



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



TUESDAY, JULY 13, 2021 at 8:30 AM

**To participate via Zoom, use the following link:
<https://us02web.zoom.us/j/81840326748> or call (833) 926-2300 and enter
webinar ID# 818 4032 6748**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

A) Approval of the June 8, 2021 regular meeting minutes. [21-690](#)

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) HST21-229 Discuss and consider a Certificate of [21-688](#)
Alteration for the construction of a new freestanding
monument sign located at 170 E. San Antonio St. within
the Downtown Historic District.

Caleb Chance Gasparek
Historic Preservation Officer

B) HST21-226 Discuss and consider a Certificate of [21-689](#)
Alteration for the construction of 5 new directional signs
and new lettering at entrances of the Comal County
Annex building located at 100 Main Plaza, within the
Downtown Historic District.

Caleb Chance Gasparek
Historic Preservation Officer

- C) DM2021-2056 Discuss and consider a demolition permit [21-692](#) for the dwelling located at 1020 Cole Ave., a non-landmarked building which potentially meets the criteria for historic designation under Chapter 66 Historic Preservation.

Caleb Chance Gasparek
Historic Preservation Officer

- D) DM2021-2289 Discuss and consider a demolition permit [21-693](#) for the dwelling located at 1239 W. San Antonio St., a non-landmarked building which potentially meets the criteria for historic designation under Chapter 66 Historic Preservation.

Caleb Chance Gasparek
Historic Preservation Officer

6. STAFF REPORT

- A) Update from Chris Looney, Planning & Development Services Director, on the New Braunfels Unified Development Code (UDC). [21-691](#)
- B) Reserved for discussion of items the Commission would like to see on the following agenda [21-704](#)

7. ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Board Liaison

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

7/13/2021

Agenda Item No. A)

**Historic Landmark Commission
Regular Meeting Minutes
June 8, 2021**

Members Present

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

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
Katie Totman

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 April 13, 2021 meeting minutes with revisions.

4. CITIZENS COMMUNICATION

None.

5. ITEMS FOR CONSIDERATION

C) 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

Commissioner Poss present at 8:32 am.

Mr. Gasparek stated that staff and the design subcommittee had met with the applicant and their architect several times over the past 2 months to assist with the design of the alteration. Mr. Gasparek recommended approval.

Chair Hoffmann asked if the applicant would like to speak.

Greg Williams, 307 North Guenther, spoke in regard to the request.

Dave Hillyer, 293 North Santa Clara Ave., spoke in favor to the request.

Jeff Hillyer, 293 North Santa Clara Ave., spoke in favor to the request.

Motion by Commissioner Sonier, seconded by Vice Chair Leitch, to approve the 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 carried (7-0-0).

A) 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. Caleb Gasparek, Historic Preservation Officer

Commissioner Feingold recused himself.

Mr. Gasparek presented and recommended approval.

Chair Hoffmann asked if the applicant would like to speak.

Steve Keller, 554 W. Mill St. clarified the item behind the request.

Discussion followed on the approved variance, parking, and review by the Texas Historical Commission.

Chair Hoffmann asked if there were any further discussion or a motion.

Motion by Commissioner Sonier, seconded by Vice Chair Leitch, to approve the 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. Motion carried (6-0-0).

B) HST21-219 Discuss and consider a Certificate of Alteration to deconstruct and rebuild the 2-story commercial building location at 219 E San Antonio St., located within the Downtown Historic District. Caleb Gasparek, Historic Preservation Officer.

Mr. Gasparek presented and recommended approval.

Chair Hoffmann asked if the applicant would like to speak.

Matt Schumann, 111 W. San Antonio St. #200, presented plans on the proposed development and elaborated on the intent of the request.

Discussion followed.

Chair Hoffmann asked if there were further discussion or a motion.

Motion by Vice Chair Leitch, seconded by Commissioner Poss, to approve the Certificate of Alteration to deconstruct and rebuild the 2-story commercial building location at 219 E San Antonio St., located within the Downtown Historic District. Motion carried (7-0-0).

STAFF REPORT

No items.

ADJOURNMENT

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

Chair

Date

7/13/2021

Agenda Item No. A)

PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

HST21-229 Discuss and consider a Certificate of Alteration for the construction of a new freestanding monument sign located at 170 E. San Antonio St. 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 construct a new freestanding monument sign at 170 E. San Antonio St., a contributing building to the Downtown Historic District, traditionally known as the Pfeuffer House or the Walter Faust Jr. House.

An existing sign that reads “Law Office of Brazle & Pfeuffer: Attorneys at Law” is proposed to be replaced by the sign under consideration.

HISTORIC CONTEXT:

The building at 170 E. San Antonio St. is historically associated with the Pfeuffer family of New Braunfels. Johanne George Pfeuffer came to New Braunfels from Germany with the 2nd group of settlers in 1845. Prior to arriving in America, George was a successful businessman and owner of several tanneries in Germany.

In New Braunfels the Pfeuffer family operated a lumber company at the intersection of Castell and Garden St. The Pfeuffer Lumber Co. provided lumber and building materials for many of New Braunfels’ homes and businesses in the early 20th century.

According to an interview with Walter Faust Jr. in the 1970’s, the Pfeuffer House was built in 1910 using lumber from the previous commercial building that existed on site. This is consistent with the 1907 and 1912 Sanborn maps which show the house in its current configuration by 1912 (see attached). A survey of the property conducted by the Texas Historical Commission in 1975 can be found in the attachments.

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 construct a new freestanding monument sign on site to replace the existing sign.

FISCAL IMPACT:

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

RECOMMENDATION:

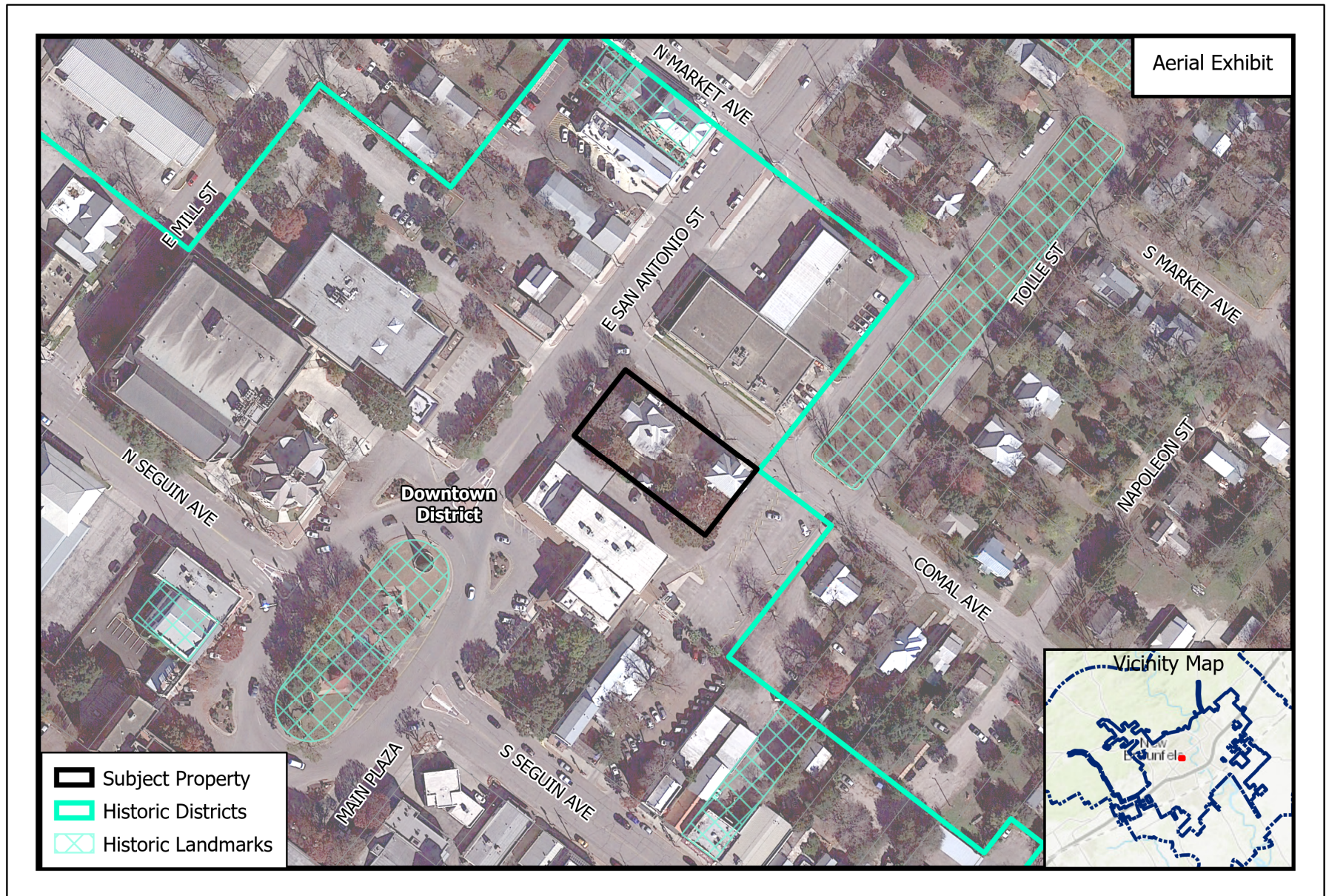
Staff recommends approval of the Certificate of Alteration with stipulations. Staff recommends that the base of

the monument sign be constructed of masonry brick, and not concrete, to be more in character and style with existing monument signs in the Downtown Historic District.

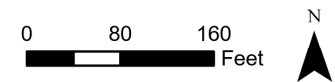
ATTACHMENTS:

- A. Location Map
- B. Application
- C. Submittal Documents
- D. Supplemental Documents

A: Location Map



HIST21-229
170 E. San Antonio St.



Path: \\app-gisdata\gisdata\Tools\Tools\PLN_HistoricTool\HistoricNotificationsTool.aprx

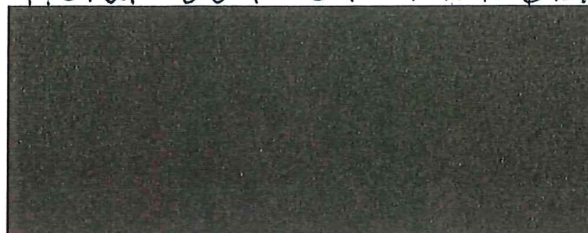
Source: City of New Braunfels Planning
 Date: 7/6/2021

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.



Planning & Development Services Historic Preservation
550 Landa Street
New Braunfels, Texas 78130
(830) 221-4086
www.nbtexas.org/474/Historic-Preservation

HST21-229 DT Historic District



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: Langley, Banack & Pfeuffer
Mailing Address: 170 E. San Antonio St
City/State/ZIP: New Braunfels, Tx 78130
Telephone: 830 387 2587 Email: vwoodward@langleybanack.com

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

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

Name: Kenneth D. Brazle & David Pfeuffer
Mailing Address: 170 E. San Antonio St.
City/State/ZIP: New Braunfels, Tx 78130
Telephone: 830 387 2587 Email: d.pfeuffer@langleybanack.com

3. **ARCHITECT OR CONTRACTOR:**

Name: _____
Company Name: U.S. Signs
Mailing Address: 285 Trade Center Dr.
City/State/ZIP: New Braunfels, Tx 78130
Telephone: 830 629 4411 Email: devon@ussignsnb.com

4. SUBJECT PROPERTY:

Property Address/Location: 170 E. San Antonio St.New Braunfels, Tx 78130

Legal Description:

Name of Subdivision: _____

Lot(s): 37 Block(s): City Block 1005 Acreage: .423Existing Use of Property: Law Office5. SCOPE OF WORK (ATTACH ADDITIONAL PAGES IF NECESSARY): See Exhibit 'A'

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.

