HISTORIC LANDMARK COMMISSION
August 9, 2022

HLC CASE NO:	HST22-310
LEGAL DESCRIPTION:	CITY BLOCK 2001, LOT 7 E 27, ACRES .104
ADDRESS:	278 W San Antonio
CITY COUNCIL DIST.:	5
HISTORIC DISTRICT:	Downtown
HISTORIC LANDMARK:	Clemens & Faust Bank
APPLICANT:	Dustin Stanush
OWNER:	Scott Hamilton
PRESENTER:	Katie Totman, Historic Preservation Officer

REQUEST:

The applicant is requesting a Certificate of Alteration to remove the existing canvas awnings from the front of the building located at 278 W San Antonio.

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 commercial building located at 278 W San Antonio was built ca. 1896 and is a two-part commercial block. This is evidenced by the two stories and the clear horizontal division into two distinct zones. The building features a brick/masonry exterior, with wood windows on the first and second floor and an offset entry door at the street level.

b. AWNING REMOVAL – The applicant is proposing to remove the existing canvas awnings from the front of the building, including from above the windows and from above the front entryway. According to a photo taken of the building in 1975, no awnings were in place at that time, suggesting that these awnings are not original to the building.

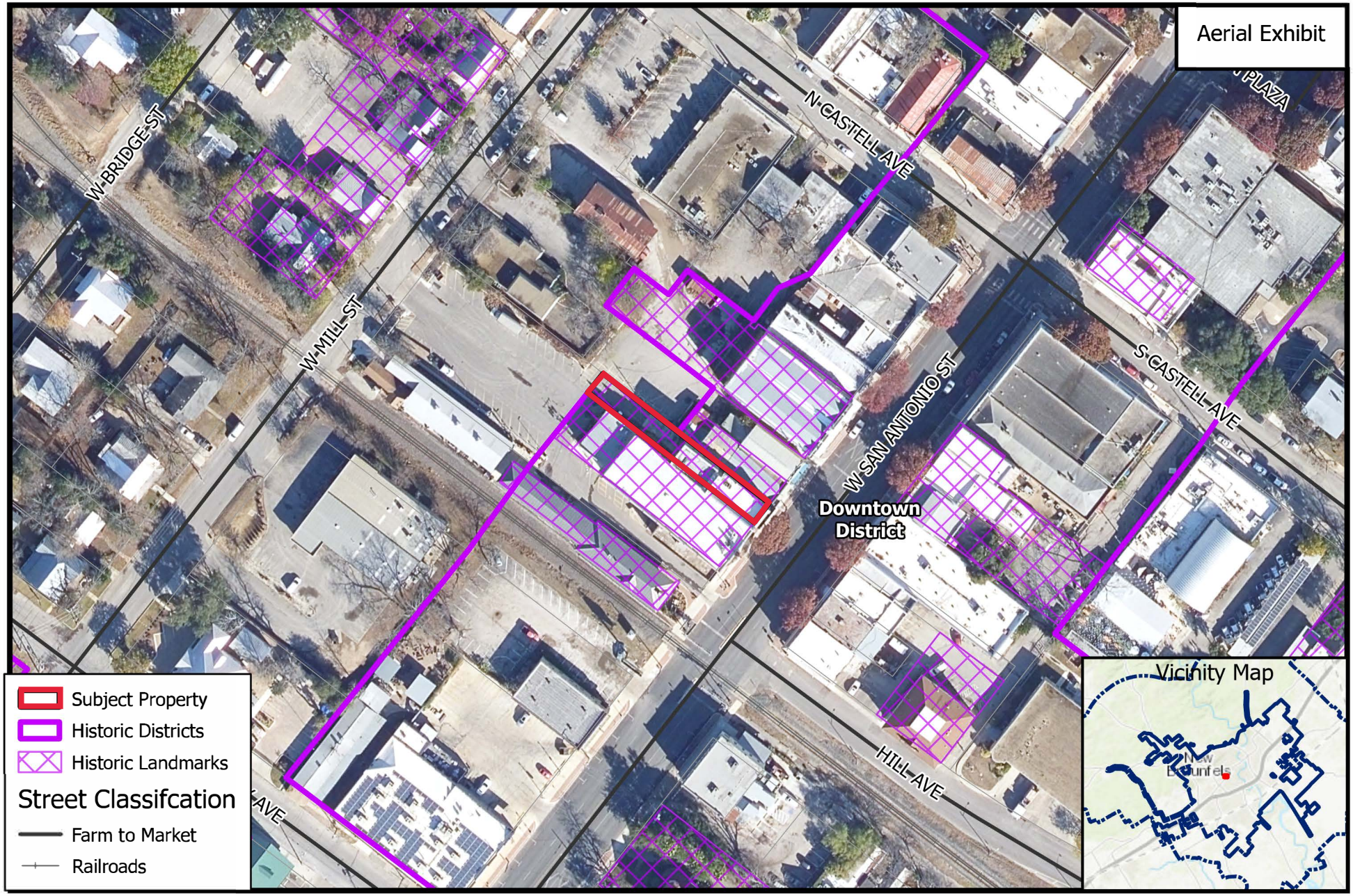
c. APPLICABLE CRITERIA AND STAFF COMMENTS

