



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



**TUESDAY, NOVEMBER 9, 2021 at 8:30 AM**

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

- A) Approval of the October 12, 2021 regular meeting [21-1206](#) 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) HST21-380 Consideration of a Certificate of Alteration [21-1203](#) for the construction of a new single-family dwelling at 456 Magazine Ave. within the Sophienburg Hill Historic District.

Caleb Chance Gasparek  
Historic Preservation Officer

- B) HST21-377 Consideration of a Certificate of Alteration [21-1204](#) for the construction of an approximately 535 square foot addition to the side and rear of 708 W. Mill St., a local historic landmark known as the Mergele House.

Caleb Chance Gasparek  
Historic Preservation Officer

- C) HST21-378 Consideration of a Certificate of Alteration [21-1205](#) for the construction of a rooftop bar and restaurant at 125 N. Castell St., 204 W. San Antonio St., and 214 W. San Antonio St., located within the Downtown Historic District.

Caleb Chance Gasparek  
Historic Preservation Officer

6. **STAFF REPORT**

- A) 4-year review and training by the Texas Historical [21-1226](#)  
Commission.

7. **ADJOURNMENT**

**CERTIFICATION**

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

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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

**11/9/2021**

Agenda Item No. A)

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**Historic Landmark Commission  
Regular Meeting Minutes  
October 12, 2021**

**Members Present**

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

**Staff Present**

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

**Members Absent**

Theresa Johnson  
Joel Rector

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

**2. ROLL CALL**

Roll was called, and a quorum was declared.

**3. APPROVAL OF MINUTES**

Chair Hoffmann approved the September 14, 2021 meeting minutes as presented.

**4. CITIZENS COMMUNICATION**

Jay Brewer, 475 South Academy, elaborated on the Sophienburg Hill Historic District and asked the board to consider a program to recognize the efforts homeowners make to preserve homes.

**5. ITEMS FOR CONSIDERATION**

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

Mr. Gasparek presented and recommended approval.

Chair Hoffmann asked if the applicant would like to speak.

Applicant did not speak.

Motion by Vice Chair Leitch, seconded by Commissioner Poss, to approve the proposed Certificate of Alteration to demolish a single-family residence at 555 S. Academy Ave. within the Sophienburg Hill Historic District. Motion carried (7-0-0).

**B) 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. *Presented by Caleb Gasparek, Historic Preservation Officer***

Mr. Gasparek presented.

Chair Hoffman asked if the applicant would like to speak.

Kelly and Howie Minor, 572 Magazine Ave., elaborated on the intent and details behind the request.

Chair Hoffmann asked if there were any questions for the applicant

Discussion followed on unpermitted historic window replacement, restoration of the existing windows, window alternatives, insulation of the attic and floors, house leveling, foundation and home value.

Chair Hoffman asked if there was any further discussion or a motion.

Discussion followed on if the case should be tabled, regulations regarding visible and non-visible windows.

Motion by Commissioner Poss, seconded by Vice Chair Leitch, to deny the Certificate of Alteration to remove 21 windows and to replace them with vinyl windows at 572 Magazine Ave. within the Sophienburg Hill Historic District. Motion carried (5-0-2) with Commissioner Feingold and Commissioner Sonier in opposition.

**C) 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. Presented by Caleb Gasperek, Historic Preservation Officer**

Mr. Gasperek presented and recommended approval.

Chair Hoffmann asked if the applicant would like to speak.

Drew Williams, 565 South Academy Ave., elaborated on the intent behind the request.

Discussion followed on materials, the pitch of the carport, distance of the carport from the house and property lines and trees.

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

Motion by Commissioner Sonier, seconded by Vice Chair Leitch, to approve the proposed Certificate of Alteration for the construction of a new detached carport at 519 Magazine Ave. within the Sophienburg Hill Historic District. Motion carried (7-0-0).

**D) 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. Presented by Caleb Gasperek, Historic Preservation Officer**

Mr. Gasperek presented and recommended approval.

Chair Hoffmann asked if the applicant would like to speak.

Sarah McDaniel, 123 S Academy Ave., elaborated on the intent and details behind the request.

Discussion followed on materials, waterproofing, removing the window from the plans, potentially tabling the motion, support for the request from Commissioner Feingold, removal of the structure behind the home, when the property became a duplex, the demolition of the right side of the home, and separating the motion into two per request.

Motion by Commissioner Poss, seconded by Vice Chair Leitch, to vote separately on the proposed 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. Motion carried (7-0-0).

Motion by Vice Chair Leitch, seconded by Commissioner Poss, to approve the proposed Certificate of

Alteration for the demolition of a circa 1935 detached garage at 123 S. Academy Ave and 127 S. Academy Ave within the Downtown Historic District. Motion carried (7-0-0).

Motion by Commissioner Feingold, seconded by Commissioner Poss, to approve the replacement of 2 non-historic metal windows at 123 S. Academy Ave within the Downtown Historic District. Motion carried (6-0-1) with Commissioner Tumlinson in opposition.

**E) HST21-355 Consideration of an application for tax relief at 123 S. Academy Ave within the Downtown Historic District. *Presented by Caleb Gasparek, Historic Preservation Officer***

Mr. Gasparek presented.

There were no applicants present.

Discussion followed on the timeline of the tax relief.

Motion by Vice Chair Leitch, seconded by Commissioner Sonier, to approve the application for tax relief at 123 S. Academy Ave within the Downtown Historic District. Motion carried (7-0-0).