SUBMITTAL CHECKLIST:

STAFF:	APPLICANT:
<input type="checkbox"/>	<input checked="" type="checkbox"/> Completed application Please note: Any application that is missing information will be considered incomplete and cannot be accepted.
<input type="checkbox"/>	<input checked="" type="checkbox"/> 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: <ul style="list-style-type: none"><input type="checkbox"/> Site plan (one for existing and one for proposed conditions. Must indicate all proposed site changes, such as additions, alterations, new construction or demolition)<input type="checkbox"/> Elevation plans (must specify all exterior changes and exterior building materials and finishes to be used, i.e., siding, roofing, windows, doors, fences, etc.)<input type="checkbox"/> Floor plans<input type="checkbox"/> Roof plan (required for new construction affecting the roof)
<input type="checkbox"/>	<input checked="" type="checkbox"/> Material samples, specifications or manufacturer information
<input type="checkbox"/>	<input checked="" type="checkbox"/> Color photographs of the structure and site (Staff may require a site visit prior to meeting and is available to photograph the property)

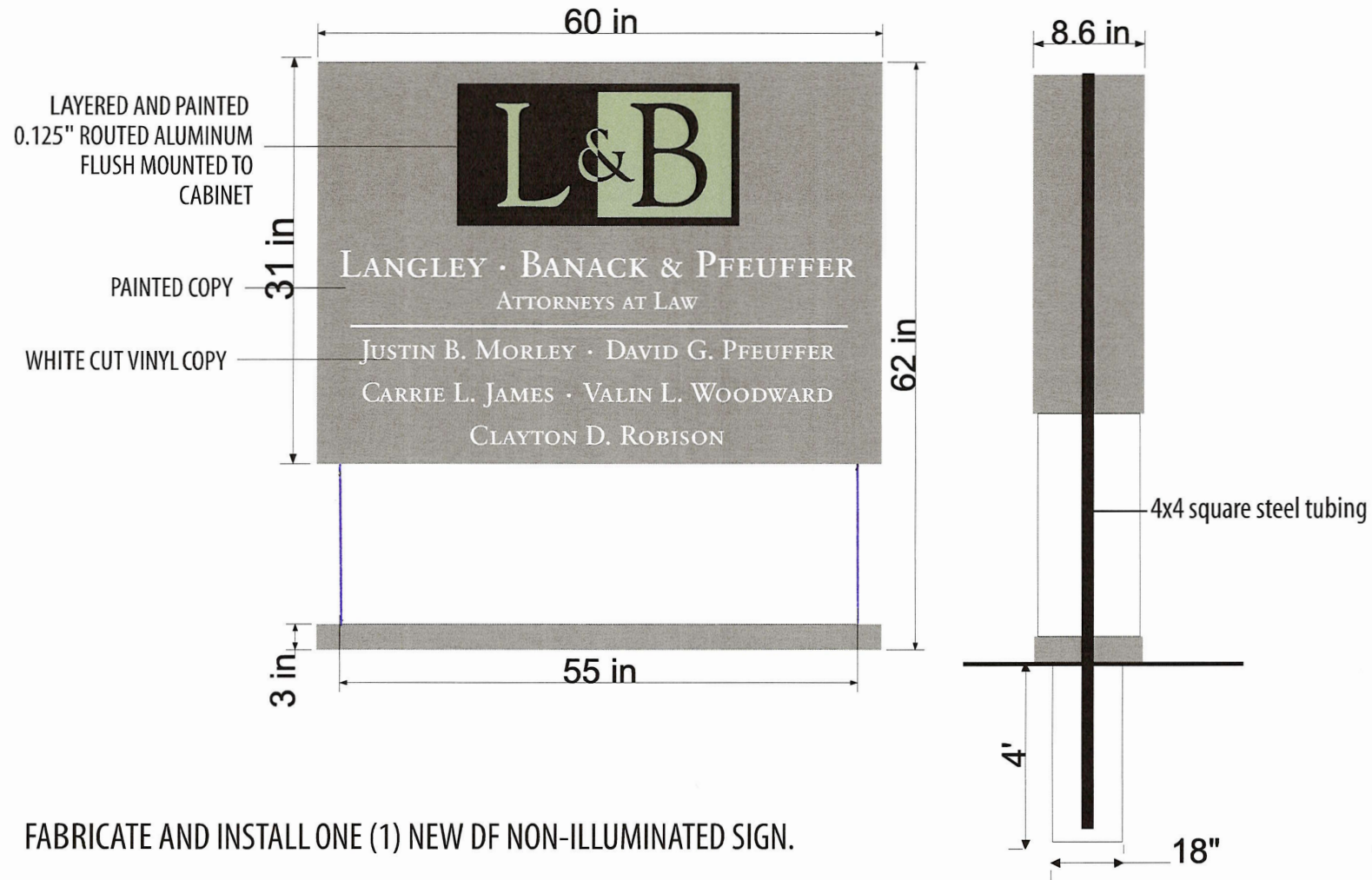
The signature of owner authorizes City of New Braunfels staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or their agent has reviewed the requirements of this application/checklist and all items on this checklist have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

Property Owner's Signature: _____

Date: 6/29/21

Applicant Signature: _____

Date: 6/29/21



State License TSCL 18159

258 TRADE CENTER DRIVE
NEW BRAUNFELS, TEXAS 78130
830.629.4411 FAX 830.629.8099
ussigns@sbcglobal.net • www.ussignsnb.com



Client **LANGLEY · BANACK & PFEUFFER**
ATTORNEYS AND COUNSELORS AT LAW

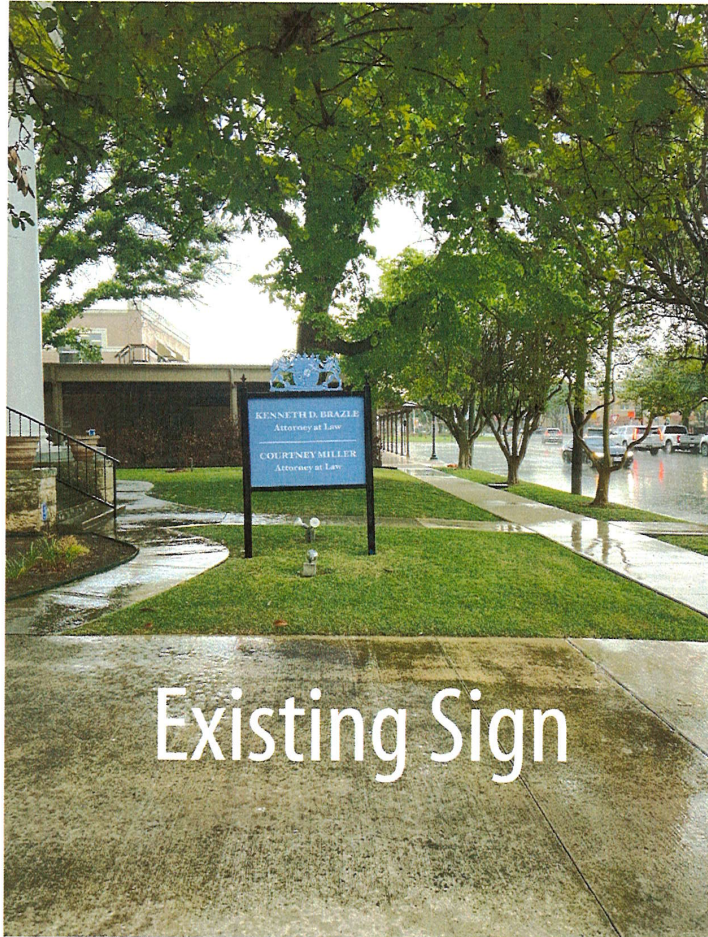
170 East San Antonio Street
New Braunfels, Texas 78130

Approval

Date **4-22-21**

All drawings submitted are property of U.S. Signs
until purchased by The Client. No alterations
or distributions can be made without written
consent from U.S. Signs

THIS SIGN IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS OF
ARTICLE 600 OF THE NATIONAL ELECTRICAL
CODE AND/OR OTHER APPLICABLE LOCAL
CODES. THIS INCLUDES PROPER GROUNDING
AND BONDING OF THE SIGN.



Existing Sign



Proposed new



State License TSCL 18159
Responsible for the design of this sign is U.S. Signs, Inc. 10/1/13 Austin, TX 78701
 10/1/13/2013 www.us-signs.com

258 TRADE CENTER DRIVE
 NEW BRAUNFELS, TEXAS 78130
 830.629.4411 FAX 830.629.8099
 ussigns@sbcglobal.net • www.ussignsnb.com



Client **LANGLEY • BANACK & PFEUFFER**
 ATTORNEYS AND COUNSELORS AT LAW

170 East San Antonio Street
 New Braunfels, Texas 78130

Approval

Date **4-22-21**

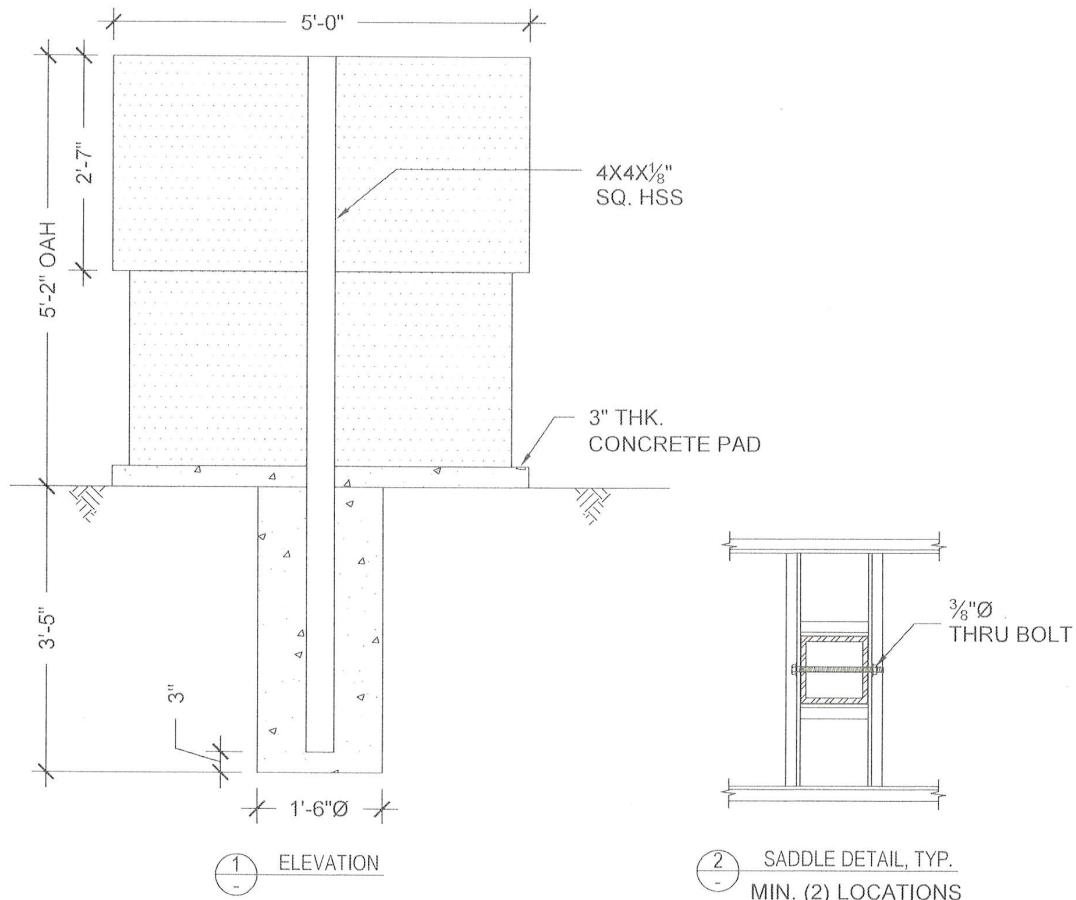
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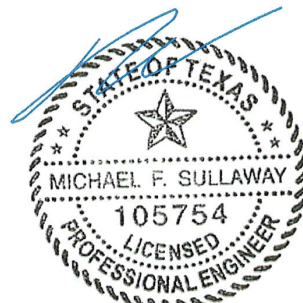
10815 RANCHO BERNARDO RD., SUITE 260
SAN DIEGO, CA 92198
PROJECTMANAGER@SULLAWAYENG.COM
PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: LANGLEY-BANACK & PFEUFFER ATTORNEYS AT LAW, 170 E. SAN ANTONIO STREET, NEW BRAUNFELS, TX DATE: 5/6/2021
PROJECT #: 30217 ENGINEER: SB
CLIENT: US SIGNS LAST REVISED:




GENERAL NOTES

1. DESIGN CODE: IBC 2018
2. DESIGN LOADS: ASCE 7-16
3. WIND VELOCITY 110 MPH EXPOSURE C
4. CONCRETE 2500 PSI MINIMUM
5. SQ. HSS STEEL ASTM A500 GR. B, $F_y = 46$ KSI MIN.
6. BOLT STEEL ASTM A307, HDG PER ASTM A153, ZP PER ASTM B633
7. PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE WHEN CAST AGAINST SOIL
8. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
9. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
10. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION



CERTIFICATE OF AUTHORITY
NO. F-14143

	<p>10815 Rancho Bernardo RD., SD, CA 92127 projectmanager@sullawayeng.com Phone: 858-312-5150 Fax: 858-777-3534</p>																																																																								
<p>PROJECT: LANGLEY-BANACK & PFEUFFER ATTORNEYS AT LAW DATE: 5/6/21 PROJ. NO.: 30127 ENGINEER: SB CLIENT: US SIGNS</p>																																																																									
<p>V5.5 units; pounds, feet unless noted otherwise</p>																																																																									
<p>Applied Wind Loads; from ASCE 7-16</p> <hr/> <p> $F = q_z \cdot G \cdot C_f \cdot A_f$ with $q_z = 0.00256 K_z K_{zt} K_d V^2$ (29.3.2 & 29.4) $C_f = 1.456$ (Fig. 29.3-1) max. height= 5.167 $K_{zt} = 1.0$ (26.8.2) (=1.0 unless unusual landscape) $K_z =$ from table 28.3-1 Exposure= c $K_d = 0.85$ for signs (table 26.6-1) $V = 110$ mph $G = 0.85$ (26.9) weight= 0.249 kips $s/h = 1.000$ $M_{DL} = 0.00$ k-ft $B/s = 0.97$ </p>																																																																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Pole Loads</th> <th>structure component</th> <th>height at section c.g</th> <th>K_z</th> <th>q_z</th> <th>pressure $q_z \cdot G \cdot C_f$</th> <th>A_f</th> <th>shear</th> <th>Wind Moment M_w</th> </tr> </thead> <tbody> <tr> <td></td> <td>1</td> <td>0.13</td> <td>0.85</td> <td>22.38</td> <td>27.71</td> <td>1.25</td> <td>35</td> <td>4</td> </tr> <tr> <td></td> <td>2</td> <td>1.42</td> <td>0.85</td> <td>22.38</td> <td>27.71</td> <td>10.69</td> <td>296</td> <td>420</td> </tr> <tr> <td></td> <td>3</td> <td>3.88</td> <td>0.85</td> <td>22.38</td> <td>27.71</td> <td>12.92</td> <td>358</td> <td>1387</td> </tr> <tr> <td colspan="6" style="text-align: right;">sums:</td> <td>24.86</td> <td>689</td> <td>1.81 (M_w) k-ft arm= 2.6</td> </tr> <tr> <td colspan="6" style="text-align: right;">for $s/h=1$, add 10% (asce fig. 29.4-1):</td> <td>x 1.10</td> <td></td> <td>1.99</td> </tr> <tr> <td colspan="6" style="text-align: right;">$P_u = 0.30$ kip</td> <td></td> <td>$M = 1.99$ k-ft</td> <td>$M = \sqrt{M_{DL}^2 + M_w^2}$</td> </tr> <tr> <td colspan="6" style="text-align: right;">$M_u = \sqrt{(1.2 M_{DL})^2 + 1.0 M_w^2} =$</td> <td></td> <td>1.99 k-ft</td> <td></td> </tr> </tbody> </table>		Pole Loads	structure component	height at section c.g	K_z	q_z	pressure $q_z \cdot G \cdot C_f$	A_f	shear	Wind Moment M_w		1	0.13	0.85	22.38	27.71	1.25	35	4		2	1.42	0.85	22.38	27.71	10.69	296	420		3	3.88	0.85	22.38	27.71	12.92	358	1387	sums:						24.86	689	1.81 (M_w) k-ft arm= 2.6	for $s/h=1$, add 10% (asce fig. 29.4-1):						x 1.10		1.99	$P_u = 0.30$ kip							$M = 1.99$ k-ft	$M = \sqrt{M_{DL}^2 + M_w^2}$	$M_u = \sqrt{(1.2 M_{DL})^2 + 1.0 M_w^2} =$							1.99 k-ft	
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<p>Footing Design footprint: round</p> <hr/> <p> $\omega = 1.3$ IBC 1605.3.2 IBC Table 1806.2, sections 1806.3.4, 1807.3.2 $S = (1.3 \times 2 \times 150 \text{ psf/ft})$ $P = 0.54$ kip $S_1 = S \times d / 3$ $A = 2.34 \times P / (S_1 \times b)$ $S = 400$ $S_1 = 454$ $d = 0.5 \times A (1 + (1 + 4.36 \times h/A)^{.5})$ IBC 1807.3.2.1 $A = 1.85$ </p> <p style="text-align: center;"> footing: 1' - 6" dia. 3' - 5" deep </p>																																																																									

KENNETH D. BRAZLE
ATTORNEY AT LAW
170 E. SAN ANTONIO STREET
NEW BRAUNFELS, TEXAS 78130
kbrazle@nblawyers.net

June 29, 2021

New Braunfels Historic Landmark Commission
c/o Caleb Gasparek
550 Landa Street
New Braunfels, Texas 78130

Re: Application for Certificate of Alteration; 170 E. San Antonio Street, New Braunfels, Texas

Dear Mr. Gasparek:

David G. Pfeuffer and I are the owners of the property located at 170 E. San Antonio Street in downtown New Braunfels. We lease a portion of the property to Langley, Banack & Pfeuffer, for use as law offices. Langley, Banack & Pfeuffer has commissioned a monument sign to place in front of the building facing E. San Antonio Street and has previously submitted a permit application. We understand that Langley, Banack & Pfeuffer is required to submit an application for a Certificate of Alteration which must be approved by the Historic Landmark Commission and that the authorization by the owner(s) of the property is required.

This letter will serve as the authorization by Mr. Pfeuffer and me for Langley, Banack & Pfeuffer to place the monument sign on the property.

If you have any questions, please do not hesitate to contact me.

Very truly yours,


KENNETH D. BRAZLE

KDB/dh

BOARD CERTIFIED - FAMILY LAW
TEXAS BOARD OF LEGAL SPECIALIZATION 1991

PHONE: (830) 629-8008
FAX: (830) 629-2161

MAINTAINING MEMBER OF COLLEGE OF
STATE BAR OF TEXAS SINCE 1990
Thompson Reuters SUPER LAWYER 2008-2020

www.nblawyers.net

D: Supplemental Documents

Deed Records

170 E. San
Antonio St.

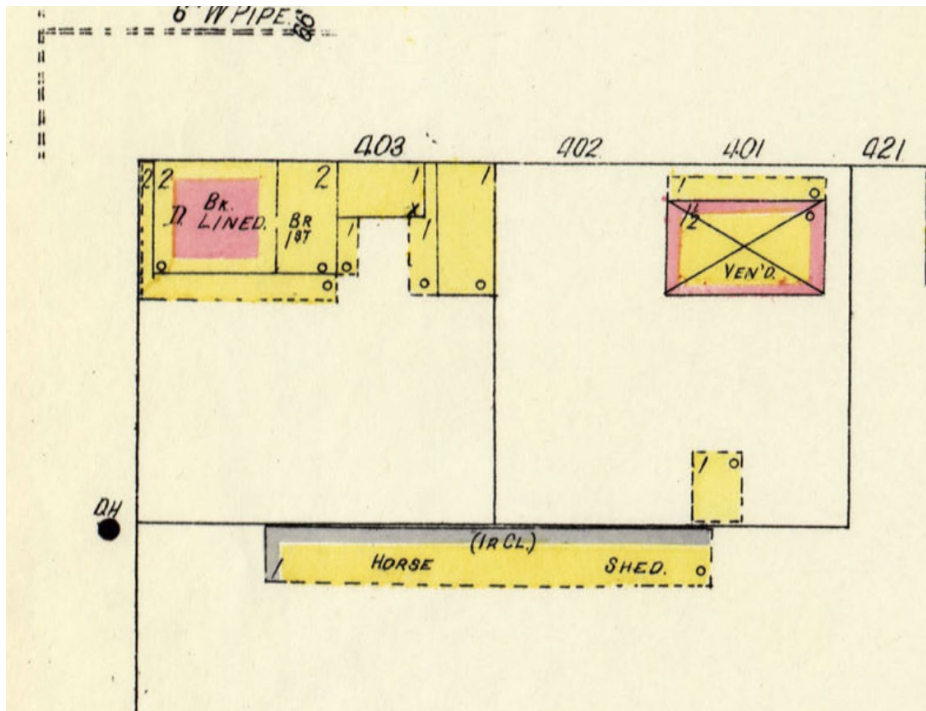


Legal Description:

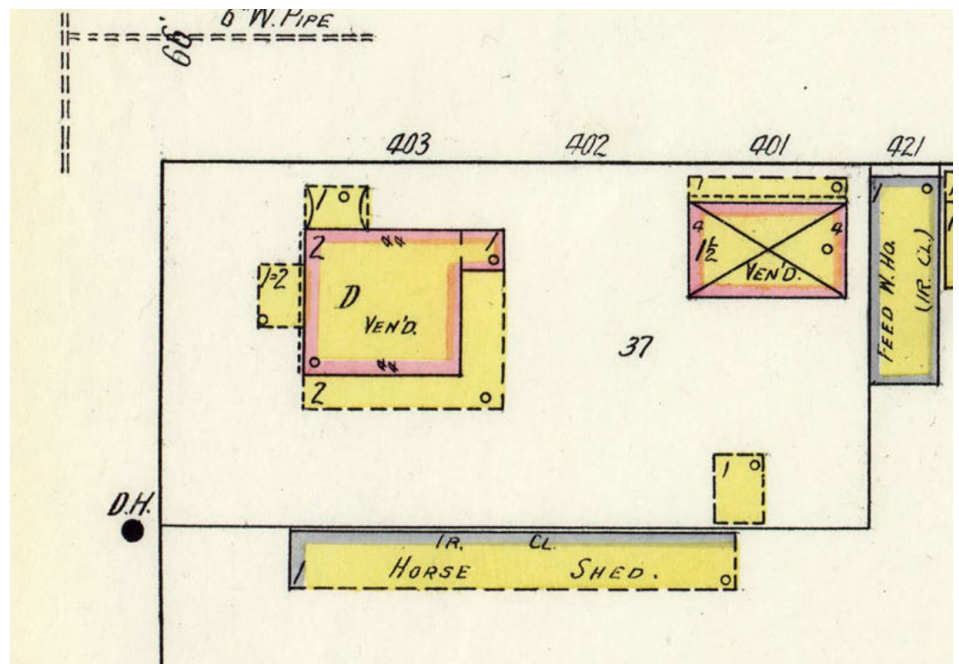
CITY BLOCK 1005, LOT 37, ACRES .423

Present – 1997	Kenneth D. Brazle & David Pfeuffer
1997 – 1980	Walter Faust Jr. (son of Lottie and Walter Faust Sr.)
1980 - 1949	Lottie Faust (daughter of Somers & Thekla Pfeuffer)
1949 -1899	Thekla Pfeuffer & Somers V. Pfeuffer (son of George Pfeuffer)
1899 - 1866	Susan E. Pfeuffer

D: Supplemental Documents



1907 Sanborn (top) and
1912 Sanborn (right)



D: Supplemental Documents

19

29

NK55-21161

COG
NB

OTS

1005
37

68

NAME: WALTER FAUST HOME

COUNTY: COMAL

ADDRESS: 170 E. SAN ANTONIO ST

CITY: N.B.

DATE/PERIOD: C. 1918, FDT

ARCHITECT/BUILDER:

STYLE: NEO-CLASSICAL REVIVAL AACR

CONSTRUCTION: BRICK

OWNER: WALTER FAUST

ORIGINAL USE: RESID.

PRESENT USE: RESID.

PHYSICAL CONDITION: GOOD

altered unaltered

roof material:

RELATIONSHIP TO SURROUNDINGS:

SIGNIFICANCE: 2-STORY W/ IONIC COL. PORTICO, PORTE-COCHERE, STONE FOUNDATION, LIMESTONE SILL & LINTELS, REVELED LEADED GLASS PALLADIAN CENTRAL DOORWAY, 2 STORY GALVRY ON SII
THC marker:

BIBLIOGRAPHIC DATA:

INFORMANT: RICHARD DLEDGE, GEN. MGR. N.B. UTILITIES

PHOTOGRAPHIC DATA:

RECORDED BY: MY, AN

DATE: 6-17-75

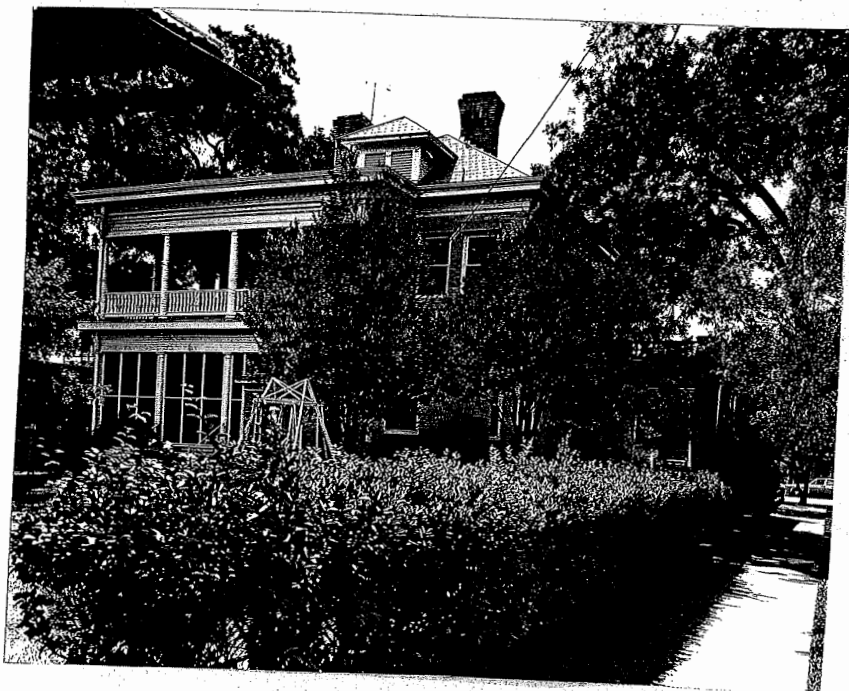
SEE INFO/CORRESPONDENCE FILES:

