HISTORIC LANDMARK COMMISSION June 14, 2022

HLC CASE NO: HST22-204 **LEGAL DESCRIPTION:** CITY BLOCK 1005, LOT 36 & 40-42, ACRES 1.274 **ADDRESS:** 263 Main Plaza **CITY COUNCIL DIST.:** 5 **HISTORIC DISTRICT:** Downtown **APPLICANT:** Darren Bantis, New Braunfels Utilities **OWNER:** City of New Braunfels/New Braunfels Utilities **PRESENTER:** Katie Totman, Historic Preservation Officer

REQUEST:

The applicant is requesting a Certificate of Alteration to apply tint on the south and west facing windows on the first-floor storefront located at 263 Main Plaza.

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.

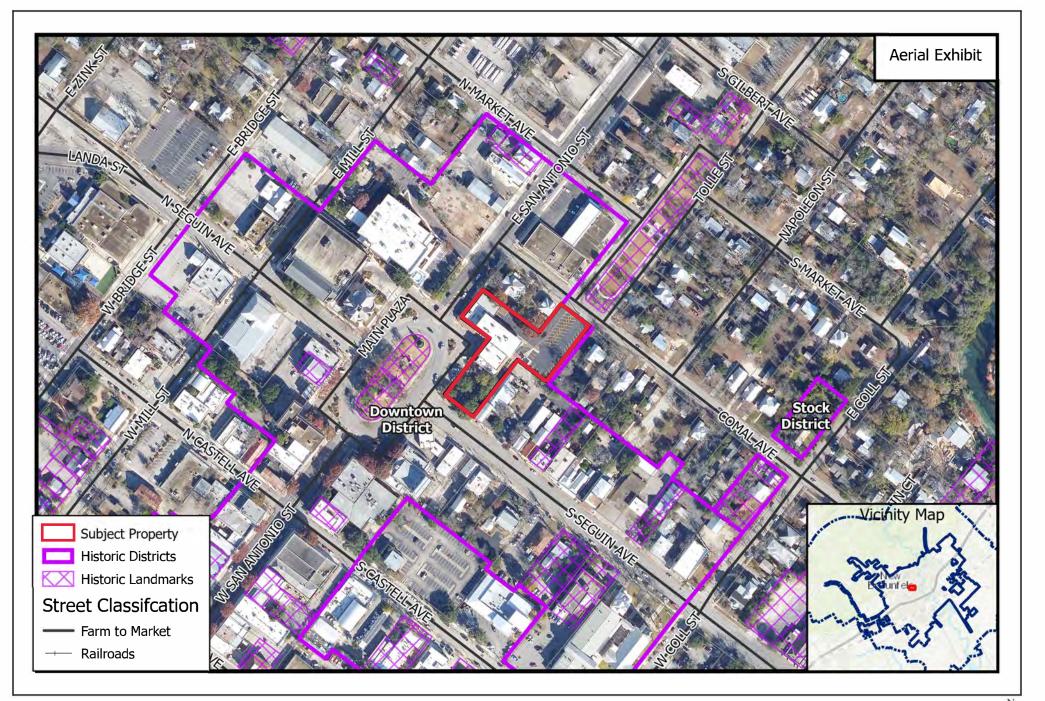
- (7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (8) Every reasonable effort shall be made to protect and preserve archeological resources 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 buildings at 263 Main Plaza were constructed at varying time periods between 1910 and 1930, and the first-floor storefront systems were modified ca. 1980 according to a historic resources survey form conducted in 2008. The storefronts feature fixed windows with aluminum framing.
- b. EXISTING CONDITIONS The windows facing south and those facing NW into Main Plaza feature fixed glazing and are covered by an awning that wraps around the south and west perimeter. As noted in finding a, the first-floor storefront systems are a contemporary alteration and not original to the building. The NE facing windows adjacent to E San Antonio currently have window tint on them as observed by staff and shared by the applicant.
- c. WINDOW TINT The proposed window tint is reflective and comparable to the tint currently affixed to the windows facing E San Antonio Street as noted in finding b. According to Standards 9 and 10, contemporary alterations shall not be discouraged when they do not destroy significant historical, architectural, and cultural material, and when they are removed in the future, the essential form and integrity of the site would be unimpaired. Staff finds that the installation of the tint is reversible and will not adversely impact the exterior historic appearance of the building. Additionally, the contemporary appearance of the storefront system will not necessarily be altered with the installation of the window tint and the windows are somewhat obscured by the attached awning. Staff finds the proposed window tint installation is generally consistent with Standards 9 and 10 as indicated by the information in this finding.