**STAFF REPORT**

**A) Appointment of 1 Landmark Commissioner to the Citizen's Advisory Committee for the adoption of the New Braunfel's Unified Development Code (UDC).**

Mr. Looney presented on the UDC and requested the appointment of an HLC commissioner to the UDC Citizen's Advisory Committee.

Motion by Vice Chair Leitch, seconded by Commissioner Poss, to nominate Commissioner Totman for the Citizens Advisory Committee.

Discussion followed on when the meetings would be scheduled and responsibilities of the position.

Commissioner Totman accepted the nomination.

Motion carried with all in favor of the appointment (7-0-0).

**B) Discussion of the previously drafted amendment to Chapter 66 regarding the preservation of trees within historic districts and at historic landmarks.**

Vice Chair Leitch presented.

Discussion followed on the importance of the Historic Landmark Commission members to be present at City Council meetings regarding Historic Preservation code amendments, appraisal district and education of historic property owners.

**C) Briefing of the upcoming November training by the Texas Historic Commission and the 4-year review of the New Braunfel's Historic Preservation Program.**

Mr. Gasparek presented.

Discussion followed on potential topics to discuss under the upcoming training by the Texas Historic Commission such as enforcement of the code, historical designation for trees, the date of the upcoming meeting and timeframe.

**ADJOURNMENT**

There being no further business, Chair Hoffman adjourned the meeting at 9:57 a.m.

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**Chair**

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**Date**

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11/9/2021

Agenda Item No. A)

**PRESENTER:**

Caleb Chance Gasparek  
Historic Preservation Officer

**SUBJECT:**

**HST21-380** Consideration of a Certificate of Alteration for the construction of a new single-family dwelling at 456 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 single-family dwelling at 456 Magazine Ave. within the Sophienburg Hill Historic District.

In August of 2020, a stop work order was placed on the property after the owner demolished an accessory structure on site without permitting. The applicant later submitted a demolition permit for the main structure to the city for review. A demolition permit for the 1948 main structure on site had been reviewed and denied by the HLC in their regular January meeting. The applicant chose to resubmit, rather than to appeal the decision, and the case was again denied by the HLC in February. The applicant then chose to submit an application for Economic Hardship following the denial by the HLC in February. An application for Economic Hardship (Case File HST21-263) was approved by the HLC at their regular August meeting, thereby approving the demolition permit of the residence (1948 structure). At each of the meetings the HLC had expressed concerns that the applicants submitted new build was not compatible with the historic character of the Sophienburg Hill Historic District. Staff recommended that the applicant and their architect meet with the Design Review Subcommittee as an option to preliminarily review the drawings and provide guidance.

The applicant, their architect, and 2 members of the Design Review Subcommittee met on November 1<sup>st</sup> to review the applicants' proposed drawings. The Subcommittee expressed concern that the designs may not meet Criteria 9 of Chapter 66-58 "Criteria for Approval of an Alteration Certificate."

The Sophienburg Hill Historic District consists of an eclectic mix of styles - ranging from Folk Victorian, Craftsman, Queen Anne, Tudor, and Minimal Traditional. The subject block in particular mirrors this eclectic mix with some mid-century (minimal traditional), Craftsman, and Folk Victorian homes. Modern residential styles similar to what the applicant has proposed are not found within the district but are found in a few places in New Braunfels as a whole. Staff and the Subcommittee had expressed this to the applicant. The applicant chose to move forward with their initial designs, though by the end of the meeting the Subcommittee was more favorable to what the applicant proposed.

**HISTORIC CONTEXT:**

Refer to case HST21-001 (attached) from the February packet for a historic narrative of the site.

**ISSUE:**

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

**FISCAL IMPACT:**

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

**RECOMMENDATION:**

Staff recognizes criteria 9 of Chapter 66-58 “Criteria for Approval of an Alteration Certificate” provides limited alternatives to property owners in this unique circumstance. The designs may be in conflict with Standard 9 of the Secretary of the Interior’s Standards for Rehabilitation.

Both standards are very similar. Each takes into account 3 different, yet important review criteria: differentiation from the new and old, characteristics of the property, and the compatibility and cohesiveness of the new construction in terms of materials, features, size, scale, and architectural details as it relates to the neighborhood.

Chapter 66 includes two separate criteria or standards that address additions or new construction, Criteria 3 and 9. Criteria 3 reads:

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.”*

Criteria 9 of reads:

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.*

Chapter 66 is clear that “contemporary designs” shall not be discouraged as long as those designs do not conflict with the character of the neighborhood, in this case the Sophienburg Hill Historic District. An argument could be made that the size, siding, and scale of the proposed construction is consistent with the neighborhood; 1-story, single-family homes constructed of brick are found throughout the neighborhood and reflective of the historic period in which the Sophienburg developed. A separate argument could be made that the proposed design seeks to fit into the immediate area by honoring the same time period as the home it replaced (era 1948), with a reference to a mid-century style. Additionally, this style could arguably contribute to the eclectic nature of the district.

However, an argument could be made that the character and style of the building is inconsistent with what is found in the Historic District. New builds should be compatible with the surrounding neighborhood, in order to create a sense of cohesion. The relationship between the proposed build and its neighboring homes, both historic and new, creates a contrast and may arguably detract from this cohesion. Architectural features such as the flat roof, white brick, full length casement windows, horizontal casement windows, glass doors, and “ribbon” style windows are found on more modern styles such as the mid-century modern and international schools of architecture which are not found within the District. While differentiation from classic styles is encouraged, the differentiation shouldn’t be so abrupt that it breaks the cohesive historic feeling of the neighborhood.