COG
NB

OTS

1005
37

WALTER FAUST HSE.
170 E. SAN ANTONIO

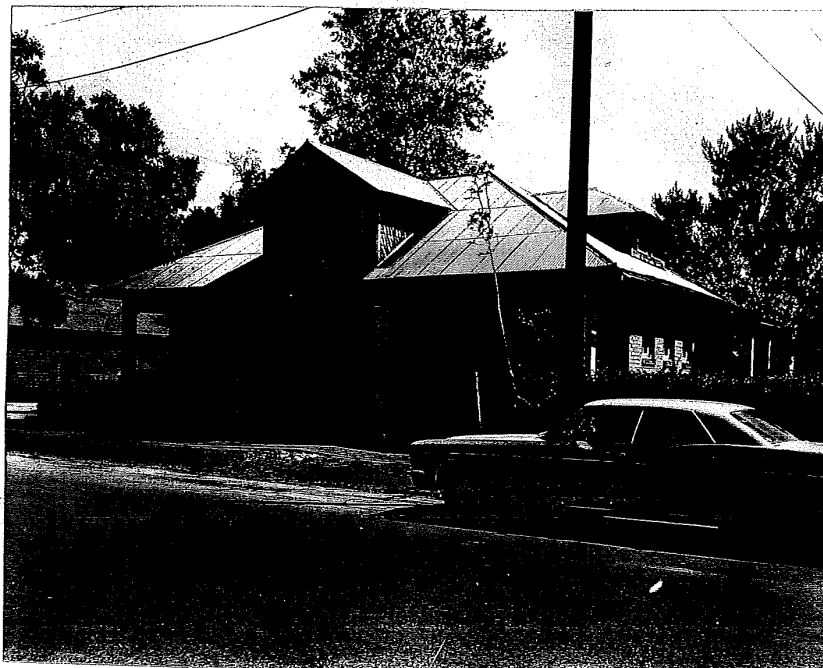


SOUTHEAST OBLIQUE

6/17/75
MY/AN

COG OTS 1005
NB 37

WALTER FAUST HSE.
170 E. SAN ANTONIO ST.

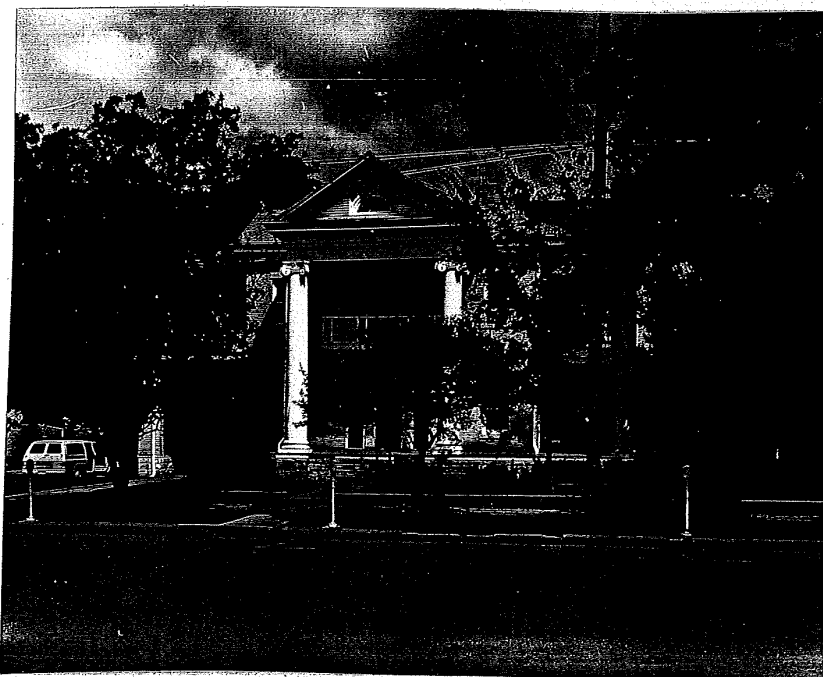


CARRIAGE HSE.

6/17/75
MY /AN

COG OTS 1005
NB 37

WALTER FAUST HSE.
170 E. SAN ANTONIO

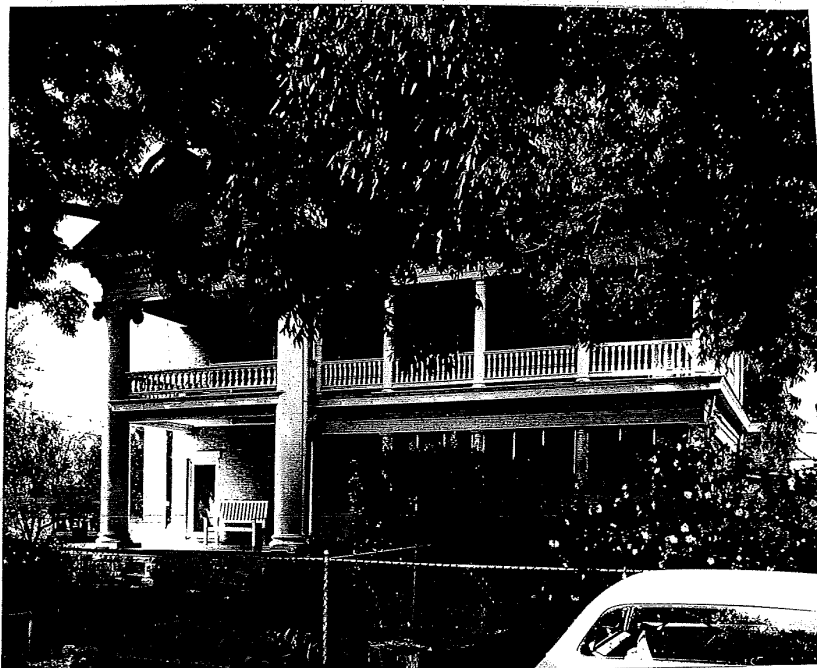


NORTH ELEV.
(FRONT)

6-17-75
MY AN

COG OTS 1005
NB 37

WALTER FAUST HSE.
170 E. SAN ANTONIO



W. ELEVATION

6/17/75

MY /AN

31

INKS5-20162

COG OTS 1005
NB 40

NAME: EISENBERG FURNITURE BLDG.

COUNTY: COLIAL

ADDRESS: 263 E. SAN ANTONIO ST.

CITY: NB

DATE/PERIOD: C. 1910, FDT

ARCHITECT/BUILDER:

STYLE: LATE VIC MARIANNA AAVI

CONSTRUCTION: BRICK

OWNER:

ORIGINAL USE:

PRESENT USE: EISENBERG FURNITURE STG

PHYSICAL CONDITION: FAIR

altered/unaltered: STORY LEVEL INERT MODERNIZED, FIRE ESCAPE

roof material: TAR & GRIT LUTAL

RELATIONSHIP TO SURROUNDINGS: STG'S NORTHWEST CORN PLAZA

SIGNIFICANCE: 2-STORY BRICK COMMERCIAL BLDG., SEGMENTALLY
ARCHED WINDOWS SIDE WIND. 4/4 LT. BRICK HOOD
MOLDS & PILASTERS, ORIG. TRANSOMS, NEW STORE FRONT.

THC marker:

BIBLIOGRAPHIC DATA:

INFORMANT:

PHOTOGRAPHIC DATA:

RECORDED BY:

DATE:

SEE INFO/CORRESPONDENCE FILES:

7/13/2021

Agenda Item No. B)

PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

HST21-226 Discuss and consider a Certificate of Alteration for the construction of 5 new directional signs and new lettering at entrances of the Comal County Annex building located at 100 Main Plaza, 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 construct and install 5 wayfinding post and panel signs and to replace the existing lettering above the entrances of the Comal County Annex building.

HISTORIC CONTEXT:

The structure at 100 Main Plaza is known as the Comal County Courthouse Annex building. The structure was designed by architect Christopher DiStephano in 1986 and constructed by general contractor Spaw Glass Construction Inc. The building sits directly adjacent to the Comal County Courthouse. Though the building is of what is generally considered non-historic age, it has stylistic influences reflective of the architecture of the historic Comal County Courthouse.

ISSUE:

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

FISCAL IMPACT:

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

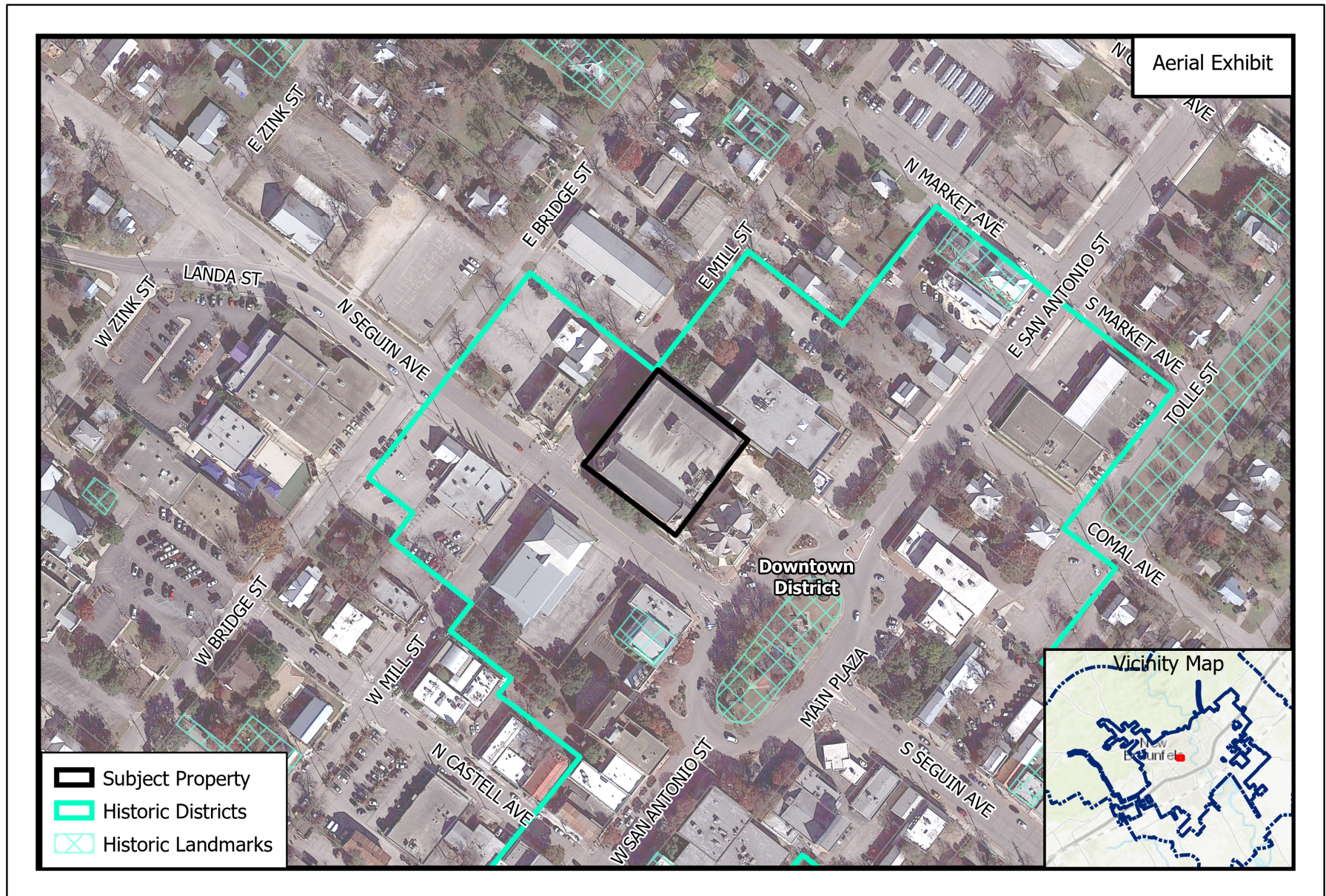
RECOMMENDATION:

Staff recommends approval of the Certificate of Alteration. The style and construction of the proposed signs and the lettering is consistent with what was approved in the previous case HST20-065 of the Annex building along E. San Antonio St.

ATTACHMENTS:

- A. Location Map
- B. Application
- C. Submittal Documents

A: Location Map



HIST21-226
100 Main Plaza



Path: \\app-gisdata\gisdata\Tools\Tools\PLN_HistoricTool\HistoricNotificationsTool.aprx

Source: City of New Braunfels Planning
Date: 7/6/2021

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B: Application



PLANNING & DEVELOPMENT SERVICES

Planning & Development Services Historic Preservation

550 Landa Street
New Braunfels, Texas 78130
(830) 221-4086 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) if you have questions about whether or not your project qualifies for administrative approval.

