



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



TUESDAY, SEPTEMBER 14, 2021 at 8:30 AM

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A) Approval of the August 10, 2021 regular meeting [21-908](#) minutes.

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Historic Landmark Commission on issues and items of concerns not on this agenda. There will be no Historic Landmark Commission action at this time.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) DM2021-2629 Consideration of a demolition permit for [21-907](#) the dwelling and shed located at 282 Tolle St., a non-landmarked building which potentially meets the criteria for historic designation under Chapter 66 Historic Preservation.

Caleb Chance Gasparek
Historic Preservation Officer

- B) HST21-308 Consideration of a Certificate of Alteration [21-916](#) for the construction of a new detached carport and deck located at 397 S. Academy Ave. within the Sophienburg Hill Historic District.

Caleb Chance Gasparek
Historic Preservation Officer

6. STAFF REPORT

- A) September 14 Staff Report [21-919](#)

7. ADJOURNMENT

CERTIFICATION

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

Caleb Chance Gasparek, 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

9/14/2021

Agenda Item No. A)

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

Members Present

Chair Yvonne Hoffmann
Vice Chair Bonnie Leitch
Thomas Tumlinson
Teresa Johnson
Katie Totman

Staff Present

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

Members Absent

Susan Sonier
Nathan Feingold
Melinda Poss
J. Rector

1. The above meeting was called to order by Chair Hoffmann at 8:28 a.m.

2. ROLL CALL

Roll was called, and a quorum was declared.

3. APPROVAL OF MINUTES

Chair Hoffmann approved the July 13th, 2021 meeting minutes as presented.

4. CITIZENS COMMUNICATION

None.

5. ITEMS FOR CONSIDERATION

A) 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 the historic designation under Chapter 66 Historic Preservation. Caleb Gasparek, Historic Preservation Officer

Mr. Gasparek stated that the applicant has withdrawn the request.

B) DM2021-2629 Discuss and consider a demolition permit for the dwelling and shed located at 282 Tolle St., a non-landmarked building which potentially meets the criteria for historic designation under the Chapter 66 Historic Preservation. Caleb Gasparek, Historic Preservation Officer

Mr. Gasparek presented and recommended renovation over demolition.

Chair Hoffmann asked if the applicant would like to speak.

Dylan Bridwell, NTL Construction, elaborated on the intent behind the request.

Chair Hoffmann asked if there were any questions for the applicant.

Discussion followed on the buildable area and contact with the owner.

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

Motion by Vice Chair Leitch, seconded by Commissioner Johnson, to table the proposed demolition permit for the dwelling and shed located at 282 Tolle St., a non-landmarked building which potentially meets the criteria for historic designation under the Chapter 66 Historic Preservation. Motion carried (5-0-0).

C) HST21-263 Discuss and consider an application for Economic Hardship on the property currently addressed at 456 Magazine Ave., located within the Sophienburg Hill Historic District.
Caleb Gasparek, Historic Preservation Officer.

Mr. Gasparek presented and stated the commission is considering the economic hardship and a new build design would be considered at a later date.

Chair Hoffmann asked if the applicant would like to speak.

Mike Morris elaborated on the intent behind the request.

Chair Hoffmann asked if there were any questions for the applicant.

Discussion followed on concerns with the new design.

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

Motion by Vice Chair Leitch, seconded by Commissioner Johnson, to approve the application for Economic Hardship on the property currently addressed at 456 Magazine Ave., located within the Sophienburg Hill Historic District. Motion carried (4-1-0) with Commissioner Totman in opposition.

STAFF REPORT

Mr. Looney introduced Jean Drew as the new Assistant Director.

A) Upcoming CAMP training August 26th & 27th.

Mr. Gasparek presented on an upcoming CAMP training August 26th & August 27th..

ADJOURNMENT

There being no further business, Chair Hoffman adjourned the meeting at 9:00 a.m.

Chair

Date

9/14/2021

Agenda Item No. A)

PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

DM2021-2629 Consideration of a demolition permit for the dwelling and shed located at 282 Tolle 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 5

BACKGROUND INFORMATION:

The subject property is a rectangular shaped lot located along Tolle St. near the intersection with S. Market Ave. The property sits across from Market Platz, a local historic landmark. The property is not located within a historic district and is not locally landmarked. The property is approximately 4,500 sq ft.

On July 20, 2021 staff received a demolition permit for the main structure and an accessory shed at 282 Tolle St., a non-landmarked single-family home built in the early 1900's. 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).

At the August 10, 2021 regular meeting, the Landmark Commission voted to table the item until a letter had been received from the owner stating their intentions for the property and whether they would consider selling the property as an alternative to demolition. On September 6, 2021 staff received an email from the applicant stating the owner's intent. The email has been attached to the end of the staff report - see attachment G.

HISTORIC CONTEXT:

The subject property, lot 147, is one of the original town lots found on Johann Jacob Gross's 1860 map of New Braunfels. The German Emigration Company granted the lot to founder Johann Hassler in 1847 (see attached deed).

Not much is known of Hassler except that he emigrated to New Braunfels with his wife and three children. Records suggest that Hassler died shortly after receiving the deeds for the property in 1847, though there is no record to suggest that Hassler constructed a home on site.

Deed records indicate the property was then owned by George and Anna Elisabeth Hauth. Library records indicate the Hauth's immigrated to New Braunfels in 1851. The property was then passed on to their daughter Louise in 1878. The 1881 map of New Braunfels drawn by Augustus Koch (attached) shows a structure on site that was likely the homestead of George and Anna.

In 1900 the property was passed on to the other Hauth daughter, Emma, along with her husband Theodore

Staats. The Staats owned the property from 1900 to 1944. Sanborn Maps from 1907, 1920, and 1930 show a different structure on site with a floorplan that closely matches the existing structure. This suggests that the original Hauth residence was likely demolished, and the existing structure was constructed in the early 1900's and modified several times during that period.

Emma and Theo Staats were lifelong residents of Comal County. Theo was the grandson of Johann Heinrich Staats, a New Braunfels founder who immigrated to Texas aboard the German Emigration Company ship Hercules. Emma and Theo married in 1882 and had 7 children - Hulda, Theodora, Ella, Alfred, Walter, Edwin, and Emmy. Census records show Theo working a variety of jobs from teamster, miller, to business owner. Theo died in 1922 at the age of 63.

