



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



TUESDAY, OCTOBER 12, 2021 at 8:30 AM

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

A) Approval of the September 14, 2021 regular meeting [21-1041](#) minutes.

4. CITIZENS' COMMUNICATIONS

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

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) HST21-323 Consideration of a Certificate of Alteration to [21-1039](#) demolish a single-family residence at 555 S. Academy Ave. within the Sophienburg Hill Historic District, and to preliminarily review designs for new construction.

Caleb Chance Gasparek
Historic Preservation Officer

B) HST21-346 Consideration of a Certificate of Alteration to [21-1038](#) remove 21 windows and to replace them with vinyl windows at 572 Magazine Ave. within the Sophienburg Hill Historic District.

Caleb Chance Gasparek
Historic Preservation Officer

C) HST21-351 Consideration of a Certificate of Alteration [21-1027](#) for the construction of a new detached carport at 519 Magazine Ave. within the Sophienburg Hill Historic District.

Caleb Chance Gasparek
Historic Preservation Officer

D) HST21-353 Consideration of a Certificate of Alteration [21-1049](#) for the demolition of a circa 1935 detached garage and replacement of 2 non-historic metal windows at 123 S. Academy Ave within the Downtown Historic District.

Caleb Chance Gasparek
Historic Preservation Officer

E) HST21-355 Consideration of an application for tax relief [21-1050](#) at 123 S. Academy Ave within the Downtown Historic District.

Caleb Chance Gasparek
Historic Preservation Officer

6. STAFF REPORT

A) Appointment of 1 Landmark Commissioner to the [21-1057](#) Citizen's Advisory Committee for the adoption of the New Braunfels's Unified Development Code (UDC).

B) Discussion of the previously drafted amendment to [21-1058](#) Chapter 66 regarding the preservation of trees within historic districts and at historic landmarks.

C) Briefing of the upcoming November training by the Texas [21-1059](#) Historic Commission and the 4-year review of the New Braunfels's Historic Preservation Program.

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

10/12/2021

Agenda Item No. A)

**Historic Landmark Commission
Regular Meeting Minutes
September 14, 2021**

Members Present

Chair Yvonne Hoffmann
Vice Chair Bonnie Leitch
Thomas Tumlinson
Melinda Poss
Katie Totman

Staff Present

Chris Looney, Planning & Development
Services Director
Jean Drew, Planning & Development Services
Assistant Director
Nathan Brown, Assistant City Attorney
Sam Hunter, Assistant Planner
Caitlin Garrigus, Intern

Members Absent

Susan Sonier
Nathan Feingold
Theresa Johnson
Joel Rector

1. **The above meeting was called to order by Chair Hoffmann at 8:37 a.m.**

2. **ROLL CALL**

Roll was called, and a quorum was declared.

3. **APPROVAL OF MINUTES**

Chair Hoffmann approved the August 10, 2021 meeting minutes as presented.

4. **CITIZENS COMMUNICATION**

None.

5. **ITEMS FOR CONSIDERATION**

A) **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. Presented by Chris Looney, Planning & Development Services Director**

Mr. Looney presented.

There were no applicants present.

Discussion followed on city acquisition of properties, trees, salvage of materials, future plans for regulations, decision period and potential buyers.

Motion by Vice Chair Leitch, seconded by Commissioner Totman, to approve 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 with the suggestion to preserve as many trees as possible. Motion carried (4-0-1) with Commissioner Poss in opposition.

B) **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. Presented by Jean Drew, Planning & Development Services Assistant Director**

Mrs. Drew presented.

There were no applicants present.

Discussion followed on deed restrictions and city restrictions for carports and recreational vehicles.

Motion by Commissioner Poss, seconded by Commissioner Tumlinson, to approve the proposed 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. Motion carried (5-0-0).

STAFF REPORT

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

A) September 14th Staff Report.

Mr. Looney presented on an upcoming Historical Preservation training on September 17th and the addition of brochures for upcoming council meetings.

Discussion followed on the relocation of three Connections properties, training on case presentation, and the Tolle St area.

ADJOURNMENT

There being no further business, Chair Hoffman adjourned the meeting at 9:03 a.m.

Chair

Date

10/12/2021

Agenda Item No. A)

PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

HST21-323 Consideration of a Certificate of Alteration to demolish a single-family residence at 555 S. Academy Ave. within the Sophienburg Hill Historic District, and to preliminarily review designs for new construction.

DEPARTMENT: Planning & Development Services

COUNCIL DISTRICTS IMPACTED: District 6

BACKGROUND INFORMATION:

The applicant is requesting a Certificate of Alteration to demolish the circa 1947 minimal traditional house located at 555 S. Academy Ave. The house was found to be non-contributing to the Sophienburg Hill Historic District in 2011.

The applicant has submitted preliminary designs with the intent to come back before the Landmark Commission in the coming months if the demolition is approved.

HISTORIC CONTEXT:

The Comal Assessor District indicates the house was constructed in 1947 with modifications made to the property in 2008. Sanborn maps show that the lot was vacant in 1930, with existing house visible in the 1967 map. The 1967 map indicates that the building is clad in asbestos. In 2011 an assessment of the house's integrity was made by the former HPO and found to be non-contributing to the Sophienburg Hill Historic District.

ISSUE:

A Certificate of Alteration is required for any alteration to a landmarked property or a property within a local historic district, including the demolition of structures.

FISCAL IMPACT:

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

RECOMMENDATION:

Staff recommends approval of the Certificate of Alteration to demolish the circa 1947 dwelling on site. Before submitting final drawings for new construction, staff recommends that the garage of the proposed building should be tertiary or secondary to the main façade of the building. Houses within the Sophienburg Hill Historic District do not typically have attached garages fronting onto S. Academy.

ATTACHMENTS:

A. Location Map

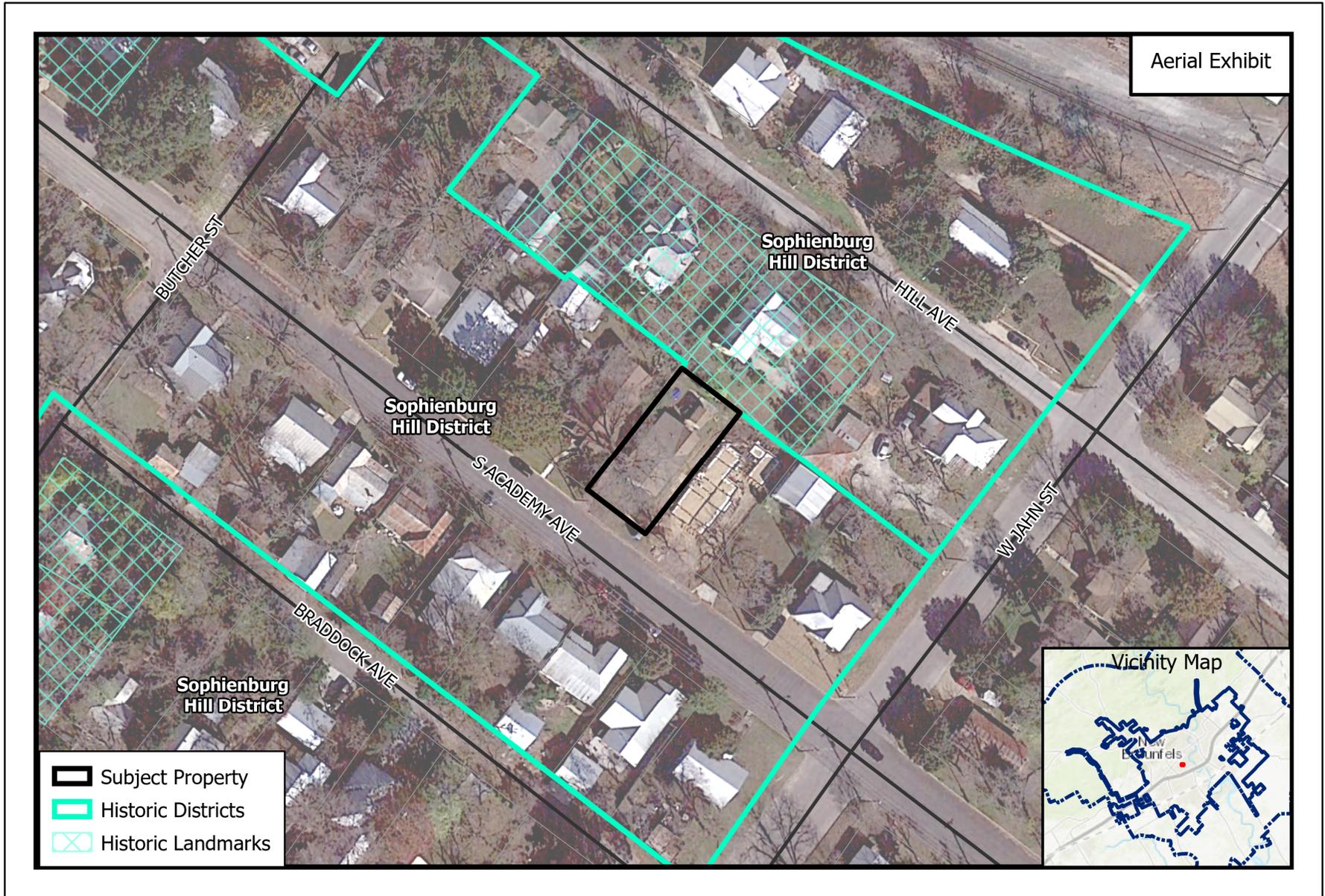
B. Application

C. Staff Photos

D. Submittal Documents

E. Supplemental Documents

A: Location Map



HIST21-323
555 S. Academy (Demo)

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

Source: City of New Braunfels Planning
 Date: 10/4/2021

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.

B: Application



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

Case No: <u>HST21-323</u>
Meeting Date: <u>10-12-21</u>
<input checked="" type="checkbox"/> Historic District <u>Sophienburg</u>
<input type="checkbox"/> Historic Landmark
<i>Staff use only</i>

Filled out by Caleb from CW Submittal

Certificate of Alteration Application

NO FEE

For physical case file

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: Drew Williams

Mailing Address: 565 S. Academy

City/State/ZIP: New Braunfels, TX 78130

Telephone: 830-305-5000 Email: drewewilliams@gmail.com

2. PROPERTY OWNER (IF NOT APPLICANT*):

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

Name: _____

Mailing Address: _____

City/State/ZIP: _____

Telephone: _____ Email: _____

3. ARCHITECT OR CONTRACTOR:

Name: _____

Company Name: _____

Mailing Address: _____

City/State/ZIP: _____

Telephone: _____ Email: _____

B: Application

4. SUBJECT PROPERTY:
Property Address/Location: 555 S. Academy

Legal Description:

Name of Subdivision: _____

Lot(s): _____ Block(s): _____ Acreage: _____

Existing Use of Property: _____

5. SCOPE OF WORK (ATTACH ADDITIONAL PAGES IF NECESSARY): _____

Demo of building w/in Sophienburg
Hill HD

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.

C: Staff Photos



C: Staff Photos



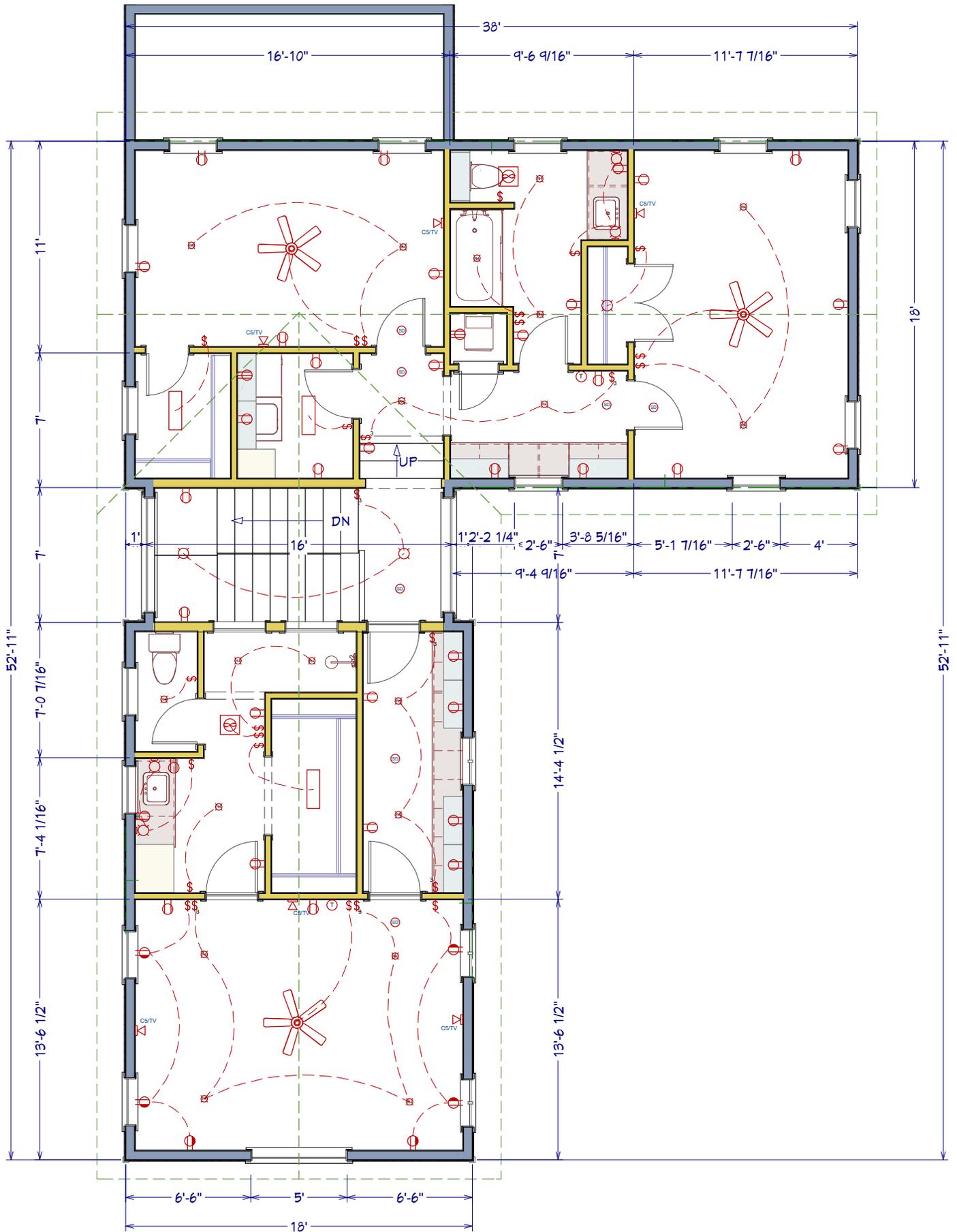








D: Submittal Documents



LIVING AREA
1221 SQ FT



**Historic Landmark Commission
Agenda Item Report
August 9, 2011**

Agenda Item No. 6(A)

**Presenter: Cherise Bell, Historic Preservation Officer
(830) 221-4057 - cbell@nbtexas.org**

SUBJECT: Case # HLC 11-016

Consider a Certificate Of Alteration regarding the conceptual design for infill development of a vacant lot located at 555 S. Academy Avenue in the Sophienburg Hill Historic District.