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Chapter 66 also references guidance by the *Secretary of the Interior's Standards for the rehabilitation of historic buildings*, and provides the following guidance in its administration:

*"The standards are to be applied to specific rehabilitation projects in a reasonable manner taking into consideration economic and technical feasibility."*

Standard 9 of the Secretary of the Interior's Standards for Rehabilitation reads:

*9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

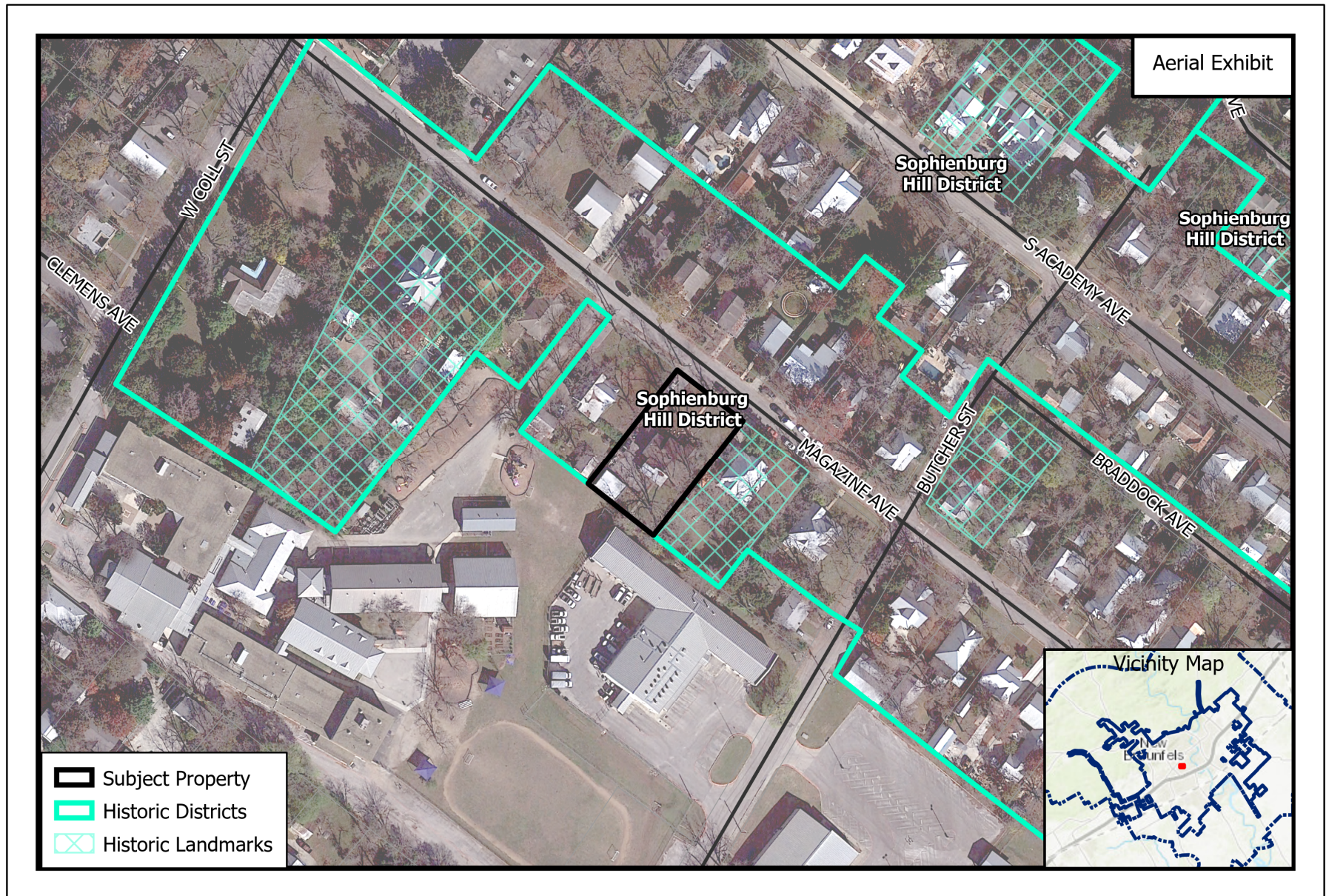
This standard addresses the need to separate the old from the new, but also provides the basis for Chapter 66 in its reference to protection of the historic integrity of the property and its environment, wording similar to Chapter 66 Standard 9 regarding the need to have the new construction reflect the size, scale, style, and character of homes within the neighborhood/district.

**ATTACHMENTS:**

- A. Location Map
- B. Application
- C. Submittal Documents
- D. Supplemental Documents
- E. HST21-001 Case File
- F. Sec. 66-58 Criteria for Approval of an Alteration Certificate



## A: Location Map



Path: \\app-gisdata\gisdata\Tools\Tools\PLN\_HistoricTool\HistoricNotificationsTool.aprx

Source: City of New Braunfels Planning  
Date: 11/4/2021



## B: Application



### Planning & Development Services Historic Preservation

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

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

|  |
|--|
| Case No: <u>HST21-380</u>  |
| Meeting Date: <u>11-9-21</u>   |
| <input checked="" type="checkbox"/> Historic District <u>Sophienburg</u> |
| <input type="checkbox"/> Historic Landmark                               |
| Staff use only   |

### Certificate of Alteration Application

NO FEE

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

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

#### 1. APPLICANT INFORMATION:

Name: Morris & Bermudez, PLLC

Mailing Address: 299 W. San Antonio

City/State/ZIP: NB, TX, 78130

Telephone: 830-626-8779 Email: airvin@mmbilaw.com

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

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

Name: Monica Jergins

Mailing Address: 311 Canal Ave

City/State/ZIP: NB, TX, 78130

Telephone: 860-237-9828 Email: monicajergins@yahoo.com

#### 3. ARCHITECT OR CONTRACTOR:

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

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

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

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

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

## **B: Application**

4. **SUBJECT PROPERTY:**

Property Address/Location: 456 Magazine

Legal Description:

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

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Acreage: \_\_\_\_\_

Existing Use of Property: \_\_\_\_\_

5. **SCOPE OF WORK (ATTACH ADDITIONAL PAGES IF NECESSARY):** \_\_\_\_\_

New Build, SFH

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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.

