Emma would continue to live at 282 Tolle until she passed away in 1944 at the age of 82. During that time she operated the residence as a boarding house, having as many as 3 lodgers at a given time. Her son Walter Staats served as the New Braunfels Fire Chief from 1925 to 1958. Her other son Edwin ran St. Johns Bottling Company, the first producer of Coca Cola in New Braunfels, he would later serve as the president of the Comal County Fair Association. A history of the Staats family can be found at the New Braunfel's Public Library.

After Staats, the property passed on to a number of short-term owners. Phone directories show that the property was used as a rental property for much of the 1950's and 1960's.

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

STAFF ANALYSIS:

Staff was forwarded an email from the applicant with the owner's intent on September 6, 2021.

Recommendation from August 10 report:

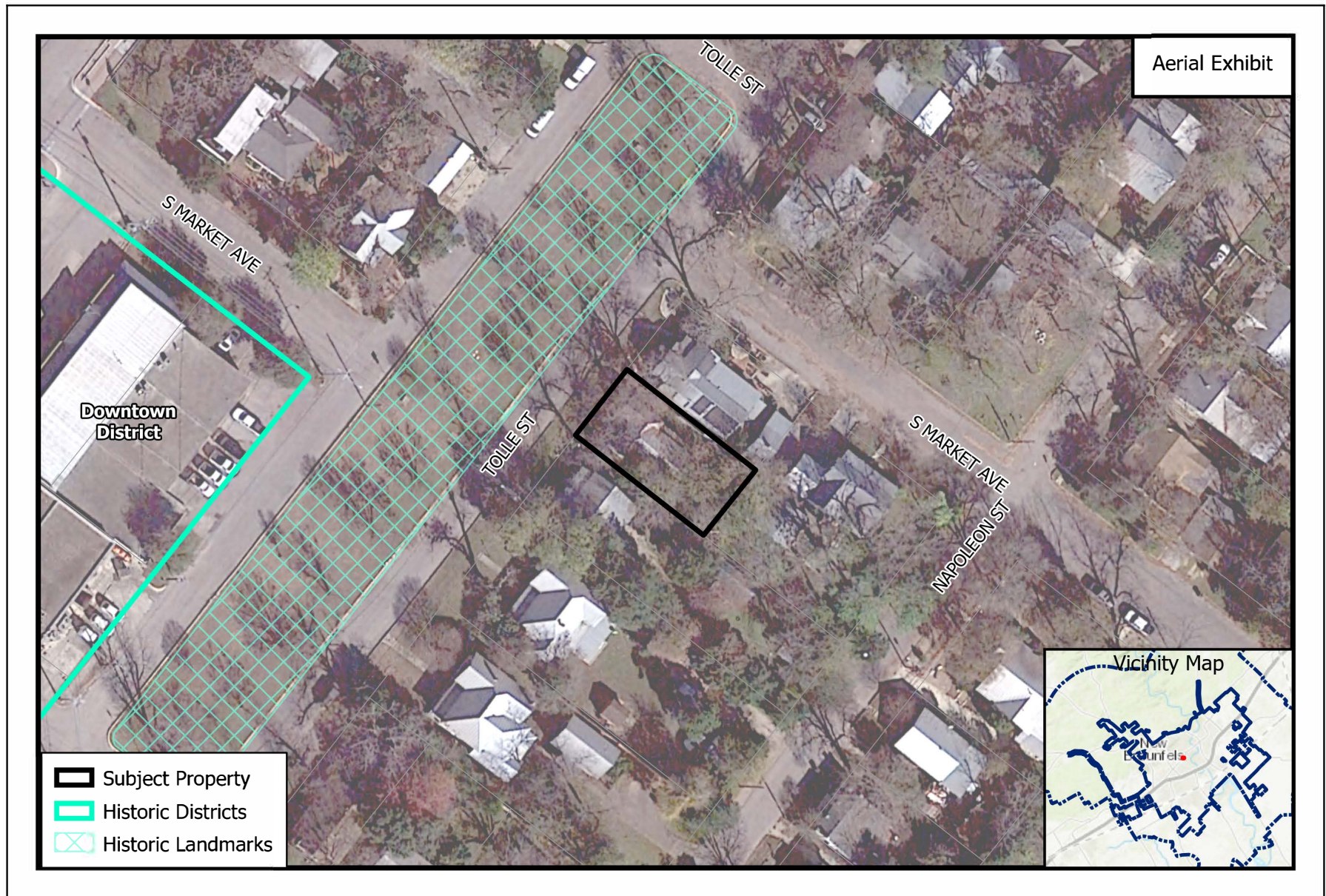
Given the small size of the lot, staff recommends renovation over demolition. The existing structure on site is encroaching into the front setback of the property. If the structure were to be demolished, the property would lose that encroaching space in the front and the structures non-conforming status. Due to zoning restrictions, the lot, if empty, has a buildable area of approximately 1,800 sq. ft. Renovation of the existing structure provides the possibility for additional square footage that would not be possible on the vacated lot.

If the owner is in objection, then staff ultimately recommends 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. Staff Photos
- E. Chapter 66-56: Criteria for the Designation of Historic Landmarks and Districts
- F. Chapter 66-60: Alteration Certificate Required for Demolition
- G. Owner Email 9/6/2021

A: Location Map



B: Submittal Documents



B: Submittal Documents



B: Submittal Documents



B: Submittal Documents



B: Submittal Documents



B: Submittal Documents



B: Submittal Documents



C. Supplemental Documents

Deed Records

282 Tolle St.



Legal Description:

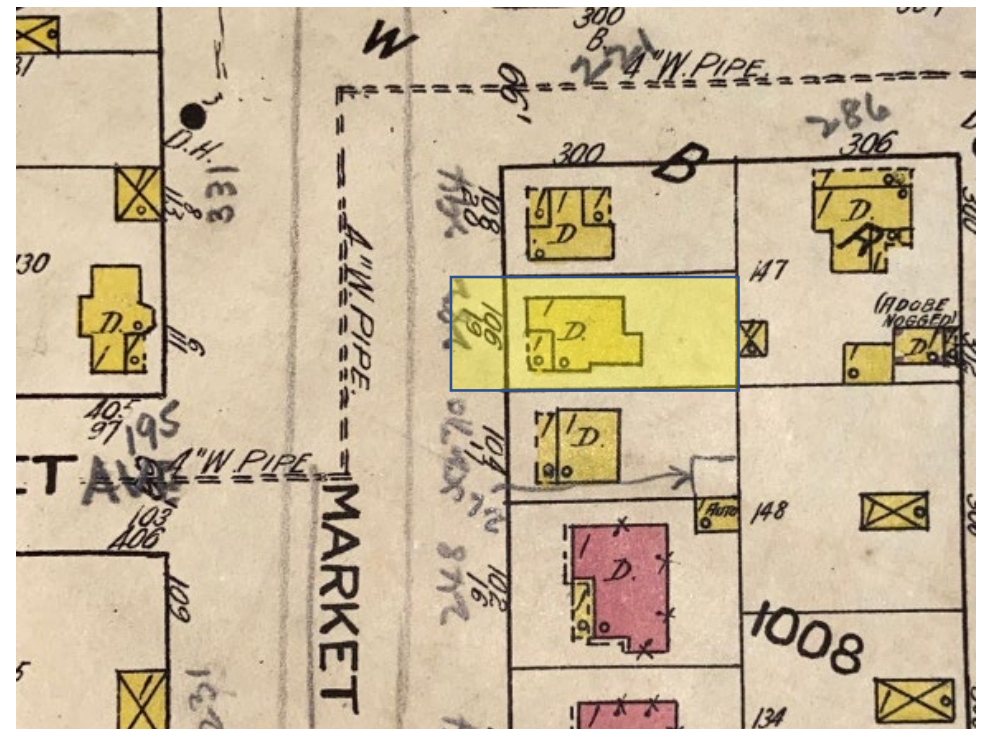
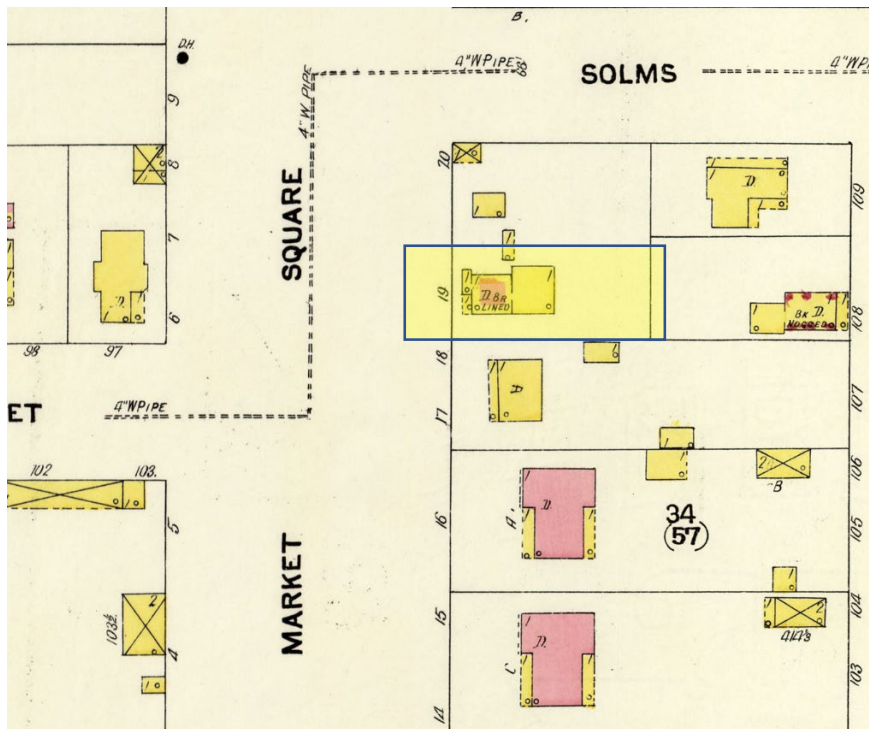
CITY BLOCK 1008, LOT N 96.03 OF W 47.85 LOT 147

Present - 2003	Gloria Calderon
2003 - 1986	Marjorie E. Baugham (co-owner with Gloria Calderon)
1986 - 1973	Alma J. Reely & Robert B. Reely
1973 - 1971	John I. Calentine Jr. & Marylin E. Calentine
1971 - 1968	Lonney M. Hadlock & Marlianne Hadlock
1968 - 1966	Kenneth Hadlock & Sarah Velda Hadlock
1966 - 1945	Ethel Potschernick Schumann & Frank J. Schumann -Mrs. R. W. Potschernick

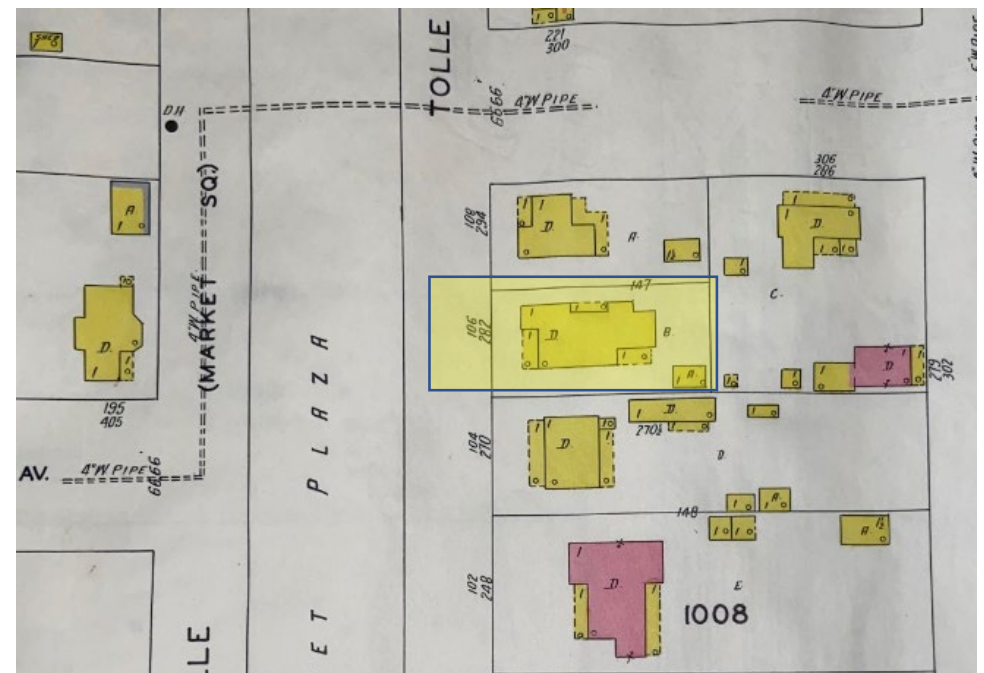
C. Supplemental Documents

1945 - 1944	Werner Bueche & Myrtle Bueche
1944 - 1944	Edgar Bueche & Ruby Bueche
1944 – 1900	Emma Staats (Hauth) & Theo Staats -Walter Staats -Edwin A. Staats, -Hulda Buske -Emmy Erben -Theodora Lowey -James G. Lowey
1900 - 1878	Louise Guessow (Hauth) & Gustav Guessow Sr. -Emmy, Amalie, Gustav, and Charles (Children)
1878 - ?	“Homestead of George Hauth & Anna Elisabeth Hauth”
1845 - ?	Lot 147 & Lot 148 owned by founder Johann Hassler

C. Supplemental Documents



1907 Sanborn (left), 1920 Sanborn (Top Right), and 1930 Sanborn (Bottom Right) with 282 Tolle highlighted.



No. 16720 - DEED. GERMAN EMIGRATION COMPANY TO MR. HASSLER.