(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 canopies are not original to the building and staff finds that the proposed removal will not significantly alter the overall aesthetics of the building.*

(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. *The existing canopies over the windows and front entryway are simple in design and staff finds that the awnings have not necessarily acquired significance on their own.*

STAFF ANALYSIS:

As noted in the above findings, the awnings are not original to the building and their removal will likely not negatively impact the exterior of the building.



City of New Braunfels

HIST22-310

278 W San Antonio

0 70 140 Feet

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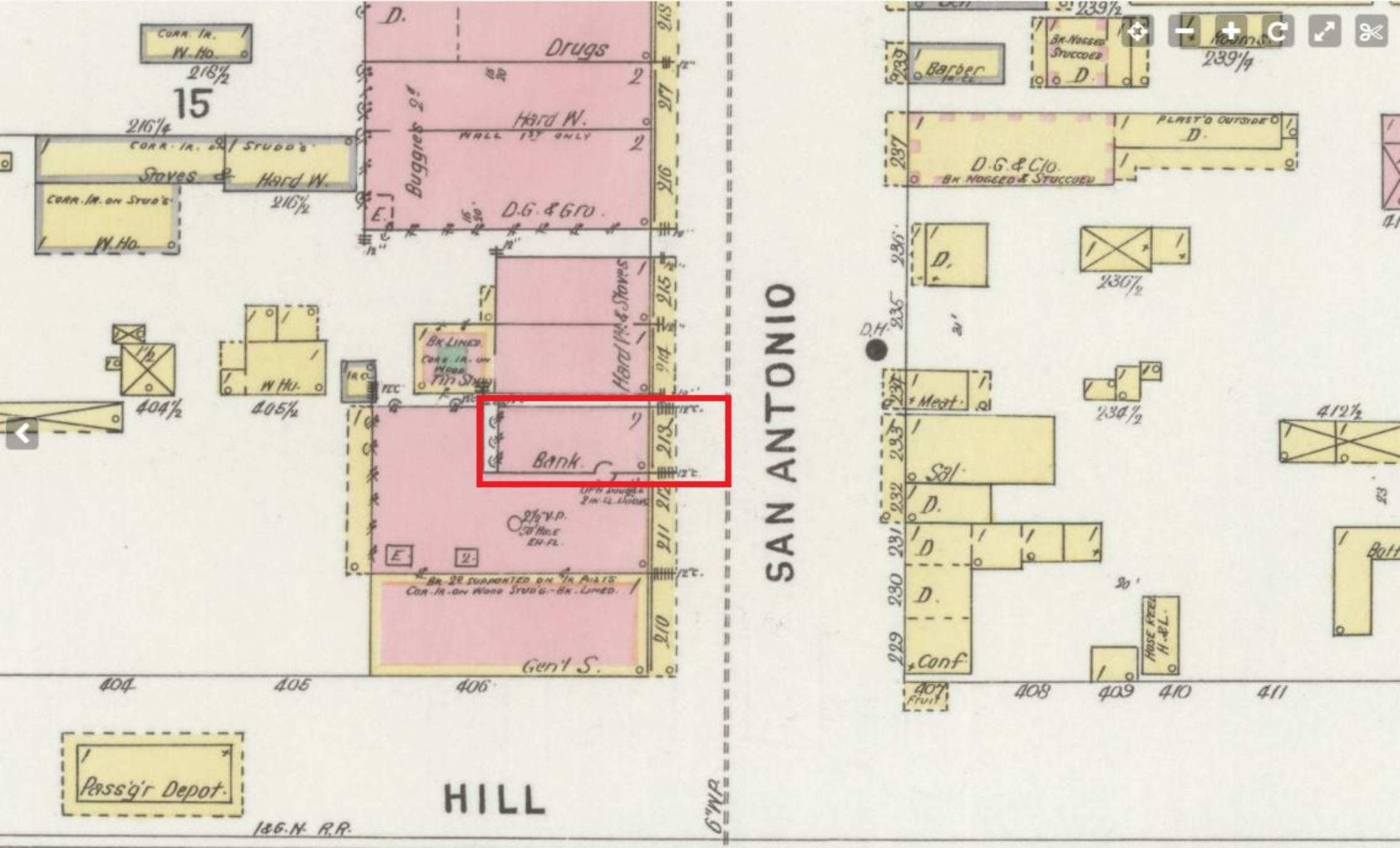
Corr. Ir. W. Ho.
218½
15
216¼
Corr. Ir. on Stud'g
Stores
Stud'g
Hard W.
216½
Corr. Ir. on Stud'g
W. Ho.
D.
Drugs
Hard W.
Wall 1st only
Buggies 2d
D.G. & Gro.
Hard W. & Stores
Br. Lined
Corr. Ir. on Wood
Tin Shop
W. Ho.
404½
405½
Bank.
2½ V.P.
30' Hole