Issue for  
Pricing &  
Review

Landscape Design Documents  
**Mc Whirter Residence**  
456 Magazine Avenue New Braunfels, TX 78132

| REV | ISSUE DATE |
|-----|------------|
| 0   | 09/22/2021 |

Landscape  
Site  
Plan

09/22/2021

L1.00

Keyed Notes

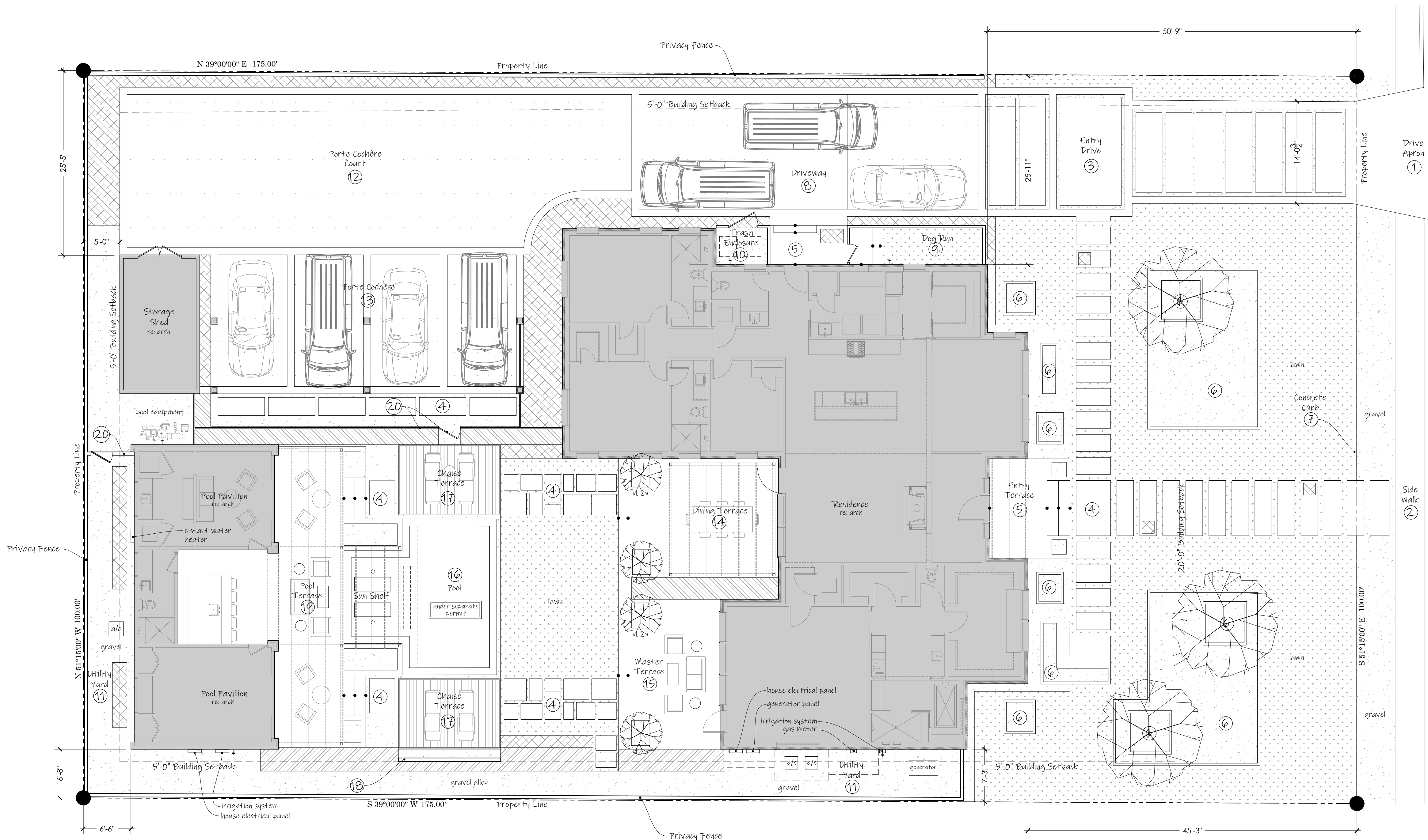
1. Driveway Apron
  - Per City of New Braunfels Specifications
  - Re: 2&3/L1.00
2. Side Walk
  - Per City of New Braunfels Specifications
  - Re: 2&3/L1.00
3. Entry Drive
  - Reinforced Concrete Drive 5" thick with 6" gravel joints & 12" reinforced concrete border
4. Stepping Pads
  - 4" thick reinforced concrete stepping pads with lawn joints
5. Entry Terrace
  - 12" height reinforced concrete terrace with integral steps
6. Raised Concrete Planters
  - Reinforced Board Formed Concrete Planter of varying heights
  - 4" topsoil with landscape filter fabric
  - topped with 1" decorative gravel
7. Concrete Curb
  - 6" wide reinforced concrete curb
8. Driveway
  - Reinforced Concrete Drive 5" thick with (2) granite crete pads (porous, stabilized decomposed granite) & 12" reinforced concrete border
9. Dog Run
  - 6'-0" height fencing & gate to be determined
  - with reinforced concrete steps
  - artificial turf & gravel finish surface
10. Trash Enclosure
  - 6'-0" height fencing & gate to be determined
  - with gravel finish surface
11. Utility Yard
  - 6'-0" height fencing & gate to be determined
  - with gravel finish surface
12. Porte Cochère Court
  - Granite Crete finish surface (porous, stabilized decomposed granite) & 12" reinforced concrete border
13. Porte Cochère
  - Granite Crete finish surface (porous, stabilized decomposed granite)
14. Dining Terrace
  - 12" height reinforced concrete terrace with integral steps
15. Master Terrace
  - 12" height reinforced concrete terrace with integral steps
16. Pool/Sun Shelf
  - Under Separate permit
17. Chaise Terrace
  - Ipe deck typical deck construction
18. Decorative Masonry Wall
  - To be determined
19. Pool Terrace
  - 12" height reinforced concrete terrace with integral steps
20. Pool Enclosure Gate & Fence
  - Height to meet pool code with self-latching, self-closing hardware