United States of America
States of Texas
County Comal

Know all men by these presents that I Hermann Spiess acting as trustee of the German Emigration Company for and in consideration that Mr. Hassler is an emigrant under contract of the Company aforesaid and for the Grant on the waters of the Llano and San-Saba have granted, bargained, sold, released and conveyed and by these presents do grant, bargain, sell, release and convey unto them the said Mr. Hassler, his heirs and assigns all the right, title interest, claim and demand of the German Emigration Company in and to all these two lots or parcels of land situated lying and being in the city of New Braunfels County Comal and designated in the map of said city of New Braunfels as No. (147) one hundred and fourty seven and eight and No. (148) containing each about half an acre bavarian measurement, said lots bounded as will more fully appear by reference to the plat hereby annexed together with all and singular the rights, titles, hereditaments and appurtenances to the same belonging, to have and to hold all and singular these two lots or parcels of land and premises unto unto them the said Mr. Hassler his heirs and assigns forever

And I Hermann Spiess acting as trustee of the German Emigration Company bind myself my successors and constituents to warrant and forever defend all and singular the said premises unto them the said Mr. Hassler his heirs and assigns against the claim or claims of all and every person or persons whomsoever claiming or to claim the sames or any part thereof by thorough or under me, my successors and constituents.

In witness whereof, I have hereunto set my hand and official seal this the 18th day of August 1847

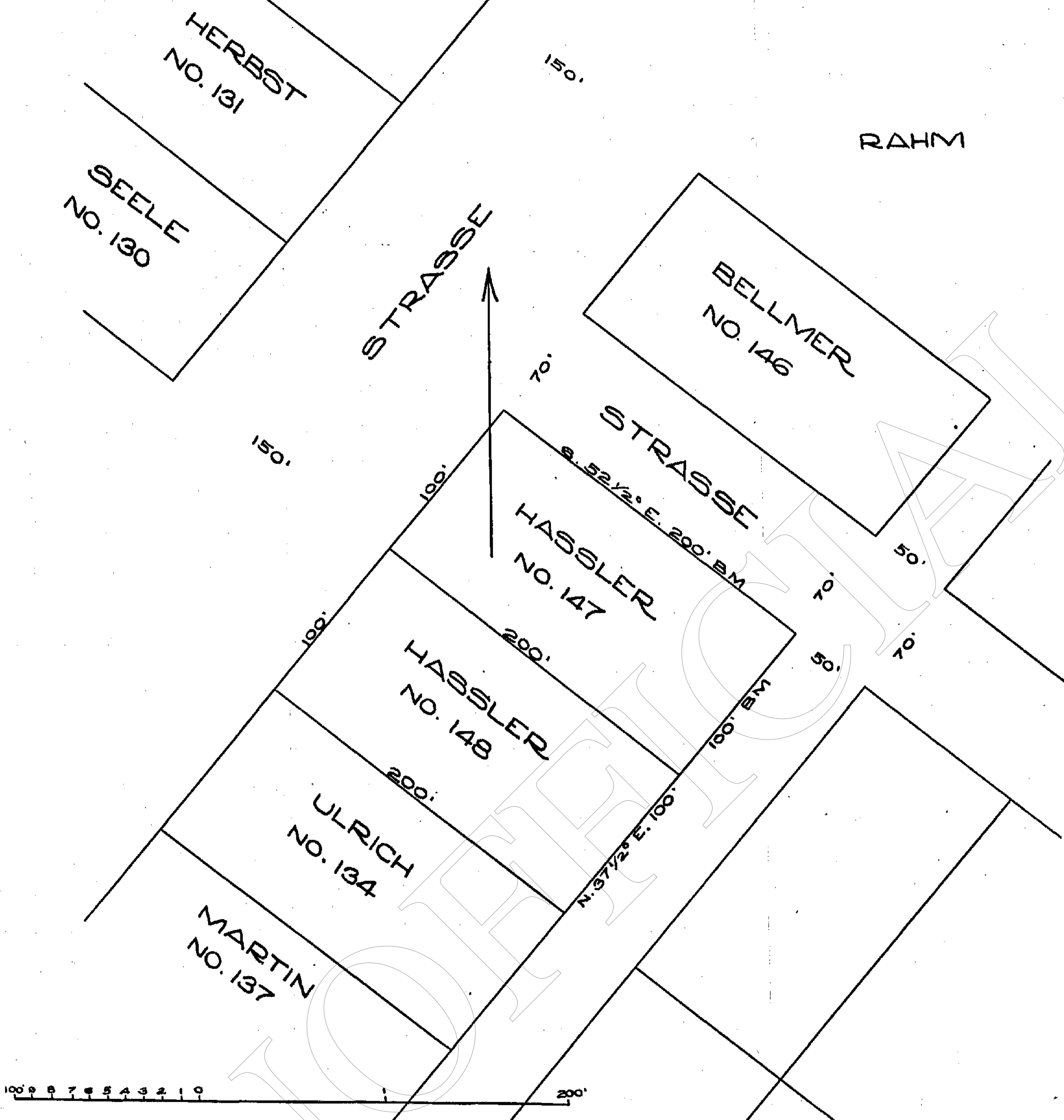
Signed sealed and delivered
in presence of witnesses.

(Seal)

H. Spiess

John F. Torrey
T Eracht

Situationsplan über die Stadtlots No. 147 and No. 148, vom Verein dem Emigranten Hassler eigenthümlich übergeben.



Filed for record August 3rd, 1944, at 1.15 o'clock P.M., and recorded August 3rd, 1944, at 2.40 o'clock P.M.

