



**CITY OF NEW BRAUNFELS, TEXAS  
HISTORIC LANDMARK COMMISSION  
MEETING  
CITY HALL - COUNCIL CHAMBERS  
550 LANDA STREET**



**TUESDAY, JUNE 8, 2021 at 8:30 AM**

**To participate via Zoom, use the following link:  
<https://us02web.zoom.us/j/89362102037> or call (833) 926-2300 and enter  
webinar ID# 893 6210 2037**

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

A) Approval of the April 13, 2021 regular meeting minutes. [21-581](#)

**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**

C) HST21-050 Discuss and consider a Certificate of [21-569](#)  
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 Chance Gasparek  
Historic Preservation Officer

A) HST21-190 Discuss and consider a Certificate of [21-556](#)  
Alteration for the renovation and restoration of the  
George Ullrich House, a Recorded Texas Historic  
Landmark, located at 554 W. Mill St. within the Mill St.  
Historic District.

Caleb Chance Gasparek  
Historic Preservation Officer

- B) HST21-219 Discuss and consider a Certificate of [21-568](#) Alteration to deconstruct and rebuild the 2-story commercial building located at 219 E. San Antonio St., located within the Downtown Historic District.

Caleb Chance Gasparek  
Historic Preservation Officer

6. **STAFF REPORT**

7. **ADJOURNMENT**

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall on June 3, 2021 at 7:00pm.

---

Board Liaison, 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

**6/8/2021**

Agenda Item No. A)

---

---

**Historic Landmark Commission  
Regular Meeting Minutes  
April 13, 2021**

**Members Present**

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

**Staff Present**

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

**Members Absent**

Joel Rector  
Nathan Feingold

**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 February 9, 2021 meeting minutes with revisions.

**4. CITIZENS COMMUNICATION**

None.

**5. ITEMS FOR CONSIDERATION**

**A) 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.** *Caleb Gasparek, Historic Preservation Officer*

Mr. Gasparek presented and recommended approval.

Chair Hoffmann asked if there were any questions for staff.

Discussion followed on the historic origin of main plaza.

Chair Hoffmann asked if there was anyone from the public who would like to speak.

No one spoke.

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

Motion by Commissioner Poss, seconded by Vice Chair Leitch, to recommend approval for the Texas Historical Commission on an application for the National Register of Historic Places of the Main Plaza in the Downtown Historic District.

Motion carried (7-0-0).

**6. STAFF REPORT**

**A) Discussion to consider shifting to in-person/virtual hybrid HLC meetings.** *Chris Looney,*

*Planning & Development Services Director.*

Mr. Looney presented.

Discussion followed on the preference for meetings moving forward.

Vote called by Chair Hoffmann to switch to hybrid in-person/virtual meetings in May (5-0-2).

Discussion followed on potentially reversing this decision in the case the COVID numbers suddenly increase.

**B) Update HLC on City's Council's decision regarding the proposed amendments to Chapter 66 regarding the preservation of historic trees.**

Mr. Gasparek presented and stated the request had been denied by City Council.

Discussion followed on why the request was denied in this instance and what can be done moving forward.

**C) Reserved for any future items the Commission would like to see on the agenda.**

Mr. Gasparek stated the possibility of an outreach subcommittee or a public forum being considered on the following agenda.

Discussion followed on social media as a marketing tool and other potential solutions to improve public education on Historic Preservation.

Commissioner Johnson gave a quick update on Historic Preservation activities within the County.

**ADJOURNMENT**

There being no further business, Chair Hoffman adjourned the meeting at 9:18 a.m.

\_\_\_\_\_  
**Chair**

\_\_\_\_\_  
**Date**

6/8/2021

Agenda Item No. C)

---

**PRESENTER:**

Caleb Chance Gasparek  
Historic Preservation Officer

**SUBJECT:**

**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.

**DEPARTMENT:** Planning & Development Services

**COUNCIL DISTRICTS IMPACTED:** District 1

**BACKGROUND INFORMATION:**

The subject property is a rectangular shaped lot of approximately 8,000 square feet on the corner of North Guenther Avenue and Mill Street. The property is located just west of the Mill Street Historic District. The property became a local historic landmark in 2008. Additionally, a variance request for a side and rear setback encroachment was approved on December 18<sup>th</sup>, 2020 by the Zoning Board of Adjustments (ZBA).

On February 9, 2021 the case was presented to the Historic Landmark Commission (HLC) for consideration. The Certificate of Alteration was denied by the HLC at that meeting. At that same meeting the Design Review Committee (DRC) was formed made up of 3 regular members of the HLC.

Since the February meeting the DRC has met with the applicant and their new architect on several occasions. The applicant and their architect have revised the original drawings after receiving feedback from the DRC.

**HISTORIC CONTEXT:**

The subject dwelling was built in circa 1904 by German immigrant, William Ikels. A lien to the Pfeiffer Lumber Company for building materials that same year suggests the build date of 1904.

Deed and census records suggest that William's son, William Jr. owned the house with his wife Anna. William Sr. is listed as a house builder in the 1900 census, with William Jr. being a farmer. In 1957 William Jr. and his wife Anna gifted the house to their only child, Loraine Ikels Keaft. The house remained in the family until 1968.

The house is a good example of the folk Victorian style that was popular in the early 20<sup>th</sup> in New Braunfels and much of the US. The house has some added Queen Anne detailing such as decorative friezes and brackets, a wrap-around porch with Doric columns, and decorative spindle railing.

**ISSUE:**

A Certificate of Alteration is required for any alteration to a landmarked property or a property within a local historic district.

Feedback from the DRC included the following:

- 
1. The eastern addition should not be as imposing to the main structure.
  2. The turret located over the front porch should be lowered to be more consistent with the roofline of the house.
  3. The windows of the 2<sup>nd</sup> story should be more proportional to those on the first story.

After receiving feedback, the applicant and their architect have made the following modifications:

1. The eastern addition has been pushed back more towards the rear of the lot, and a front porch has been added to the addition to reflect the existing front porch.
2. The proposed turret has been lowered to match the roofline of the 2<sup>nd</sup> story.
3. The proposed windows on the 2<sup>nd</sup> story have been enlarged.

Additionally, the applicant has indicated that the decorative details of the first floor, such as the friezes and brackets will be retained. The spindle work of the front porch is to be reflected on the porch addition.

**FISCAL IMPACT:**

Approval of a Certificate of Alteration waives all permit fees associated with the building permit.

**RECOMMENDATION:**

Staff recommends approval of the Certificate of Alteration. The applicant has worked closely with staff and the DRC since February to incorporate changes after receiving feedback.

**ATTACHMENTS:**

- A. Location Map
- B. Application
- C. Current Photographs
- D. February Submittal Documents
- E. Revised June Documents
- F. Variance Approval







**Planning & Development Services  
Historic Preservation**

550 Landa Street  
New Braunfels, Texas 78130  
(830) 221-4086 [www.nbtexas.org](http://www.nbtexas.org)

Case No: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

☐ Historic District

☐ Historic Landmark

*Submittal date – office use only*

**APPLICATION FOR A CERTIFICATE OF ALTERATION FOR  
A CITY LANDMARK OR LOCAL HISTORIC DISTRICT**

**NO FEE**

**Submit this Certification of Alteration application for review prior to submitting for any required building permit applications.** Any variances, special exceptions or special approvals must be approved prior to submitting this application and any approvals shall be included in the application. **A Certificate of Alteration does not substitute for or supersede any other permit reviews.**

The Historic Preservation Officer (HPO) may approve certain minor projects without a review by the Historic Landmark Commission. Minor projects include routine maintenance and repair and limited minor alterations. Contact Caleb Gasperek (830-221-4086 or [CGasperek@nbtexas.org](mailto:CGasperek@nbtexas.org)) if you have questions about whether or not your project qualifies for administrative approval.

**1. APPLICANT INFORMATION:**

**Name:** Gregory J. Williams

**Mailing Address:** 307 N. Guenther Ave.

**City/State/ZIP:** New Braunfels, Tx 78130

**Telephone:** (830) 481-4266 **Email:** drqwizz@gmail.com

**2. PROPERTY OWNER (IF NOT APPLICANT\*):**

*\*Letter of Authorization is required if the applicant is not the property owner.*

**Name:** Same as applicant

**Mailing Address:** Same as applicant

**City/State/ZIP:** Same as applicant

**Telephone:** Same as applicant **Email:** Same as applicant

**3. ARCHITECT OR CONTRACTOR:**

**Name:** Gordon Colson

**Company Name:** River Stone Designs Inc. www.riverstonedesignsinc.com

**Mailing Address:** 323 Buckhaven Dr.

**City/State/ZIP:** Canyon Lake, Tx 78133

**Telephone:** (830) 832-8873 **Email:** \_\_\_\_\_

4. **SUBJECT PROPERTY:**  
**Property Address/Location:** 307 N. Guenther Ave.
- 
- Legal Description:**  
**Name of Subdivision:** Henry Hoekes  
**Lot(s):** 1,2,3 **Block(s):** 3024 **Acreage:** 0.184  
**Existing Use of Property:** Primary residence
5. **SCOPE OF WORK (ATTACH ADDITIONAL PAGES IF NECESSARY):** Two-story addition to the NW side of the existing home. The addition will include space for storage, laundry room, additional bedrooms, and a home office. Parts of the existing home's roof will be raised to match the height of the tallest existing dormer (see attached plans). Addition of a turret that is consistent in design within the era the home was built. Upgrades to the HVAC, plumbing, electrical, and foundation will be made.

The Historic Landmark Commission (HLC) reviews proposed exterior and site changes to City Historic Landmarks and properties in Local Historic Districts to assist owners in retaining the character-defining architectural features of important historic sites and districts. An approved Certificate of Alteration from the HLC is required in advance of performing all non-routine exterior and site work, including installation of signage. Your building permit will not be released without an approved Certificate of Alteration review by the City Historic Preservation Officer (HPO) or the HLC.

**A Certificate of Alteration is required for all non-routine exterior work, including:**

- Alterations to historic materials;
- Alterations to the visual appearance of a site;
- Alterations to building façade;
- Additions to existing buildings;
- Re-cladding;
- Window replacement;
- Construction of new buildings;
- Changes in roof color or materials;
- Major landscape work (including pools);
- Changes in sidewalks; and,
- Changes in driveways.
- Demolition of buildings within historic districts

Historic Landmark Commission review is usually not required for ordinary maintenance work such as re-painting and performing routine repairs using like materials. Please check with the City HPO if you are uncertain whether an HLC review is required.



## SUBMITTAL CHECKLIST:

STAFF:
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

### APPLICANT:

☒

**Completed application**

**Please note:** Any application that is missing information will be considered incomplete and cannot be accepted.

☒

**Dimensioned and scaled building plans**

**Please note:** For review purposes electronic submittal of plans in PDF format is preferred. If hard copies are submitted original plans should be no larger than 11" x 17" and be of a good, reproducible quality. Inaccurate or non-legible site plans can result in a delay with the application review.

***Must include the following documents:***

- ☒ Site plan (one for existing and one for proposed conditions. Must indicate all proposed site changes, such as additions, alterations, new construction or demolition)
- ☒ Elevation plans (must specify all exterior changes and exterior building materials and finishes to be used, i.e., siding, roofing, windows, doors, fences, etc.)
- ☒ Floor plans
- ☒ Roof plan

☒

**Material samples, specifications or manufacturer information**

☒

**Color photographs of the structure and site**

**Please note:** For review purposes electronic submittal of photos is preferred.

***Must include the following:***

- ☒ Overall elevation views
- ☒ Close-ups of all affected areas being modified

The signature of owner authorizes City of New Braunfels staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or their agent has reviewed the requirements of this application/checklist and all items on this checklist have been addressed and complied with.