Br. 2d supported on 4 In. Piers
Corr. Ir. on Wood Stud'g. - Br. Lined.
Gen'l S.
404
405
406
Pass'g'r Depot.
I & G.N. R.R.
HILL
SAN ANTONIO
239½
Barber
Br. Nogged Stuccoed
D.
239¼
237
D.G. & C/O.
Br. Nogged & Stuccoed
Plast'd Outside
D.
236
D.
230½
D.H.
235
Meat.
230½
412½
232
Sal.
D.
231
D
230
D.
229
Conf.
Hose Reel H. & L.
407
408
409
410
411

DOUG M. CLURE
"THE LAND
THAT TIME FORGOT"
PG
Oxford
BARBER SHOP
H&H SALES
WHOLESALE & RETAIL
NEW
BRAUNFELS
ButterKrust
YOUR Fresh LOAF
Richter's

WILLKOMMEN
270
Gourmage
Gourmage
Gourmage
Gourmage
DOWNTOWN
SINCE 1845
NEW BRAUNFELS
The Crossing

WILLIAM N. MAYO INVESTMENTS
WILLIAM N. MAYO
INVESTMENTS

OPEN

BANK
WILLIAM N. MAYO INVESTMENTS
276

WILLIAM N. MAYO INVESTME
278
WILLIAM N. MAYO
INVESTMENTS
STOCKS • BONDS • MUTUAL FUNDS • OPTIONS
FULL SERVICE BROKERAGE

WUNDERFUL
SINCE 1845
NEW BRAUNFELS
SINCE
1845
TEXAS
THE CITY OF A PRINCE
DOWNTOWN
NEW BRAUNFELS
DISCOVER THE WUNDER
8-12 TRIBUTE TO LIVE AID
WILLIAM N. MAYO INVESTMENTS
The Crossing
LOOK
Gourmage
Gourmage
Gourmage
Wine

BANK
LLIAM N. MAYO INVESTME