

## Introduction to Historic Preservation

New Braunfels adopted its first ordinance protecting historic structures in 1976. Like many other cities around the US, Historic Preservation ordinances were adopted locally in response to the demolition of important historic buildings.

New Braunfels' Historic Preservation program promotes the protection, enhancement, and perpetuation of landmarks and districts of historical and cultural significance. Staff is responsible for administering the program along with the Historic Landmark Commission (HLC). The HLC is comprised of citizen appointees who have special knowledge and training related to Historic Preservation.

## Historic Districts

A historic district is an area of contiguous properties that are historically significant at the local level. The City currently has 4 designated local historic districts:

1. Downtown Historic District
2. Sophienburg Hill Historic District
3. Mill Street Historic District
4. Stock Historic District

## Historic Landmarks

Landmarks are individual properties that are historically significant in New Braunfels' history. There are currently 89 individual historic landmarks located in the city limits, including 18 on the National Register of Historic Places. Prominent examples include the Producer's Co-Op, the Brauntex Theatre, and the Faust Hotel.



A division of:



## Further Information about Historic Preservation

For more information about the City of New Braunfels' Historic Preservation program, visit the website at

[www.nbtexas.org/474/Historic-Preservation](http://www.nbtexas.org/474/Historic-Preservation)

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## Historic Preservation

A guide to owning historic property in New Braunfels



*Purpose*

*Procedures*

*Incentives*

*Criteria for Designation*

*"Old places are where our lives, memories, and stories began. They connect us to the past, anchor us to the present, and lead us into the future."*

*-National Trust for Historic Preservation*

## Process for Designating Historic Resources in New Braunfels

A property or district in New Braunfels may be designated if it meets at least 1 of the 6 following criteria:

1. Possesses significance in history, architecture, archeology, or culture.
2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
3. Is associated with the lives of persons significant in the city's past.
4. Embodies the distinctive characteristics of a type, period, or method of construction.
5. Represents the work of a master designer, builder, or craftsman.
6. Represents an established and familiar visual feature of the neighborhood or city.



## Certificates of Alteration

After a building or district has been designated as historic, a Certificate of Alteration is required for most exterior work and for demolition. Review of Certificates ensures that any work is compliant with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the local New Braunfels' Ordinance, which ensures that the proposed changes are compatible with the historic character of districts and individual properties.

Major exterior work requires review by the HLC. Minor projects can be approved administratively by the City's Historic Preservation Officer (HPO).

Interior work does not require a Certificate of Alteration.



## Benefits of Historic Preservation

The National Park Service has shown that Preservation "enhances real estate values and fosters local business." In Texas alone preservation activities generated more than \$4.6 billion of the state's GDP and supported the creation of 79,000 jobs in 2015.

Heritage Tourism, which is described as the tourist industry focused on history and culture, is one of the fastest growing sectors of the economy and accounts for 10.5 percent of all travel within Texas.

In addition to the economic benefits, preservation adds to the architectural, cultural, and visual richness of the city.

## Financial Benefits

The City of New Braunfels offers several incentives for owners of designated properties:

- A tax freeze of up to 10 years on a historic property for qualified expenses.
- A 20% reduction in the City's assessed ad valorem taxes.
- Fee waivers on associated building permits.
- State and Federal tax credits for income-producing commercial properties