



**CITY OF NEW BRAUNFELS, TEXAS
HISTORIC LANDMARK COMMISSION
MEETING
ZOOM MEETING
550 LANDA STREET**



TUESDAY, APRIL 13, 2021 at 8:30 AM

**To participate via Zoom, use the following link:
<https://us02web.zoom.us/j/87428162543> or call (833) 926-2300 and enter
webinar ID# 874 2816 2543**

TO PROTECT THE HEALTH OF THE PUBLIC AND LIMIT THE POTENTIAL SPREAD OF COVID-19, NO IN-PERSON PUBLIC ACCESS TO THIS MEETING IS AVAILABLE. READ BELOW FOR WAYS TO PARTICIPATE IN THIS MEETING.

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A) Approval of the February 9, 2021 regular meeting [21-380](#) 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) HST21-127 Discuss and consider a recommendation to [21-357](#) the Texas Historical Commission on an application for the National Register of Historic Places of the Main Plaza in the Downtown Historic District.
Caleb Chance Gasparek
Historic Preservation Officer

6. STAFF REPORT

- A) Discuss and consider shifting to in-person/virtual hybrid [21-366](#) HLC meetings.
- B) Update HLC on City's Council's decision regarding the [21-367](#) proposed amendments to Chapter 66 regarding the preservation of historic trees.

- C) Reserved for any future items the Commission would like [21-368](#) to see on the agenda.

7. **ADJOURNMENT**

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall on April 8, 2021 at 3:00p.m.

Caleb Gasparek

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 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

550 Landa Street
New Braunfels, TX

4/13/2021

Agenda Item No. A)

**Historic Landmark Commission
Regular Meeting Minutes
February 9, 2021**

Members Present

Chair Yvonne Hoffmann
Vice Chair Bonnie Leitch
Nathan Feingold
Katie Totman
Melinda Poss
Thomas Tumlinson
Susan Sonier
Teresa Johnson
Joel Rector

Staff Present

Caleb Gasparek, Historic Preservation Officer
Sam Hunter, Planning Technician
Chris Looney, Planning & Development
Services Director
Nathan Brown, Assistant City Attorney

Members Absent

None.

1. The above meeting was called to order by Chair Hoffmann at 8:30 a.m.

2. ROLL CALL

Roll was called, and a quorum was declared.

3. APPROVAL OF MINUTES

Chair Hoffmann approved the January 12, 2021 meeting minutes as presented.

4. CITIZENS COMMUNICATION

None.

5. ITEMS FOR CONSIDERATION

A) HST21-035 Discuss and consider a Certificate of Alteration to attach a sign to the commercial building addressed at 223 West San Antonio Street, located within the Downtown Historic District. Caleb Gasparek, Historic Preservation Officer

Mr. Gasparek presented.

Chair Hoffmann asked if there were any questions for staff.

Commissioner Feingold asked if the sign was electronic.

Mr. Gasparek stated this is correct.

Chair Hoffmann asked if the Commission had any questions or a motion.

Motion by Commissioner Poss, seconded by Commissioner Johnson, to recommend approval for a Certificate of Alteration to attach a sign to the commercial building addressed at 223 West San Antonio Street, located within the Downtown Historic District.

Motion carried (9-0-0).

B) HST21- 001 Discuss and consider a Certificate of Alteration to demolish a single-family dwelling addressed at 456 Magazine Avenue, located within the Sophienburg Hill Historic District. Caleb Gasparek, Historic Preservation Officer

Mr. Gasparek presented and stated the vote would be on the demolition and not new construction.

Chair Hoffmann asked if there were any questions for staff.

Discussion followed on the case being reconsidered by the Commission.

Chair Hoffmann asked if the applicant would like to speak.

Christian Laijas, P.O. Box 310394, Architect, stated the intent behind the request.

Monica Jergens, 456 Magazine Ave, stated the intent behind their request.

Discussion followed on economic hardship, asbestos, foundation, moving the house, and the landmark designation process.

Commission Theresa stated she will abstain from the motion.

Commissioner Feingold stated concern about the historic district as a whole.

Discussion followed.

Chair Hoffmann asked if the Commission had any questions or a motion.

Discussion followed on the potential motion.

Motion by Poss, seconded by Commissioner Rector, to approve a Certificate of Alteration to demolish a single-family dwelling located at 456 Magazine Avenue within the Sophienburg Hill Historic District.

Discussion followed.

Motion failed (3-1-5) with Commissioner Johnson abstaining, Chair Hoffmann, Vice Chair Leitch, Commissioner Sonier, Commissioner Feingold, and Commissioner Totman in opposition.

C) HST21-048 Discuss and consider a Certificate of Alteration to attach a sign to the commercial building addressed as 1255 Gruene Road, a landmarked structure known as the Ottmar Gruene House. Caleb Gasparek, Historic Preservation Officer.

Chair Hoffmann asked if there were any questions for staff.

Commissioner Leitch asked the applicant how they chose the sign font.

Jayne Bodmann, 1229 Industrial Dr Suite F, stated the font is consistent with their other business downtown.