Legend

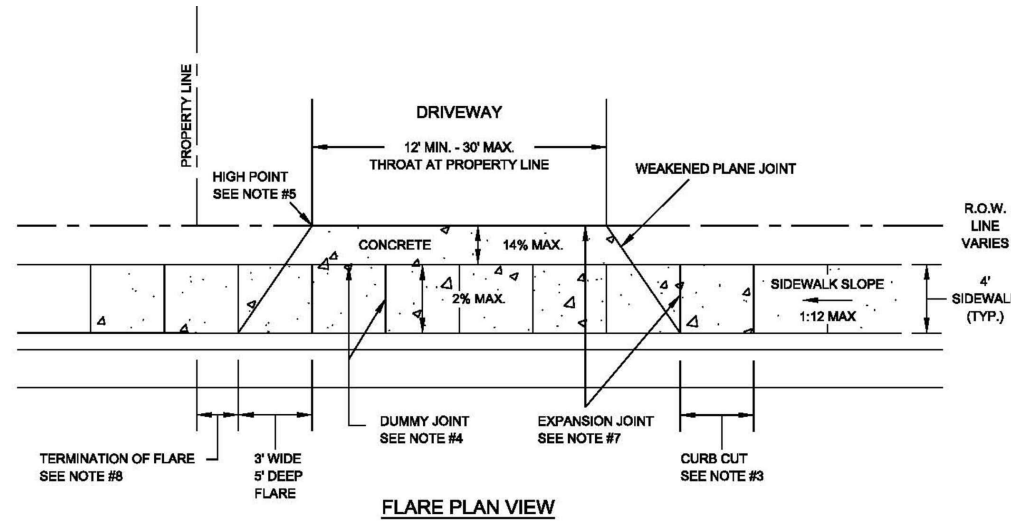
- Granite Crete
- Decorative Gravel
- Lawn/Turf
- Planting Area
- Tall Hedge
- Ornamental Tree



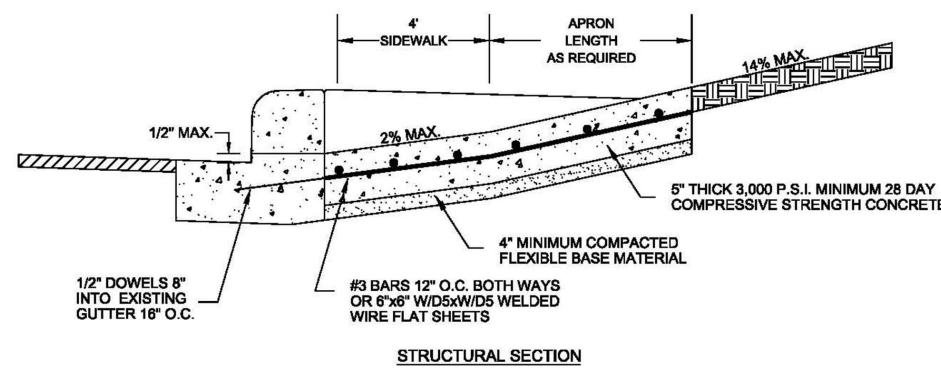
SCALE: 1/8" = 1'-0"



1 Landscape Site Plan  
scale: 1/8" = 1'-0"



2 Plan at Drive Apron/Sidewalk  
Per City of New Braunfels Specifications  
not to scale



3 Section at Drive Apron/Sidewalk  
Per City of New Braunfels Specifications  
not to scale



**D: Supplemental Documents (Examples of existing homes and new buildings in the District)**



456 Magazine as of November 4, 2021



**D: Supplemental Documents (Examples of existing homes and new buildings in the District)**



475 and 479 Magazine Ave. (Across the street)



**D: Supplemental Documents (Examples of existing homes and new buildings in the District)**



498 Magazine Ave. (Intersection of Magazine and Butcher, 2 doors down)



**D: Supplemental Documents (Examples of existing homes and new buildings in the District)**



456 Magazine

Looking down Magazine Ave., opposite of 456 Magazine.