1. APPLICANT INFORMATION:

Name: Emma Wetz / A-1 South Texas Sign Erectors,

Mailing Address: 20286 FM 2252

City/State/ZIP: San Antonio, TX 78266

Telephone: 830-609-6246 **Email:** ewetz@a1southtexas.com

2. PROPERTY OWNER (IF NOT APPLICANT*):

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

Name: Comal County

Mailing Address: 100 Main Plaza

City/State/ZIP: New Braunfels, Texas 78130

Telephone: 830-643-5851 **Email:** _____

3. ARCHITECT OR CONTRACTOR:

Name: Jason Toussaint

Company Name: Poblocki Sign Company

Mailing Address: 201 Kitty Hawk Dr.

City/State/ZIP: Morrisville, NC 27560

Telephone: 919-354-3821 **Email:** jtoussaint@poblocki.com

B: Application

4. **SUBJECT PROPERTY:**

Property Address/Location: Comal County Courthouse Building 178 E Mill St New Braunfels TX, 78130

Most of the work faces N Seguin Ave

Legal Description:

Name of Subdivision: City Block 2003, Lot 29-30-34 & S1/2 LT 99 & GR PT OF LT 35 & SM PT LT 98

Lot(s): 29-30-34 & S1/2 LT99 **Block(s):** 2003 **Acreage:** 1.849

Existing Use of Property: _____

5. **SCOPE OF WORK (ATTACH ADDITIONAL PAGES IF NECESSARY):** Add additional Qty 5 wayfinding post and panel signs to the property and replace the existing dimensional letters over each entrance with new letters.

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.

B: Application

SUBMITTAL CHECKLIST:

STAFF:

☐☐☐☐

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 (Optional)

☐

Material samples, specifications or manufacturer information (Optional)

☐

Color photographs of the structure and site (Staff may require a site visit prior to meeting)

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:** _____

Applicant Signature: Emma M. Wetzel **Date:** 06/28/2021

C: Submittal Documents

SIGN SPECIFICATIONS

POST & PANEL

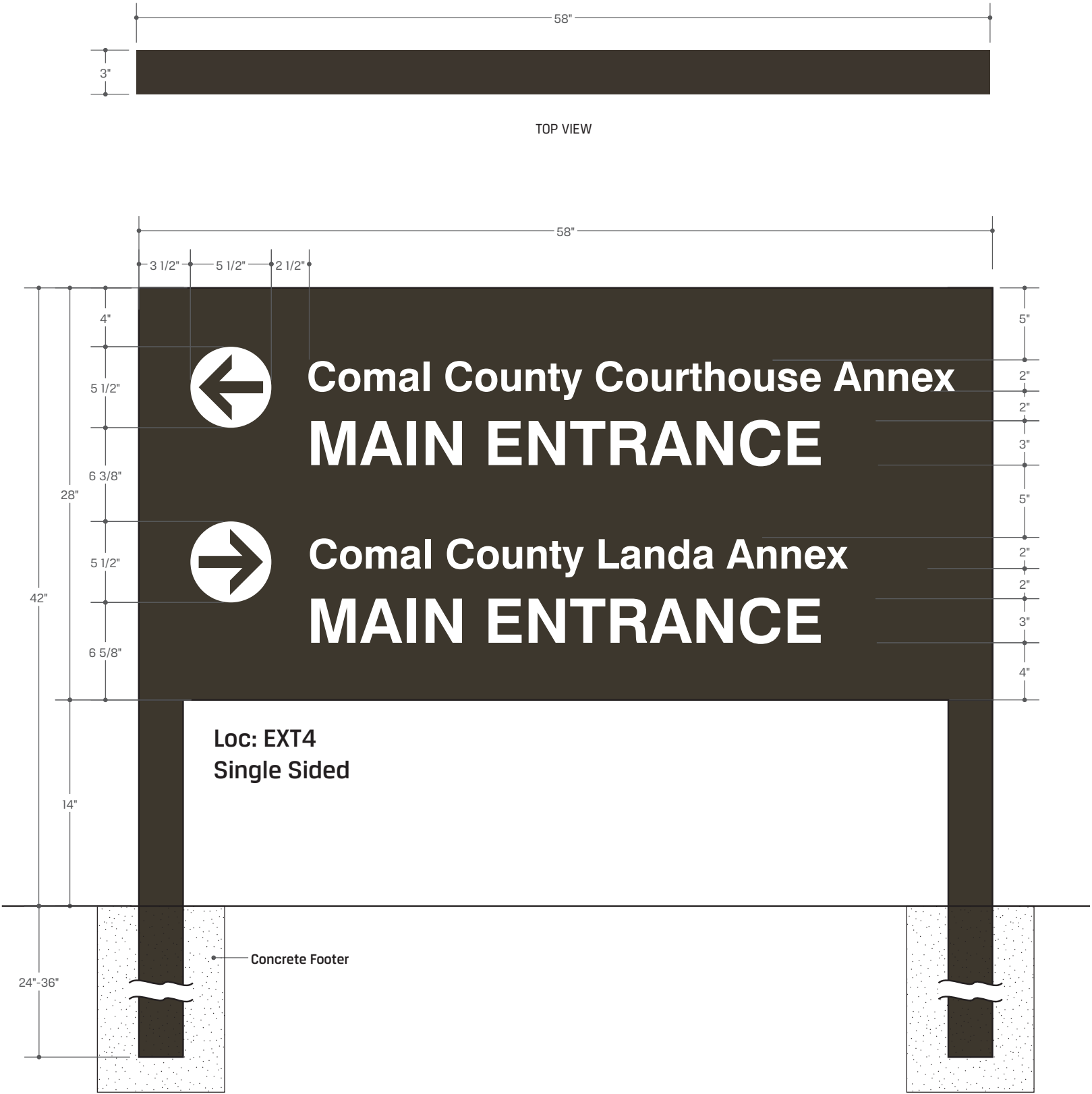
Material: 3" Deep Cabinet with 3" Square Posts
Graphics Method: Surface Vinyl
Letter Style: Swis721 Win95BT Bold
Letter Color: Surface Oracal 5700 Reflective 010 White Vinyl
Background Method: Surface Paint
Background Color: MP554 Choconut for Cabinet and Posts
Mounting: Direct Burial into Concrete Footer

SIGN MESSAGES

Xxx

NOTES

Xxx



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919.354.3800 • www.poblocki.com

FWO-05627
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City: XXX
Project: XXX

Comal County
Annex
PM: XXX
New Braunfels, TX
POs: XXX

XXX
XXX

SPO



Scale: 1/8" = 1"
Original Page Size: 11" x 17"

Notes

- Can be Double Sided

Revisions

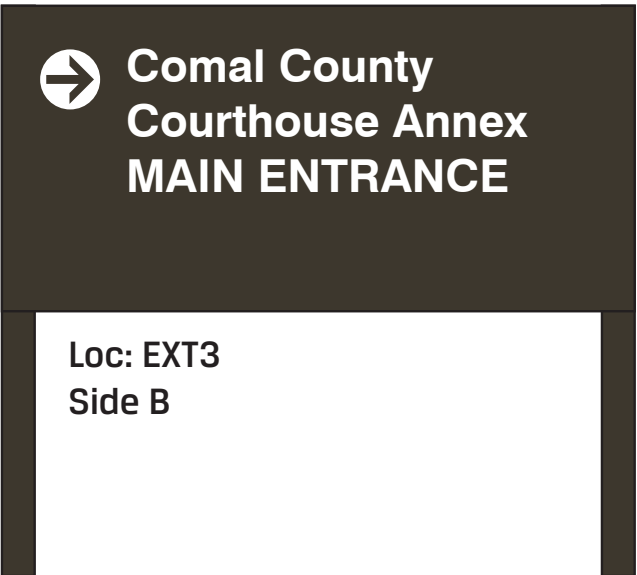
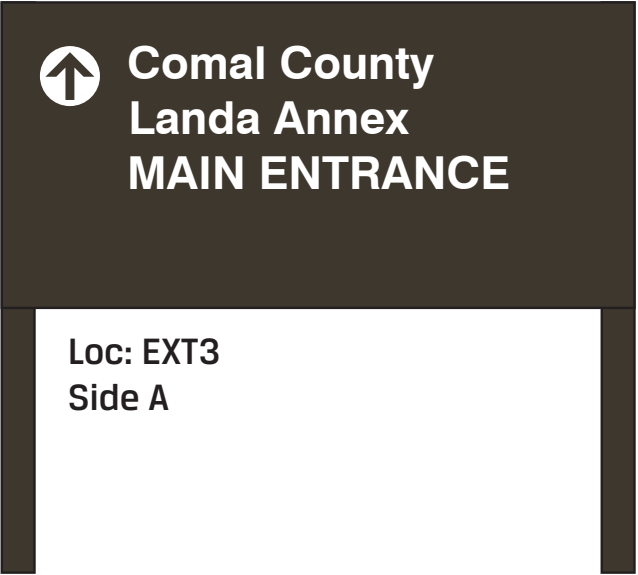
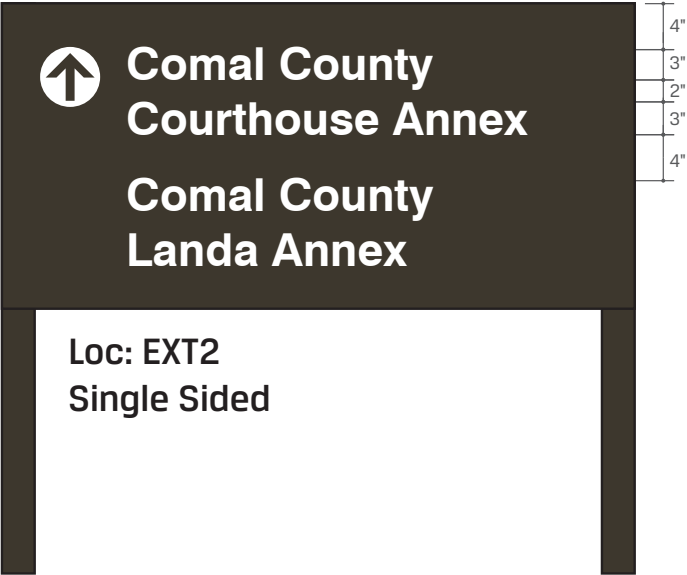
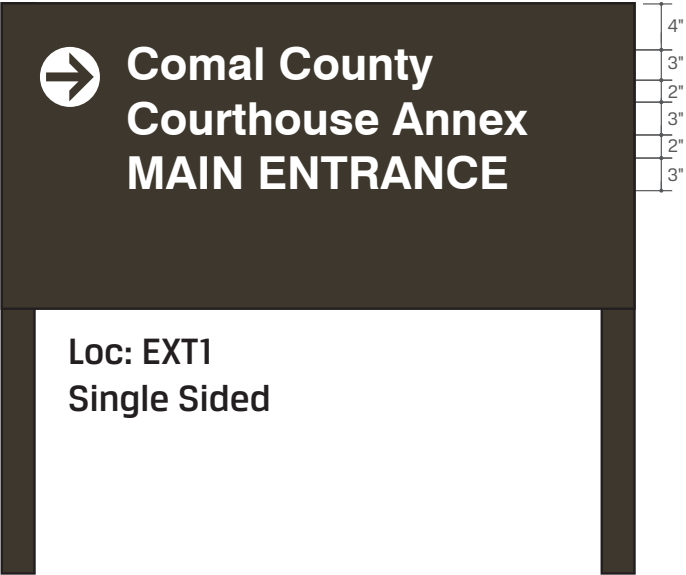
REV	DESCRIPTION	BY	DATE
1	Message Revisions	JKT	5/30/21

Rep.: Jason Toussaint Orig. Date: 08/17/2020
Drawn By: Jordan Mullaney

Sign Type

PDR/SDR
Double Post & Panel

SIGN SPECIFICATIONS



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Project
Comal County Annex
New Braunfels, TX

Scale: 1/16" = 1"
Original Page Size: 11" x 17"

Notes
• Can be Double Sided

Revisions			
REV	DESCRIPTION	BY	DATE
1	Message Revisions	JKT	5/30/21

Rep.: Jason Toussaint Orig. Date: 08/17/2020
Drawn By: Jordan Mullaney

Sign Type
PDR/SDR
Double Post & Panel

SIGN SPECIFICATIONS

[A] - DIMENSIONAL LETTERS
Material: 2" deep Fabricated Stainless Steel Letters
Letter Style: Swis721 Win95BT Bold
Background Method: Surface Paint
Background Color: Gemini Dark Satin Bronze (Horizontal Grain)
Mounting: Mechanically Stud Mounted Flush to Wall



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919.354.3800 • www.poblocki.com

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Project

SpawGlass
New Braunfels, TX

Scale: 3/16" = 1'
Original Page Size: 11" x 17"

