a period of ten (10) tax years equal to the assessed value at the time of certification.
  - 2) This exemption shall begin on the first day of the first tax year following final approval by city council.

#### (c) Application Process.

- (1) Certification. An application for tax relief pursuant to this section shall be submitted to the city's historic preservation officer prior to the rehabilitation work taking place. The historic preservation officer shall request action from the historic landmark commission. Each application for certification shall be signed and sworn to by the owner of the property and shall:
  - A. Include current pictures of the interior and the exterior of the structure, as applicable to the scope of work that is proposed.
  - B. Include a written scope of work and, where applicable, a complete set of plans for the structure's restoration.
  - C. Include an itemized statement of estimated costs for the scope of work.
  - (2) Verification. Once rehabilitation work is complete, the property owner shall submit an application to the city's historic preservation officer to complete the request for tax relief. The historic preservation officer shall request a recommendation to city council from the historic landmark commission. Each application for verification shall be signed and sworn to by the owner of the property and shall:
    - A. Include current color pictures of the interior and exterior of the structure, as applicable to work that was performed, showing the completed rehabilitation work.
    - B. Include an itemized statement or list of final costs for the restoration work that was completed.

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An application for tax relief pursuant to this section shall be made prior to the first of July of the tax year in which the relief would be granted. Application shall be made to the city's historic landmark commission with a recommendation to the city council for final action. If requested, the historic preservation officer may assist the owner in filing for such relief. A structure must be designated as a historic landmark as provided for in section 66-54 or located within a local historic district as provided for in section 66-55.

(1) Qualification for tax relief. The owner of a property, applying for tax relief, shall be entitled to such, provided that the improvement(s), renovation(s), or restoration(s) to the structure is at least ten percent of the value of the property value reflected on the tax rolls of the Comal or Guadalupe Appraisal District office. The tax relief shall commence after the first of January in the tax year immediately following the year in which the work is completed.

The tax relief shall be determined in the following manner. The Comal or Guadalupe Appraisal District shall cause said improvement(s), renovation(s), or restoration(s) to the structure to be appraised on or before December 31 the year the work was completed. This new appraised value less the present property value shall be shown on the tax rolls of the Comal or Guadalupe Appraisal District as the new property value. However, said improvement(s), renovation(s), or restoration(s) shall not cause the value of the property to be less than the present value prior to completion of the work.

(d) Qualification for tax relief. The owner of a property, applying for tax relief, shall be entitled to such, provided that the cost of the improvement(s), renovation(s), or restoration(s) to the structure is at least ten (10) percent of the improvements value reflected on the tax rolls of the Comal or Guadalupe Appraisal District office of the tax year in which the property was certified by the historic landmark commission.

- 1. Eligible costs. Eligible costs shall include exterior and interior improvements to the frame, walls, floor, ceiling, plumbing, electrical wiring and mechanical items, such as heating and air conditioning systems. Fixtures, decorative items, and/or fencing shall not be eligible for consideration unless such items were original fixtures and/or decorative items of the structure. Materials and labor for repairing, replacing or adding any of the following shall be eligible:
  - a. Structural walls;
  - b. Structural subfloors;
  - c. Structural ceilings;
  - d. Exterior doors;
  - Exterior paint (consistent with those colors available during the time period the structure was built);
  - f. Mechanical equipment;
  - g. Windows;
  - h. Exterior brick veneers or treatments;
  - i. Plumbing;
  - j. Electrical wiring;
  - k. Roof and gutter where necessary for structural integrity;
  - Facade items;
  - m. Elevators;

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- n. Foundations;
- o. Termite damage and treatment;
- p. Security and/or fire protection systems;
- q. Architectural and engineering services if directly related to the eligible costs described above;
- r. Plumbing and electrical fixtures documented as historic fixtures; and
- s. Limited demolition, not more than 15 percent of the original structure, and cleanup related to the eligible costs described above.
- a. Expenditures associated with structural components including foundation, roofing, walls, partitions, floors, ceilings, windows and doors, stairs, elevators, escalators, sprinkler systems, fire escapes, components of central air conditioning, heating, plumbing, and electrical systems, and other components related to the operation or maintenance of the building.
- b. Architectural and engineering services directly related to the project;
- c. Construction management and labor, materials, and reasonable overhead;
- d. Subcontracted services;
- e. Development fees;
- f. Construction period interest and taxes;
- 2. Ineligible costs. Ineligible costs include the following:
  - a. Overhead;
  - b. Taxes;
  - c. Supervisor payroll;
  - d. Repairs of construction equipment;
  - e. Tools; and
  - f. Any other items not directly related to the exterior appearance or the structural integrity or viability of the structure.
  - a. The cost of acquiring any interest in the property;
  - b. The personal labor by the applicant/owner;
  - c. Any cost associated with the enlargement of an existing building on site;
  - d. Site work expenditures, including any landscaping, sidewalks, paving, decks, outdoor lighting remote from the building, fencing, retaining walls or similar expenditures;
  - e. Any cost associated with the rehabilitation of an outbuilding or ancillary structure unless it is certified by the Commission to contribute to the historical significance of the property.
- (e) Tax exemption for historic districts. For properties located within a city designated historic district, property owners in the historic district will qualify for an ad valorem tax exemption of 20 percent of the assessed city ad valorem property tax. This tax exemption shall begin on the first day of the first tax year after designation of the historic district.

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(f) Building permit fees waived. Upon approval of a certificate of alteration, the property owner will present said certificate to the building department City. and aAll building permit fees will be waived with the exception of the application fee and any inspection fees that still may be assessed.

(Ord. No. 98-25, § I, 9-14-98; Ord. No. 2007-24, § 1, 3-26-07; Ord. No. 2010-64, § 1(Exh. A), 10-11-10)