Chair Hoffmann asked if the Commission had any questions or a motion.

Kevin Peterson, 1255 Gruene Rd, confirmed that the font is one of the approved fonts for the Downtown area.

Motion by Commissioner Totman, seconded by Commissioner Johnson, to recommend approval for a Certificate of Alteration to attach a sign to the commercial building addressed as 1255 Gruene Road, a landmarked structure known as the Ottmar Gruene House.

Motion carried (9-0-0).

D) HST21-050 Discuss and consider a Certificate of Alteration to construct a 2-story addition to

the dwelling at 307 North Guenther Avenue, a local landmark known as the Ikel's House. *Caleb Gasparek, Historic Preservation Officer.*

Mr. Gasparek presented.

Chair Hoffmann asked if there were any questions for staff.

Discussion followed on the additional architectural features being proposed and not fitting within the consideration criteria.

Chair Hoffmann asked if the Commission had any questions or a motion.

Applicant did not speak.

Motion by Commissioner Johnson to recommend approval for a Certificate of Alteration to construct a 2-story addition to the dwelling at 307 North Guenther Avenue, a local landmark known as the Ikel's House.

Motion failed due to lack of a second.

6. STAFF REPORT

A) Renaming of Braddock Ave to Boenig-Maurer. *Caleb Gasparek, Historic Preservation Officer.*

Mr. Gasparek stated street renaming requires the approval of all property owners with access onto the alleyway and if one or two homes are in opposition, it is unlikely to move forward.

Discussion followed.

B) Property maintenance for Historic structures. *Caleb Gasparek, Historic Preservation Officer.*

Mr. Gasparek presented all city ordinances which pertain to maintenance of Historic structures.

Discussion followed.

C) The creation of a design review subcommittee. *Caleb Gasparek, Historic Preservation Officer.*

Mr. Gasparek stated Chapter 66 gives the Commission the power to create a subcommittee.

Discussion followed.

Mr. Gasparek stated the subcommittee would require three members.

Commissioner Totman, Commissioner Poss, and Commissioner Feingold volunteered for the subcommittee.

Discussion followed.

ADJOURNMENT

There being no further business, Chair Hoffman adjourned the meeting at 9:42 a.m.

Chair

Date

4/13/2021

Agenda Item No. A)

PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

HST21-127 Discuss and consider a recommendation to the Texas Historical Commission on an application for the National Register of Historic Places of the Main Plaza in the Downtown Historic District.

DEPARTMENT: Planning & Development Services

COUNCIL DISTRICTS IMPACTED: District 5

BACKGROUND INFORMATION:

As a Certified Local Government (CLG), the City of New Braunfels is required to provide a recommendation on any National Register nominations within City limits. A letter was received from the Texas Historical Commission in March, 2021 stating that the Main Plaza has been nominated for the National Register of Historic Places. The nomination includes the rectangular site at the intersection of Seguin Ave. and San Antonio St., including the open area in the center up to the edge of the buildings located on the main plaza (refer to Attachment A).

For a full report compiled by the Texas Historical Commission: [Main Plaza Nomination Form <https://www.thc.texas.gov/public/upload/New%20Braunfels%2C%20Main%20Plaza%20NR%20SBR%20Draft.pdf>](https://www.thc.texas.gov/public/upload/New%20Braunfels%2C%20Main%20Plaza%20NR%20SBR%20Draft.pdf).

HISTORIC CONTEXT:

The history of the Main Plaza largely reflects the history of New Braunfels from its inception in 1845 to the modern day. In 1845, the Plaza served as the center of the original town plan drawn by Nicolaus Zink. The boundaries of the Plaza have remained the same since that time, with its current spatial organization dating to 1897.

The first permanent element of the Plaza was the fountain constructed in 1896. A year later in 1897 curbing, landscaping, and benches were installed. In 1905 the iconic bandstand was completed. By this time the area surrounding the Plaza was sparsely populated with buildings, though beginning in 1912 there was increased density in the Plaza. By the 1920's the area surrounding the Plaza was further urbanized with the proliferation of the automobile, leading to the density that we associate the Plaza with. A restroom was added underneath the bandstand in 1926, raising it above grade, and two war monuments were further erected in the 1930's.

In the 1970's major improvements were made to the Plaza, with a focus on pedestrian access and encouraging commerce. The fountain was refurbished, brick pathways, and major landscaping features were added. It was during this period that the Plaza took on its more oval appearance.

For a complete history of the Main Plaza refer to the Main Plaza Nomination Form.

ISSUE:

The Main Plaza is being nominated under Criterion A, in the area of Community Planning & Development and Social History at the local level under the criteria established by the National Park Service. The period of significance for the Main Plaza is proposed as 1845 to 1971. There are a total of 7 “resources” within the boundaries of the Main Plaza. 5 of the resources are contributing and 2 are noncontributing to the nomination (refer to Attachment A).

Unlike local designation, nomination to the NRHP carries no regulatory restrictions, though the area in question is already located within the City’s Downtown Historic District.