[Signature]
Co. Clerk, Comal County, Texas.

C. Supplemental Documents



Memorial at the entrance of Landa Park shows both Hassler and Staats.

C. Supplemental Documents

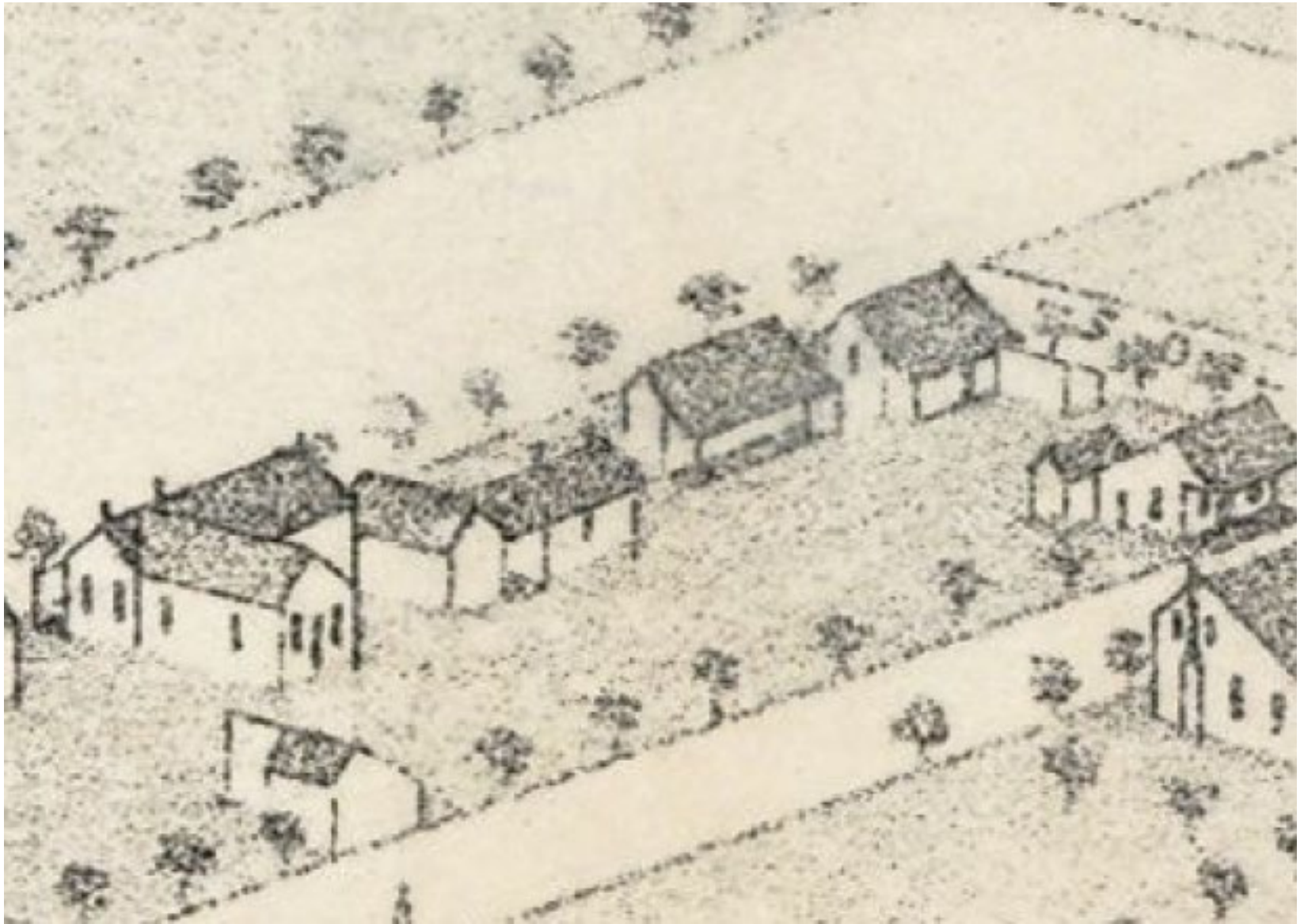
PRINCE CARL OF SOLMS-BRAUNFELS



Surviving settlers in front of the original Sophienburg Fort, Heinrich Staats is seated at the right.

1878 Reunion of Surviving Settlers at Prince Carl's Log Cottage L to R standing: J. Langkopf, Geo. Reininger, Jr., Wm. Wetzel, Wm. Clemens, Sr., Hy. Voges, Conrad Meyer, Conrad Engelke, J. J. Meyer, Capt. J. Bose, C. Klinger, Hy. Bitter. Seated: G. Dreiss, Geo. Reininger, Sr., Johann Mueller, Wilhelm Seekatz, Ferd. Nolte, Jul. Rennert, John Halm, Hy. Busch, Geo. Ullrich, F. Heidemeyer, Hy. Beringer, Sr., Nic. Holz, Hugo Wetzel, Hy. Staats, C. Hy. Siebert.

C. Supplemental Documents



1881 Augustus Koch Map of New Braunfels
showing the approximate location of 282 Tolle.

C. Supplemental Documents



Staats - "Pioneers of 1845"

C. Supplemental Documents



Theodore "Theo"
Staats & Emma
(Hauth) Staats, date
unknown.

C. Supplemental Documents



Staats Family,
early 1900's.

C. Supplemental Documents



Edwin Staats ran the Coca Cola Bottling Co. (formally the St. John Bottling Co.) from 1915 to 1965. He also served as the president of the Comal County Fair Association from 1923 to 1930.

C. Supplemental Documents



Official City portrait
of Walter Staats,
Fire Chief from 1925
to 1958.

C. Supplemental Documents



Setbacks for R-2
Property (blue lines)

Front: 25 ft

Rear: 20 ft

Sides: 5 ft

Demolition will result
in a loss of non-
conforming status,
meaning that any new
construction will need
to abide by current R-
2 regulations.

This would result in
approximately 1,800
sq. ft. of buildable
space (yellow box) on
the 4,500 sq. ft. lot.

D: Staff Photos



D: Staff Photos



D: Staff Photos



D: Staff Photos



D: Staff Photos



D: Staff Photos



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

Paragraph 30 pt Text - Forward - Backward - Pane Rotate - Arrange

Gloria Calderon
15807 Boonridge Rd.
Houston, TX 77053

To: City of New Braunfels, Texas

Re: Demolition of 282 Tolle St.