Notes

-

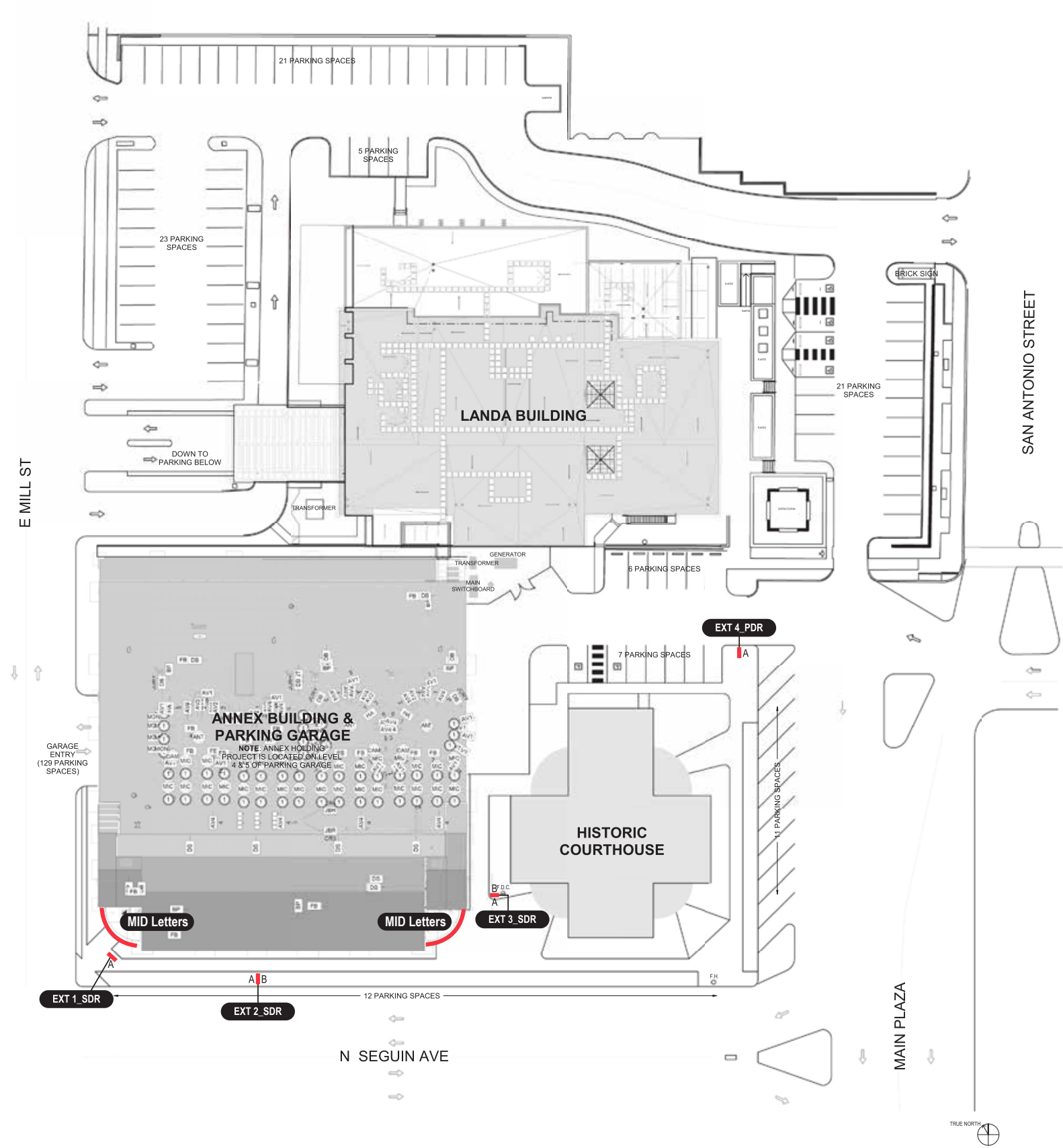
Revisions

REV	DESCRIPTION	BY	DATE
1	Letters are now 2" deep and are colored Gold Brass	MP	8/16/19

Rep.: Jason Toussaint Orig. Date: 08/15/19
Drawn By: Michael Perlmutter

Sign Type

MID



201 Kitty Hawk Dr., Suite 100, Morrisville, NC 27560
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Project

Comal County
Annex

New Braunfels, TX

Notes

Exterior
Sign Location Plan

7/13/2021

Agenda Item No. C)

PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

DM2021-2056 Discuss and consider a demolition permit for the dwelling located at 1020 Cole Ave., a non-landmarked building which potentially meets the criteria for historic designation under Chapter 66 Historic Preservation.

DEPARTMENT: Comprehensive Planning & Historic Preservation

COUNCIL DISTRICTS IMPACTED: District 4

BACKGROUND INFORMATION:

The subject property is located at the corner of Cole Ave. and W. Klingemann St. in the Landa Park Estates neighborhood. It is not located within a historic district and is not locally landmarked.

On June 6, 2021 staff received a demolition permit for the structure at 1020 Cole Ave., a non-landmarked single-family home built in 1946. Prior to receiving the demolition permit staff was made aware that the demolition permit was forthcoming. Staff had previously met with the owner on May 10, 2021 to inform them that the demolition of the structure would need to be reviewed and approved by the Historic Landmark Commission, as the building was found to potentially meet the criteria for designation found in Chapter 66-56 (attached), Criteria for the designation of historic landmarks and districts.

HISTORIC CONTEXT:

The dwelling at 1020 Cole Ave. was constructed in 1946 by “Modern Homes” for a price of \$5,000. The original owner of the house was R. V. Abshire, the director of Landa Park during that time. Abshire only lived in the house for 2 years.

The property is primarily associated with Colonel John E. Pickering who resided in the house from 1948 until 1959. While living at 1020 Cole, Pickering was stationed at Randolph Air Force Base in San Antonio. During the period of 1948 to 1959, Col. Pickering made several notable contributions to the fields of radiobiology, aviation medicine, and space medicine. Pickering also authored several textbooks as well as many scientific papers.

John Pickering was born on April 27, 1918 in Bisbee, Arizona. In 1942 he married Virginia Copeland and the couple had 2 daughters and a son. By 1945 Pickering had degrees in chemistry, engineering, and metallurgy. From 1946 to 1948 Pickering attended the University of Chicago to complete his Ph.D. in nuclear chemistry and physics, though he was called back by the Air Force before his studies could be completed. In 1948 he was stationed at Randolph Air Force Base to work on nuclear powered aircraft. His expertise in radiobiology and aviation medicine were crucial to the development of the NB-36H, the only US aircraft to be powered by a nuclear reactor. The program to develop nuclear power aircraft was short-lived and scrapped by President Kennedy in 1961, though the radiation shielding technology developed by Pickering and others would later be used in space shielding and nuclear technology. In 1955 Pickering founded the Health Physics Society serving

as the scientific non-profit's first director. The organization still operates to this date with the mission of "excellence in the science and practice of radiation safety." He also worked on research for the effects of flash blindness as a result of nuclear explosions during his residency in New Braunfels.

In 1958 Pickering was named the Director of Medical Research at the U.S. School of Aerospace Medicine in San Antonio, he was awarded the Legion of Merit that same year. Pickering and his wife Virginia would move to San Antonio a year later in 1959.

Other notable achievements by Pickering include his co-authorship of the "Cap Over the Wall" speech made by President JFK in 1963 and being assigned to the Office of Manned Space Flight for NASA during the space race of the 1960's. Pickering died on September 19, 1997 in Tijeras, New Mexico.

Building permits for the house note that it has been substantially altered over time. In 1966 600 sq. ft. of space was added onto the first story, and the porch was enclosed in 1972. That same year a bathroom was added onto the house. During the early 2000's several modifications were also made to the porch. The CAD indicates that the 2nd story was altered though building permits could not be found for these modifications.

ISSUE:

Chapter 66-60.1 (attached) requires that all applications for the demolition of non-landmarked structures be referred to the City Historic Preservation Officer for the purpose of determining whether the structure may have historical, cultural, architectural, or archaeological significance. If research indicates that the structure does potentially meet the criteria for designation, then the demolition application must go before the Historic Landmark Commission for review and approval.

If the Commission finds that the building does meet the criteria for landmark designation, then they can vote to initiate the landmark designation process in which the case goes before the Planning Commission and City Council. If the owner is in objection to the designation, then a three-fourths vote of the entire city council shall be required.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the demolition permit. The building has been substantially altered over time and the owner is in objection to landmark designation.

ATTACHMENTS:

- A. Location Map
- B. Submittal Documents
- C. Supplemental Documents
- D. Chapter 66-56: Criteria for the Designation of Historic Landmarks and Districts
- E. Chapter 66-60: Alteration Certificate Required for Demolition

A: Location Map



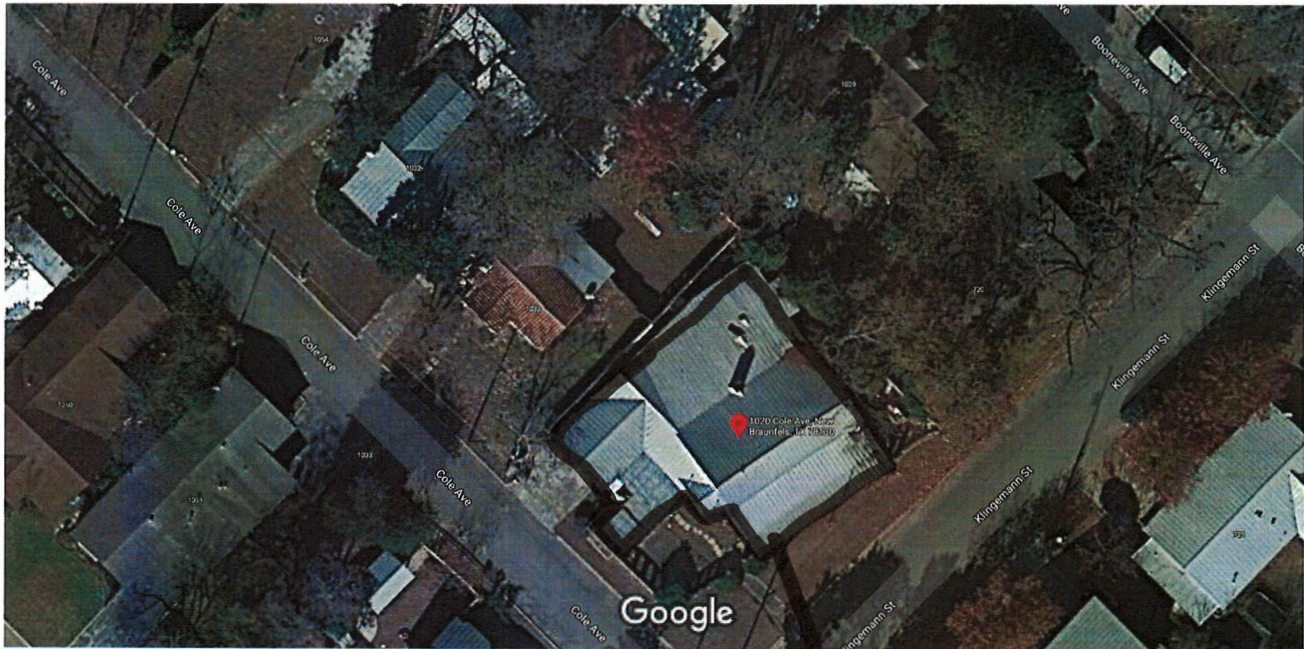
Path: \\app-gisdata\gisdata\Tools\Tools\PLN_HistoricTool\HistoricNotificationsTool.aprx

Source: City of New Braunfels Planning
Date: 7/6/2021

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B: Submittal Documents

Google Maps 1020 Cole Ave



Imagery ©2021 CAPCOG, Map data ©2021 20 ft



Complete
Demo

1020 Cole Ave

Building



Directions



Save



Nearby



Send to your
phone



Share



1020 Cole Ave, New Braunfels, TX 78130

Photos



B: Submittal Documents



B: Submittal Documents



C: Supplemental Documents

Deed
Records

1020 Cole
Ave.



Legal Description:

LANDA PARK ESTATES, BLOCK 11, LOT 31 SE 1/2 & 32-33-34

2021 - 2020	Yellow Roses in NB LLC
2020 - 2020	Athas Subrina R Et Al
2019 - 1959	Rose, Lindall SR (Estate of)
1959 - 1948	Col. John E. Pickering
1948 - 1946	R. V. Abshire (Landa Park Manager)



Col. John E. Pickering (center) with President LBJ



Col. John E. Pickering



The NB-36H Nuclear Powered Aircraft that Pickering helped develop. The NB-36H was the only nuclear-powered aircraft developed by the U.S. military.

Chances Extremely Small Moon Bugs Actually Exist

WASHINGTON (UPI) —If Apollo 11 brings any moon bugs back to earth, they will probably be carried in the lungs of the astronauts, a Space Agency official said Monday.

The chances are extremely small of any extraterrestrial organisms existing on the moon, said Col. John E. Pickering, director of the Space Agency's quarantine operations. But he told a news conference the astronauts themselves would be the best carriers for such organisms if any exist.