APPLICANT/OWNER:

Drew Williams
555 S. Academy Avenue
New Braunfels, TX 78130

HISTORIC CONTEXT:

Located within the Sophienburg Hill Historic District, this property consists of two lots, number 13 and 15. Lot 13 has a one-story Minimal Traditional Style house, built circa 1950 and is non contributing to the historic district. Lot 15 is a vacant lot and the site of the proposed new house. The property owner is requesting conceptual approval to construct a two-story house with a metal hip roof and a detached one-car garage. The applicant will return with detailed plans regarding windows, railing, columns, etc.

Infill development is permitted by the City's Historic Landmark Preservation Ordinance:

- Sec. 66-57. Alteration certificates for alteration or new construction affecting landmarks or historic districts.
- Sec. 66-58. Criteria for approval of an alteration certificate. (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.

A review of the Sophienburg Hill Historic District building stock identified seven houses that are one and half stories, and one house, the Dittlinger House, which is two stories. Two commercial buildings, the Sophienburg Museum and the American Legion Hall, have an exterior height visually equal to a two-story building. Although the predominant height of the Sophienburg Hill Historic District is single story, exceptions do exist and the hip roof visually reduces the massing and scale of the roofline and the house's front facade.

STAFF RECOMMENDATION:

Staff recommends approval of conceptual design with the following modifications:

- The exterior material be wood or hardiplank (6-inch wide strip laid in a horizontal pattern) to imitate wood.

E: Supplemental Documents (2011 Case File)

ATTACHMENTS

1. Application
2. Location Map
3. Elevation for house
4. Elevation for detached garage
5. Photos of Height Comparison
6. Site Plan
7. Streetscape Photo
8. Aerial Map

U:\Planning\Historic Preservation\HLC\Applications\Academy 555\agenda form_Aug 2011.docx

10/12/2021

Agenda Item No. B)

PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

HST21-346 Consideration of a Certificate of Alteration to remove 21 windows and to replace them with vinyl windows at 572 Magazine 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 remove 21 historic age windows and to replace them with Champion ColorBond and TimberBond vinyl windows. The applicant has indicated that the material trim of the proposed windows is wood, and the proposed windows themselves are vinyl.

HISTORIC CONTEXT:

Deed research indicates was built in 1925 by Alfred Herry Sr. for Alwin Kroesche for \$5,000. Herry Sr. was a prominent builder of homes in New Braunfels in the early 20th century. In 1927 the house was sold to William Zipp Jr. and Louise nee Weyel. William and Louise lived at the property until 1956. Both were lifelong residents of Comal County, in 1927 William retired from his farm and moved to 572 Magazine where him and Louise lived until their deaths in 1955 and 1956.

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 finds that the removal of historic windows and replacement with vinyl windows fails to meet criteria 2, 5, 6, and 9 of Chapter 66-58 Criteria for approval of an alteration certificate, and that insufficient evidence has been provided warranting the replacement of the existing historic windows. In considering a Certificate of Alteration application, Chapter 66-58 states that “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.”

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.

Historic windows are often considered character defining features of historic homes. With the exception of the proposed picture windows, which are not historically found on craftsman homes, the proposed double-hung

windows are compatible in design, but not in material construction.

5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.

Character defining windows cannot be easily replaced and once gone the likelihood of them being replaced in-kind at some future point is unlikely. The National Park Service does not recommend “removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.”

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.

The proposed double-hung windows match the design of the historic windows, but are of incompatible material construction. Vinyl is generally discouraged on historic homes. Furthermore, the National Park Service and Department of the Interior do not recommend “replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.”

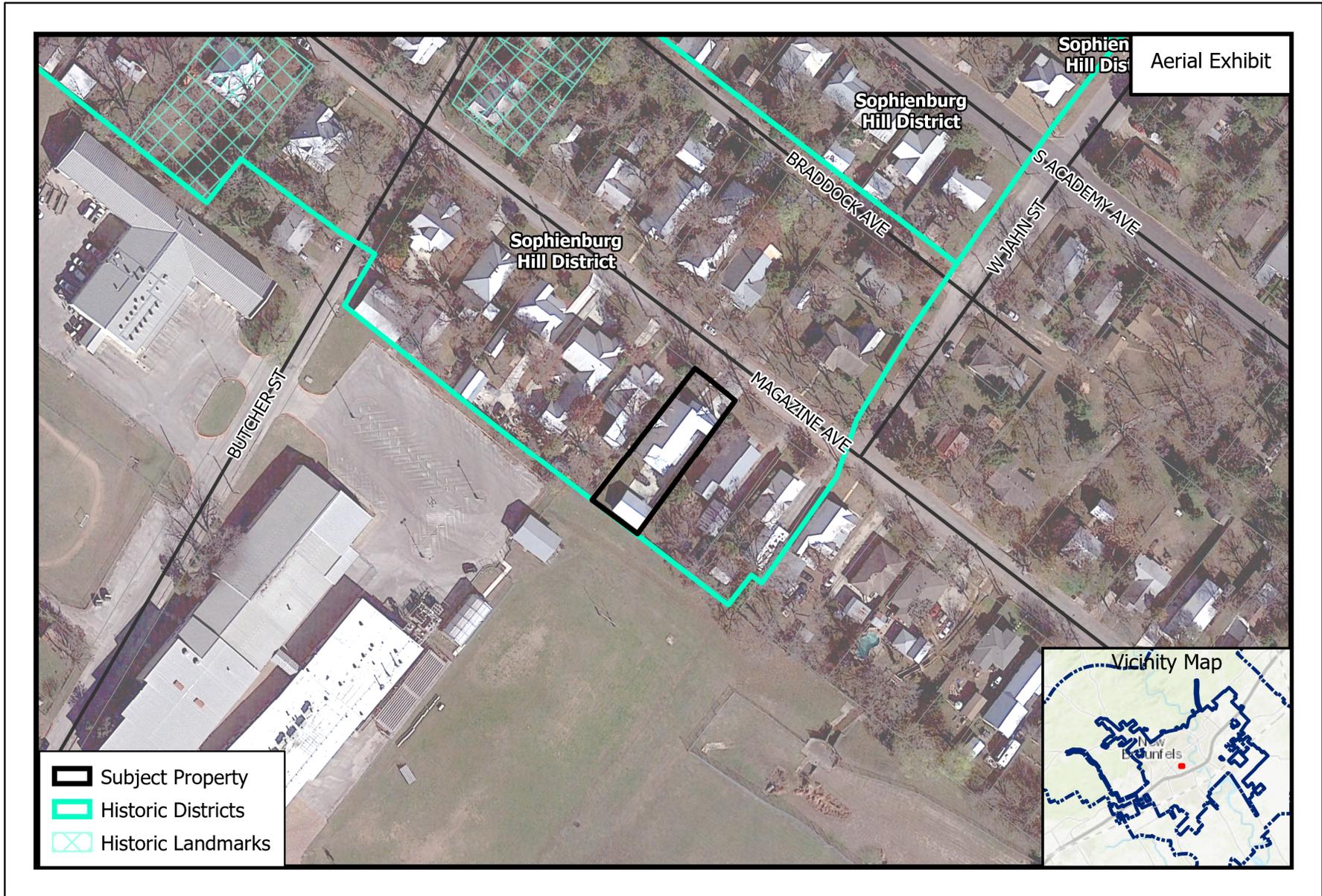
9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

Vinyl windows fail to meet the material requirement, and picture windows were not historically found on craftsman style homes.

ATTACHMENTS:

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

A: Location Map



HIST21-346
572 Magazine



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

Source: City of New Braunfels Planning
 Date: 10/1/2021

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.

B: Application



Planning & Community Development Dept.
Historic Preservation
550 Landa Street
New Braunfels, Texas 78130
(830) 221-4050 www.nbtexas.org

Case No: <u>HST 21-346</u>	RECEIVED SEP 23 2021 BY: <u>PK</u>
Meeting Date: <u>10-17-21</u>	
<input checked="" type="checkbox"/> Historic District <u>Sophienburg</u>	Submittal date - office use only
<input type="checkbox"/> Historic Landmark	

**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 the HPO if you have questions about whether or not your project qualifies for administrative approval.

1. APPLICANT INFORMATION:

Name: _____

Mailing Address: 572 Magazine Ave

City/State/ZIP: New Braunfels Tx 78130

Telephone: _____

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: Champion windows

Company Name: _____

Mailing Address: 6021 Randolph Boulevard

City/State/ZIP: San Antonio Tx 78233

Telephone: 210-564-1953 Email: _____

4. SUBJECT PROPERTY: _____
 Property Address/Location: _____

Legal Description:

Name of Subdivision: Sophienburg Hill Historic Property ID 2201
 Lot(s): 6 Block(s): 4067 Acreage: _____
 Existing Use of Property: Residential

5. SCOPE OF WORK (ATTACH ADDITIONAL PAGES IF NECESSARY): _____

See proposed contract. Replace 21 windows with custom built windows. Current windows do not open properly & have significant air/energy leaks. Neighbor @ 563 Magazine had windows replaced this summer. Ours will be the same color/style etc as that residence. See attached photos

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.

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

SUBMITTAL CHECKLIST:

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

APPLICANT:

Completed application

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

Dimensioned and scaled building plans

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

Must include the following documents:

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

Material samples, specifications or manufacturer information

Color photographs of the structure and site

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

Must include the following:

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

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

Property Owner's Signature: _____ Date: 09.23.2021

Applicant Signature: _____ Date: 09.23.2021

C: Staff Photos



C: Staff Photos



D: Submittal Documents



Lone Star Champion San Antonio Window Company, LLC
 6021 Randolph Boulevard • San Antonio, TX 78233
 210-564-1953 • F 210-564-1954
 npanion.com



WINDOW CONTRACT
 Comfort 365 Windows®

To: [Redacted] Email: [Redacted]
 Address: 572 Magazine Ave Home Phone: [Redacted] Cell/Other: [Redacted]
 City: New Braunfels State: Tx Zip: 78130 Champion Rep: Caleb Pottis Estimate Date: 9-8-21

LONE STAR CHAMPION SAN ANTONIO WINDOW COMPANY, LLC (CHAMPION) AGREES TO MEASURE, MANUFACTURE OR FURNISH AND INSTALL THE FOLLOWING CUSTOM MADE PRODUCTS FOR THE AMOUNT STIPULATED BELOW:

STANDARD INSULATED GLASS UNITS ARE ARGON FILLED IN A FOAM ENHANCED FRAME WITH FUSION WELDED CORNERS									
WINDOW COLOR		<input type="checkbox"/> Yes <input type="checkbox"/> No ColorBond® (exterior only, full screen only) <input type="checkbox"/> Tan <input type="checkbox"/> White <input type="checkbox"/> Adobe <input type="checkbox"/> Bronze <input type="checkbox"/> Pebble <input type="checkbox"/> Colonial Blue <input type="checkbox"/> Black <input type="checkbox"/> Yes <input type="checkbox"/> No TimberBond® (interior only) <input type="checkbox"/> Cherrywood <input type="checkbox"/> English Oak <input type="checkbox"/> Dark Oak Location: <input type="checkbox"/> All Windows <input type="checkbox"/> Specified Location <input type="checkbox"/> TAN <input type="checkbox"/> Comfort 365® glass Qty: _____ <input type="checkbox"/> Glass Option 1 Qty: _____ <input type="checkbox"/> Glass Option 2 Qty: _____							
QUANTITY		QUANTITY		QUANTITY		QUANTITY		QUANTITY	
WITHOUT GRIDS	WITH GRIDS	WITHOUT GRIDS	WITH GRIDS	WITHOUT GRIDS	WITH GRIDS	WITHOUT GRIDS	WITH GRIDS	WITHOUT GRIDS	WITH GRIDS
10		DOUBLE HUNG <input checked="" type="checkbox"/> Half Screen Qty: <u>14</u> <input type="checkbox"/> Full Screen Qty: _____		CASEMENT Left Hand: Qty: _____ Right Hand: Qty: _____		NA	GARDEN WINDOW WITH CASEMENT END-VENTS Head & seat boards have a water resistant laminate finish color-matched to window. 2 full screens. G1 glass only. Seat depth varies based on size & jamb thickness.		
		2 LITE SLIDER <input type="checkbox"/> Half Screen Qty: _____ <input type="checkbox"/> Full Screen Qty: _____		DOUBLE CASEMENT Single Operator: Qty: _____ Double Operator: Qty: _____			BAY WINDOW <input type="checkbox"/> Casement (Full Screens) <input type="checkbox"/> Double Hung (Half Screens) Corner Angle: <input type="checkbox"/> 30° <input type="checkbox"/> 10° Yes No Box options: <input type="checkbox"/> Unfinished Wood* <input type="checkbox"/> Laminated: <input type="checkbox"/> White <input type="checkbox"/> Tan The width of center picture window will vary based on overall width of the bay window. Seat depth varies based on size and jamb thickness.		
		ORIEL (DBL HUNG) Top 1/2 Bottom 1/2 <input type="checkbox"/> Non Std: _____ <input type="checkbox"/> Half Screen Qty: _____ <input type="checkbox"/> Full Screen Qty: _____		MULTI-LITE <input type="checkbox"/> 3 Lite <input type="checkbox"/> 4 Lite <input type="checkbox"/> 5 Lite <input type="checkbox"/> ADD'L Operator Qty: _____ Less than 72" equal lites 72" to 90" end vents are 18" in width 91" to 110" end vents are 22" in width End vents are standard; Screens are provided with operators only			BOW WINDOW <input type="checkbox"/> Casement (Full Screens) <input type="checkbox"/> Double Hung (Half Screens) Yes No Box options: <input type="checkbox"/> Unfinished Wood* <input type="checkbox"/> Laminated: <input type="checkbox"/> White <input type="checkbox"/> Tan #LITES _____ #OPERATORS _____ 2 end vents are standard; Screens are provided with operators only. Seat depth varies based on size and jamb thickness.		
		3 LITE SLIDER <input type="checkbox"/> Std 25/50/25: <input type="checkbox"/> Non Std: _____		AWNING (FULL SCREEN)					
		PICTURE WINDOW (NO SCREEN) <u>2</u>		HOPPER TILT BASEMENT WINDOW (FULL SCREEN)					
		SHAPED WINDOWS (NOT FOAM ENHANCED) (CONTOUR GRIDS UNAVAILABLE) <input type="checkbox"/> HALF ROUND Qty: _____ <input type="checkbox"/> EYEBROW Qty: _____ <input type="checkbox"/> TRAP Qty: _____ <input type="checkbox"/> OTHER (Draw In Space) Qty: _____							
	NA	Glass Block Windows Location: _____ Color: _____ <input type="checkbox"/> Diamond <input type="checkbox"/> Wavy <input type="checkbox"/> Ice <input type="checkbox"/> Vent Qty: _____ <input type="checkbox"/> Dryer Vent Qty: _____				Total Number of Windows on Order <u>24</u> *Customer is responsible for paint or stain of all unfinished wood.			
Grids: <input type="checkbox"/> Rectangle <input type="checkbox"/> Colonial <input type="checkbox"/> Diamond <input type="checkbox"/> Prairie <input type="checkbox"/> Open Prairie <input type="checkbox"/> Contour* * (Not available in TimberBond and ColorBond)		The undersigned understands that windows of certain styles and/or larger than the maximum size tested may not be AAMA and/or NFRC certified. Ask your Champion representative for details.							
Exterior PVC Coil Trim Color: _____			Tempered Glass <input type="checkbox"/> Yes <input type="checkbox"/> No Location: _____			Obscure Glass <input type="checkbox"/> Yes <input type="checkbox"/> No Rain Glass <input type="checkbox"/> Yes <input type="checkbox"/> No Location: _____			

TWO YEARS FREE IN HOME SERVICE. There is a standard \$99 service-trip charge (which may be changed based on inflation and distance) after two years following installation. Unless otherwise stated, customer is responsible for removing & replacing all window coverings, moving furniture, disconnecting & reconnecting alarm systems & sensors, and touching up paint or stain as needed.

Champion to display a yard sign until 30 days after completion
 Customer Partnership Program

HOA Approval Needed YES NO
 Buyer shall obtain all necessary approvals, and authorizations from _____

Was home built prior to 1978? YES NO
 The undersigned agrees to the terms and conditions of the Champion Lead Safe Work Practices and Lead Abatement documents.



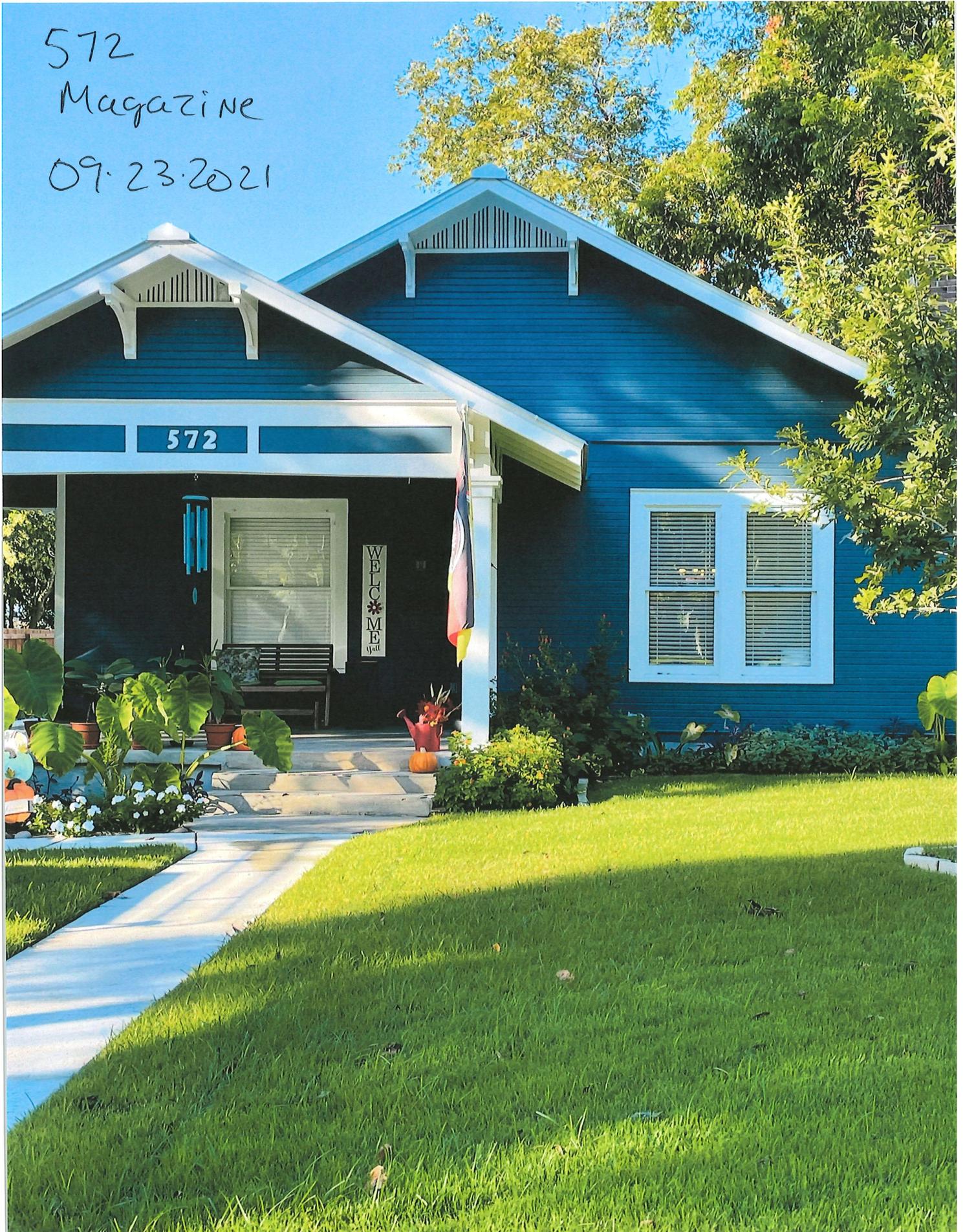
563
Magazine

09.23.2021

572

Magazine

09.23.2021





563 Magazine

09.23.2021



Building Exterior **Windows**

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

< HOME >

Standards
Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety



Distinctive window design on 19th century building.

Technology and prevailing architectural styles have shaped the history of windows in the United States starting in the 17th century with wooden casement windows with tiny glass panes seated in lead cames. From the transitional single-hung sash in the early 1700s to the true double-hung sash later in the same century, these early wooden windows were characterized by the small panes, wide muntins, and the way in which decorative trim was used on both the exterior and interior of the window.

As the sash thickness increased by the turn of the century, muntins took on a thinner appearance as they narrowed in width but increased in thickness according to the size of the window and design practices. Regional traditions continued to have an impact on the prevailing window design such as with the long-term use of "french windows" in areas of the deep South.

Changes in technology led to the possibility of larger glass panes so that by the mid-19th century, two-over-two lights were common; the manufacturing of plate glass in the United States allowed for dramatic use of large sheets of glass in commercial and office buildings by the late 19th century. With mass-produced windows, mail order distribution, and changing architectural styles, it was possible to obtain a wide range of window designs and light patterns in sash.



Delicate muntins and multi-pane sash on early 19th c. row houses.

Popular versions of Arts and Crafts houses constructed in the early 20th century frequently utilized smaller lights in the upper sash set in groups or pairs and saw the re-emergence of casement windows. In the early 20th century, the desire for fireproof building construction in dense urban areas contributed to the growth of a

E: Supplemental Documents (NPS Document on Historic Windows)

thriving steel window industry along with a market for hollow metal and metal clad wooden windows

As one of the few parts of a building serving as both an interior and exterior feature, windows are nearly always an important part of the historic character of a building. In most buildings, windows also comprise a considerable amount of the historic fabric of the wall plane and thus are deserving of special consideration in a rehabilitation project.

Windows

....**Identify, retain, and preserve**



recommended.....



Window condition assessment preceding repair work.

Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building.

Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.

Conducting an indepth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.

not recommended.....

Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Stripping windows of historic material such as wood, cast iron, and bronze.

E: Supplemental Documents (NPS Document on Historic Windows)

Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.

Windows

....Protect and Maintain

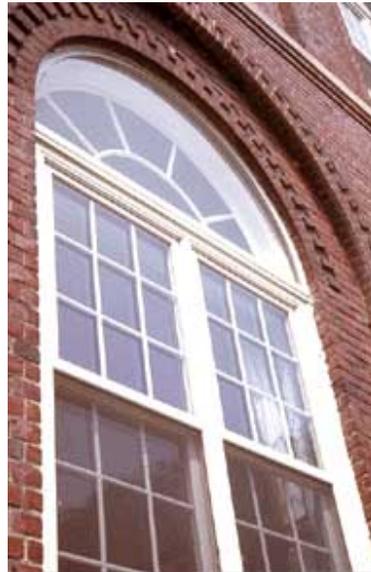


recommended.....

Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Making windows weathertight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.



Newly painted double-hung wood windows.

not recommended.....

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.

Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Failing to undertake adequate measures to assure the protection of historic windows.

Windows

....Repair



recommended.....

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing.

E: Supplemental Documents (NPS Document on Historic Windows)



Preparing historic steel windows for repairs and refinishing.

Such repair may also include replacement in kind--or with compatible substitute material--of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

not recommended....

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse serviceable window hardware such as brass sash lifts and sash locks.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

Windows

....**Replace**



recommended....

Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.



Deteriorated lower window sash shown prior to its replacement in kind.

E: Supplemental Documents (NPS Document on Historic Windows)



Lower window sash replaced, based on physical documentation.

For example, on certain types of large buildings, particularly high-rises, aluminum windows may be a suitable replacement for historic wooden sash provided wooden replacement are not practical and the design detail of the historic windows can be matched.

Historic color duplication, custom contour panning, incorporation of either an integral muntin or 5/8" deep trapezoidal exterior muntin grids, where applicable, retention of the same glass to frame ratio, matching of the historic reveal, and duplication of the

frame width, depth, and such existing decorative details as arched tops should all be components in aluminum replacements for use on historic buildings.

not recommended.....

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

not recommended.....

Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible with the historic character of the building.

Alterations/Additions for the New Use

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only

E: Supplemental Documents (NPS Document on Historic Windows)

be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

not recommended.....



Incompatible new window (lower right), resulting in loss of the building's historic character.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.



[Home](#) | [Next](#) | [Previous](#)

F: Sec. 66-58

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, § 1, 2-26-96)

10/12/2021

Agenda Item No. C)

PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

HST21-351 Consideration of a Certificate of Alteration for the construction of a new detached carport at 519 Magazine 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 at 519 Magazine Ave. within the Sophienburg Hill Historic District.

The proposed carport will be located directly adjacent to and detached from the main dwelling along the driveway. The total height of the carport is 16-feet with a decorative cupola and weather vane located at the peak of the structure. The applicant is proposing to construct the carport with matching materials of the main dwelling.

HISTORIC CONTEXT:

Deed research indicates that the lot was owned by Walter and Agnes Holtz from 1935 until about 1952. The house itself was constructed in 1935 for \$2,150 by local contractor Charles Gotthardt. Walter Holtz was a lifelong resident of New Braunfels and was employed first by the New Braunfels Fire Department and later as a county mail carrier. Around 1952 the property was transferred to the Stratemann family, whom were related to the Holtz family by marriage.

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 1, 9, and 10 of Chapter 66-58 Criteria for approval of an alteration certificate.

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.

The proposed carport is of a similar design to the main structure, though no alteration will need to be made to the main structure itself as the carport is detached.

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 does not appear to detract from the historic structure and is proposed to be constructed of like materials and compatible in design.