To Whom It May Concern,

I, Gloria Calderon being sole owner of the property at 282 Tolle St. in New Braunfels wish to petition you to allow me to demolish the house at 282 Tolle St., New Braunfels, TX.

Presently, I do not have any rebuilding plans but I do think that in the future I will be able to rebuild a 2 or 3 bedroom home there. The reason I am unable to remodel it, is that it would take at least \$50,000.00 to do so. The city has asked me to board up the places where animals can get in and as you can probably see in the pictures Mr. Bridwell has submitted there are too many areas to fix and too costly and for what? At this time I do not have the funds to fix or remodel it.

I would also consider an offer if the city is interested in buying it.

Sincerely,

Gloria Calderon
missunderstoodgc@gmail.com
713-865-0201

9/14/2021

Agenda Item No. B)

PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

HST21-308 Consideration of a Certificate of Alteration for the construction of a new detached carport and deck located at 397 S. Academy Ave. within the Sophienburg Hill Historic District.

DEPARTMENT: Planning & Development Services

COUNCIL DISTRICTS IMPACTED: District 6

BACKGROUND INFORMATION:

The applicant is requesting a Certificate of Alteration to construct a new detached carport and deck at 397 S. Academy Ave. within the Sophienburg Hill Historic District.

The applicant is requesting approval for the designs of a new detached carport and deck. The deck will be located at the end of the carport under the roof and obstructed from right of way view. The applicant has stated that a NBU waterline is planned to be decommissioned under their existing driveway, and that the carport is planned to be built once that work has been completed.

HISTORIC CONTEXT:

Prior to 2014 the property was a vacant lot. In 2014 a single-family dwelling with craftsman & bungalow influences was constructed on site.

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 based on criteria 3, 9, and 10 of Chapter 66-58 Criteria for approval of an alteration certificate.

3) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

The main dwelling was constructed in 2014 and bears stylistic influences of the Craftsman/Bungalow style, but does not replicate these styles or create a "false sense of history." The proposed carport likewise does not create a false sense of history and is contemporary, though compatible, in design.

9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design

is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

The proposed carport is setback significantly from the right of way and is detached from the main structure. The design is contemporary, but takes cues from the style of the main structure.

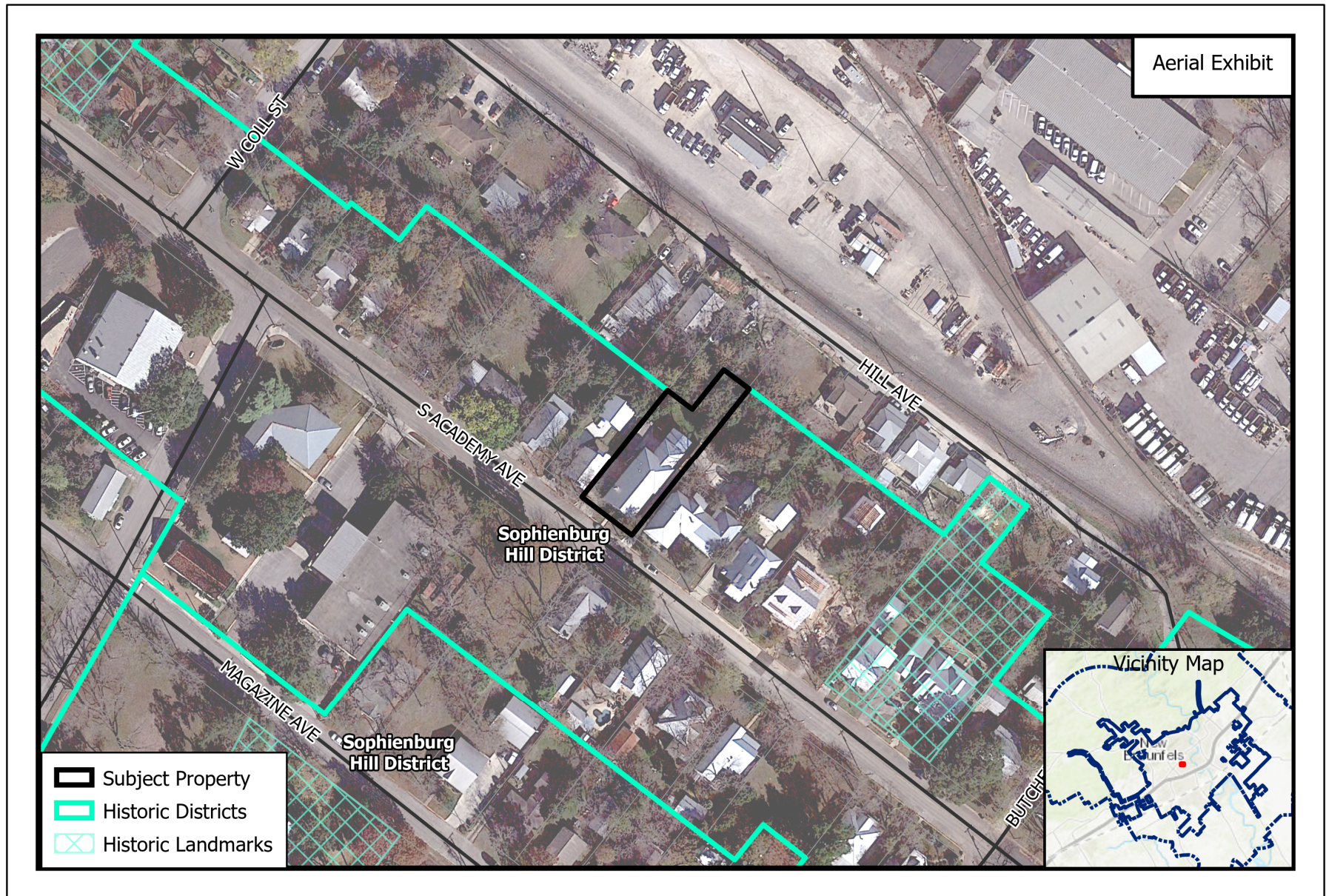
10) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

The detached carport could easy be removed in the future without affecting the main structure.

ATTACHMENTS:

- A. Location Map
- B. Application
- C. Submittal Documents
- D. Sec. 66-58 Criteria for Approval of an Alteration Certificate

A: Location Map



HIST21-308
397 S. Academy Ave

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

Source: City of New Braunfels Planning
 Date: 9/9/2021

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

Case No: <u>HST 21-308</u>
Meeting Date: <u>9-14-21</u>
<input checked="" type="checkbox"/> Historic District <u>Sophienburg</u>
<input type="checkbox"/> Historic Landmark
<i>Staff use only</i>

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 Gasparek (830-221-4086 or CGasparek@nbtexas.org) if you have questions about whether or not your project qualifies for administrative approval.