"We believe that the danger, if there is any, will be from the material contained in the astronauts," Pickering said.

He said the two Apollo 11 pilots who actually walk on the moon, Neil A. Armstrong and

Edwin E. "Buz" Aldrin, would be completely isolated from the lunar environment by their space suits until they return to their space craft. Then they will peel off the suits and come into contact for the first time with lunar dirt.

Pickering said they might inhale some of this lunar dust "just as they breathe in anything else."

"It would be trapped in their bronchial trees and the lungs provide the most viable place for an organism to exist," he said.

"But one of our concerns in back contamination (from the moon) is knowing what we take up, because in all likelihood that is what we will bring back."

George Hage told the news Apollo Mission Director conference that preparations for Apollo 11's flight next month were going well.

"We had a very profitable weekend in that Neil Armstrong, commander of the flight, made five flights in the Lunar Landing Training Vehicle (LLTV)."

Hage said one flight Monday morning in the wingless, rocket powered trainer duplicated the last 500 feet of Apollo 11's descent to the lunar surface.

Two additional flights, each repeating the landing practice, were scheduled to complete this vital phase of Armstrong's training. Hage said both should be finished by late Monday.

Hage said a flight readiness review was scheduled at Cape Kennedy Tuesday and that initial loading of fuel into Apollo 11's Saturn 5 rocket was to start Wednesday.

Deportation Begun Against Dr. Haggard

NEW ORLEANS (UPI) —Immigration authorities started deportation proceedings Monday against Dr. George S. Haggard, native of Lebanon fired from his professorship at Southern University in New Orleans for his alleged part in student demonstrations.

Haggard was served with an order to show cause why he should not be forced to leave the United States. He let the deadline go by last week for leaving the country voluntarily.

"I am in town and I intend to stay here," Haggard, 33, said. He is pressing a federal court suit to get his job back at

Recreation Department Schedule

TUESDAY

7:00 a.m. Tyler Swim Club
Workout at Fun Forest Pool

9:00 a.m. Fun Forest and
Woldert Pools Open

9:00 a.m. Playgrounds Open

Experts To Discuss Atomic Aircraft, Biologic Studies Before Rotarians

Research, atomic and biologic, will be discussed by experts before the New Braunfels Rotary Club Wednesday noon.

Program Chairman R. C. Schumann announced Col. John E. Pickering of the Air Force School of Aviation Medicine and Dr. Robert T. Clark Jr., head of the department of physiology, School of Aviation Medicine will address Rotarians at the noon meeting.

Col. Pickering, a New Braunfels resident, will review research which is now being conducted toward the construction of atomic-powered aircraft.

Dr. Clark will report on USAF studies of Indian inhabitants of the Andes. Studies there are for the sole purpose of finding out what happens to people who live and work at an altitude of 15,000 feet and higher. The Institute of Andean Biology belongs to the University of San Marcos in Lima, the oldest seat of learning in America and its studies are done under contract for the School of Aviation Medicine.

The 5,000 Indian inhabitants of the mining town of Morochoca have lived for generations at a height where Air Force pilots are required to use oxygen. They are so well adapted to the altitude that they can work all day in mines which are 3,000 feet higher than the town, and then for relaxation, play two fast-moving halves of football, each 45 minutes long. The Air Force wants to find mechanisms in the body that enable the Indian to acclimatize to the dizzy altitude. If that is learned, then it may be possible to condition flyers to a higher level of the air. A pressurization altitude of aircraft cabins may be raised by some five or six thousand feet, and even a small gain in altitude tolerance could mean a tremendous saving in weight for modern jet and rocket craft, and a substantial increase in the crews' performance.

One Cop Resigns, Two Employed At City Council

The New Braunfels City Commission accepted the resignation of another policeman and hired two new ones at the regular meeting of the commission Monday afternoon.

Policeman Lynn Polk, who had been with the force for nearly three years, submitted his resignation. In his letter, the policeman said he had "never worked with a better bunch of men" and he wanted to thank the people of New Braunfels for making his stay here a pleasant one.

The commission approved the applications of Roman Kneupper, 44-year-old resident of Converse, and Milton B. Pospisil, 53-year-old resident of Mill Street.

Kneupper will become probably the largest member of the force, standing six feet and one-inch tall and weighing 213 pounds. He owns property in Converse, was a member of the Volunteer Fire Department, and was a fire marshal. He is expected to move here shortly. His starting pay is \$195 per month for a three-month trial period after which his pay automatically is set at \$220 per month.

Pospisil will start as a parking meter man, helping out Policeman Sylvester Beck and will probably hold down the desk job at the police station at City Hall.

NATIONAL OUTPUT

National output climbed to a new peak in June, when it regained the record rate of \$370,000,000,000 reached in mid-1953, according to Commerce Secretary Sinclair Weeks, who declared, "We have caught up after the post-Korean let-down."

Col. Pickering to Speak At Canyon Graduation

Colonel John E. Pickering, deputy chief of staff for Research and Development at the Aerospace Medical Division at Brooks Air Force Base, will be commencement speaker at Canyon High School graduation exercises in the school gymnasium at 8 p.m. Monday, May 25.

A former resident of New Braunfels and a native of Bisbee, Ariz., Colonel Pickering earned his bachelor's and master's degrees in chemistry and metallurgy at the University of Arizona, took a second master's degree in chemistry and metallurgy at the University of Arizona, took a second master's in meteorology at the University of Chicago, and did his work for his doctor's degree in the Institute of Nuclear Studies, also at the University of Chicago.

He has been on continuous active duty with the Air Force since World War II, and holds the aeronautical rating of master navigator. During his service, he has devoted 15 years to atomic and space re-



COL. JOHN E. PICKERING

search

For his postulation and validation of the Radiation Theory on Incapacitation he was awarded the Legion of Merit by the US Air Force and the Medallion of Merit for Research by the University of Arizona.

Sec. 66-56. Criteria for the designation of historic landmarks and districts.

A historic landmark or district may be designated if it meets at least one of the 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 our 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.

(Ord. No. 96-9, § 1, 2-26-96)

Sec. 66-60. Alteration certificate required for demolition.

A permit for the demolition of a historic landmark or property within a historic district, including secondary buildings and landscape features, shall not be granted by the (building inspector or other city official) without the review of a completed application for an alteration certificate by the commission, as provided for in sections 66-57, 66-58 and 66-59.

- (1) Significant sites and structures. All applications for permits to demolish or move buildings, objects, sites, or structures not included under section above shall be referred to the city historic preservation officer for the purpose of determining whether or not the building, object, site, or structure may have historical, cultural, architectural, or archaeological significance.
- (2) The city historic preservation officer shall make such determination within 30 days after receipt of the completed demolition permit application and shall notify the building official in writing. If the building, object, site, or structure is determined to have no cultural, historical, architectural, or archaeological significance, a demolition permit may be issued immediately, provided such application otherwise complies with all City Code requirements.
- (3) If said building, object, site, or structure is determined by the city historic preservation officer to have historical significance, the demolition permit shall not be issued and the historic preservation officer shall make such information available to the historic landmark commission for review and recommendations as to whether it should be designated a historic landmark. If the commission concurs on the significance, the commission shall recommend to the city council that the building, object, site, or structure be designated, as appropriate, an exceptional or significant historic landmark.
- (4) The procedures and criteria for designation in sections 66-54, 66-55, and 66-56 shall be followed for this type of designation.
- (5) If the property owner objects to the designations, a three-fourths vote of the entire city council shall be required for historic designation of property in question.

(Ord. No. 96-9, § I, 2-26-96; Ord. No. 2007-24, § 1, 3-26-07)

7/13/2021

Agenda Item No. D)

PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

DM2021-2289 Discuss and consider a demolition permit for the dwelling located at 1239 W. San Antonio St., a non-landmarked building which potentially meets the criteria for historic designation under Chapter 66 Historic Preservation.

DEPARTMENT: Comprehensive Planning & Historic Preservation

COUNCIL DISTRICTS IMPACTED: District 1

BACKGROUND INFORMATION:

The subject property is a rectangular shaped lot located along W. San Antonio St. near the intersection with N. Hickory Ave. The property is not located within a historic district and is not locally landmarked.

On June 23, 2021 staff received a demolition permit for the structure at 1239 W. San Antonio St., a non-landmarked single-family home built in circa 1920. Staff is unable to administratively approve the demolition and must refer the case to the Historic Landmark Commission for review and approval, as the building was found to potentially meet the criteria for designation found in Chapter 66-56 (attached).

HISTORIC CONTEXT:

Sanborn maps from 1920 and 1930 (see attached) and permit logs from the 1920's suggest a build date of between 1920 and 1924. No permit could be found for the construction of the dwelling, though building permits from 1924 and 1927 for additions to the property suggest that the building was constructed before the 1924 date. Additionally, the 1920 Sanborn maps show a building footprint drawn in with pencil, implying that the house was built shortly after the 1920 map was published. The 1967 Sanborn maps show the dwelling with several additions on the western portion of the property.

The dwelling is a good example of the Craftsman bungalow style of architecture that was popular with small residential dwellings in the early 20th century. The western additions to the dwelling appear to be of historic age and bear the same architectural elements as the original structure. There also appears to have been some modifications to the porch with the removal of pillars.

Historically, the property is most associated with the Reinarz family which owned the property from 1924 to 1970 (see attached document for full deed research). Alwin and Louise Reinarz lived at 1239 W. San Antonio with their two sons, Leslie and Rudolph, from 1924 to 1970. A relative, Minnie Reinarz, briefly took over the property from 1941 to 1944.

The 1920 census lists Alwin as a farmer with his wife Louise and their one son Grosroin. A 1962 Herald article indicates that Grosroin was killed in 1922 from a farm accident. The 1930 census shows the family living at the house with Alwin working as the County Treasurer. In 1949 Alwin was elected as district clerk and served in that capacity for 18 years before retiring. Louise died on June 28, 1967 with Alwin following shortly after on

March 9, 1968

ISSUE:

Chapter 66-60.1 (attached) requires that all applications for demolition permits be referred to the City Historic Preservation Officer for the purpose of determining whether or not the structure may have historical, cultural, architectural, or archaeological significance. If research indicates that the structure does potentially meet the criteria for designation, then the application must go before the Historic Landmark Commission for review and approval.

If the Commission finds that the building does meet the criteria for landmark designation, then they can vote to initiate the landmark designation process in which case the case goes before the Planning Commission and City Council. If the owner is in objection to the designation, then a three-fourths vote of the entire city council shall be required.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff notes that the building appears to be in good condition with minor modifications, and that given the lots C -2 Zoning, it could be repurposed for a wide variety of uses. If the structure could not be repurposed, staff would recommend relocation over demolition. However, if the owner is in objection, then staff ultimately would recommend approval of the demolition as a designation over the owner's objection would unlikely pass successfully through Planning Commission and City Council.

ATTACHMENTS:

- A. Location Map
- B. Submittal Documents
- C. Supplemental Documents
- D. Chapter 66-56: Criteria for the Designation of Historic Landmarks and Districts
- E. Chapter 66-60: Alteration Certificate Required for Demolition

A: Location Map



DM2021-2289
1239 W. San Antonio



Path: \\app-gisdata\gisdata\Tools\Tools\PLN_HistoricTool\HistoricNotificationsTool.aprx

Source: City of New Braunfels Planning
Date: 7/7/2021

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

Yellow boundary is
of erosion control.

1239 W San Antonio St

© 2021 Google



Yellow line marks the location of erosion control.

Photo is of typical erosion control installed.

B: Submittal Documents



Yellow line marks the location of erosion control.
Photo is of typical erosion control installed.