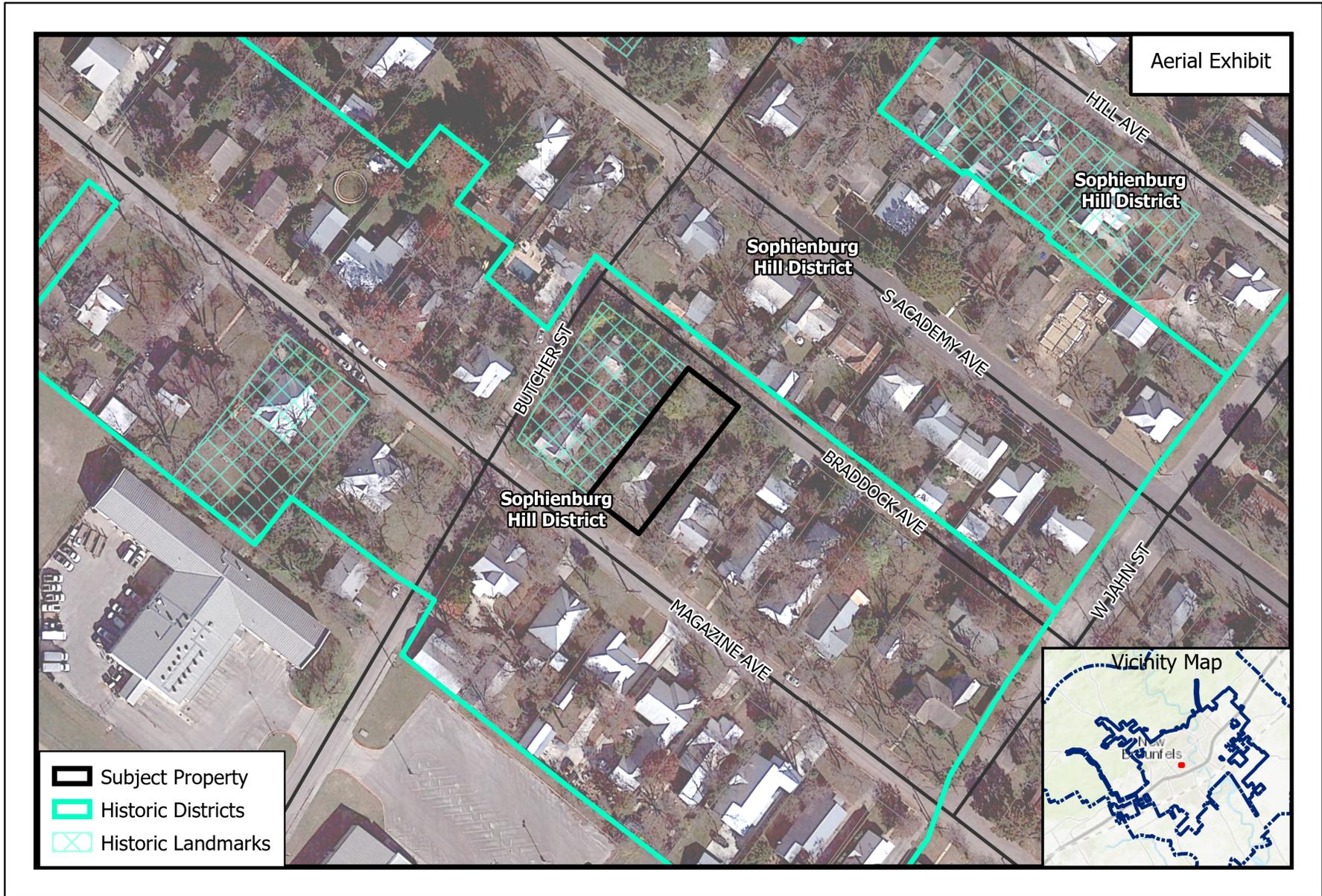
10) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

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

ATTACHMENTS:

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

A: Location Map



HIST21-351
519 Magazine Ave

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

Source: City of New Braunfels Planning
 Date: 9/30/2021

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.

B: Application



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 21-351</u>
Meeting Date: <u>10-12-21</u>
<input checked="" type="checkbox"/> Historic District <u>Sophienburg Hill</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 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: Forrest & Kerry Wiggins

Mailing Address: 519 Magazine Avenue

City/State/ZIP: New Braunfels, TX 78130

Telephone: 830-837-8509 / 820-932-0626 Email: forrest@mccrearysales.com
kerry.wiggins@bmalisd.org

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: Wesley May

Company Name: Integrity Builders

Mailing Address: _____

City/State/ZIP: _____

Telephone: 210-872-3780 Email: wesley.s.-may@gmail.com

SUBMITTAL CHECKLIST:

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

APPLICANT:

Completed application

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

Dimensioned and scaled building plans

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

Must include the following documents:

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

Material samples, specifications or manufacturer information

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

The signature of owner authorizes City of New Braunfels staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or their agent has reviewed the requirements of this application/checklist and all items on this checklist have been addressed and complied with. Additionally, the signature indicates that the applicant or their agent has read and acknowledged the following page regarding the submittal process and the review criteria for a Certificate of Alteration.

Property Owner's Signature: Henry Wiggins Date: 9/29/21

Applicant Signature: _____ Date: _____

B: Application

4. SUBJECT PROPERTY:
Property Address/Location: 519 Magazine Avenue
NEW Braunfels 78130

Legal Description:
Name of Subdivision: Sophienburg Hill Historic District
Lot(s): 3 Block(s): 4006 Acreage: .21
Existing Use of Property: residential

5. SCOPE OF WORK (ATTACH ADDITIONAL PAGES IF NECESSARY):
new carport (not attached to house) --
see attached drawings

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.

C: Staff Photos



C: Staff Photos



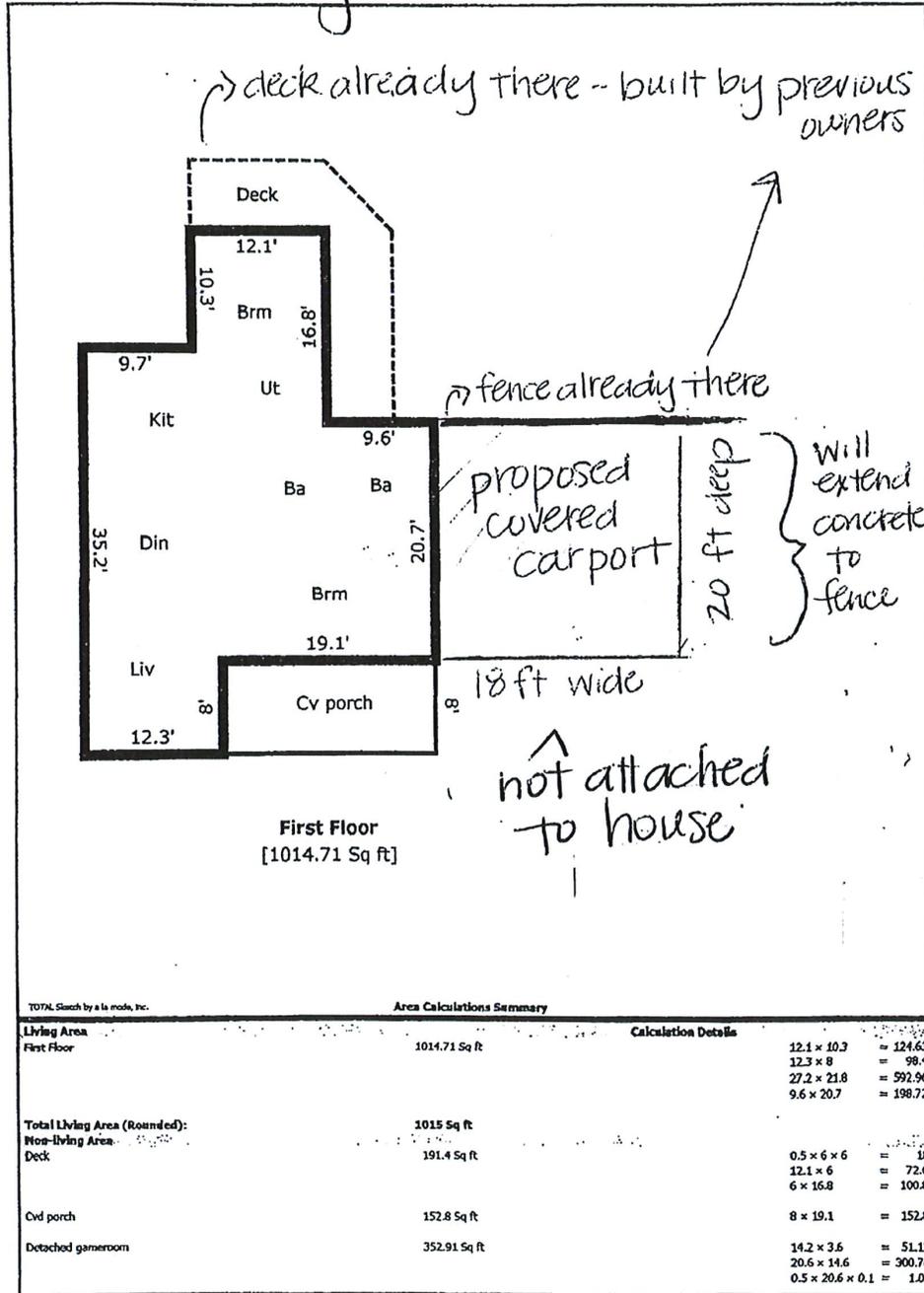
C: Staff Photos



Building Sketch

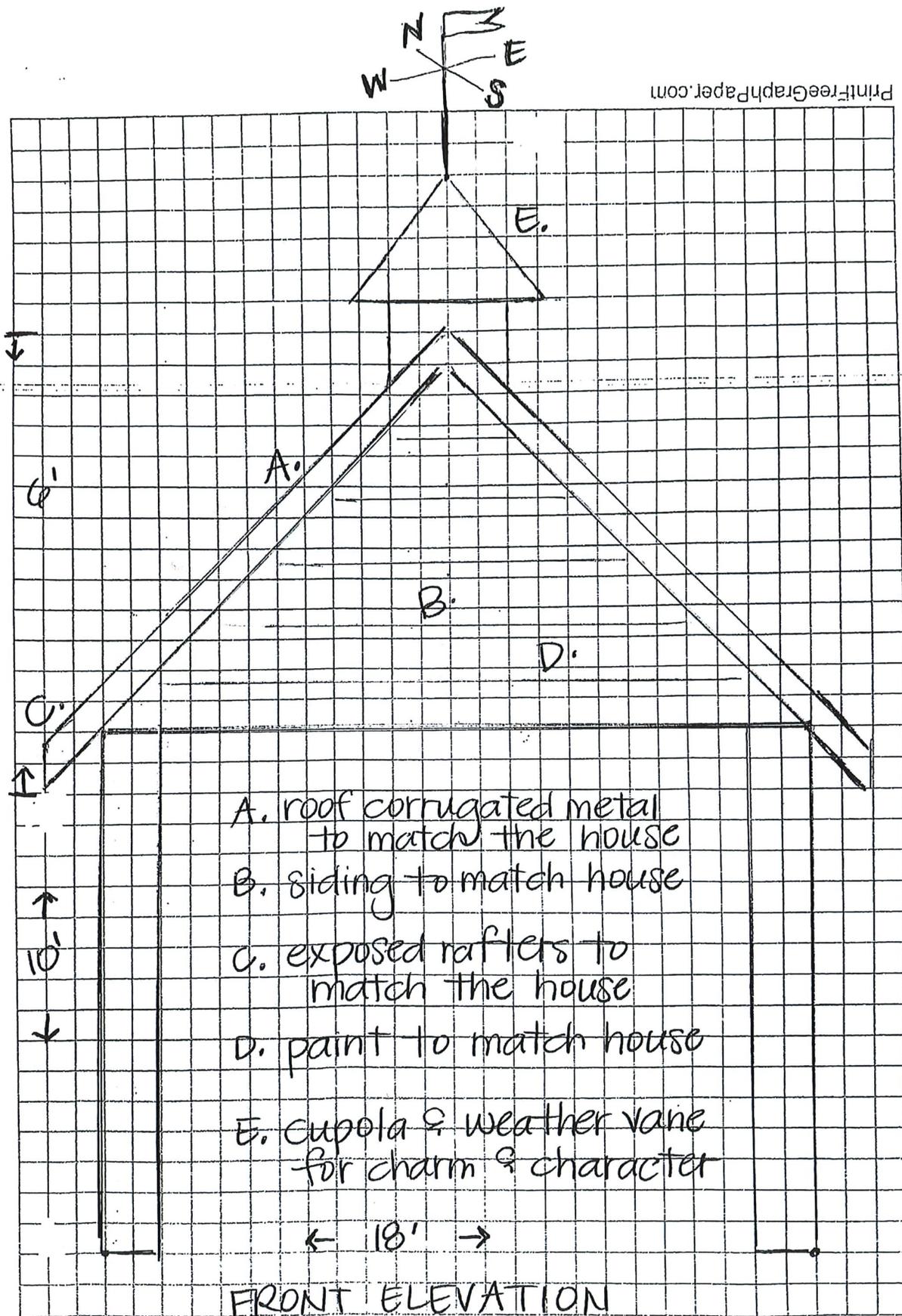
Borrower	Forrest D. & Kerry Wiggins		
Property Address	519 Magazine Ave		
City	New Braunfels	County	Cornal
State	TX	Zip Code	78130
Lender/Client	Broadway Bank		