1. APPLICANT INFORMATION:

Name: RONALD HANNAN
 Mailing Address: 397 S Academy Ave
 City/State/ZIP: NEW Braunfels TX 78130
 Telephone: 210-240-2173 Email: ron@fc25.net

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: SELF
 Company Name: _____
 Mailing Address: _____
 City/State/ZIP: _____
 Telephone: _____ Email: _____

4. **SUBJECT PROPERTY:**

Property Address/Location: 397 S Academy Ave
New Braunfels TX 78130

Legal Description:

Name of Subdivision: _____

Lot(s): PT West Garden St Block(s): 1015 Acreage: 0.2540

Existing Use of Property: Residential, primary

5. **SCOPE OF WORK (ATTACH ADDITIONAL PAGES IF NECESSARY):** Build carport at end of driveway - 14W X 30L, All steel construction materials - posts, beams, and roofing panels. A small deck will be positioned to the rear of the carport, and be under the carport roof, 10' in length. All pictures, plans, diagrams, elevation uploaded to Permit Portal. Variance required and approved Sep 2020, Case Z-20-014.

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:
<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.

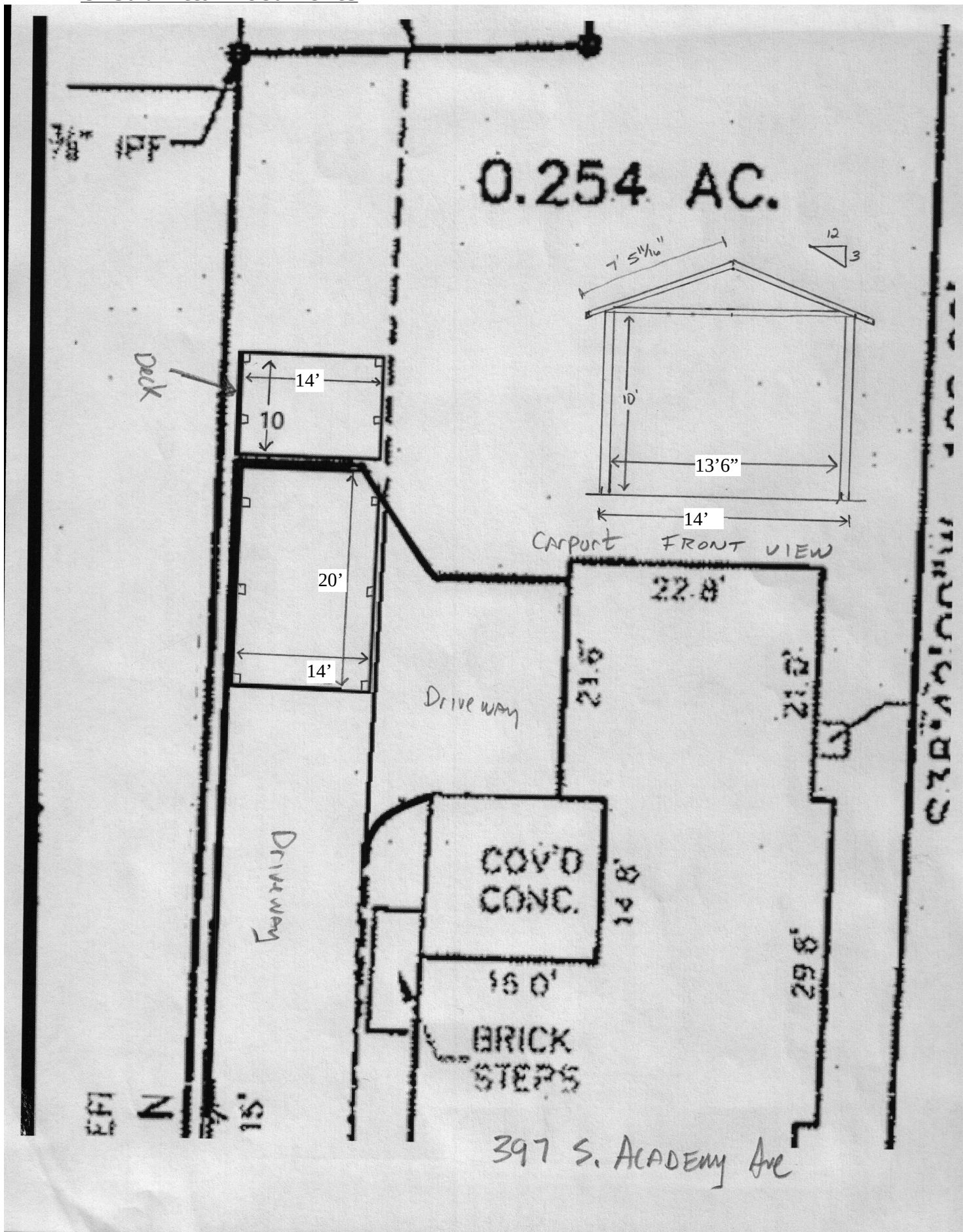
Property Owner's Signature: _____

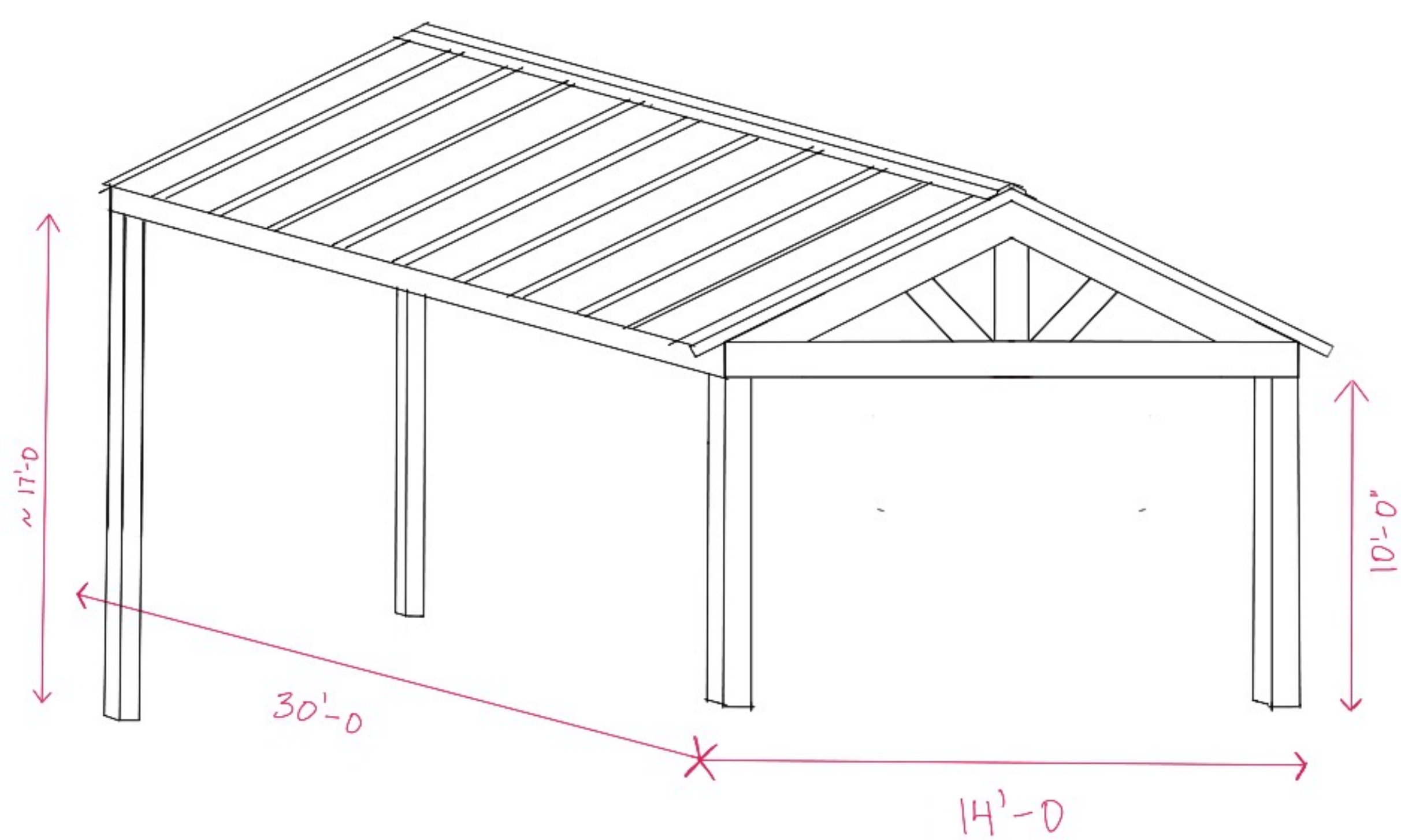
Date: Aug 23, 2021

Applicant Signature: _____

Date: Aug 23, 2021

C: Submittal Documents





Material List:

- 3x3x11ga square tubing
- 4x2x14ga purlin
- 26ga R panel decking
- (1/2)"x8x8 base plate/embeds

C: Submittal Documents



C: Submittal Documents



September 21, 2020

Ronald Hannan
397 S. Academy Avenue
New Braunfels, TX 78130

RE: Case# Z-20-014
397 S. Academy Avenue

Mr. Hannan:

On September 17, 2020 the Zoning Board of Adjustment **approved** your request to allow two accessory structures to encroach up to 3 feet into the required 5-foot side setback, addressed at 397 S. Academy Avenue.

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

ONE CITY, ONE TEAM

830.221.4050 | 550 LANDA STREET, NEW BRAUNFELS, TX 78130 | NBTEXAS.ORG

Sec. 66-58. Criteria for approval of an alteration certificate.

In considering an application for an alteration certificate, the commission shall be guided by any adopted design guidelines, and where applicable, the following from the secretary of the interior's standards for the rehabilitation of historic buildings. Any adopted design guidelines and secretary of the interior's standards shall be made available to the property owners of historic landmarks or within historic districts.

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed when possible. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- (6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- (10) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

(Ord. No. 96-9, § I, 2-26-96)

9/14/2021

Agenda Item No. A)

September 14 Staff Report

- 1) New Braunfels 4-year review and upcoming training hosted by the Texas Historical Commission.
- 2) September 17th staff and commission Historic Preservation training hosted by Place Strategies.
- 3) Review and distribution of New Braunfels Historic Preservation brochure.
- 4) Recap from CAMP training on August 26th and 27th.

Historic Preservation Full Day Session Agenda

550 Landa St, New Braunfels, TX 78130

8am - Background and Introductions (Light Breakfast Items)