**Property Owner's Signature:**  **Date:** 1 Feb 2021

**Applicant Signature:** Same as owner **Date:** \_\_\_\_\_

## KEEP THIS SECTION FOR YOUR RECORDS

### Submittal Process:

1. Complete the application for a Certificate of Alteration for a City Landmark or Local Historic District with all required information, plans, and photographs.
2. Submit all application materials to the HPO.
3. Preliminary Review by HPO.
  - Applicants may have their projects reviewed by the HPO prior to submitting for final review by the Historic Landmark Commission (HLC). The HPO provides informal review of projects, may suggest revisions to plans and specifications to meet standards, and makes recommendations to the HLC regarding applications.
4. Historic Landmark Commission Meetings.
  - The HLC generally meets on the second Tuesday of every month at 8:30 a.m., unless otherwise announced. Applicants or their agent are advised to attend the meeting to present information to the HLC and to answer any questions the HLC may have regarding the project. Failure to attend a HLC meeting may result in a postponement or denial of your application.
5. Reviewed plans.
  - Once reviewed by the HLC, the HPO will provide a signed Certificate of Approval to the applicant within 10 business days after the meeting, unless further information is required by the HLC for release of the permit. A copy of the signed Certificate of Approval should be submitted to the Building Division with the building permit application.

### GENERAL DESIGN GUIDELINES USED FOR REVIEW OF CERTIFICATES OF APPROPRIATENESS FOR CITY LANDMARKS

The following guidelines, based upon the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, are used to review projects in the Local Historic District and those that involve Local Historic Landmarks:

- 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 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.
- 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.
- 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.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- 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.
- 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.
- Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- 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.



PLANNING & DEVELOPMENT SERVICES

## 2020-2021 HISTORIC LANDMARK COMMISSION MEETING CALENDAR

**MEETINGS ARE HELD VIA ZOOM UNTIL FURTHER  
NOTICE**

<b>Meeting Date (2<sup>ND</sup> TUESDAY OF EVERY MONTH AT 8:30 AM)</b>	<b>Application Deadline</b>
Tuesday, November 10, 2020	Tuesday, November 3, 2020
Tuesday, December 8, 2020	Tuesday, December 1, 2020
Tuesday, January 12, 2021	Tuesday, January 5, 2021
Tuesday, February 9, 2021	Tuesday, February 2, 2021
Tuesday, March 9, 2021	Tuesday, March 2, 2021
Tuesday, April 13, 2021	Tuesday, April 6, 2021
Tuesday, May 11, 2021	Tuesday, May 4, 2021
Tuesday, June 8, 2021	Tuesday, June 1, 2021
Tuesday, July 13, 2021	Tuesday, July 6, 2021
Tuesday, August 10, 2021	Tuesday, August 3, 2021
Tuesday, September 14, 2021	Tuesday, September 7, 2021
Tuesday, October 12, 2021	Tuesday, October 5, 2021
Tuesday, November 9, 2021	Tuesday, November 2, 2021
Tuesday, December 14, 2021	Tuesday, December 7, 2021





















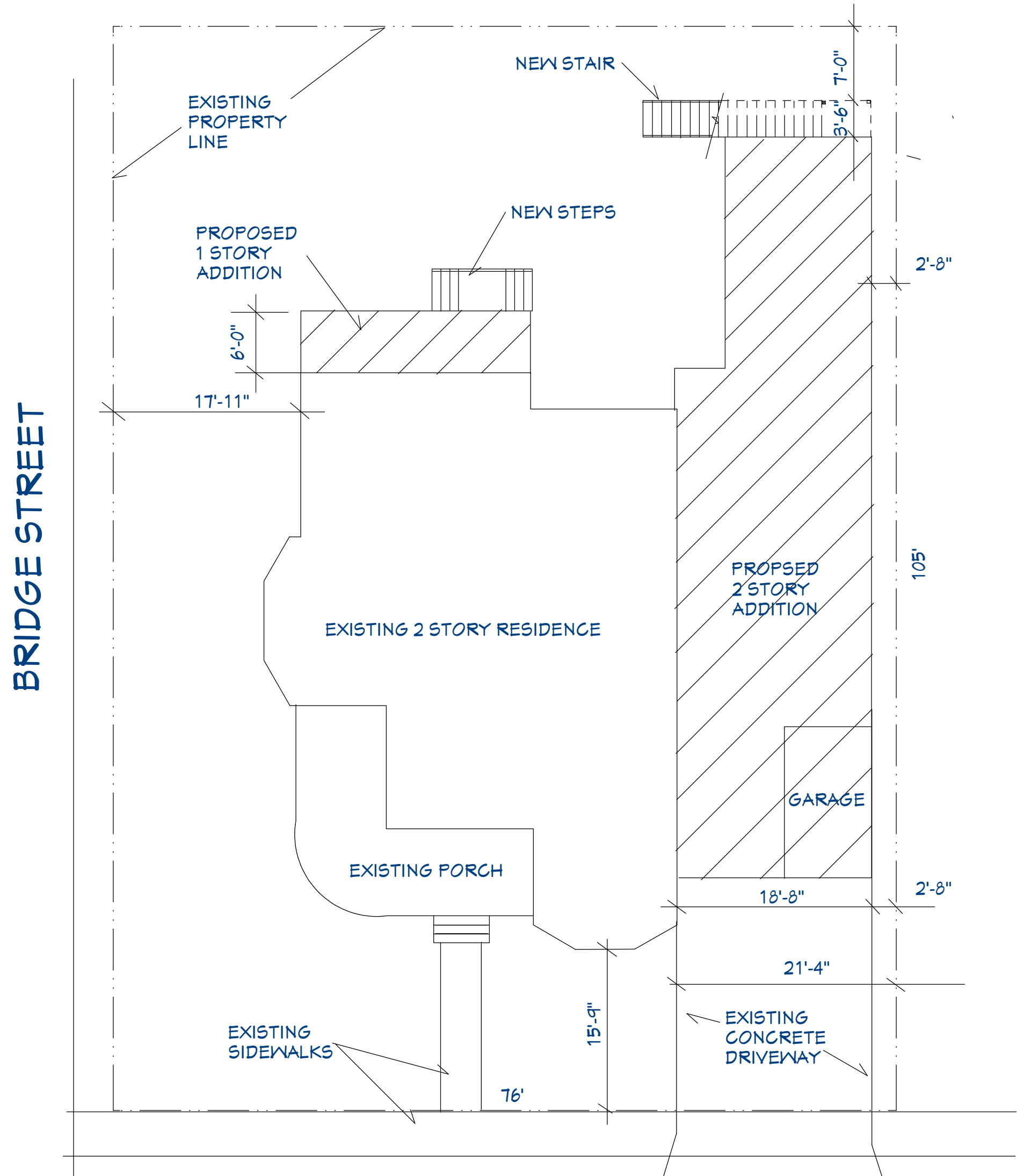
RIGHT SIDE VIEW



REAR VIEW



FRONT VIEW



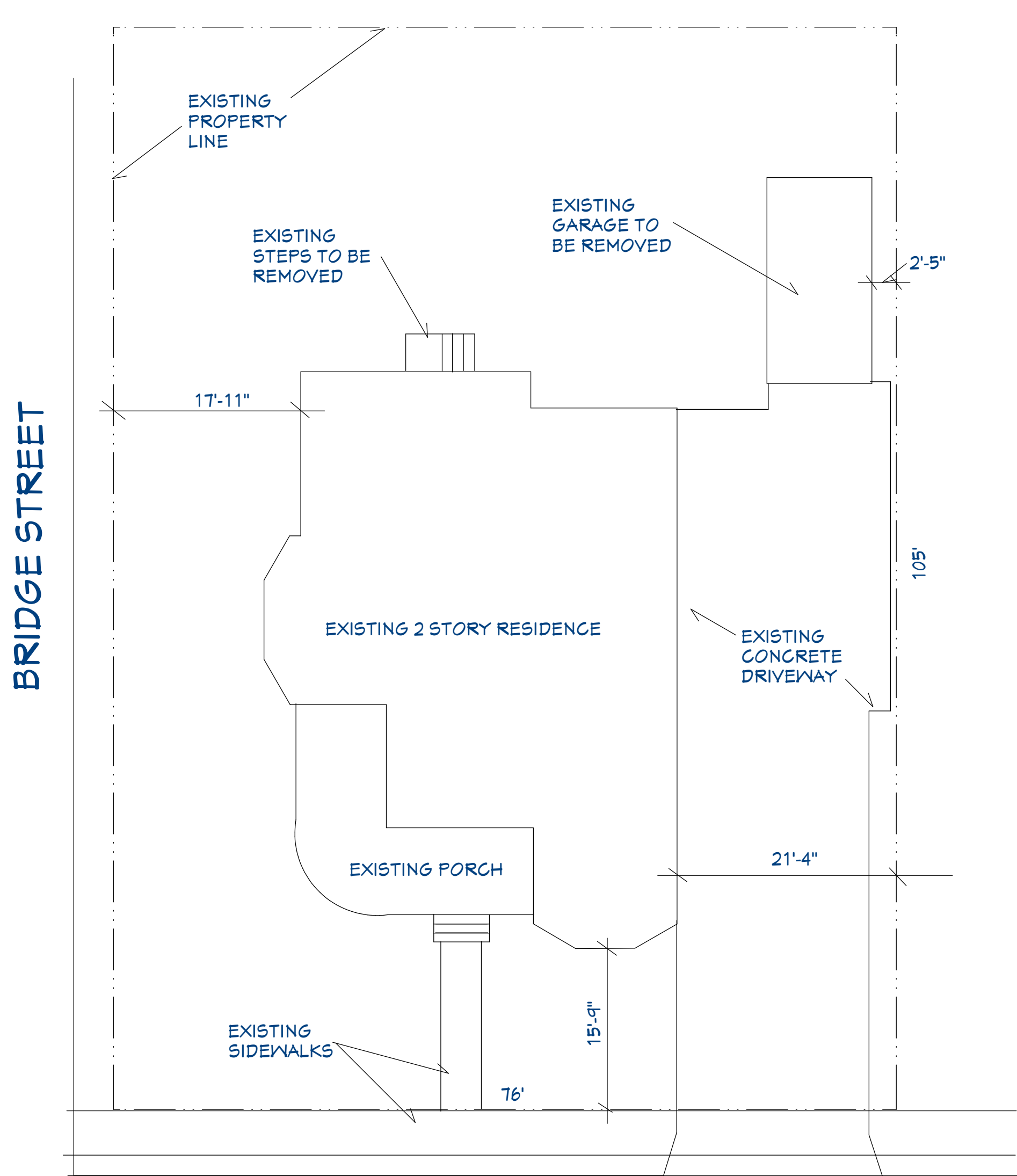
GUENTHER AVE.

PROPOSED SITE PLAN

SCALE: 1" = 10'

AREA CALCULATIONS

FIRST FLOOR A/C EXISTING	1503 S.F.
SECOND FLOOR A/C EXISTING	988 S.F.
TOTAL EXISTING A/C AREA	2,491 S.F.
FIRST FLOOR A/C ADDITION	1,051 S.F.
SECOND FLOOR A/C ADDITION	1,270 S.F.
TOTAL NEW A/C AREA	2,321 S.F.
POOL HOUSE AREA	300 S.F.
GARAGE AREA	116 S.F.
TOTAL AREA	5,228 S.F.



GUENTHER AVE.