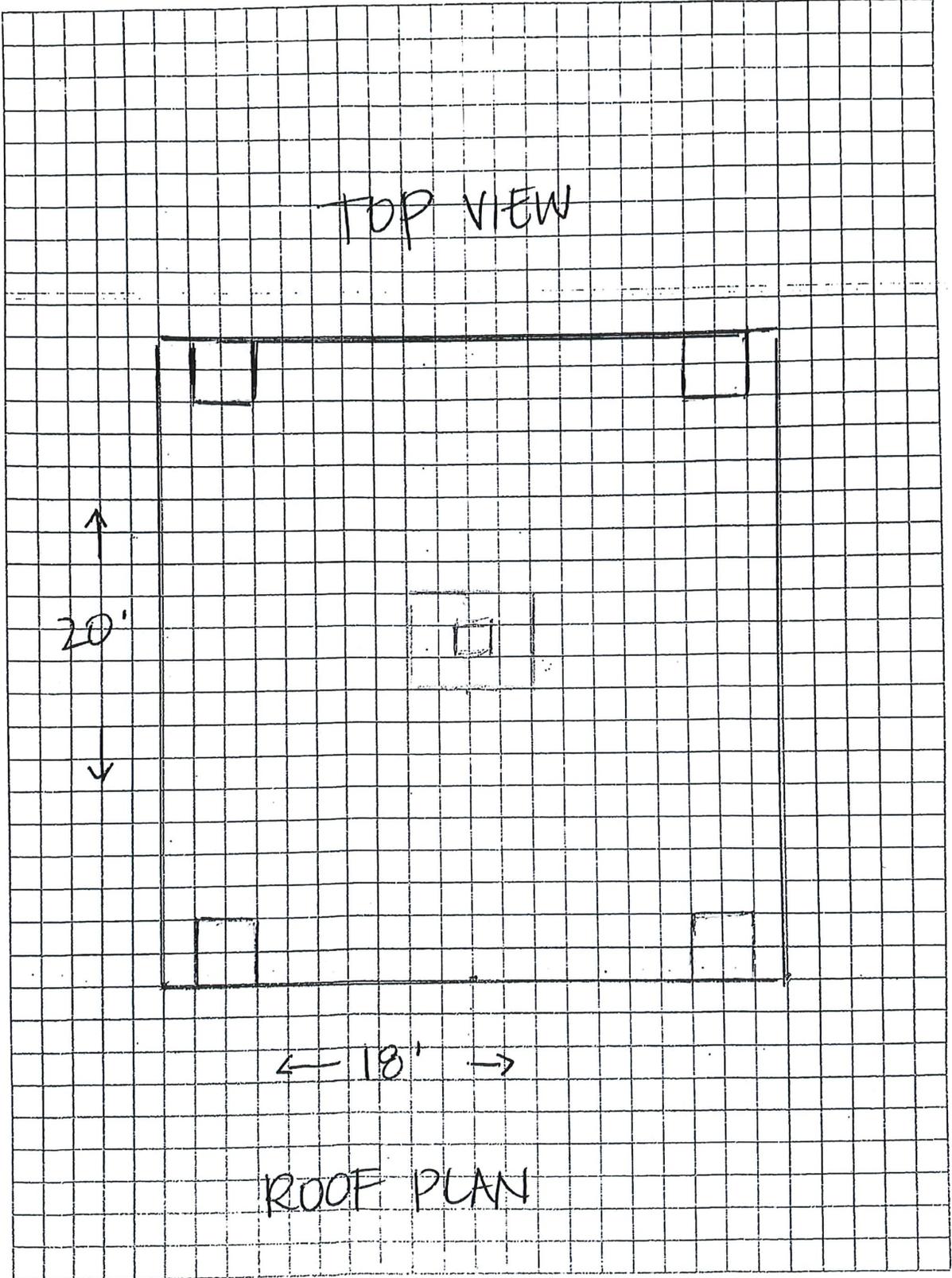
519 Magazine Avenue



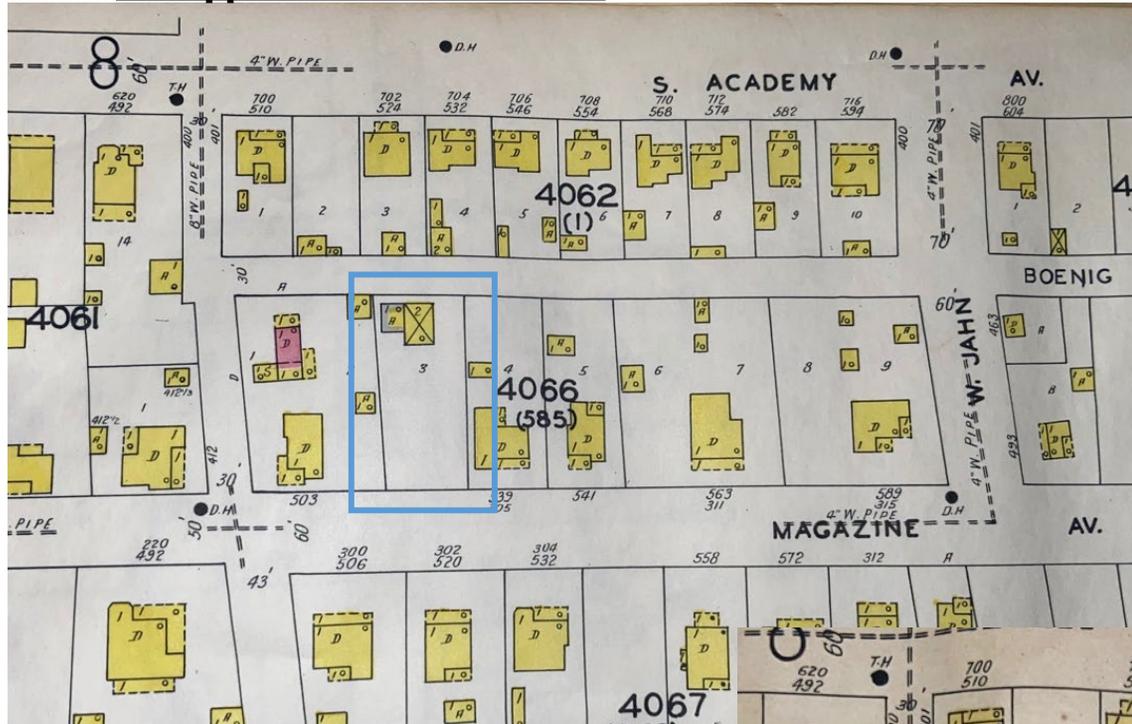
SITE PLAN

4/20/21
drawing
Submittal

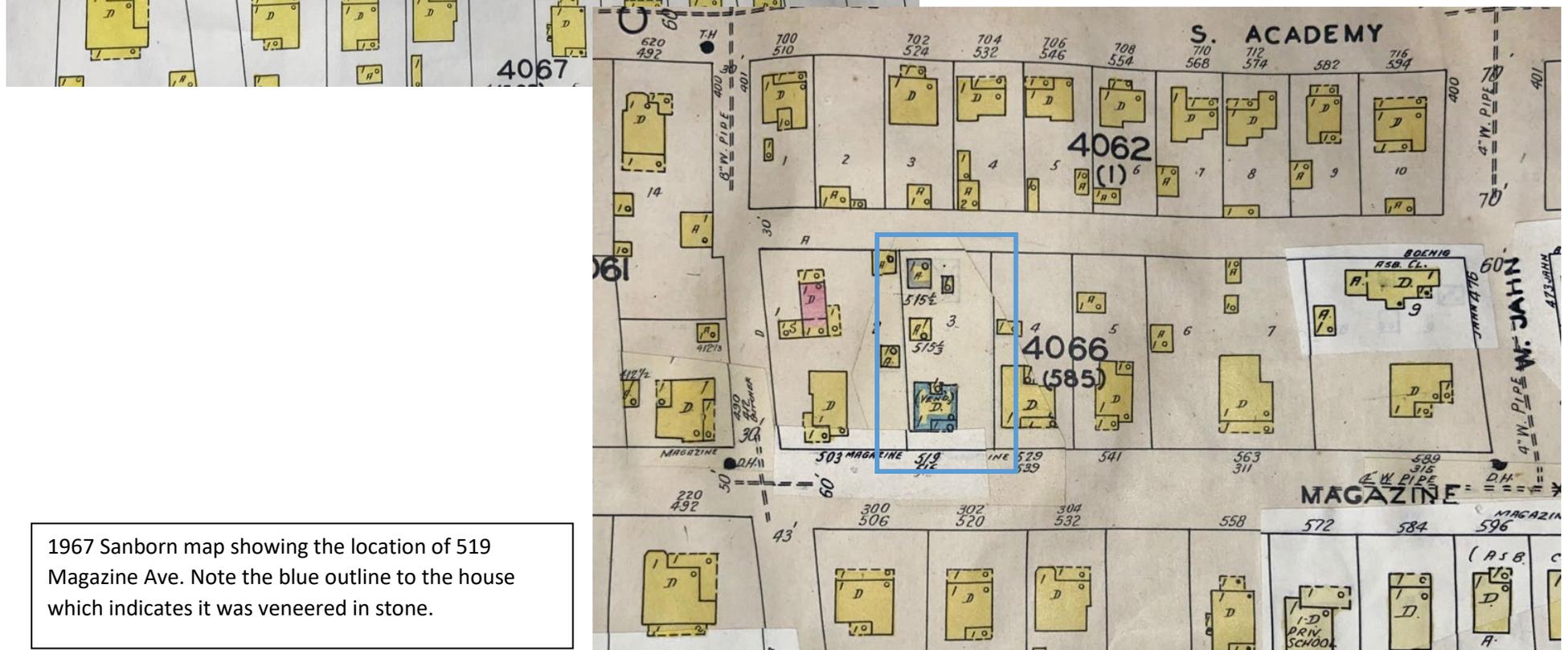




E: Supplemental Documents



1930 Sanborn map before house was constructed in 1935



1967 Sanborn map showing the location of 519 Magazine Ave. Note the blue outline to the house which indicates it was veneered in stone.

E: Supplemental Documents

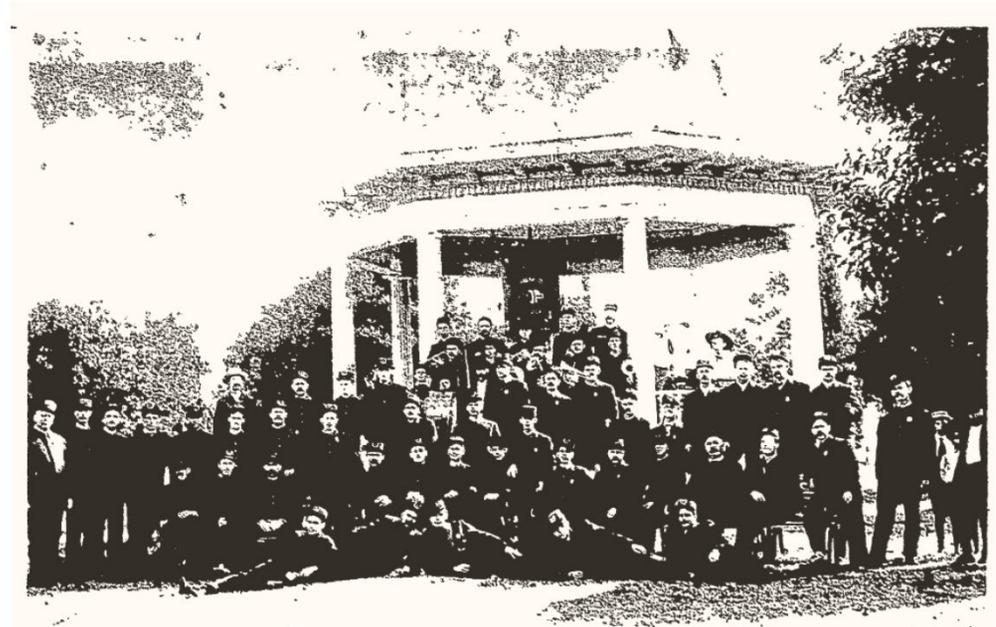
Hilmar Stratemann, erection of a chicken house and cow shed on Sycamore Street. Estimated cost, \$25. Built by self.

Walter Holtz, erection of a rock residence and wash house at 519 Magazyn Avenue. Estimated cost, \$2150. Chas. Gotthardt, contractor.

1935 Herald noting the building



Grave of Walter Holtz



1907 Fire Department

Members of the New Braunfels Volunteer Fire Department and its band pose in front of the two-year-old bandstand on Main Plaza July 4, 1907. Members are (reclining on ground, from left) Harry Heidemeyer, Walter Holtz, Walter Wagenfuehr Sr., unidentified, and Hermann Kloepper. Seated from left, unidentified, Fritz Braune, Herman Scholl, Lu Semmer, Walter Gerlich, Gustav Becker, Alfred Voight, Gus Hampe, Alfred Froelich, John Platz, Carl Warnecke, Dick Kloepper, Adolph Moeller, Walter Heidemeyer (standing), and three unidentified boys. Also, (first standing row) F. Druebert, Louis Scholl, Herman Klenke, Charles Buske, unidentified, Ernst Rueckle, Harry Penshorn, Alfred Thiele, Hermann Schmidt, Bill Schroeder, Edgar Bretzke, Robert Conring, Hilmar Kuehner (Second standing row) G. Besch (mascot) Ferdinand Nehls Jr., Oscar Haas, William Buske, Adolph Henne, Henry Mordhorst, William Tolle, Alfred Kuehner, A. C. Moeller, and Joseph Kern. Also, (band, five standing in back, from left) unidentified, Fritz Marbach, unidentified, Carl Druebert, and Heinrich Druebert. Next row of five, from left, unidentified, Walter Dorrow(?), Otto Marckwardt, George Renninger, Robert Dorrow(?). Man behind drum, William Stratemann, (to his left) George Freitag, snare drummer, (and to Stratemann's right, man with horn) unidentified. The photo was brought in by Richard Besch; research for identification was by Oscar Haas. Haas hopes that friends or relatives of those unidentified in the photo will notify him if they recognize one of the unknowns.

1960's Herald picture showing the 1907 Fire Department with Walter Holtz laying on ground 2nd from left

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)

10/12/2021

Agenda Item No. D)

PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

HST21-353 Consideration of a Certificate of Alteration for the demolition of a circa 1935 detached garage and replacement of 2 non-historic metal windows at 123 S. Academy Ave within the Downtown Historic District.

DEPARTMENT: Planning & Development Services

COUNCIL DISTRICTS IMPACTED: District 6

BACKGROUND INFORMATION:

The applicant is requesting a Certificate of Alteration to demolish the circa 1935 shed in the rear of the lot and to replace 2 non-historic metal windows on the right side (east) elevation.

The applicant previously received administrative approval to remove the 1) remove the existing vinyl siding, 2) paint the restored wooden siding, and to 3) paint the fascia.