**D: Supplemental Documents (Examples of existing homes and new buildings in the District)**



456 Magazine

470 Magazine (folk  
Victorian with Craftsman  
elements)

470 Magazine Ave., next door to 456 Magazine



**D: Supplemental Documents (Examples of existing homes and new buildings in the District)**



434 Magazine (Folk  
Victorian)

434 Magazine, next door to 456 Magazine



**D: Supplemental Documents (Examples of existing homes and new buildings in the District)**



465 Magazine (Across the Street) A typical Minimal Traditional home found in the District.



**D: Supplemental Documents (Examples of existing homes and new buildings in the District)**



464 S. Academy Ave., a new build based off of the Tudor style.



**D: Supplemental Documents (Examples of existing homes and new buildings in the District)**



New builds along S. Academy Ave. Each bears elements of the Folk Victorian and Craftsman styles



**D: Supplemental Documents (Examples of existing homes and new buildings in the District)**



New build along S. Academy Ave. within the Historic District.



## Historic Landmark Commission Agenda Item Report

550 Landa Street  
New Braunfels, TX

1/12/2021

Agenda Item No. B)

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Presenter/Contact

*Caleb Gasparek, Historic Preservation Officer*  
(830) 221-4086 - [Cgasparek@nbtexas.org](mailto:Cgasparek@nbtexas.org)

**Subject:**

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

**Background:**

**Case #:** HST21-001

**Owner:** Ryan McWhirter & Monica Jergins

**Applicant:** David Walters  
220 Lark Lane  
New Braunfels, Tx 78130

**Architect:** Christian Laijas, Laijas Project Resource Group  
PO Box 310394  
New Braunfels, Tx 78130

The subject property is a rectangular shaped lot of approximately 17,500 square feet on the south side of Magazine Avenue, within the Sophienburg Hill Historic District. In the Summer of 2020, a historic aged accessory structure and driveway were demolished on site without a permit. The property owners received a notice of violation and are going through the resolution process on that action. In the meantime, they are seeking appropriate authorization to demolish the principal structure on the lot.

**Historic Context:**

The Comal's Appraisal District indicates that the current dwelling was constructed in 1948. This is consistent with the 1949 Sanborn Fire Insurance map which shows the building in its existing footprint. The demolished accessory structure also appears on the 1949 map. Prior to construction in 1948, a single-family dwelling and accessory retail store were present on the property.

Deed records indicate that Monroe and Alice Nuhn lived in the house from 1948 to 1967. Monroe was a proprietor of beer before serving as a fire captain with the City of New Braunfels throughout the 1940's and 1950's.

Architecturally the dwelling is a modest example of the colonial revival ranch style house. With the exception of the rear patio, the building's footprint is largely unchanged from when it was constructed in 1948.

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**Request:**

The applicant is requesting a certificate of alteration to demolish the 1948 single family dwelling. Only the demolition is under review at this time, the applicant has provided renderings of the proposed building to be built in its place for comment, though will return at a later date for review of the new construction.

**Staff Analysis:**

According to Chapter 66 subsection 60, a certificate of alteration is required for the demolition of any historic landmark or property located within a historic district.

Though the dwelling is one of the later to be constructed in the Sophienburg Hill Historic District, the building appears to be largely unaltered with the exception of the rear patio from when it was constructed in 1948. Though a comprehensive survey of the Sophienburg has not been conducted, it appears the structure maintains a mid to high level of integrity of a building of this age and time period.

**Attachments:**

1. Application
2. Location Map
3. 1949 Sanborn Map
4. Future Architectural Plans
5. Photographs

**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)

11/9/2021

Agenda Item No. B)

**PRESENTER:**

Caleb Chance Gasparek  
Historic Preservation Officer

**SUBJECT:**

**HST21-377** Consideration of a Certificate of Alteration for the construction of an approximately 535 square foot addition to the side and rear of 708 W. Mill St., a local historic landmark known as the Mergele House.

**DEPARTMENT:** Planning & Development Services

**COUNCIL DISTRICTS IMPACTED:** District 1

**BACKGROUND INFORMATION:**

The applicant is requesting a Certificate of Alteration for an addition of approximately 535 square feet onto the rear and side of the existing landmarked building known as the Mergele House. The applicant has indicated that exterior materials will be of matching materials, utilizing custom millwork for the siding. The proposed addition will be largely shielded from view from the right of way by the existing fence, and is of a compatible design to the existing historic structure.

**HISTORIC CONTEXT:**

Deed research indicates that property is primarily associated with Moritz Mergele and Elizabeth nee Wilke. Both were lifelong residents of New Braunfels and were married in 1907. Both were descendants of original New Braunfels founders. Moritz was a bartender at "The Tavern" where the NBU building currently stands on the Main Plaza. He later owned a novelty liquor store called the Plaza Package House at the Capitol theater Building next door to Black Whale Pub.

The property was surveyed by the Texas Historical Commission (THC) in 1975 as a property of significance. The THC gives an estimated construction date of 1880. This is consistent with the folk Victorian style of the building, which was popular in the US from about 1870 to 1910. Additionally, several similar folk Victorians in New Braunfels are known to have been constructed at this time. The folk Victorian style is characterized by its simple form, with the porch area bearing the most decorative details such as elaborate spindles and gingerbread detailing. The dwelling appears to be minimally altered with the exception of a small rear sleeping area that was added prior to 1975.

**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, 2, 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 addition is clearly secondary to the primary form of the historic dwelling. The diminished scale does not have the effect of “overshadowing” the defining folk Victorian characteristics of the main house. The additions secondary status, diminished size, and location at the side and rear of the historic dwelling are all recommended guidelines endorsed by the Secretary of the Interior’s Standards for Rehabilitation.*

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.