RECOMMENDATION:

Staff recommends approval based on findings a through c.





HIST22-204 Source: City of New Braunfels Planning Date: 5/31/2022



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Main Office

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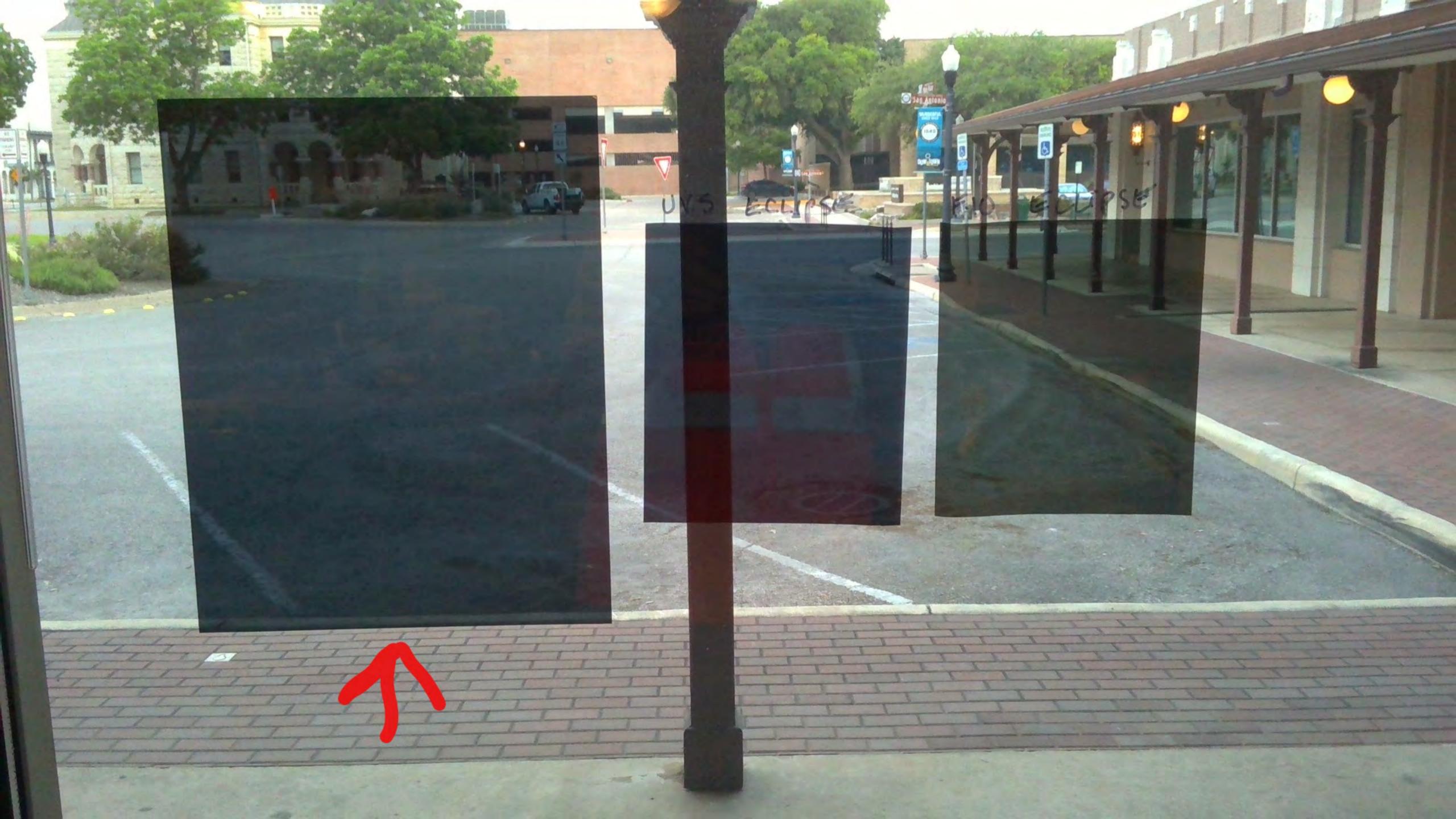
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Legend

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HISTORIC RESOURCES SURVEY FORM