The applicant has indicated that the shed in the rear is in poor condition and in danger of collapsing. The 2 metal windows proposed to be replaced are of non-historic age and were likely installed sometime in the 1970's. The location of the exterior windows aligns with the bathroom of the interior; the applicant has indicated they would like to replace them with more appropriate moisture-resistant windows.

HISTORIC CONTEXT:

The property is primarily associated with the Heidemeyer and Jahn families of New Braunfels. The lot on which 123 S. Academy sits was originally given to first founder Wilhelm Kracke, though he died shortly after arriving in 1845. Deed records suggest that the Heidemeyer family purchased the lots along Academy Ave. between San Antonio and W. Cross St. shortly after Kracke's death.

Johann Friedrich Heidemeyer was one of the first founders who arrived in New Braunfels in 1845. Shortly after arriving he married Lisette Kraft. Johann primarily ran a saddlery business, though he would also serve as an alderman on the first city council. During the Civil War he served as a captain of the Comal County militia. The couple had a total of 10 children.

Sometime in the 1870's the lot was gifted to Johann and Lisette's son Ernst. Ernst owned the property until 1887, during this time Johann passed away in 1886. A year later in 1887 the property was gifted back to Lisette. Lisette then gifted the property to another son, Walter, in 1901. Lisette died a few years later in 1904.

Walter and Alwine Heidemeyer owned the property until 1925 when it was gifted to their daughter Valeske and her husband Paul W. Jahn. Paul was the grandson of another founder, Johann Michael Jahn, who was a noted furniture maker in New Braunfels. A building permit from 1935 indicates that the existing house was moved on site for the price of \$3,500.

Paul's accomplishments including serving as the chairman of the 100th anniversary celebration, president of the Lions Club, president of the First Protestant United Church, and two consecutive terms as the Chamber of Commerce President. He was also instrumental in creating the Edwards Underground Water District.

The property then passed down to Alwin and Valeska Heidemeyer in 1943. Alwin and Valeska owned the property until 1965 when it gifted to Cyril and Ruth Alice Heitkamp nee Jahn. Ruth was the great-granddaughter of Johann Michael Jahn. Ruth served on the Comal County Historical Commission, the Conservation Society, and the Comal County Tuberculosis Association. She owned the property until her death in 2020.

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 1, 6, and 9 of Chapter 66-58 Criteria for approval of an alteration certificate.

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.

While Sanborn maps suggest that parts of the accessory garage are of historic age, it appears to have been modified several times. Additionally, photo evidence suggests termite damage, warping, and extensive rotting of wood. Demolition of the garage is a reasonable request given the applicants willingness to bring the main structure back to a more historic setting.

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.

Replacement of the non-historic windows should be of a compatible design and material and should not detract from the overall character of the building.

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.

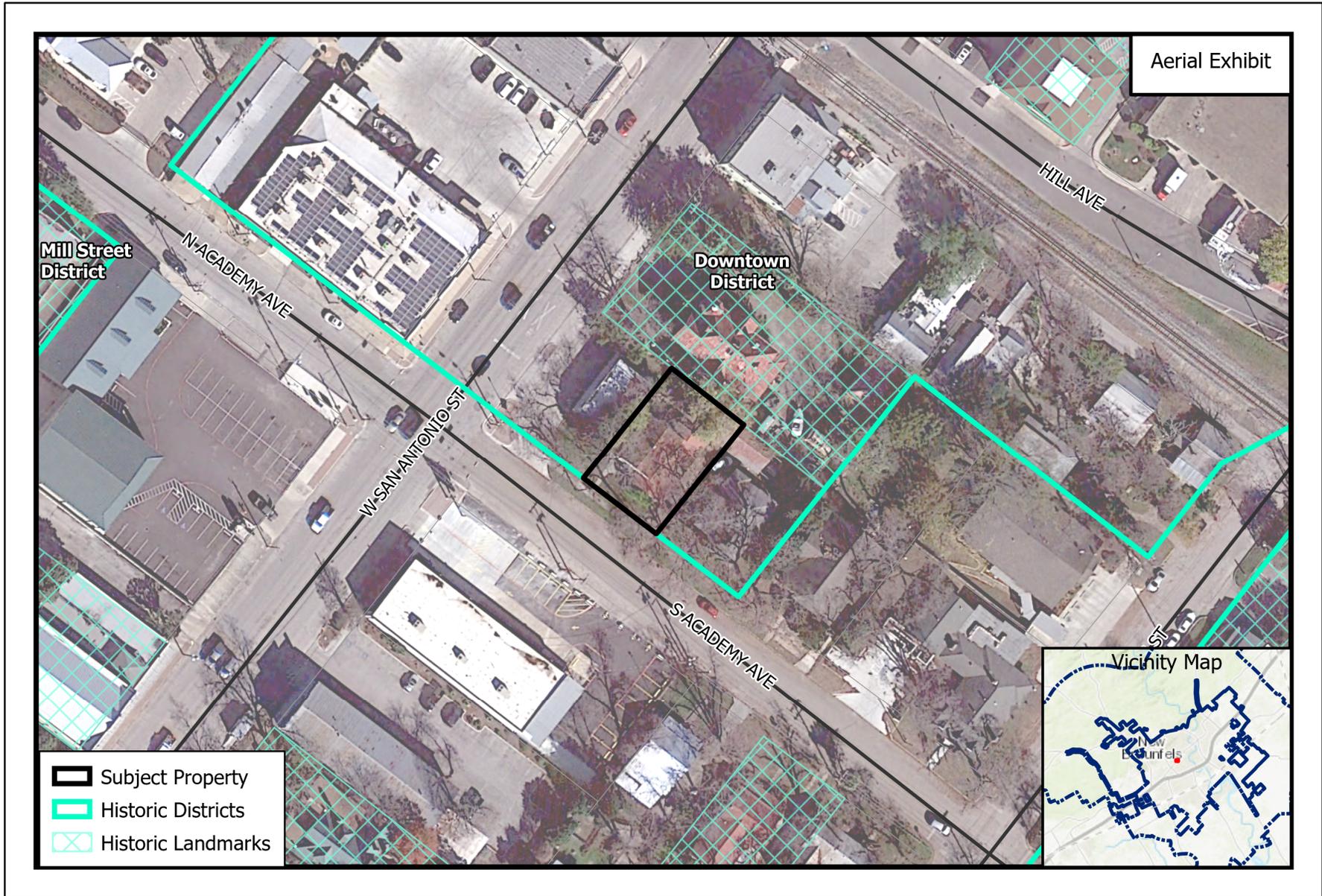
Replacement of the non-historic windows will not detract from the overall character of the building. Additionally, the demolition of the garage is only secondary to the preservation of the main structure.

ATTACHMENTS:

A. Location Map

-
-
- B. Application
 - C. Staff Photos
 - D. Submittal Documents
 - E. Supplemental Documents
 - F. Sec. 66-58 Criteria for Approval of an Alteration Certificate

A: Location Map



HIST21-353
123 S. Academy Ave.



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

Source: City of New Braunfels Planning
 Date: 10/6/2021

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.

B: Application



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

Case No: <u>HST21-353</u>
Meeting Date: <u>8-12-21</u>
<input checked="" type="checkbox"/> Historic District <u>Downtown</u>
<input type="checkbox"/> Historic Landmark
<i>Staff use only</i>

Filled out by Caleb from online submittal

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: Sarah McDaniel
Mailing Address: 123 S. Academy Ave
City/State/ZIP: New Braunfels, TX 78130
Telephone: _____ Email: Woodenale@gmail.com

2. PROPERTY OWNER (IF NOT APPLICANT*):

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

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

3. ARCHITECT OR CONTRACTOR:

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

B: Application

4. SUBJECT PROPERTY:
Property Address/Location: 123 S. Academy Ave.

Legal Description:

Name of Subdivision: _____

Lot(s): _____ Block(s): _____ Acreage: _____

Existing Use of Property: _____

5. SCOPE OF WORK (ATTACH ADDITIONAL PAGES IF NECESSARY): _____

Demo of shed, removal & replacement
of 2 non-historic windows

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.

C: Staff Photos



C: Staff Photos



C: Staff Photos



D: Submittal Documents

Demolish hazardous old shed

- supporting posts are cut, much of the wood is rotten

Replace the bathroom windows with another metal window type

- current windows are not in good shape, they are in a moisture prone area

D: Submittal Documents



D: Submittal Documents



D: Submittal Documents



D: Submittal Documents



D: Submittal Documents



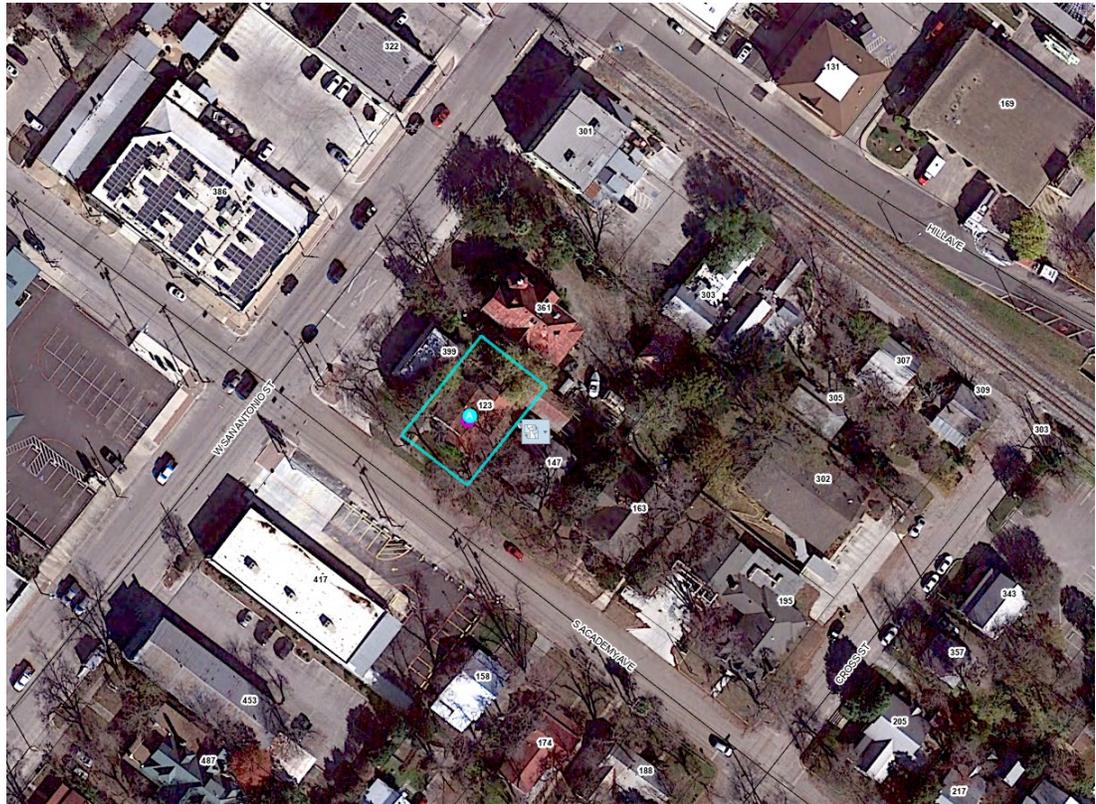
D: Submittal Documents



E: Supplemental Documents (Deed Research Notes)