*None of the folk Victorian character defining architectural features will be irreplaceably destroyed by the proposed addition.*

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 applicant has proposed custom millwork for the additions siding, and as noted in criteria 1 and 2, the additions secondary size and scale is an appropriate new use of space.*

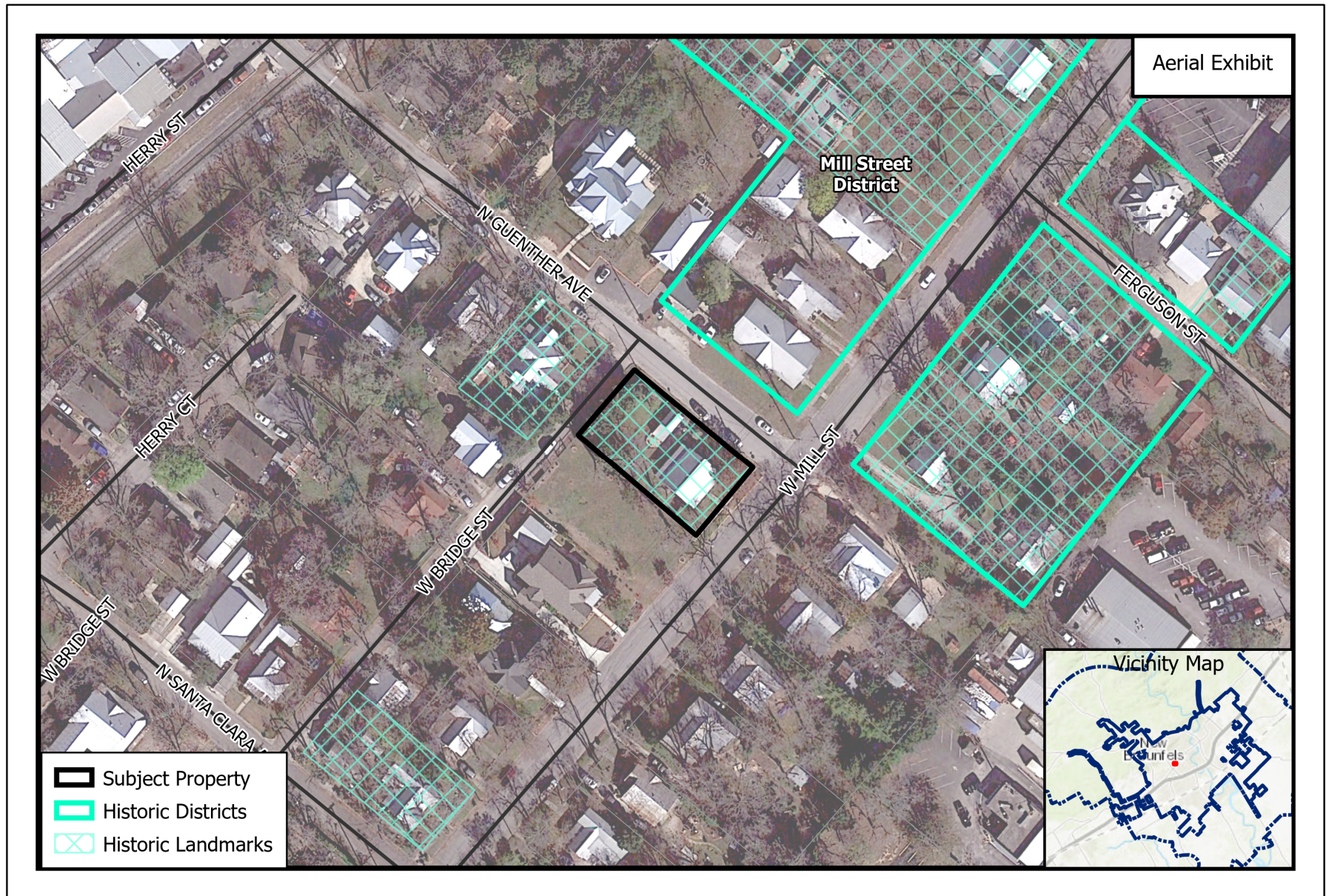
10) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

*While removing the addition in the future would be impracticable, it could theoretically be done without significantly altering the overall form of the historic structure. Furthermore, the addition is located on the side and rear of the existing historic structure, removal would not affect the primary façade of the building.*

#### **ATTACHMENTS:**

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

## A: Location Map



**HIST21-377**  
**708 W. Mill St.**

Path: \\app-gisdata\gisdata\Tools\Tools\PLN\_HistoricTool\HistoricNotificationsTool.aprx

Source: City of New Braunfels Planning  
 Date: 11/2/2021

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

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

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

☐ Historic District

☐ Historic Landmark

Staff use only

Certificate of Alteration Application  
NO FEE

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

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

1. APPLICANT INFORMATION:

Name: Doreen Fisher

Mailing Address: 708 W Mill St

City/State/ZIP: NB TX 78130

Telephone: 512.426.4292      Email: me.doreenfisher@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: Charles Wimberley

Company Name: Wimberley Woodworks

Mailing Address: 10 Herry Court

City/State/ZIP: NB TX 78130

Telephone: 830.832.6920      Email: charlie@wimberleywoodworks.com



**B: Application**

4.

SUBJECT PROPERTY:

Property Address/Location: 708 W Mill St NBTX 78130

Legal Description:

Name of Subdivision: CITY

Lot(s): 13Block(s): 3018Acreage: 0.2149

Existing Use of Property: residential

5.

SCOPE OF WORK (ATTACH ADDITIONAL PAGES IF NECESSARY): Add approximately 535

square feet on the rear and left side of the house, adding one bathroom, expanding the

kitchen, adding living space, and adding laundry space. Exterior materials will be matched

where possible, with intent to use same/similar materials, custom milling, and other

techniques to achieve conformation of appearance.