EXISTING SITE PLAN

SCALE: 1" = 10'

ADDITIONS TO  
WILLIAMS RESIDENCE

307 N. GUENTHER AVE.  
NEW BRAUNFELS, TEXAS

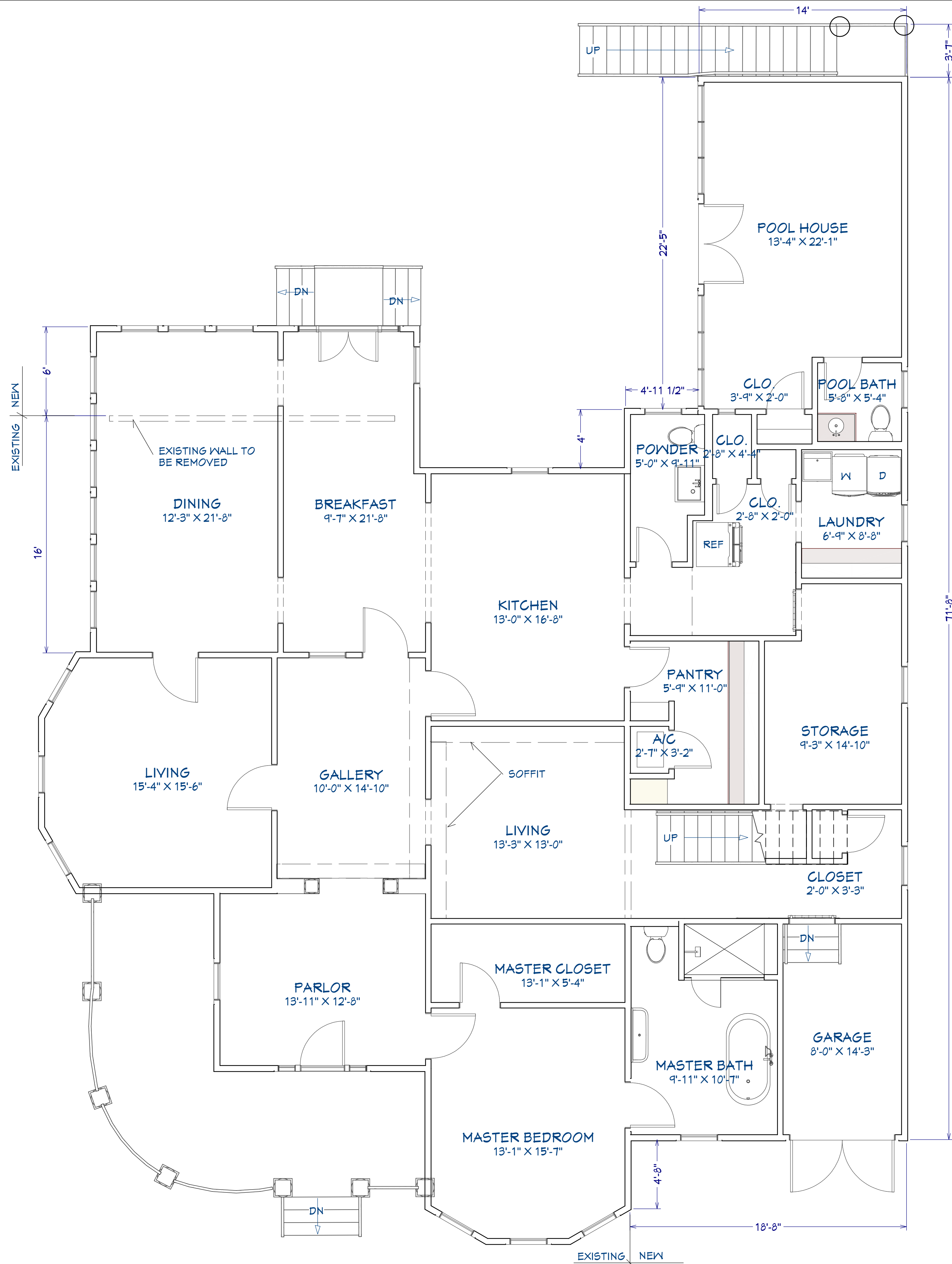
REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

ADDITIONS TO  
WILLIAMS RESIDENCE

DRAWINGS PROVIDED BY:  
RIVERSTONE DESIGNS INC.

DATE:
1/30/2021
SCALE:
SHEET:
1





**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

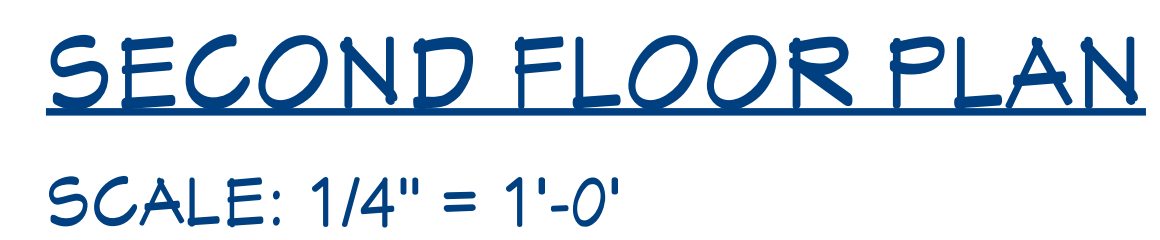
**ADDITIONS TO  
WILLIAMS RESIDENCE**

DRAWINGS PROVIDED BY:  
**RIVERSTONE DESIGNS INC.**

DATE:  
1/30/2021

SCALE:

SHEET:  
2

[illegible]

ADDITIONS TO  
WILLIAMS RESIDENCE

RIVERSTONE DESIGNS INC.

DATE: \_\_\_\_\_  
/30/2021

SCALE:

SHEET:

---

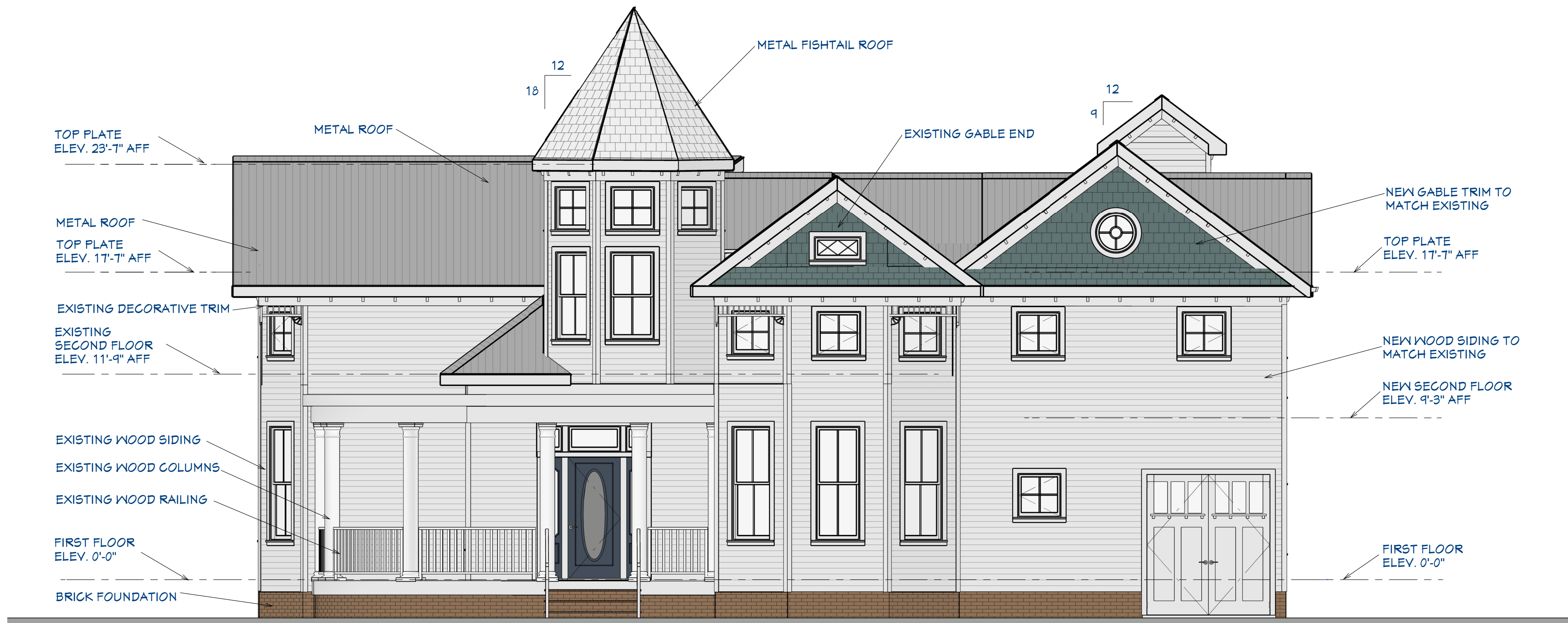
3





**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION BY

ADDITIONS TO  
WILLIAMS RESIDENCE

DRAWINGS PROVIDED BY:  
RIVERSTONE DESIGNS INC.

DATE:
1/30/2021
SCALE:
SHEET:
4





## RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



## REAR ELEVATION

SCALE: 1/4" = 1'-0"

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

ADDITIONS TO  
WILLIAMS RESIDENCE

DRAWINGS PROVIDED BY:  
RIVERSTONE DESIGNS INC.

DATE:

1/30/2021

SCALE:

SHEET:

5



# RIGHT SIDE VIEW



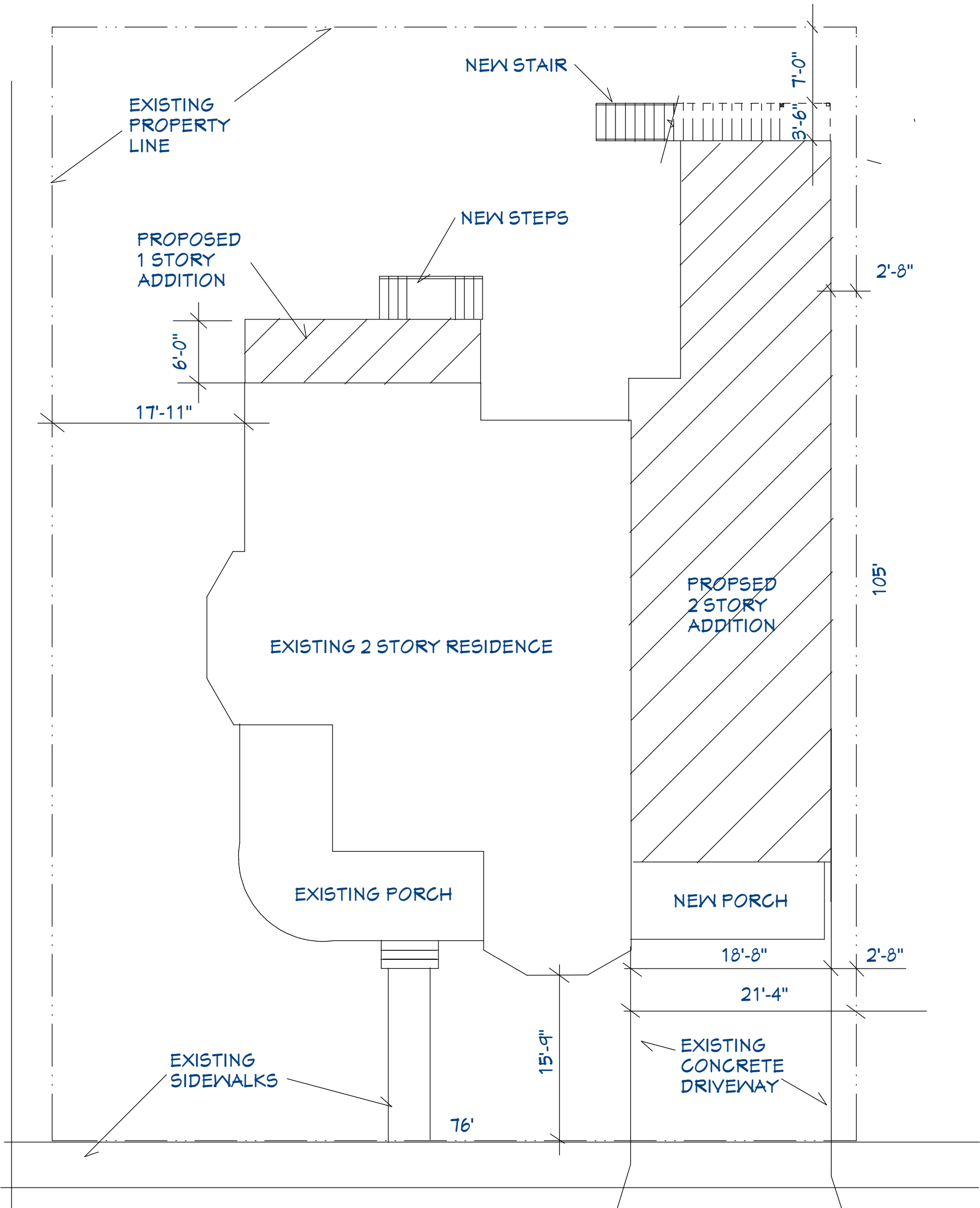


AREA CALCULATIONS

FIRST FLOOR A/C EXISTING 1503 S.F.  
SECOND FLOOR A/C EXISTING 988 S.F.  
TOTAL EXISTING A/C AREA 2,491 S.F.