Appendix C



Address:	263 MAIN PLAZA
Common Name	
Year Built	ca. 1910
ResourceType	Building
Building Form	Two-Part Commercial Block
Stylistic Influence(s)	AMERICAN MOVEMENT: Commercial Style
	N/A
Position on lot	Front
No of Stories	2
Exterior Material(s)	Brick
	Stucco
Wall Structure	Load-bearing brick
Floor Structure	Unknown
Facade Orientation	North
No of Bays	3
Party Wall	East

Elevation facing northeast

Physical Characteristics

Roof Porch/Canopy Window Lintel Form: Flat/Low-Pitched Type: Wraparound Type: Window Type: Fixed **Decorative Features** Form: Projecting Form: Rectangular Form: Flat Parapet Materials Materials Materials Wood Metal Metal Parapet Type: Double Hung Type: Window Porch/Canopy Support Form: N/A Form: Rectangular Form: Segmental Arch **Decorative Features** Type: Full-Height Posts Form: Square Materials Materials Coping Metal Brick Materials Materials Sill Stone Wood Storefront Materials Stone Form: Flush Date: 1980 Survey Data / Field Observations Alterations: Storefront enclosed, windows replaced, stuccoed-over @ ground floor Notes: First appears on the 1912 Sanborn Fire Insurance Map **Historical Info**

Original Use	COMMERCE/TRADE: Professional	Architect: Unknown				
Current Use	GOVERNMENT: Public Works Builder/C	Contractor: Unknown				
National Regis	ister					
NRHP Eligibility	ty Eligible Property: Contributing Resource					
Applicable NR (Individually Eligible or Listed In NRHP-Listed or -Eligible District Name: New Braunfels Or R Criteria A 	iginal Town Lots				
NR Criteria Con						
Survey Inform	mation					
Surveyed by	Hardy-Heck-Moore, Inc. (HHM) 611 S. Congress Avenue, Suite 400 / Austin, TX 78704 / Phone: 512-478-8014					
Surveyor Name	Emily Payne/Laurie Gotcher					
Survey Date	January 2008	January 2008				

HISTORIC RESOURCES SURVEY FORM

Appendix C



Address:	263 MAIN PLAZA	
Common Name		
Year Built	1930	
ResourceType	Building	
Building Form	One-Part Commercial Block	
Stylistic Influence(s)	MODERN MOVEMENT: Moderne	
	N/A	
Position on lot	Front	
No of Stories	1	
Exterior Material(s)	Brick	
	Stone	
Wall Structure	Load-bearing brick	
Floor Structure	Wood Frame	
Facade Orientation	East	
No of Bays	7	
Party Wall	South	

Elevation facing north

Physical Characteristics

Roof	Porch/Canopy	Storefront	Sill
Form: Flat/Low-Pitched	Type: Wraparound	Form: Flush	Materials
Decorative Features	Form: Projecting	Location: c. 1980	Stone
Parapet	Materials	Window	Cornice
Cornice	Wood	Type: Fixed	Type: Roof
Parapet	Porch/Canopy Support	Form: Rectangular	Decorative Features
Form: Crenaelated Materials Stone	Type: Full-Height Posts	Materials	Decorative Frieze
	Form: Square Materials	Metal	Materials Stone
		Lintel	
	Wood	Type: Window	Wall Structure
	Entrance	Form: Flat	Type: Load-bearing Ma
	Type: Double Form: Recessed	Materials	Materials
		Stone	Brick

Survey Data / Field Observations

Alterations: Canopy added; windows & door replaced; painted brick

Notes: Original Lot #36, Friedrich Heinrich Heitkamp; First appears on the 19302 Sanborn Fire Insurance Map for New Braunfels Utility Company

Historical Info					
Original Use	GOVERNMENT: Public Works Architect: Unknown				
Current Use	GOVERNMENT: Public Works Builder/Contractor: Unknown				
National Regis	ster				
NRHP Eligibility	Eligible Property: Contributing Resource				
	 Individually Eligible or Listed In NRHP-Listed or -Eligible District Name: New Braunfels Original Town Lots 				
Applicable NR	Criteria A 🗹 B 🗌 C 🗌 D 🗌				
NR Criteria Con	sideration A B C D E F G G				
Survey Inform	ation				
Surveyed by	Hardy-Heck-Moore, Inc. (HHM) 611 S. Congress Avenue, Suite 400 / Austin, TX 78704 / Phone: 512-478-8014				
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