- Simple introduction into my background and experiences as a preservation planner, commissioner, and developer. Includes an introductory ice breaker to get to know the group and talk about personal experiences with historic preservation.

8:30am - Historic Preservation Basics

- Presentation geared towards the basics such as understanding the importance, the different levels of preservation, various preservation regulatory tools, and preservation roles within the public and private realm. This time will ensure there is a basic level of understanding for the rest of the day.

10am - Navigating Historic Preservation

- One of the most difficult aspects of historic preservation is navigating the everyday dilemmas that planners encounter; historic places foster passionate emotions and people will be engaged. I'll walk through some examples and experiences I have encountered from both the public and private side and how to effectively navigate these situations. An example: How we approach the public is different than a developer/builder than an elected official.

11am - Common Mishaps and Misconceptions

- Presentation walking through some common mishaps and misconceptions that are experienced by historic preservation planners every day.

12pm - Lunch (Local Sandwich Shop)

1pm - Innovative Strategies

- What are other municipalities doing that have been successful? I'll dive into public-private partnerships and how they work, working with developers to see the upside of preserving, and how planners can facilitate the use of incentives through ongoing engagement and city programs.

2pm - Site Tour

Opportunity to drive or walk some of the existing historic districts or landmarks and understand how some of the concepts and tools can be applied to real life districts and buildings.

Introduction to Historic Preservation

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

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

Historic Districts

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

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

Historic Landmarks

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



A division of:



Further Information about Historic Preservation

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

www.nbtexas.org/474/Historic-Preservation

550 Landa St., New Braunfels, TX 78130

Call (830) 221-4086 or email

CGasperek@nbtexas.org



Historic Preservation

A guide to owning historic property in New Braunfels



Purpose

Procedures

Incentives

Criteria for Designation

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

-National Trust for Historic Preservation

Process for Designating Historic Resources in New Braunfels

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

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



Certificates of Alteration

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

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

Interior work does not require a Certificate of Alteration.



Benefits of Historic Preservation

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

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

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

Financial Benefits

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

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