FIRST FLOOR A/C ADDITION 964 S.F.  
SECOND FLOOR A/C ADDITION 1,183 S.F.  
TOTAL NEW A/C AREA 2,147 S.F.

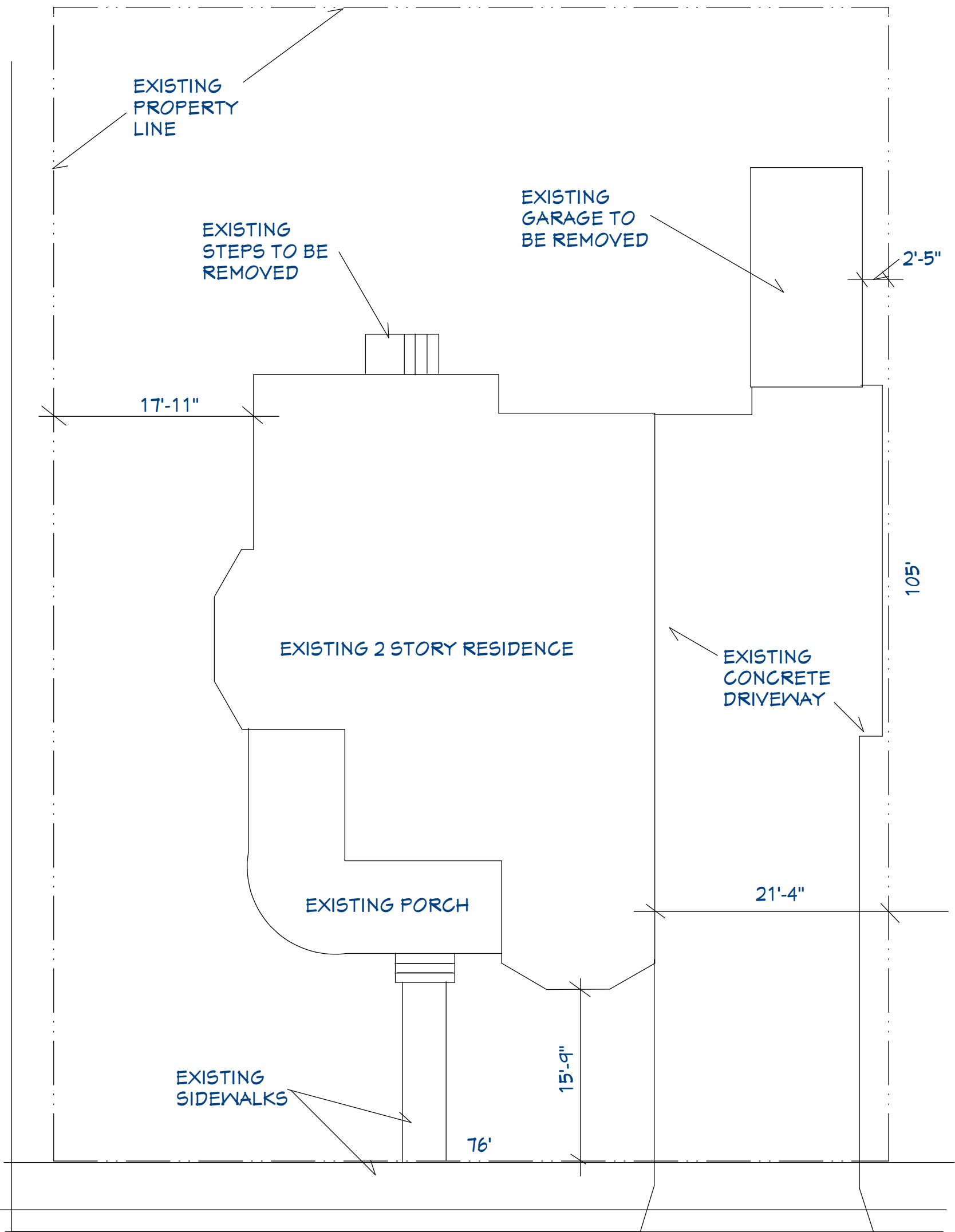
POOL HOUSE AREA 300 S.F.  
EXISTING COVERED PORCH 305 S.F.  
NEW COVERED PORCH 156 S.F.  
TOTAL AREA 5,397 S.F.



GUENTHER AVE.

PROPOSED SITE PLAN

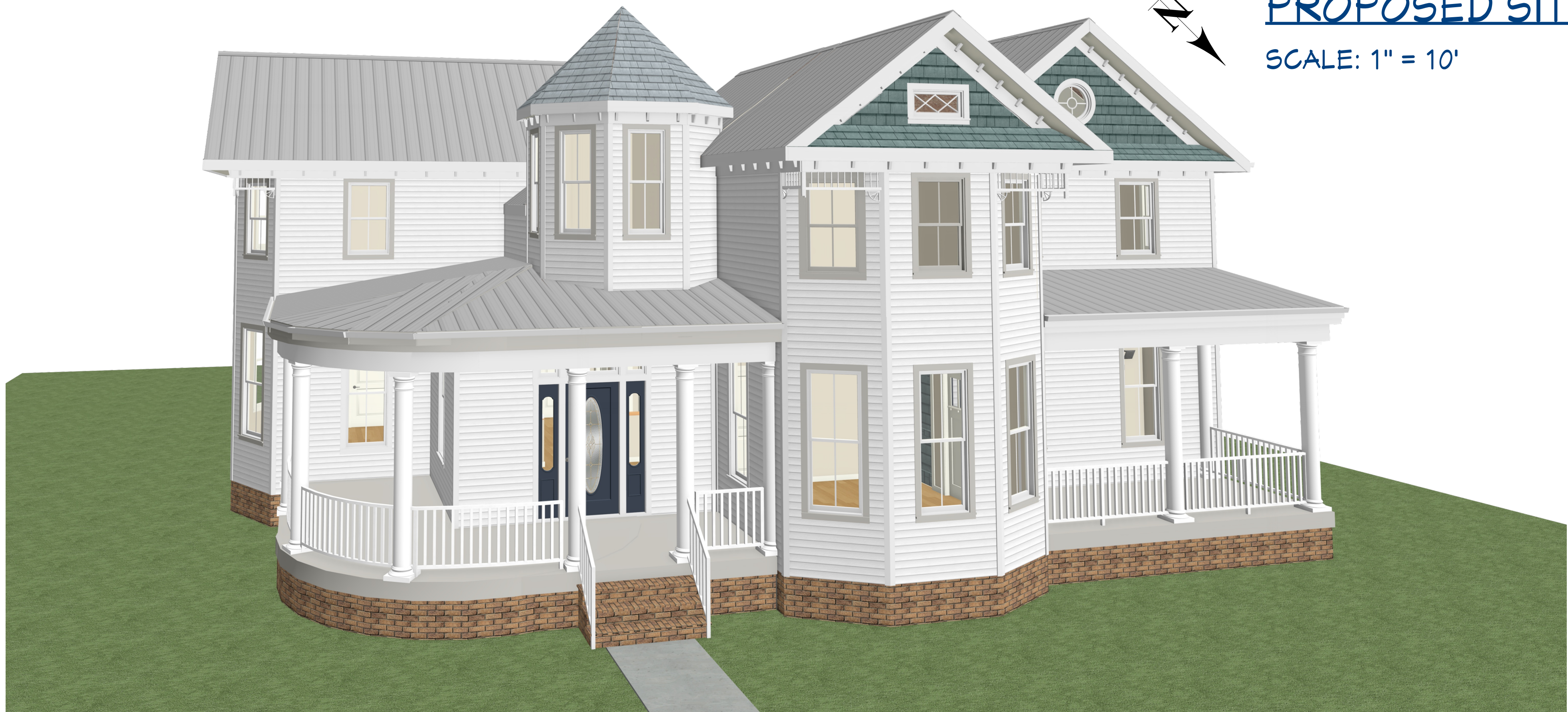
SCALE: 1" = 10'



GUENTHER AVE.

EXISTING SITE PLAN

SCALE: 1" = 10'



ADDITIONS TO WILLIAMS RESIDENCE

307 N. GUENTHER AVE.  
NEW BRAUNFELS, TEXAS

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

ADDITIONS TO WILLIAMS RESIDENCE

RIVERSTONE DESIGNS INC.

DATE: 6/1/2021  
SCALE:   
SHEET: 1



December 18, 2020

Gregory J. Williams  
307 N. Guenther  
New Braunfels, Texas 78130

RE: Case# Z-20-020  
307 N. Guenther

On December 17, 2020 the Zoning Board of Adjustment **approved** your request to allow a proposed addition to a single-family home to 1. encroach up to 2.3 feet into the required 5-foot side setback and 2. encroach up to 13 feet into the required 20-foot rear setback, addressed at 307 N. Guenther.

You may now remove the notification signs from your property if you have not already done so.

A copy of this variance approval letter and updated building elevation/construction plans must be submitted to the City's Building Division to proceed toward approval of the building permit. Please include a copy of this letter with your application to facilitate approval.

Should you have questions, please call me at (830) 221-4056.

Sincerely,

Maddison O'Kelley  
Planning Division

6/8/2021

Agenda Item No. A)

**PRESENTER:**

Caleb Chance Gasparek  
Historic Preservation Officer

**SUBJECT:**

**HST21-190** Discuss and consider a Certificate of Alteration for the renovation and restoration of the George Ullrich House, a Recorded Texas Historic Landmark, located at 554 W. Mill St. within the Mill St. Historic District.

**DEPARTMENT:** Planning & Development Services

**COUNCIL DISTRICTS IMPACTED:** District 1

**BACKGROUND INFORMATION:**

The applicant is requesting a Certificate of Alteration to restore and renovate the George Ullrich House at 554 W. Mill St. The building is a Recorded Texas Historic Landmark, and is also located within the Mill St. Historic District.

Prior to coming before the HLC, the applicant has received approval from the Texas Historic Commission for the proposed renovation, restoration, and rear addition. Additionally, the applicant received approval from the Zoning Board of Adjustment (ZBA) for a variance on the property to encroach into the rear building setback.