Deed
Records

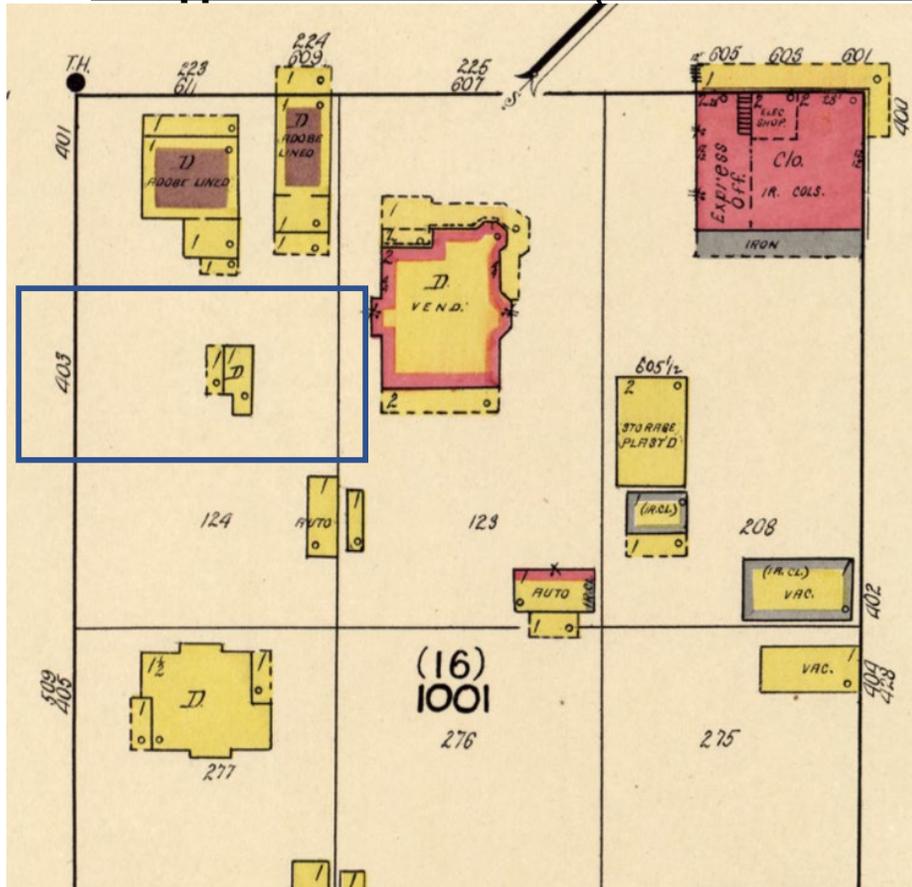
123 S.
Academy



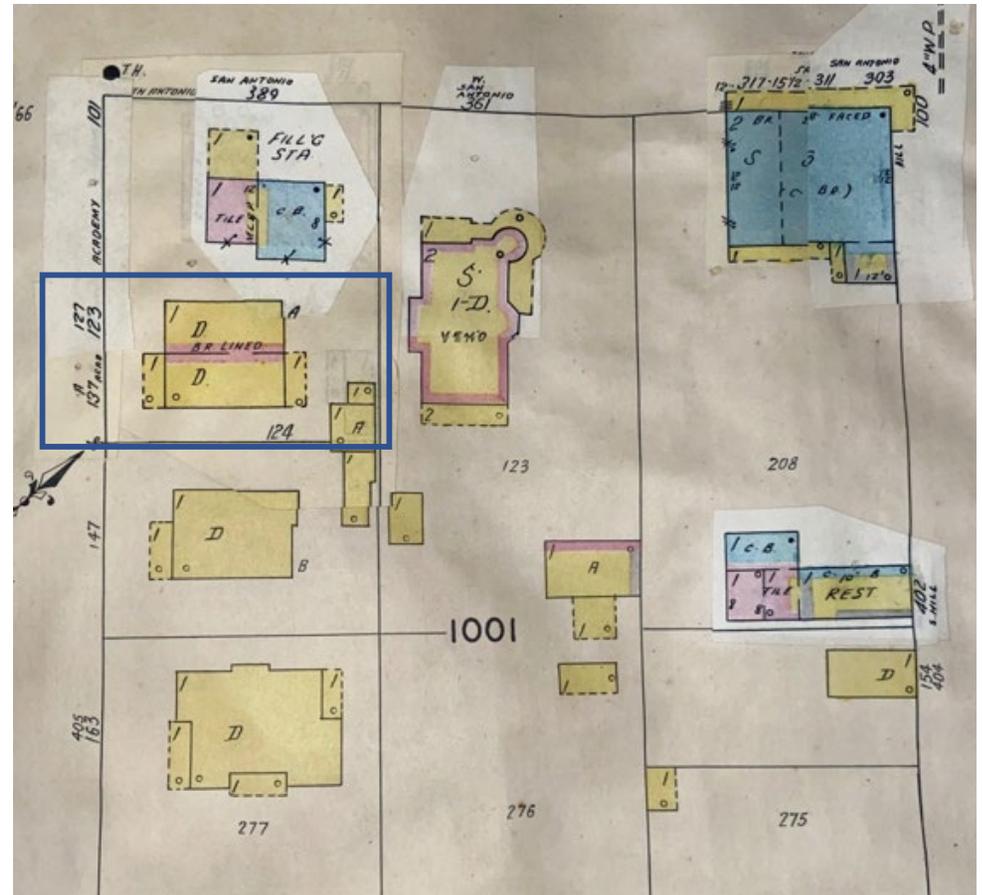
E: Supplemental Documents (Deed Research Notes)

	-Died on August 21, 1904
1887 - 1870?	Ernst Heidemeyer
1870 - 1845	Johann Friedrich Heidemeyer -First Founder, married to Lisette nee Kraft -Died on January 15, 1886

E: Supplemental Documents (Sanborn Fire Insurance Maps)

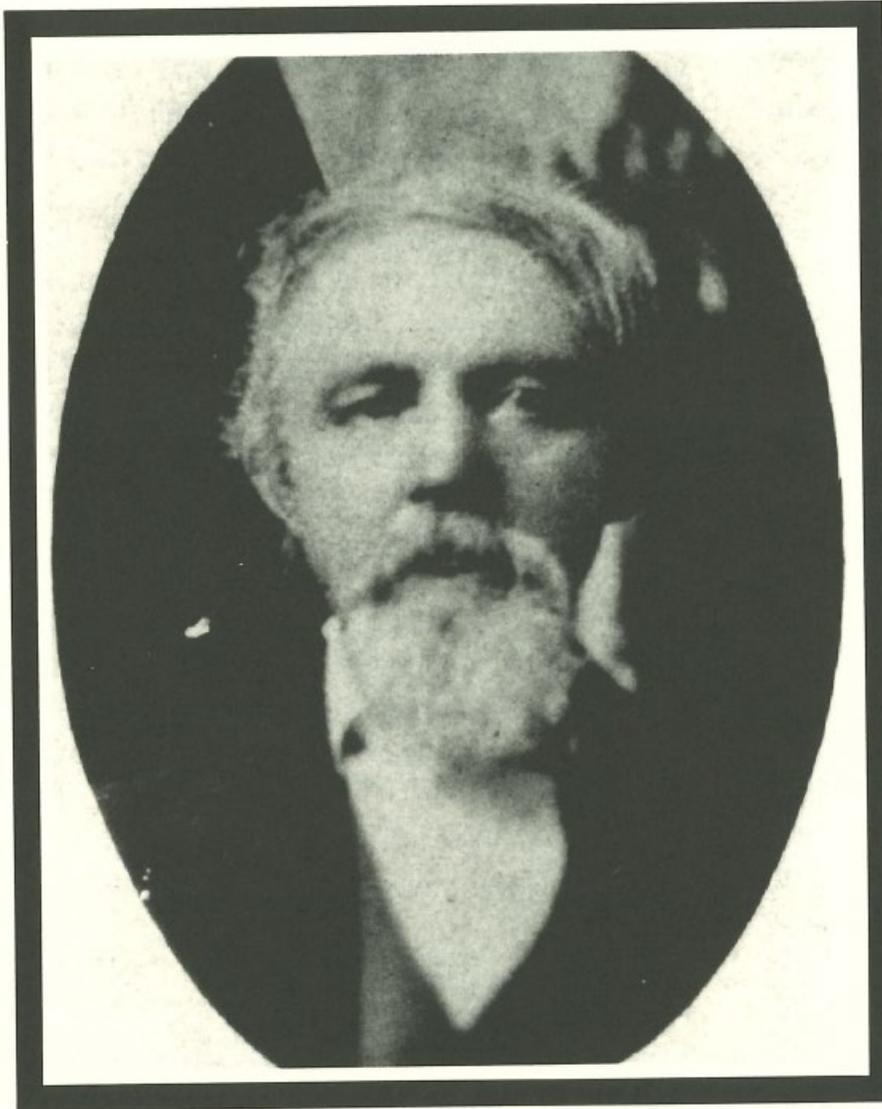


1922 Sanborn Map showing the location of 123 S. Academy Ave.



1967 Sanborn Map showing the location of 123 S. Academy, the map indicates that it was a duplex.

E: Supplemental Documents (Clippings)



Johann Friedrich Heidemeyer, a first founder of New Braunfels.



Paul Jahn Wins Besserung Award

Winner of the ninth Besserung Award given annually by the Chamber of Commerce is Paul Jahn. Selection of the Besserung recipient is

kept secret until the night of the annual chamber banquet, having been determined by a committee appointed by the chamber president

The award, announced Friday night, was for 1972

Carroll Hoffmann, immediate past president of the chamber, called Jahn "one of the most effective leaders in getting the Edwards Underground Water District formed"

Jahn served as president of the Edwards organization for many years

Hoffmann cited a number of committees and boards in local and regional organizations on which Jahn has served

He was a member of the Comal County Fair Association for many years and initiated the Pet Parade He was a member of the South Texas Chamber of Commerce for many years, and was a member of the New Braunfels Independent School board

Jahn was chairman of the 100th anniversary celebration, past president of the New Braunfels Lions Club, past president of the First Protestant United Church of Christ, and served two consecutive terms as president of the chamber

"But he is best known in the field of water resources," Hoffmann said. "He has been a leader in a number of projects and programs that have protected water resources for this generation and generations to come"

Besserung Award

Paul Jahn received the Besserung Award, the top Chamber of Commerce honor, during the annual banquet last Friday. Jahn and his wife were among approximately 700 persons at the annual banquet in the Civic Center.

'Braunfels Foundation' Established

Paul and Valeske Jahn nee Heidemeyer.

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)

10/12/2021

Agenda Item No. E)

PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

HST21-355 Consideration of an application for tax relief at 123 S. Academy Ave within the Downtown Historic District.

DEPARTMENT: Planning & Development Services

COUNCIL DISTRICTS IMPACTED: District 6

BACKGROUND INFORMATION:

The applicant is requesting tax relief for improvements made to the property at 123 S. Academy Ave.

Chapter 66-57.1 Incentives allows a property owner within a historic district to apply for tax relief for a period of 5 years, with the option to renew for an additional 5 years, if the improvements made to the property are of qualifying expenses totaling at least 10 percent of the appraised value of the property.

The appraised value of the property in 2021 was \$236,450. In order to meet the 10 percent threshold, the improvements made must total at least \$23,645. The total cost of improvements shown in the table below total \$48,788, or 20.63 percent of the appraised value, meeting the threshold.

CATEGORY	ESTIMATED AMOUNT
Mechanical Systems (HVAC)	\$13,988
Plumbing	\$26,300
Electrical Wiring	\$8,500
Total	\$48,788

HISTORIC CONTEXT:

Refer to case file HST21-353 for a history of the property.

ISSUE:

A request for tax relief must be approved first by the Historic Landmark Commission, then by City Council. If approved, the tax relief will commence after the first of January in the tax year immediately following the year in which the work is completed.

FISCAL IMPACT:

Tax relief essentially freezes the taxable property value to what it was prior to renovation and restoration of the property for a period of 5 to 10 years.

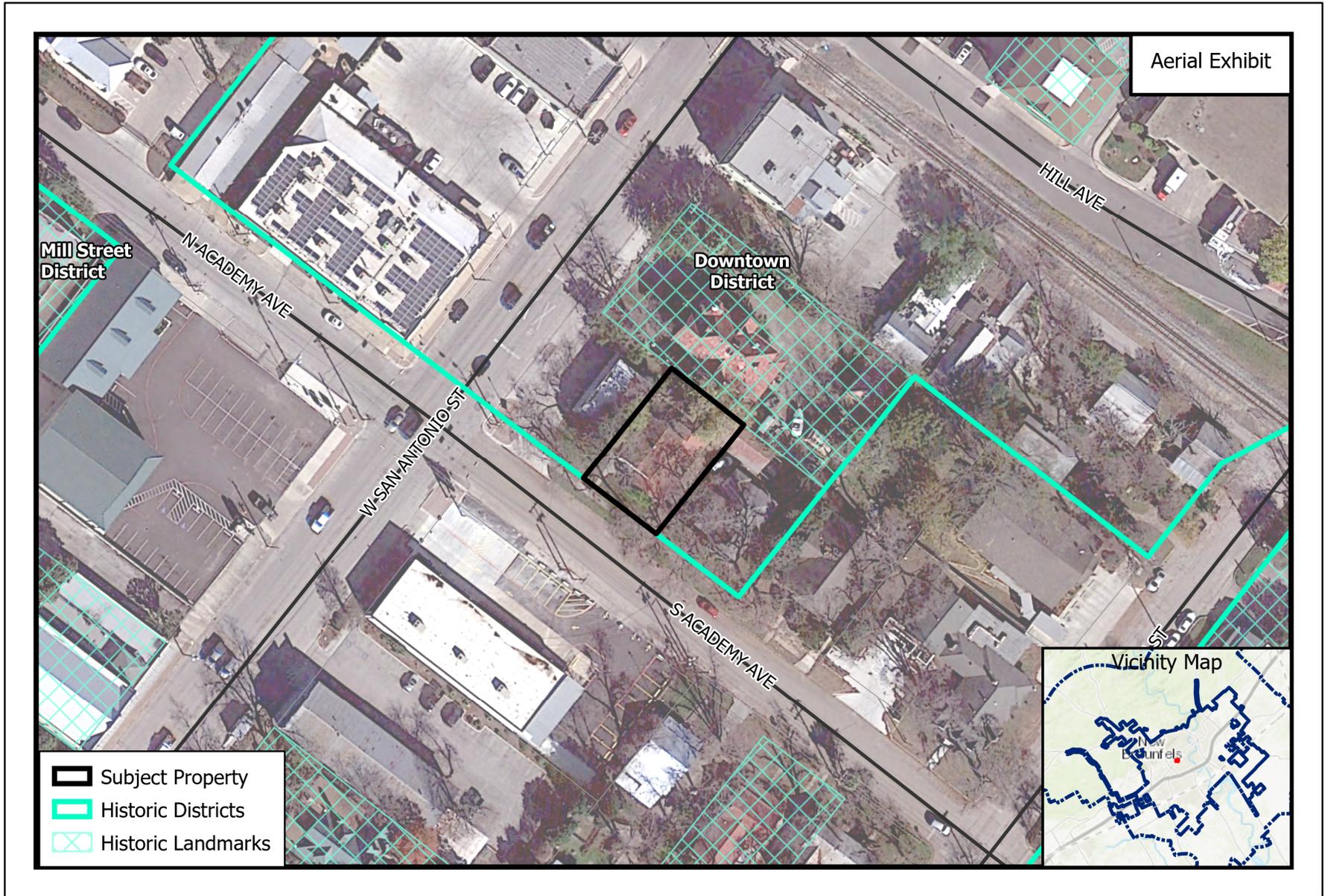
RECOMMENDATION:

Staff recommends approval of the application for tax relief as the standards set forth in Chapter 66-57.1 and total more than 10 percent of the appraised property value.

ATTACHMENTS:

- A. Location Map
- B. Application
- C. Submittal Documents
- D. Sec. 66-57.1 Incentives

A: Location Map



HIST21-353
123 S. Academy Ave.



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

Source: City of New Braunfels Planning
 Date: 10/6/2021

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.