C: Supplemental Documents



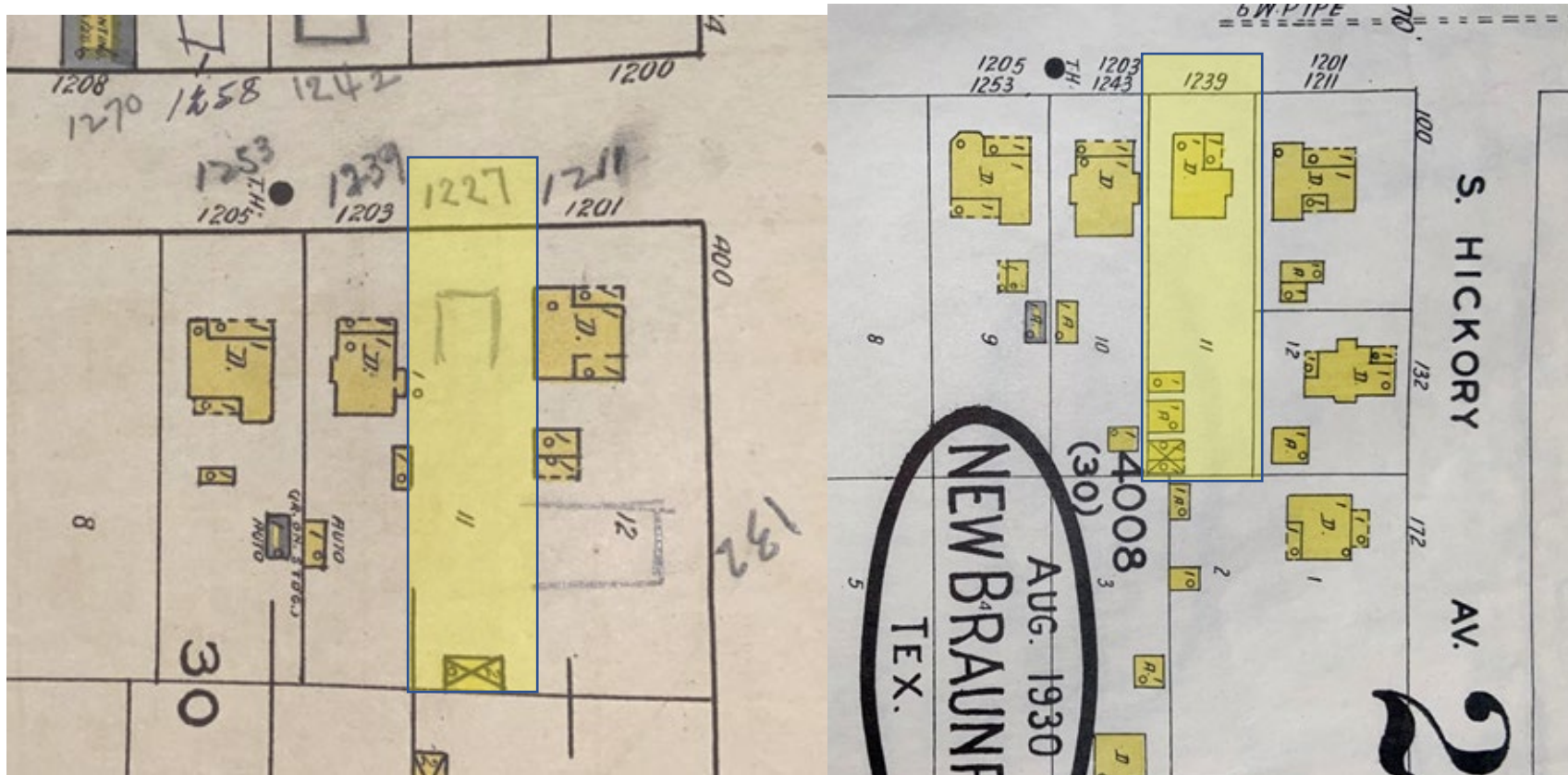
C: Supplemental Documents



C: Supplemental Documents

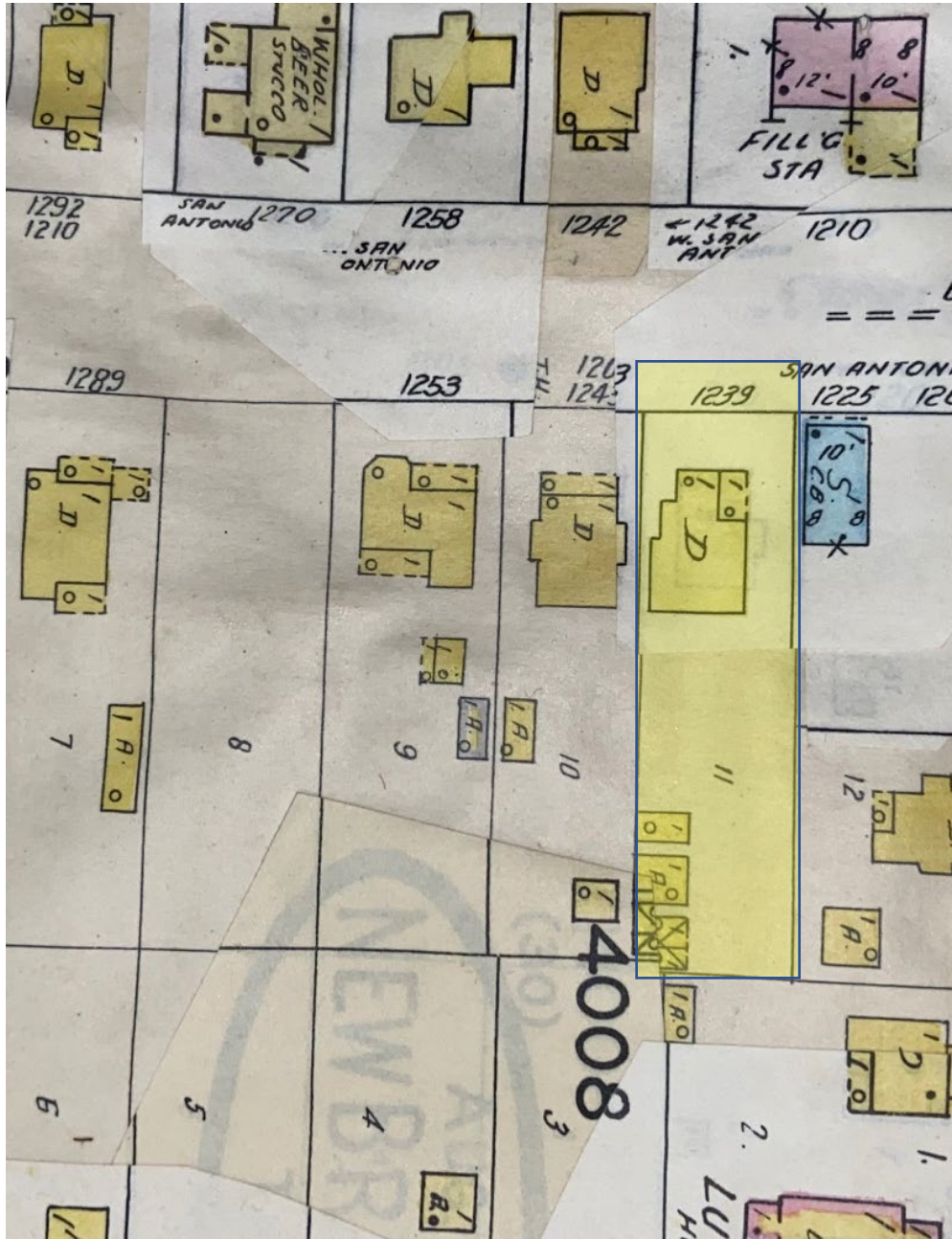


C: Supplemental Documents



1920 Sanborn (Left) and 1930 Sanborn (right). Note that the 1920 Sanborn shows the dwelling drawn in with pencil, suggesting a build date sometime between 1920 and 1924 when the washhouse was added to the property.

C: Supplemental Documents



1967 Sanborn

Alwin Reinarz, Retiring After 18 Years as District Clerk, Honored

Alwin Reinarz, 79 on December 10, who will retire after 18 years as district clerk for the 22nd and 155th Judicial Districts, December 31, was honored by the Comal County Bar Association at a luncheon at Imperial Motor Hotel Friday.

Tom Burrus, bar association president, said the lawyers had voted unanimously to hold the meeting to commend Reinarz for his years of faithful service, and read a resolution of commendation which he presented to the veteran officer of the court.

Present for the occasion, in addition to virtually all lawyers of the city, were 155th Judicial District Judge J. Lee Dittert, retired 22nd Judicial District Judge John R. Fuchs, and County Judge Clarence W. Rice. Present 22nd Judicial District Judge Terry Jacks could not be present because of a court commitment.

Also present as guests were Reinarz's two sons, Leslie and Randolph.

Judge Fuchs, in paying tribute to Reinarz, pointed out that he was a man of unsullied reputation and a man of character — "nothing finer or nobler can be said of any man," he added. He has been loyal both to his job and to those with whom he worked, the judge said.

Judge Dittert, saying that criticism comes more easily than praise, cited his belief in "flowers for the living," and said he could think of many fine things to say of Reinarz as a public official, and as a friend, but the action of the attorneys in holding the luncheon in his honor "speaks louder than words." He said he was grateful for Reinarz's "extracurricular" help he'd given him, both as district attorney and as district judge, which "made my job easier."

County Judge Rice cited the increased load of work which Reinarz performed as the district grew over the years from one judicial district — the 22nd — to two, with the addition of the 155th nine years ago. He praised Reinarz's faithfulness to duty and said, "You have made the path of my life easier."

Raymond Bartram, former state legislator and long-time attorney here, was the only one present to bring up a hint of criticism of Reinarz, and this only after terming the district clerk a "friend of the lawyers who has always been helpful when we needed help."

The one exception to this record, Bartram said, occurred in December, 1953, when Bartram filed a plea in 22nd District Court asking return to his client, an attractive blonde, of three cats, alleged to have been "catnapped" and held for ransom, the ransom being "the renewing of affections," and her promise to marry him.

In the brief filed in the case, Bartram asked that the cats be returned, or in the alternative, "that said cats be placed in custodia legis, pendente lite, and that in this connection plaintiff would show that the District Clerk of Comal County, Texas, being a kind, gentle, and affectionate person, bonded for the dependable performance of his official duties, is the proper custodian for said cats, pendente lite."



NOT SUCH A GOOD FIT, Alwin Reinarz, center retiring district clerk, finds on trying on the Stetson presented to him by local attorneys at a luncheon held in his honor at Imperial Motor Hotel last Friday. He was assured by Bar Association President Tom Burrus, right, that the correct size had been ordered, but had not yet arrived. 155th Judicial District Judge J. Lee Dittert, left, smiles in appreciation. (Staff Photo)

The cats were brought to the court for the hearing on the plea, and one even escaped and had to be chased down by officers of the court and the press (the editor of the Herald was cited by Bartram as a witness to the facts), but Reinarz refused to even enter the courtroom during the proceedings, Bartram said.

"He not only didn't carry out the orders of the court, but actually defied them," Bartram said, "and absented himself from the courtroom."

"When I informed him we had asked the court to place the cats in his custody until the case was settled, his rejoinder was, 'You bring them damn' cats here, I'll kill them, every one.'"

Amid general laughter, Reinarz agreed that he hadn't changed his mind on the subject of cats in the courtroom.

Committee for the occasion was made up of: W. Frank Suhr, Bob Kiesling, Jim Cornelius, and Bob Pfeuffer.

To Seek Federal Aid

GBRA to Co-Sponsor Irrigation Project

A resolution to co-sponsor an application for assistance under Public Law 566 to study the feasibility of an irrigation project in Comal and Guadalupe Counties was passed by the board of directors of the Guadalupe-Blanco River Authority at the regular monthly meeting in Seguin last Thursday.

The board's action followed a decision by the supervisors of the Comal-Hays-Guadalupe Soil and Water Conservation District to act as a co-sponsor of the application on December 8.

Application for assistance under P.L. 566 is a means by which experts with the U.S. Soil Conservation Service can make a preliminary feasibility study of the irrigation potential, according to R. H. Vahrenkamp, general manager. If it is determined that the soils, the water, the topography and the climate are suited to irrigated agriculture, Vahrenkamp said, then a detailed study and planning effort will be made.

Tentatively, a project area lying east of the Guadalupe River stretching from Gruene in Comal County, southeast to

Seguin in Guadalupe County, and bounded by Alligator Creek and Dry Geronimo Creek on the east, has been selected for study. This area of approximately 36,573 acres is an old marine terrace underlaid by gravels. The topography is suitable to irrigation, especially with regard to construction of a canal system to distribute water from the Guadalupe River throughout the project area.

Utilizing the basic natural resources, soil and water, occurring within the Guadalupe Valley can bring significant economic growth to local communities. Vahrenkamp continued: Additional lands of high potential for irrigation occur south of San Marcos River, between Kyle and Lockhart along Plum Creek, along the Guadalupe River in Gonzales and DeWitt Counties, and on the Coastal Plain in Refugio, Victoria, and Calhoun Counties.

In other business, the board authorized development of plans and specifications for switchgear associated with automation of the Authority's six hydro-electric

C: Supplemental Documents

Deed
Records

1239 W.
San
Antonio St.



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ts
arks

Legal Description:

CITY BLOCK 4008, LOT E 5 OF LOT 10 & W 43 OF LOT 11, ACRES .207

2021 - 2020	Oakwood Baptist Church of New Braunfels
2020 - 1986	Sergio R. & Imelda L. Galindo
1986 - 1970	Paul Benavides (aka Pablo Lopez Benavides) & Julia Benavides
1970 - 1970	Leslie & Randolph Reinarz (Brothers, sons of Alwin)
1944 - 1970	Alwin F. & Louise Reinarz
1944 - 1941	Minnie Reinarz

C: Supplemental Documents

1941 - 1924	Alwin Reinarz
1924 - 1919	Ernest & Clara Ohlrich
1919 - 1918	Louis & Helena Reiningger

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(Ord. No. 96-9, § 1, 2-26-96; Ord. No. 2007-24, § 1, 3-26-07)



Historic Landmark Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

7/13/2021

Agenda Item No. A)



Historic Landmark Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

7/13/2021

Agenda Item No. B)