**HISTORIC CONTEXT:**

The dwelling at 554 W. Mill St. is historically associated with New Braunfels founder George and Margarethe Ullrich. The Ullrich's were one of the few founding families who were present in Texas at the time of Prince Solms arrival. Prince Solms met the Ullrich family sometime in 1842-1843 in the area of Frelsberg, Texas. Prince Solms employed George Ullrich at that time as the "Wagonmeister" for the Verein expedition. Ullrich



---

was responsible for transporting German immigrants arriving in Texas to New Braunfels.

Oscar Haas, New Braunfels Historian, notes that Mrs. Margarethe Ullrich was the first women to cross the Guadalupe River into the new city of New Braunfels.

In 1847 George Ullrich was elected Alderman (City Council) under mayor Gustav Hoffman. Later in the 1850's he was elected as sheriff of Comal County. Margarethe passed away in 1887 and George followed her two years later in 1889. They were both buried in the Verein Cemetery (New Braunfels Cemetery).

**ISSUE:**

A Certificate of Alteration is required for any alteration to a landmarked property or a property within a local historic district.

The applicant is proposing to restore and renovate the George Ullrich house, which has sat vacant for a number of years. Research indicates the house was built circa 1855. The applicant is planning to add a master bedroom suite and utility room to the rear of the existing structure. The existing metal roof is proposed to be replaced with cedar shake. Additionally, the applicant is planning to restore and reuse existing historic windows. For further details please review the attached submittal documents.

**FISCAL IMPACT:**

Approval of a Certificate of Alteration waives all permit fees associated with the building permit.

**RECOMMENDATION:**

Staff recommends approval of the Certificate of Alteration. The applicant has received approval from the Texas Historical Commission prior to coming before the Historic Landmark Commission.

**ATTACHMENTS:**

- A. Application
- B. Submittal Documents
- C. Variance Approval Letter
- D. Location Map









**Planning & Development Services Historic Preservation**

550 Landa Street  
New Braunfels, Texas 78130  
(830) 221-4086

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

Case No: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

☐ Historic District

☐ Historic Landmark

Staff use only

## Certificate of Alteration Application

NO FEE

Submit this Certification of Alteration application for review prior to submitting for any required building permit applications. Any variances, special exceptions or special approvals must be approved prior to submitting this application. **A Certificate of Alteration does not substitute for or supersede any other permit reviews.**

The Historic Preservation Officer (HPO) may approve certain minor projects without a review by the Historic Landmark Commission. Minor projects include routine maintenance and repair and limited minor alterations. Contact Caleb Gasperek (830-221-4086 or CGasperek@nbtexas.org) if you have questions about whether or not your project qualifies for administrative approval.

**1. APPLICANT INFORMATION:**

Name: Keller Living Trust (Steve + Rachelle Keller)

Mailing Address: 29446 Fm 3009

City/State/ZIP: New Braunfels Tx 78132

Telephone: 210-833-6481 Email: Kellerserushenterprises.com

**2. PROPERTY OWNER (IF NOT APPLICANT\*):**

*\*Letter of Authorization is required if the applicant is not the property owner.*

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/ZIP: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**3. ARCHITECT OR CONTRACTOR:**

Name: Nathan Feingold

Company Name: New Braunfels Remodeling

Mailing Address: \_\_\_\_\_

City/State/ZIP: New Braunfels Tx 78130

Telephone: 830-232-1449 Email: nathan@newbraunfelsremodeling.com

**SUBMITTAL CHECKLIST:**

STAFF:
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

**APPLICANT:****Completed application**

**Please note:** Any application that is missing information will be considered incomplete and cannot be accepted.

**Dimensioned and scaled building plans**

**Please note:** For review purposes electronic submittal of plans in PDF format is preferred. If hard copies are submitted original plans should be no larger than 11" x 17" and be of a good, reproducible quality. Inaccurate or non-legible site plans can result in a delay with the application review.

***Must include the following documents:***

☒ Site plan (one for existing and one for proposed conditions. Must indicate all proposed site changes, such as additions, alterations, new construction or demolition)

☒ Elevation plans (must specify all exterior changes and exterior building materials and finishes to be used, i.e., siding, roofing, windows, doors, fences, etc.)

☒ Floor plans

☒ Roof plan (required for new construction affecting the roof)

**Material samples, specifications or manufacturer information**

**Color photographs of the structure and site (Staff may require a site visit prior to meeting and is available to photograph the property)**

The signature of owner authorizes City of New Braunfels staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or their agent has reviewed the requirements of this application/checklist and all items on this checklist have been addressed and complied with.

Property Owner's Signature: \_\_\_\_\_

Date: 5/31/21

Applicant Signature: \_\_\_\_\_

Date: 5/25/21

## KEEP THIS SECTION FOR YOUR RECORDS

### Submittal Process:

1. Complete the application for a Certificate of Alteration for a City Landmark or Local Historic District with all required information, plans, and photographs.
2. Submit all application materials to the HPO.
3. Preliminary Review by HPO.
  - Applicants may have their projects reviewed by the HPO prior to submitting for final review by the Historic Landmark Commission (HLC). The HPO provides informal review of projects, may suggest revisions to plans and specifications to meet standards, and makes recommendations to the HLC regarding applications.
4. Historic Landmark Commission Meetings.
  - The HLC generally meets on the second Tuesday of every month at 8:30 a.m., unless otherwise announced. Applicants or their agent are advised to attend the meeting to present information to the HLC and to answer any questions the HLC may have regarding the project. Failure to attend a HLC meeting may result in a postponement or denial of your application.
5. Reviewed plans.
  - Once reviewed by the HLC, the HPO will provide a signed Certificate of Approval to the applicant within 10 business days after the meeting, unless further information is required by the HLC for release of the permit. A copy of the signed Certificate of Approval should be submitted to the Building Division with the building permit application.

### GENERAL DESIGN GUIDELINES USED FOR REVIEW OF CERTIFICATES OF APPROPRIATESS FOR CITY LANDMARKS

The following guidelines, based upon the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, are used to review projects in the Local Historic District and those that involve Local Historic Landmarks:

- 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 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.
- 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.
- 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.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- 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.
- 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.
- Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- 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.

4. **SUBJECT PROPERTY:**Property Address/Location: 555 Mill St.

Legal Description:

Name of Subdivision: \_\_\_\_\_

Lot(s): 6 Block(s): 3020 Acreage: 0.196Existing Use of Property: Residential5. **SCOPE OF WORK (ATTACH ADDITIONAL PAGES IF NECESSARY):** See Attached**A Certificate of Alteration is required for all non-routine exterior work, including:**

- Alterations to historic materials;
- Alterations to the visual appearance of a site;
- Alterations to building façade;
- Additions to existing buildings;
- Signage for commercial properties;
- Re-cladding;
- Window & door replacement;
- Construction of new buildings;
- Changes in roof color or materials;
- Major landscape work (including pools);
- Changes in sidewalks;
- Changes in driveways; and,
- Demolition of buildings within historic districts.

01 SITE PLAN / Roof Plan  
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"



**Ashley Bruchas**  
New Braunfels Remodeling, LLC  
118 Briarwood Dr  
New Braunfels, TX 78130  
830.515.9747

Project Address:  
554 W. Mill St.  
New Braunfels, TX 78130

**Site Plan  
Existing & Proposed  
Conditions**  
Scale: 3/16" = 1'-0"

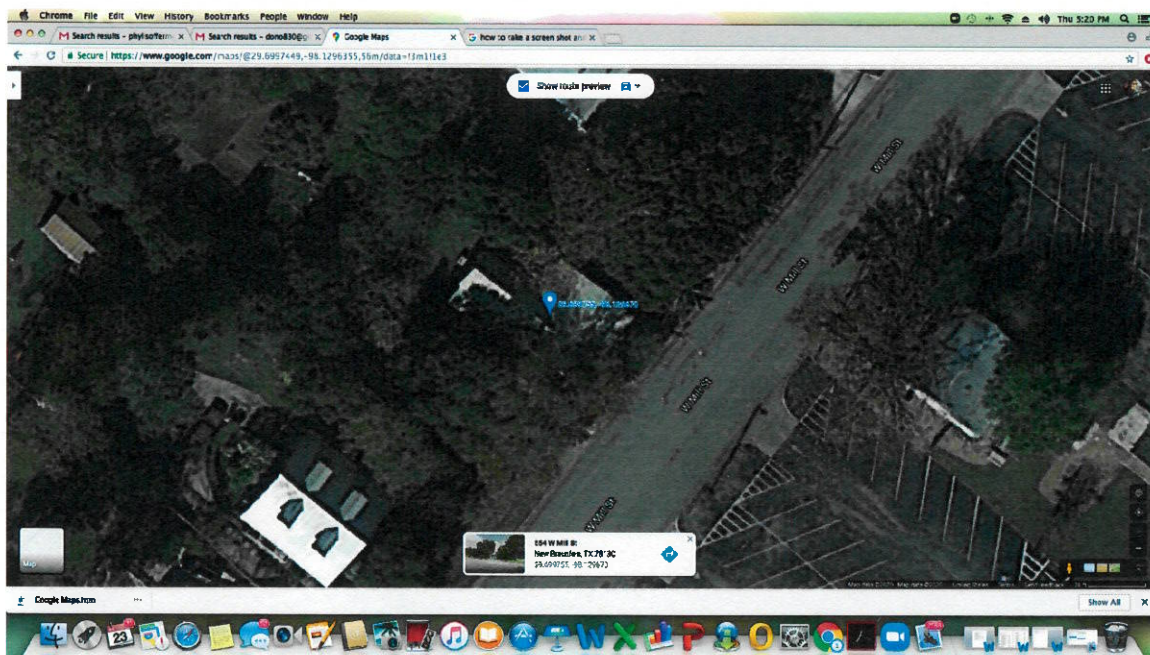
Issued: 5.17.21

1



**Texas Historical Commission,**

**I am respectfully submitting my proposal of the renovation project to be completed at the George Ullrich house, located at 554 W. Mill, Street New Braunfels, TX.**



**First and foremost, it is our intention to restore this home to be as close to what it was when it was originally constructed in 1855. We are also planning to add a master bedroom suite and utility room to bring the home up to more modern living standards. It is my understanding that the THC is less concerned with the addition, so I do not plan to go into great detail on that portion of the project, but I will explain how it 'connects' to the original historical structure.**