FISCAL IMPACT:

While there is no immediate fiscal impact, Historic Preservation and listing in the NRHP is an effective tool for promoting tourism and fostering economic development.

RECOMMENDATION:

Staff recommends approval of the listing of the Main Plaza to the National Register of Historic Places.

ATTACHMENTS:

- A. Main Plaza Boundaries and Resources
- B. Texas Historical Commission Letter
- C. County Letter of Support

Main Plaza, New Braunfels, Comal County, Texas

Map 3. Site plan of Main Plaza with contributing and noncontributing resources and boundary vertices. Source: HHM.



Resource No.	Resource Name	Resource Type	Year Built	NRHP Status
1	Park	Site	1897	Contributing
2	Fountain	Structure	1896	Contributing
3	Bandstand	Structure	1905	Contributing
4	Civil War memorial	Object	1935	Contributing
5	World War I memorial	Object	1937	Contributing
6	Bicentennial marker	Object	1976	Noncontributing
7	Bicentennial marker	Object	1976	Noncontributing

TEXAS HISTORICAL COMMISSION
real places telling real stories

March 9, 2021

The Honorable Rusty Brockman
Mayor, City of New Braunfels
New Braunfels City Hall
550 Landa Street
New Braunfels, Texas 78130

Re: Nomination to the National Register of Historic Places, New Braunfels, Comal County, Texas

Main Plaza, Main Plaza

Dear Mayor Brockman:

We are pleased to inform you that a National Register of Historic Places nomination for the above-referenced property was recently submitted for review by our office. This letter serves as formal notice of the nomination from the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission (THC), which is also the state agency responsible for administering the Texas Certified Local Government Program (CLG) program under state and federal legislation.

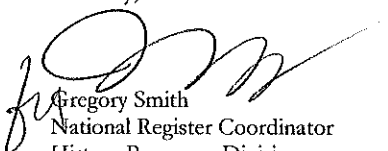
Our staff has reviewed the nomination and will forward it to the State Board of Review for their consideration and possible action at their virtual meeting on May 15, 2021. *Due to Covid-19, all in-person meetings will be suspended upon further notice.* The National Register is the federal government's official list of historic properties worthy of preservation pursuant to the National Preservation Act of 1966, in the support of public and private efforts to identify evaluate and protect America's historic resources.

As a participant in the CLG program, the local historic preservation review commission, board, or committee, and the chief elected official for the City of New Braunfels are required to separately notify both the THC's National Register program and CLG program their opinions in regard to the nomination no later than May 14, 2021.

A copy of the draft nomination and virtual meeting information is posted on the THC website: <http://www.thc.texas.gov/sbrmeeting>. We request the CLG representative to coordinate review by the landmark board in advance of the State Board of Review meeting. Compliance with the provisions of the CLG program is a state and federal obligation that could jeopardize the city's CLG status if compliance is not met.

Should you have any questions concerning this letter or if we can be of further assistance, please contact Gregory W. Smith, National Register Coordinator, at (512) 463-6013. For questions regarding the CLG program, please contact Lorelei Willett at (512) 463-7812. Thank you for your cooperation and participation in this federal process.

Sincerely,


Gregory Smith
National Register Coordinator
History Programs Division

cc: Caleb Gaparek, CLG Representative, City of New Braunfels





April 5, 2021

Gregory W. Smith
Federal Programs Coordinator, History Programs Division
Texas Historical Commission
PO Box 12276
Austin, Texas 78711-2276

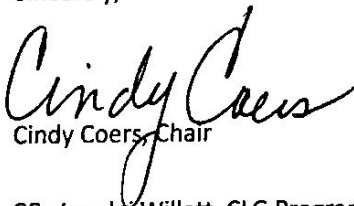
Re: Nomination to the National Register of Historic Places, New Braunfels, Comal County, Texas
New Braunfels Main Plaza, 500 Main Plaza

Dear Mr. Smith,

On behalf of the Comal County Historical Commission, the Comal County CLG and myself, Cindy Coers, Chair of the Comal CHC, Comal County CLG Representative, and Comal County Historic Preservation Officer, I am pleased to announce our support of the nomination to the National Register of Historic Places recently submitted for the above-referenced property under review by the Texas Historical Commission. We are pleased that the nomination will be forwarded to the State Board of Review for their consideration on May 15, 2021. We feel the historic property is worthy of preservation and designation.

The project was funded by a CLG grant with matching funds provided by the Comal County Commissioners Court and the application submitted by the Comal County Historical Commission with full support. Thank you for the opportunity and funding to be able to submit this nomination.

Sincerely,


Cindy Coers, Chair

CC: Lorelei Willett, CLG Program Coordinator
CC: Comal County Judge Sherman Krause
CC: Mayor Rusty Brockman, City of New Braunfels
CC: Caleb Gasparek, City of New Braunfels HPO



Comal County Historical Commission

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e-mail: coersc@gmail.com



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4/13/2021

Agenda Item No. A)



Historic Landmark Commission Agenda Item Report

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Agenda Item No. B)



Historic Landmark Commission Agenda Item Report

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4/13/2021

Agenda Item No. C)