TAX RELIEF APPLICATION

HST21-355

City of New Braunfels, Historic Preservation
550 Landa Street, New Braunfels TX 78130 (830) 221-4086
www.nbtexas.org/474/Historic-Preservation

- 1. Address of Property: 123 S Academy Ave, New Braunfels, TX 78130
- 2. Legal Description: CITY BLOCK 1001, LOT S 62 OF N 122 OF LOT 124 (C)
- 3. Is this property designated as Historic? YES
- 4. Owner Name: Sarah McDaniel
- 5. Owner Address: 123 S Academy Ave, New Braunfels, TX 78130
- 6. Are the improvement(s), renovation(s), or restoration(s) to the structure at least 10% of the value as reflected on the tax rolls of Comal or Guadalupe Appraisal District office? YES
- 7. Appraised Value (per County Tax Rolls): \$230,010 (2020)
- 8. Cost of Improvement: \$75,000

9. The following items are considered eligible costs. Mark items that apply:

- | | |
|--|---|
| <input type="checkbox"/> structural walls | <input checked="" type="checkbox"/> facade items |
| <input type="checkbox"/> structural subfloors | <input type="checkbox"/> elevators |
| <input type="checkbox"/> structural ceilings | <input type="checkbox"/> foundations |
| <input type="checkbox"/> exterior doors | <input type="checkbox"/> termite damage & treatment |
| <input type="checkbox"/> security &/or fire protection systems | <input checked="" type="checkbox"/> mechanical equipment |
| <input type="checkbox"/> windows | <input type="checkbox"/> exterior brick veneers or treatments |
| <input checked="" type="checkbox"/> plumbing | <input checked="" type="checkbox"/> electrical wiring |
| <input type="checkbox"/> architectural & engineering services if directly related to eligible costs | |
| <input type="checkbox"/> plumbing & electrical fixtures documented as historic fixtures | |
| <input checked="" type="checkbox"/> limited demolition, not more than 15% of the original structure, & cleanup related to the eligible costs | |
| <input type="checkbox"/> roof & gutter (where necessary for structural integrity) | |
| <input checked="" type="checkbox"/> exterior paint (consistent with colors available during construction time period) | |

10. **Attach receipts from #9, receipts are required to verify the costs of improvements**

I HEREBY REQUEST CONSIDERATION FOR HISTORIC TAX INCENTIVE ON THE ABOVE DESCRIBED STRUCTURE/SITE ACCORDING TO THE PROVISIONS OF THE TAX INCENTIVE ORDINANCE. I HAVE READ THIS ORDINANCE AND FULLY UNDERSTAND ITS EFFECT ON MY PROPERTY.

Sarah McDaniel
Owner's Signature

10/2/2021
Date

Yanni's Heating and Air Conditioning

TACLB110421E



115 Alves Lane #102
New Braunfels, Texas 78132
(830) 643-4962
wousaklidis@satx.rr.com

PROPOSAL

DATE July 30, 2021

TO

Sarah McDaniel
123 S. Academy Ave
New Braunfels, TX 78130
(979) 308-1385
sarahmcdaniel@magnoliarealty.com

FOR Installation of
HVAC systems Part 2

Description: Option #2:

- Prepare area for unit installations, install condenser pads, and run duct work under the house
- Install a new 1.5-ton Ruud all electric HVAC system
- Install new line sets, thermostat wire, drain lines and condensate pumps
- Connect new equipment to existing electrical
- Pressure test system with nitrogen to ensure there are no leaks
- Pressurize system to proper refrigerant levels

Price: \$8,850.00 for each side of the duplex

Customer will need to have an electrician run electrical power to disconnects.

Line sets will be insulated but will not be covered by sheet metal shrouds.

Option #3:

- All the above-described work except:
- Install a 2 ton Goodman package unit instead of a 1.5 ton split system

Price: \$6,994.00 for each side of the duplex

10 years parts (if properly registered), 1-year labor warranty



ESTIMATE	#400
ESTIMATE DATE	Aug 06, 2021
TOTAL	

Sarah McDaniel
123 South Academy Avenue
New Braunfels, TX 78130

CONTACT US
2405 Lifehaus Industrial Drive, 104
New Braunfels, TX 78130

(979) 308-1385
sarahmcdaniel@magnoliarealty.com

(830) 312-8822
fastflowplumbinganddrain@yahoo.com

ESTIMATE

building drainage replacement

As low as **\$238.15/mo***
Pay over time with Wisetack

QUALIFY NOW

Services	amount
Sewer Repipe This estimate includes all material required to install customer supplied fixtures Cut out and remove all existing accessible sewer lines under residence as well as within walls up to point of fixture connections Which include two toilets, two lavatories, two tub showers and relocation of washer drains Make tie in at existing sewer line under residence at salvageable section of cast iron line 1 year warranty	\$7,500.00
<hr/>	
Subtotal	\$7,500.00
Tax (Tax 8.25%)	\$0.00
Total	\$7,500.00

replace sewer line

As low as **\$144.64/mo***
Pay over time with Wisetack

QUALIFY NOW

Services	amount
Replace Sewer Line Camera and locate transition from cast iron to pvc in yard and replace entire sewer line with sch 40 pvc to connection 1 year warranty	\$3,200.00
<hr/>	
Subtotal	\$3,200.00
Tax (Tax 8.25%)	\$0.00
Total	\$3,200.00

replace water system

C: Submittal Documents

As low as \$214.33/mo*
Pay over time with Wisetack

QUALIFY NOW

Services	amount
----------	--------

Custom Amount	\$6,750.00
---------------	------------

This estimate includes all material required to install customer supplied fixtures

Cut out and remove all existing water lines within residence
Run new viega pex lines to each fixture within residence including two kitchen sinks, two toilets, two tub showers, two lavatories and preposed locations of relocated washers and water heaters
Install three hose bibs through skirting in locations to be determined
1 year warranty

Total	\$6,750.00
--------------	-------------------

replace yard service

As low as \$162.72/mo*
Pay over time with Wisetack

QUALIFY NOW

Services	amount
----------	--------

Replace Yard Service	\$3,600.00
----------------------	------------

Excavate trench from location of water meter through front yard to under residence with 1" uponor pex rated for direct burial to ensure adequate volume and pressure to residence
1 year warranty

Total	\$3,600.00
--------------	-------------------

replace sewer line to city tap location

As low as \$166.70/mo*
Pay over time with Wisetack

QUALIFY NOW

Services	amount
----------	--------

Replace Sewer Line To Tap	\$5,250.00
---------------------------	------------

Camera and locate city tap depths
Excavate tap and make new connections with sch. 40 pvc with direction cleanout at tap as well as cleanout at exterior of residence
1 year warranty

Subtotal	\$5,250.00
----------	------------

Tax (Tax 8.25%)	\$0.00
-----------------	--------

Total	\$5,250.00
--------------	-------------------

Thank You for choosing Fast Flow Plumbing & Drain.
Regulated by the Texas State Board of Plumbing Examiners
P.O. BOX 4200, Austin, TX 78765, 512-458-2145
Jacob Northam M-42464

C: Submittal Documents

NK electric

3248 weil road
Marion, TX 78124 US
+1 8305563240
nkelectric35@gmail.com

Estimate

ADDRESS
Realtor
1510 Lee St.
United States

ESTIMATE 0020
DATE 08/09/2021
EXPIRATION DATE 08/16/2021

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services	<p>Material and labor for a complete re-wire and updating equipment for both units. This includes:</p> <ul style="list-style-type: none">-Demo existing outdated electrical system.-Changing out both panels after the meter.-Install AFCI breakers and standard breakers.-Permit with the city and inspections.-Installing and wiring 8 can lights per unit, standard receptacles and switches, GFI receptacles where needed.-Update grounding to current code. Bond the water and gas lines.-Disconnect wires going to buildings in the back.-Install plugs on the porch.-Install disconnects at all AC units. <p>EXCLUSIONS:</p> <ul style="list-style-type: none">-Light fixtures other than can lights.-Specialty outlets besides GFI.-Ceiling fans-Exhaust fans-Specialty switches besides single pole, three ways, four ways. <p>All wire installed by NK electric will be copper.</p>	1	8,500.00	8,500.00

TOTAL **\$8,500.00**

Accepted By

Accepted Date

Sec. 66-57.1. Incentives.

- (a) *Purpose.* To promote and protect the rich heritage of the city, and to encourage the designation of structures as historic landmarks, and the designation of historic districts this section of the city's historic preservation ordinance provides a tax relief for the stabilization, rehabilitation, and renovation of property(s) that are designated by the city as historic landmarks or located within a local historic district.
- (b) *Rehabilitation tax relief.* From the date of passage of this section, the owner of property (structure and land) having historic, architectural, and cultural significance, and so designated by the city's historic landmark commission, planning commission, and city council, as a historical landmark or located within a local historic district shall be eligible to apply for relief in property taxes for a period of five years. Said property, whether owned by the same individual or not, shall be eligible for such relief an additional five years. The total period of time that any one property shall be eligible to receive such tax relief shall be ten years, whether such relief is granted for two consecutive five-year periods or separate terms. For a property to be considered for a consecutive five-year period, an application shall be made during the fourth year of the original request. Whether the application is for consecutive or future periods each request shall be considered separately and must qualify as outlined below. Upon the expiration of a relief period, the property shall be placed on the tax rolls at the new appraised value and taxed accordingly. Provided, however, that should an application be received and approved during the fourth year of the first request no new appraised value will be assessed or taxed.

An application for tax relief pursuant to this section shall be made prior to the first of July of the tax year in which the relief would be granted. Application shall be made to the city's historic landmark commission with a recommendation to the city council for final action. If requested, the historic preservation officer may assist the owner in filing for such relief. A structure must be designated as a historic landmark as provided for in section 66-54 or located within a local historic district as provided for in section 66-55.

- (1) *Qualification for tax relief.* The owner of a property, applying for tax relief, shall be entitled to such, provided that the improvement(s), renovation(s), or restoration(s) to the structure is at least ten percent of the value of the property value reflected on the tax rolls of the Comal or Guadalupe Appraisal District office. The tax relief shall commence after the first of January in the tax year immediately following the year in which the work is completed.

The tax relief shall be determined in the following manner. The Comal or Guadalupe Appraisal District shall cause said improvement(s), renovation(s), or restoration(s) to the structure to be appraised on or before December 31 the year the work was completed. This new appraised value less the present property value shall be shown on the tax rolls of the Comal or Guadalupe Appraisal District as the new property value. However, said improvement(s), renovation(s), or restoration(s) shall not cause the value of the property to be less than the present value prior to completion of the work.

- (2) *Eligible costs.* Eligible costs shall include exterior and interior improvements to the frame, walls, floor, ceiling, plumbing, electrical wiring and mechanical items, such as heating and air conditioning systems. Fixtures, decorative items, and/or fencing shall not be eligible for consideration unless such items were original fixtures and/or decorative items of the structure. Materials and labor for repairing, replacing or adding any of the following shall be eligible:
 - a. Structural walls;
 - b. Structural subfloors;
 - c. Structural ceilings;
 - d. Exterior doors;

D: Sec. 66-57.1

- e. Exterior paint (consistent with those colors available during the time period the structure was built);
- f. Mechanical equipment;
- g. Windows;
- h. Exterior brick veneers or treatments;
- i. Plumbing;
- j. Electrical wiring;
- k. Roof and gutter where necessary for structural integrity;
- l. Facade items;
- m. Elevators;
- n. Foundations;
- o. Termite damage and treatment;
- p. Security and/or fire protection systems;
- q. Architectural and engineering services if directly related to the eligible costs described above;
- r. Plumbing and electrical fixtures documented as historic fixtures; and
- s. Limited demolition, not more than 15 percent of the original structure, and cleanup related to the eligible costs described above.

(3) *Ineligible costs.* Ineligible costs include the following:

- a. Overhead;
- b. Taxes;
- c. Supervisor payroll;
- d. Repairs of construction equipment;
- e. Tools; and
- f. Any other items not directly related to the exterior appearance or the structural integrity or viability of the structure.

(c) *Tax exemption for historic districts.* For properties located within a city designated historic district, property owners in the historic district will qualify for an ad valorem tax exemption of 20 percent of the assessed city ad valorem property tax. This tax exemption shall begin on the first day of the first tax year after designation of the historic district.

(d) *Building permit fees waived.* Upon approval of a certificate of alteration, the property owner will present said certificate to the building department and all building permit fees will be waived.

(Ord. No. 98-25, § I, 9-14-98; Ord. No. 2007-24, § 1, 3-26-07; Ord. No. 2010-64, § 1(Exh. A), 10-11-10)



Historic Landmark Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

10/12/2021

Agenda Item No. A)

From: [Christopher J. Looney](#)
To: UDC Citizen's Advisory Committee
Tuesday, September 28, 2021 10:57:27 AM

Cc:

Subject:
Date:

Zoning Board of Adjustment Members, Planning Commissioners and Historic Landmark Commissioners,

As you know from my recent presentations on the UDC, we are creating a Citizen's Advisory Committee. This committee will be a technically focused working group of diverse industry experts who will meet multiple times throughout the UDC process to review drafts, suggest edits, and make recommendations on the documents, standards, etc. City Council endorsed our recommended committee composition at their 4:00 workshop yesterday.

The Citizen's Advisory Committee will include:

- 1 appointee from the Zoning Board of Adjustment
- 1 appointee from the Planning Commission
- 1 appointee from the Historic Landmark Commission
- 1 appointee from the Workforce Housing Advisory Committee
- Sign Industry Representative - Lydell Toye
- Developer Representative - Ricky Beach
- Engineer Representative - Jocelyn Perez
- Builder Representative - Melissa Callas
- Architect Representative - Patrick Winn

At each of your next meetings, we will include an agenda item so you can appoint a committee representative from your memberships. I wanted to send you this heads-up email in advance so you can begin contemplating your appointments.

Thank you very much and we are looking forward to kicking off this process. Please let me know if you have any questions (please don't "reply to all" per state open meetings act requirements).

Thanks,
Chris

Christopher J. Looney, AICP
Planning and Development Services Director | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4055 | CLooney@nbtexas.org
#OneCityOneTeam



Historic Landmark Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

10/12/2021

Agenda Item No. B)



Historic Landmark Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

10/12/2021

Agenda Item No. C)