**Current Structure that holds the THC Medallion**

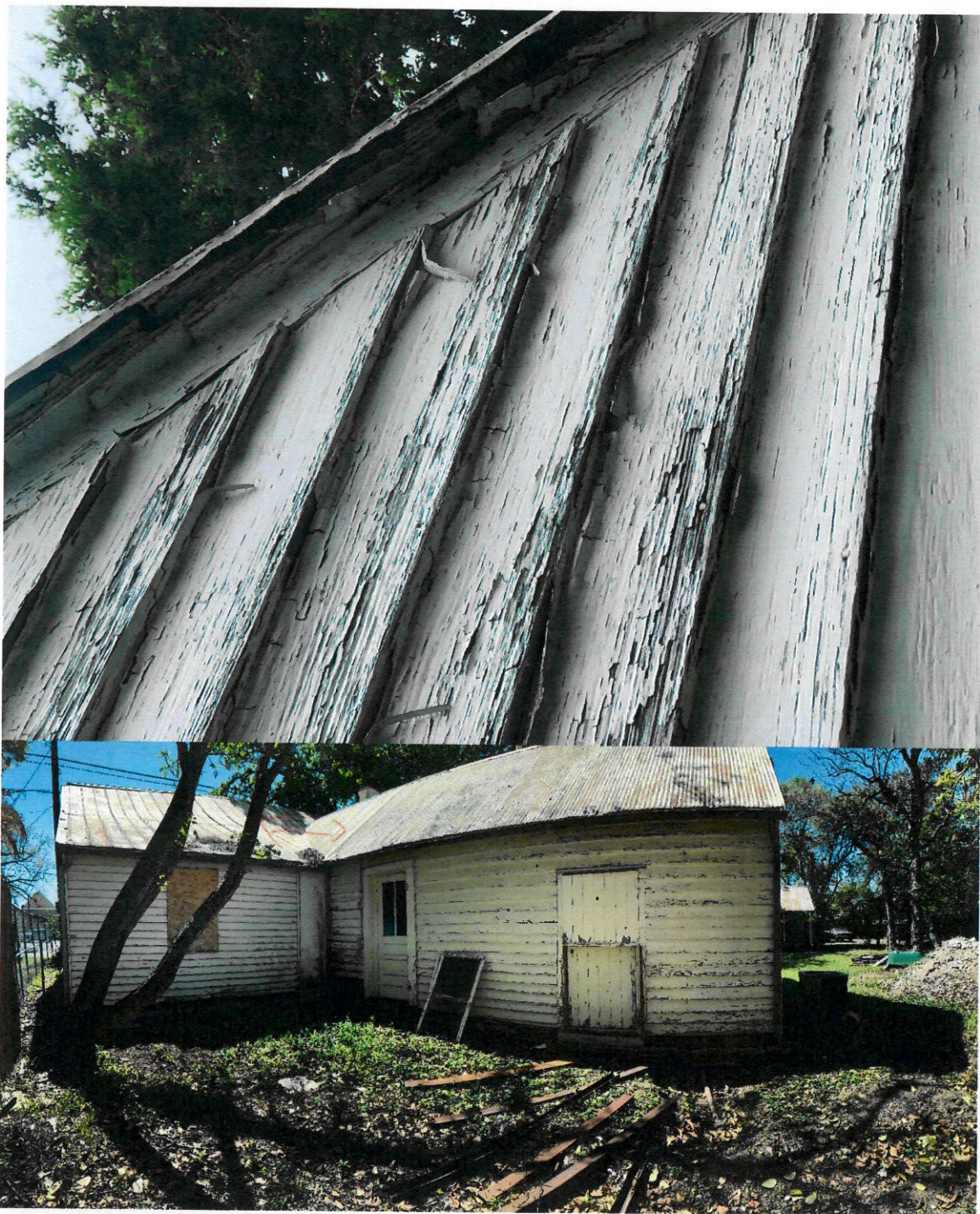




**We plan to keep this structure exactly the same except for these alterations:**

**Roof Material-** Current roof material will be replaced with a composite cedar shake to match the original cedar shake roof. (see original cedar shakes under the tin in the photo below)





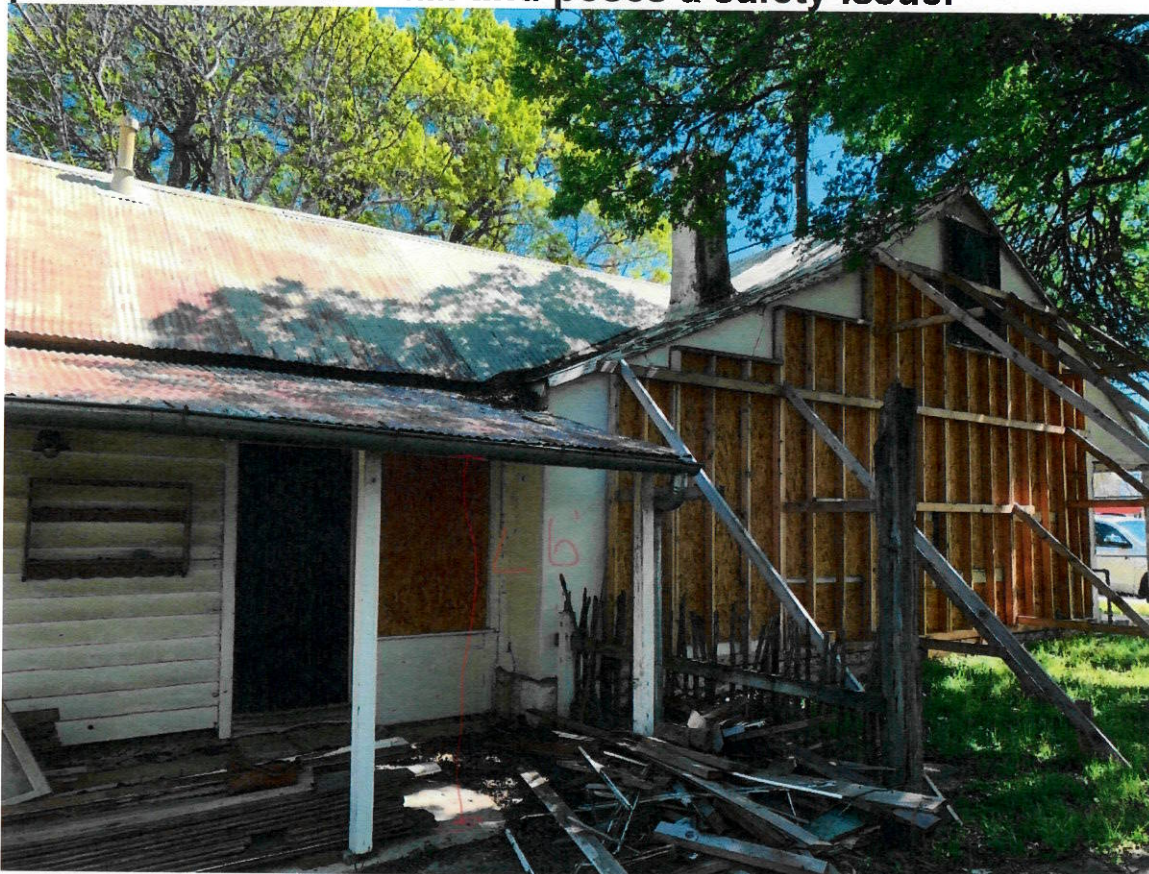
**We plan to use a 'composite' cedar shake manufactured by Brava (product brochure is attached )**

**Front & Side Porch Post- The current porch post are constructed of a stripped cedar beam that is wrapped in wood. The original porch post would have been a stripped**



cedar post. Wood porch post will be restored to original stripped cedar beam.

**Side Porch Height-** The current outside height of the side porch is less than 6' tall and poses a safety issue.



We plan to increase the height of the exterior (lowest point) to approximately 6'8" to be consistent with the minimum standard door height in current homes

**Connection to Addition:** We plan to extend the existing kitchen straight back approximately 10' toward the rear of the property to access the master suite addition. We will maintain the current roof line and re-use the clapboard on the from the rear exterior wall.

We plan to restore and re-use all existing windows and doors on the home that are in usable condition. For any that are unusable we plan match with like materials. We will

**use plaster and like lumber on all exterior walls of the home. We plan to stabilize the foundation, replace all electrical and plumbing to the home.**

**In summary the only aesthetic changes to the original home are to slightly increase the height of the side porch for safety reasons and to extend the kitchen back approximately 10' to allow for the addition. We believe these changes are minor and are being made in the spirit of preserving the historical integrity of the home. We hope the THC agrees and will approve this restoration. We are happy to answer any questions you may have.**

**Best regards,**

**Steve & Rachelle Keller**

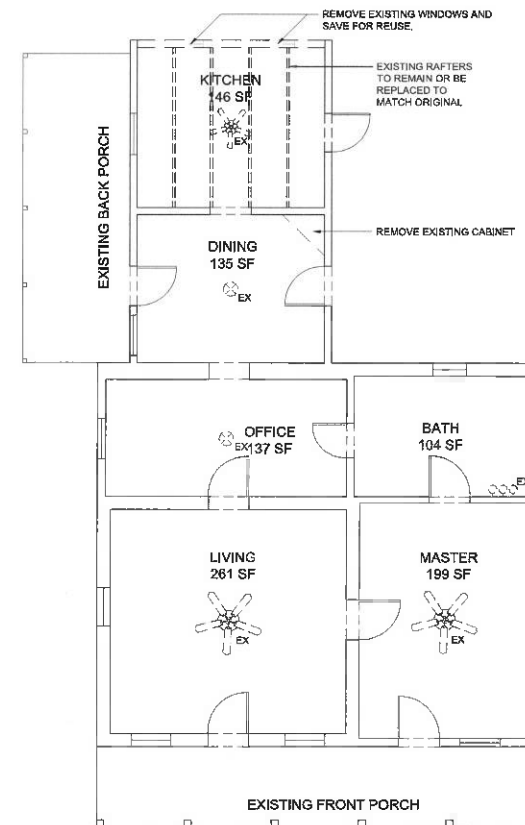


## RCP LEGEND:

- EXISTING WALL SCONCE TO BE REMOVED.  
 EXISTING LIGHT TO BE REMOVED.  
 EXISTING CEILING FAN TO BE REMOVED.

## GENERAL NOTES:

1. ALL EXISTING WINDOWS TO BE REMOVED AND RESTORED BY OWNER.
2. ALL EXISTING EXTERIOR SIDING TO BE REMOVED. PREP FOR NEW SIDING, SHEATHING, INSULATION.
3. NEW COMPOSITE CEDAR SHAKE ROOF TO BE SELECTED BY OWNER.
4. ALL EXISTING WOOD FLOORING TO REMAIN UNLESS NOTED OTHERWISE. ADD ANY ADDITIONAL SUB FLOOR AS REQUIRED. RE FINISH WOOD AS REQUIRED.
5. ALL CEILING AND WALLS TO BE PREPPED FOR NEW PAINT (SCRAPE ANY HIGHLY TEXTURED CEILINGS AND OR WALLS). ANY EXPOSED BRICK WALLS TO REMAIN UNLESS NOTED OTHERWISE.
6. ALL EXISTING LIGHTING & FANS TO BE REMOVED. PATCH AS NEEDED. ALL ELECTRICAL TO BE BROUGHT UP TO CODE. REFER TO ELECTRICAL PLAN.
7. ALL EXISTING PLUMBING & PLUMBING FIXTURES TO BE REMOVED AND REPLACED WITH NEW.
8. EXISTING ELECTRICAL PANEL TO BE REMOVED AND RELOCATED. VERIFY NEW LOCATION WITH OWNER.
9. REMOVE ALL EXTERIOR WOODEN POSTS ON PATIOS TO BE RESTORED OR REPLACE WITH NEW CEDAR POSTS.



# 01 DEMO & EXISTING CONDITIONS

SCALE: 1/4" = 1'-0"

2

Issued: 5.17.21

**Demolition Plan  
& Existing Conditions**  
Scale: 1/4" = 1'-0"

Project Address:  
554 W. Mill St.  
New Braunfels, TX 78130

Ashley Bruchas  
New Braunfels Remodeling, LLC  
118 Briarwood Dr  
New Braunfels, TX 78130  
830.515.9747



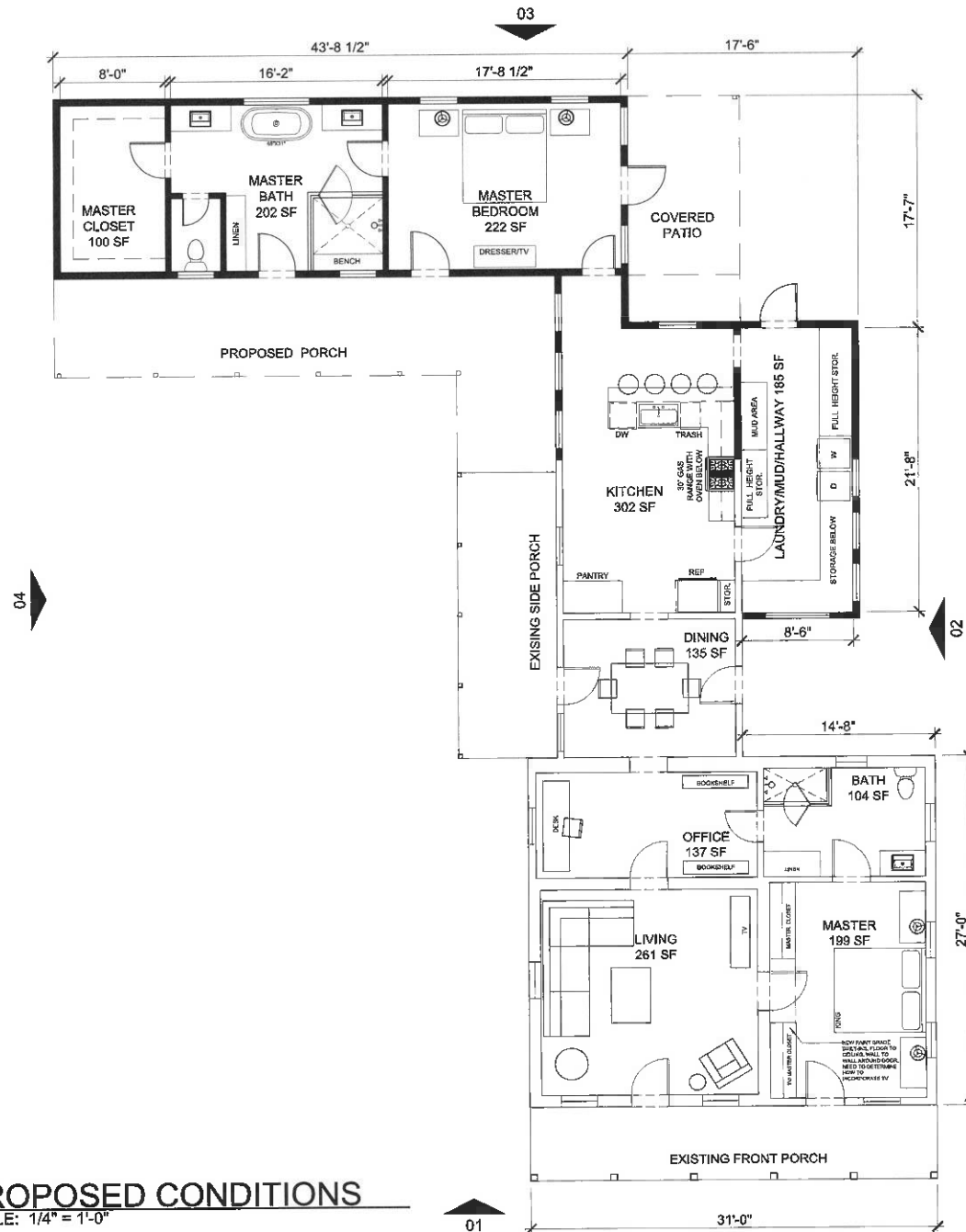
ORIGINAL SQUARE FOOTAGE	1154 SF
NEW ADDITION	963 SF
TOTAL SQUARE FOOTAGE	2117 SF

## GENERAL NOTES:

1. NEW EXTERIOR SIDING TO BE PLASTER OR WOOD TO MATCH ORIGINAL. REFER TO EXTERIOR ELEVATIONS.
2. NEW COMPOSITE CEDAR SHAKE ROOF TO BE SELECTED BY OWNER.
3. NEW TILE FLOORING IN KITCHEN & BATHROOMS. SELECTED BY OWNER.
4. NEW PAINT ON ALL WALLS, CEILINGS & TRIM WORK.
5. NEW MILL WORK TO BE PAINT GRADE.
6. APPLIANCES BY OWNER.
7. DECORATIVE LIGHTING SELECTED BY OWNER. INSTALLED BY GC.
8. NEW TANKLESS WATER HEATER. VERIFY EXACT PLACEMENT WITH OWNER.
9. NEW SHOWER TO HAVE TILE ON TWO EXISTING WALLS TO PROTECT EXISTING BRICK WALL. OTHER 2 SHOWER WALLS TO BE GLASS.
10. LIVING ROOM: NEW WOOD BURNING FIREPLACE. VERIFY EXACT LOCATION WITH OWNER.
11. BUILD EXTERIOR BRICK CHIMNEY OUTSIDE MASTER BEDROOM TO MATCH ORIGINAL. REFER TO ORIGINAL EXTERIOR ELEVATIONS.

# 01 PROPOSED CONDITIONS

SCALE: 1/4" = 1'-0"



3

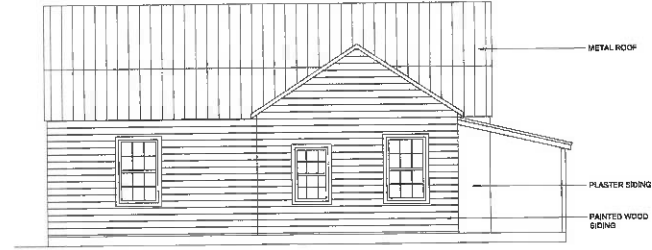
Issued: 5.17.21

Floor Plan  
Proposed Conditions  
Scale: 1/4" = 1'-0"

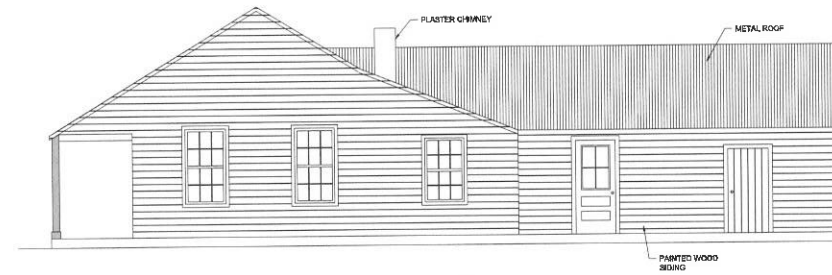
Project Address:  
554 W. Mill St.  
New Braunfels, TX 78130

Ashley Bruchas  
New Braunfels Remodeling, LLC  
118 Briarwood Dr  
New Braunfels, TX 78130  
830.515.9747

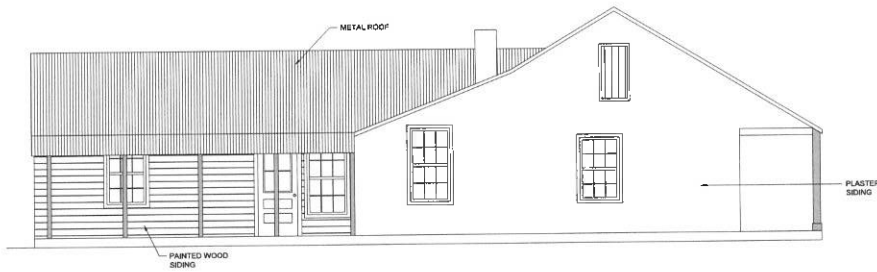




**03 EXISTING ELEVATION** - Rear  
SCALE: 1/4" = 1'-0"



**02 EXISTING ELEVATION** North  
SCALE: 1/4" = 1'-0"



**04 EXISTING ELEVATION** South  
SCALE: 1/4" = 1'-0"



**01 EXISTING ELEVATION** Front  
SCALE: 1/4" = 1'-0"

5

Issued: 5.17.21

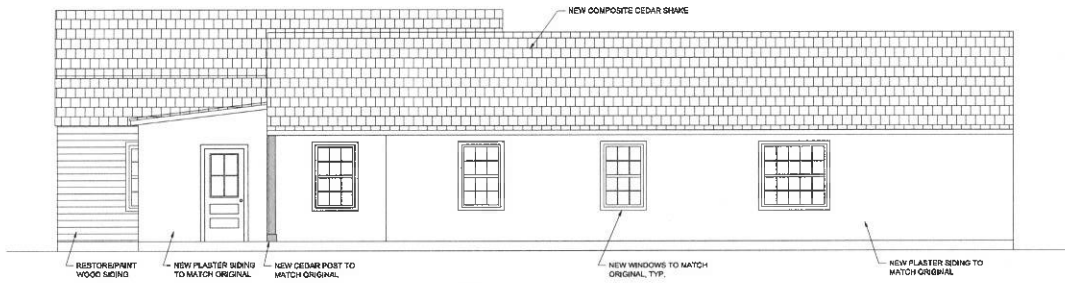
Exterior Elevations  
Existing Conditions  
Scale: 1/4" = 1'-0"

Project Address:  
554 W. Mill St.  
New Braunfels, TX 78130

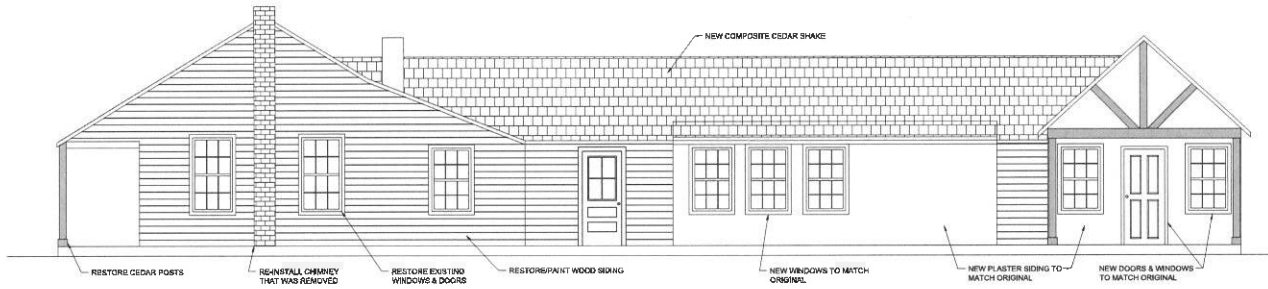
Ashley Bruchas  
New Braunfels Remodeling, LLC  
118 Briarwood Dr  
New Braunfels, TX 78130  
830.515.9747







**03 PROPOSED ELEVATION - Rear**  
SCALE: 1/4" = 1'-0"



**02 PROPOSED ELEVATION North**  
SCALE: 1/4" = 1'-0"



**01 PROPOSED ELEVATION Front**  
SCALE: 1/4" = 1'-0"

6

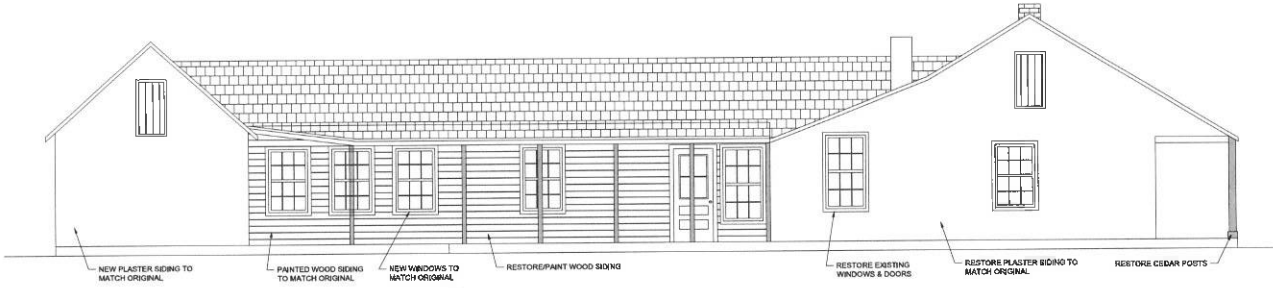
Issued: 5.17.21

Exterior Elevations  
Proposed Conditions  
Scale: 1/4" = 1'-0"

Project Address:  
554 W. Mill St.  
New Braunfels, TX 78130

Ashley Bruchas  
New Braunfels Remodeling, LLC  
118 Braunwood Dr  
New Braunfels, TX 78130  
830.515.9747





**04** PROPOSED ELEVATION *South*  
SCALE: 1/4" = 1'-0"

7

Issued: 5.17.21

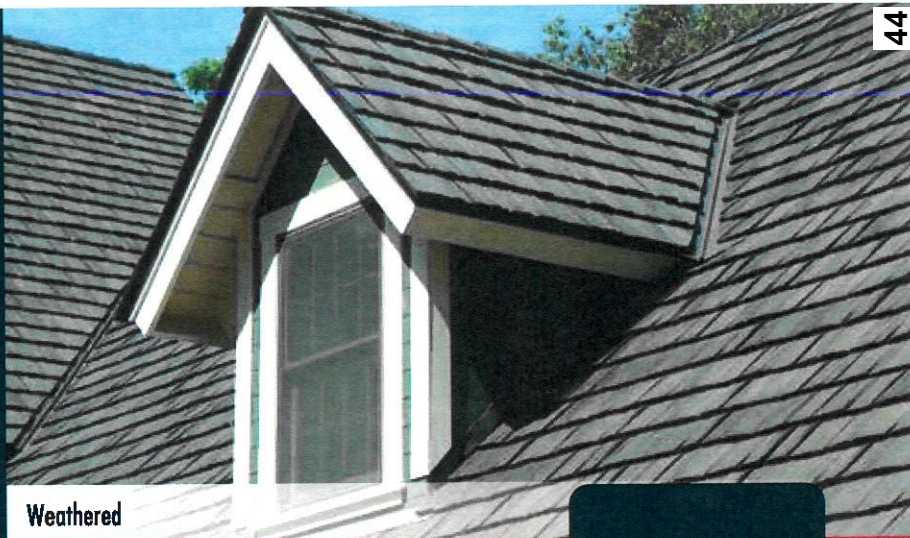
Exterior Elevations  
Scale: 1/4" = 1'-0"

Project Address:  
554 W. Mill St.  
New Braunfels, TX 78130

Ashley Bruchas  
New Braunfels Remodeling, LLC  
118 Briarwood Dr  
New Braunfels, TX 78130  
830.545.9747



# CEDAR SHAKE

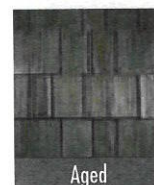


Weathered

**BRAVA'S** Cedar Shake offers the rustic charm of an authentic hand-split cedar shake roof, in a maintenance-free synthetic material. The charm and beauty of a natural hand-split cedar shake roof has long been limited by its inability to stand the test of time against Mother Nature. With BRAVA'S Cedar Shake product, you can now have the beautiful look of a cedar shake roof you've always desired without any of the maintenance.

- > **AUTHENTIC LOOK** – BRAVA's products are the end result of a painstakingly detailed engineering process undertaken by the Design Team at BRAVA Roof Tile, the goal of which was to create a synthetic roof tile so authentic in its look that no one could tell the difference when placed side-by-side with its natural counterparts – even up close.
- > **LONG-LASTING PERFORMANCE** – backed by a 50-year limited warranty, BRAVA is designed to withstand even the most severe weather, boasting a Class 4 impact resistance rating (the highest hail performance certification recognized in the industry), Miami Dade approval, wind protection in excess of 110 MPH and either Class C or Class A fire rating.
- > **ENHANCED CURB APPEAL** – the curb appeal of a property directly correlates with owner satisfaction and higher property value, and few features can add to curb appeal like the aesthetics of a gorgeous cedar shake roof.
- > **EASE OF INSTALL** – at only 355 pounds per square, BRAVA Cedar Shake allows for easy installation without the need for costly structural modifications or special installation techniques.
- > **COLOR TECHNOLOGY** – BRAVA'S proprietary multi-coloring process means you get the authentic appearance of a natural product, complete with variegated colors throughout the entire product. Thanks to its patent-protected coloration process, BRAVA turns any color you can imagine into a reality for your custom roof – with the help of BRAVA's Design Team, the possibilities are truly limitless.
- > **DURABLE** – BRAVA's proprietary formulation ensures virtually no breakage. This extreme durability surpasses that of its natural counterparts, as well as other synthetics, where breakage in shipping and installation can be a very costly concern.
- > **ENVIRONMENTALLY FRIENDLY** – Made in the USA, BRAVA uses recycled material to create a beautiful and durable roof that itself is fully recyclable.
- > **COMPLETE** – BRAVA's full line of accessory tiles (including Solids for valleys and gables) make it the most complete and authentic synthetic roof system on the market.

Beauty, long-lasting performance and total peace of mind highlight the benefits of BRAVA Roof Tile.



Aged



Aspen



Charcoal



Lake Forest



Natural



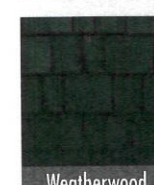
Rustic



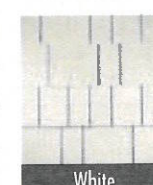
Sierra



Weathered



Weatherwood



White

CONTACT US  
FOR CUSTOM COLORS  
Your Custom Color





## BRAVA Cedar Shake Specifications



Weathered



Sierra



3 Brown Blend

Description	Weight/Tile	Dimensions
Shake Field Tile 5"	1.5 lbs.	5" x 24 1/4"; 10" Exposure
Shake Field Tile 7"	1.8 lbs	7" x 24 1/4" 10" Exposure
Shake Field Tile 12"	3.0 lbs.	12 1/4" x 24 1/2"; 10" Exposure
Starter	2.0 lbs.	14" x 12"
Hip/Ridge	1.9 lbs.	14" x 5 3/8" x 6"
Solid Shake Accessory	4.8 lbs.	12 1/4" x 24 1/2"

**BRAVA Roof Tile** offers a complete line of synthetic architectural roofing products in natural profiles including: Spanish Tile, multi-width Cedar Shake, and Slate roofing. Each product line is composed of durable yet lightweight and environmentally friendly material, which combine to provide authentic beauty with long-lasting performance and total peace of mind.

AESTHETICS	BRAVA CEDAR SHAKE	NATURAL SHAKE
Authentic Look	✓	✓
5/8" to 1" Thickness	✓	Varies by manufacturer
Hand Split - True to Life Texture	✓	✓
Multi-Colored Process Allows True to Life Colors	✓	✓
PERFORMANCE	BRAVA CEDAR SHAKE	NATURAL SHAKE
Prohibited in Many Jurisdictions		✓
Fire Retardant: Class A or Class C	✓	Varies by manufacturer; needs treatment with corrosive chemicals
Wind Resistance: 110+ mph	✓	✓
Impact Resistance: Class 4	✓	Natural shake is vulnerable to hail
Freeze/Thaw Resistant	✓	
Maintenance Free	✓	Requires replacement of individual shakes throughout life cycle
Color-Fast	✓	
Hail Warrantied	✓	
INSTALLATION	BRAVA CEDAR SHAKE	NATURAL SHAKE
Factory-Collated Color Blends	✓	✓
Factory-Collated Widths	✓	✓
Estimated Waste Factor	Low	High, shakes too narrow or broken furring installation must be discarded

The printed colors shown in this website or brochure may vary from actual colors. Before making a final selection, be sure to review actual material samples and roof installations. Please contact your sales person for further assistance.

In order to achieve certain fire and wind ratings, special installation instructions may be required. Please reference Brava Roof Tile installation manuals at [www.BravaRoofTile.com](http://www.BravaRoofTile.com) for more details.



Natural

April 22, 2021

Steve & Rachelle Keller (Keller Living Trust)  
29446 FM 3009  
New Braunfels, TX 78132

RE: Case # Z-21-004  
554 W. Mill Street

On April 22, 2021 the Zoning Board of Adjustment approved your request to allow a proposed addition to encroach up to 7.5 feet into the required 20-foot rear setback at 554 W. Mill Street.

You may now remove the notification signs from your property if you have not already done so.

Please include a copy of this letter when you submit a building permit application.

Should you have questions, please call me at (830) 221-4056.

Sincerely,

Maddison O'Kelley  
Development Planning Division



6/8/2021

Agenda Item No. B)

---

**PRESENTER:**

Caleb Chance Gasparek  
Historic Preservation Officer

**SUBJECT:**

**HST21-219** Discuss and consider a Certificate of Alteration to deconstruct and rebuild the 2-story commercial building located at 219 E. San Antonio St., located within the Downtown Historic District.

**DEPARTMENT:** Planning & Development Services

**COUNCIL DISTRICTS IMPACTED:** District 5

**BACKGROUND INFORMATION:**

The applicant is requesting a Certificate of Alteration to largely deconstruct and rebuild the 2-story commercial building located at 219 E. San Antonio St. The proposal would turn the existing commercial office building into a 2-story 4,200 sq. ft. bar.

The existing building is a 2-story office building with limestone veneer on the first floor, 4 double hung vinyl windows, and a double door at the entrance. The 2<sup>nd</sup> story is constructed of cedar planking, with a full width patio underneath a gabled roof. The building is known as the Sunni Reimer Building.

A historic survey conducted in 2008 by HHM of Austin noted that the building is non-contributing to the Downtown Historic District.

The proposed building features 2, large glass and metal garage style doors and a matching glass and metal entrance door fronting onto E. San Antonio. The 2<sup>nd</sup> story is proposed to include a rooftop bar with a screened enclosure.

**HISTORIC CONTEXT:**

Sanborn maps from 1922 indicate that there was a single-story dwelling on site at the time. By 1930 the building had either been demolished or moved, and a new single-story dwelling had been constructed on site, though in a different location on the lot. The 1967 Sanborn shows that the rear, concrete addition had been added onto the dwelling and that the building was now serving as a laundromat. City directories indicate that Tip Top Cleaners occupied the building when it was converted to a laundromat. The Comal Assessor's District indicates that the 2<sup>nd</sup> story was added in 2003.

**ISSUE:**

A Certificate of Alteration is required for any alteration to a landmarked property or a property within a local historic district.

The structure on site has been extensively modified over time. From a 1-story dwelling, a laundry mat, to its current state as a 2-story commercial building. As noted above, the building has been surveyed as non-contributing to the Downtown Historic District.



---

**FISCAL IMPACT:**

Approval of a Certificate of Alteration waives all permit fees associated with the building permit.

**RECOMMENDATION:**

Staff recommends approval of the Certificate of Alteration. The building has been extensively altered over time and doesn't appear to retain any of its physical historic integrity. The proposed bar is a more appropriate use that will provide a pedestrian friendly connection between the Main Plaza and E. San Antonio St.

**ATTACHMENTS:**

- A. Application
- B. Current Photographs
- C. Submittal Documents
- D. Location Map





















ROAD  
WORK  
AHEAD



TRAFFIC  
CIRCLE

MUCK  
& FUSS

Reimer's Executive Suites  
Lance S. Turbush  
Attorney At Law  
ALDRICH  
CAPITAL LAND  
830-515-9244  
MUSTANG  
PHOTOGRAPHY & VIDEO

COMAL SPRINGS  
ACUPUNCTURE  
Auricular Acupuncture Services  
Suite 101  
210-100-1111  
WV  
WINDMILL BOUTIQUE

South Bickley  
Building

219





Reimer  
Building



**Executive Sales**  
James S. Turnbow  
Attorney At Law  
ALDRICH  
CAPITAL LAND SERVICES  
838-515-9241  
KUSTOM  
hearing in HEARING  
ACQUITTALS

COMAL SPRINGS  
ACUPUNCTURE  
Absolute Educational Services  
Sara M.  
210-800-1111

OSHA PPE  
REQUIRED  
BEYOND THIS  
POINT

AUTHORIZED  
PERSONNEL  
ONLY

WOOLSEY  
DESIGN+BUILD