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

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

SUBMITTAL CHECKLIST:

| STAFF:                   | APPLICANT:   |
|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Completed application  |
|                          | <p>Please note: Any application that is missing information will be considered incomplete and cannot be accepted.</p>  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Dimensioned and scaled building plans  |
|                          | <p>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.</p> |
|                          | <p>Must include the following documents:</p>   |
|                          | <input checked="" type="checkbox"/> Site plan (one for existing and one for proposed conditions. Must indicate all proposed site changes, such as additions, alterations, new construction or demolition)  |
|                          | <input checked="" type="checkbox"/> Elevation plans (must specify all exterior changes and exterior building materials and finishes to be used, i.e., siding, roofing, windows, doors, fences, etc.)   |
|                          | <input checked="" type="checkbox"/> Floor plans  |
|                          | <input checked="" type="checkbox"/> Roof plan (required for new construction affecting the roof)   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Material samples, specifications or manufacturer information   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Color photographs of the structure and site (Staff may require a site visit prior to meeting and is available to photograph the property)  |

The signature of owner authorizes City of New Braunfels staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or their agent has reviewed the requirements of this application/checklist and all items on this checklist have been addressed and complied with. 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: \_\_\_\_\_ Date: 18 OCT 2021

Applicant Signature: \_\_\_\_\_ Date: 18 OCT 2021



**C: Submittal Documents**

708 W Mill St 78130



FRONT



RIGHT

**C: Submittal Documents**



LEFT



708 W MILL ST

SIDING PIX



ORIGINAL



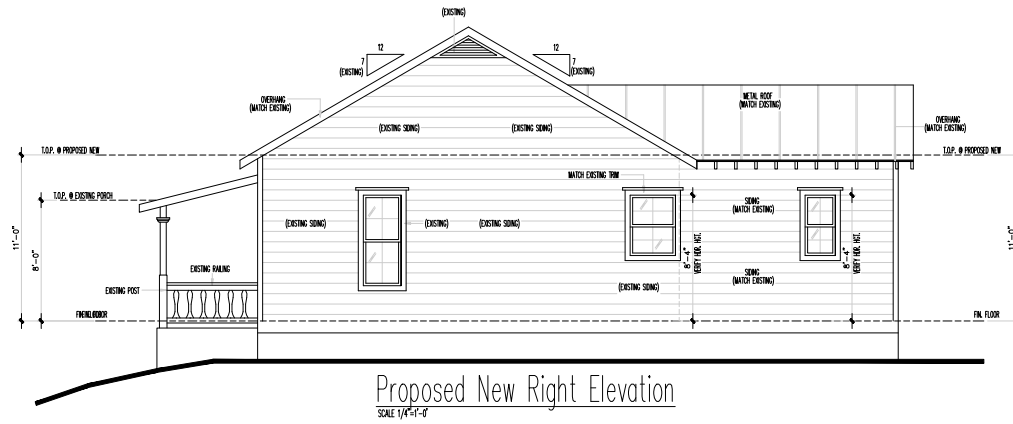
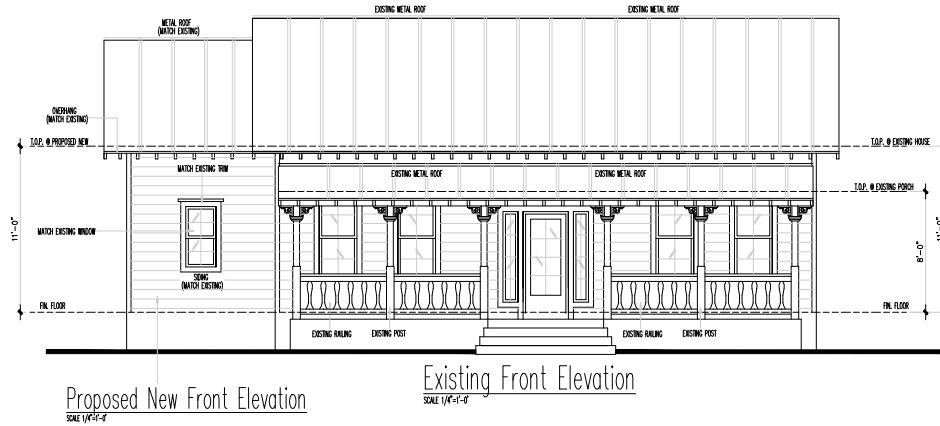
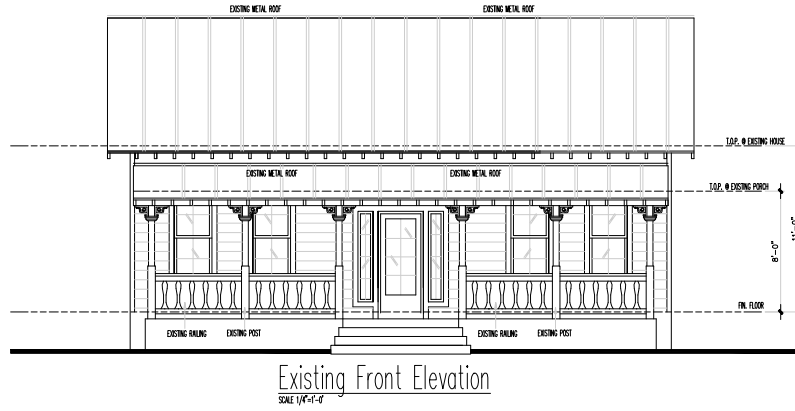
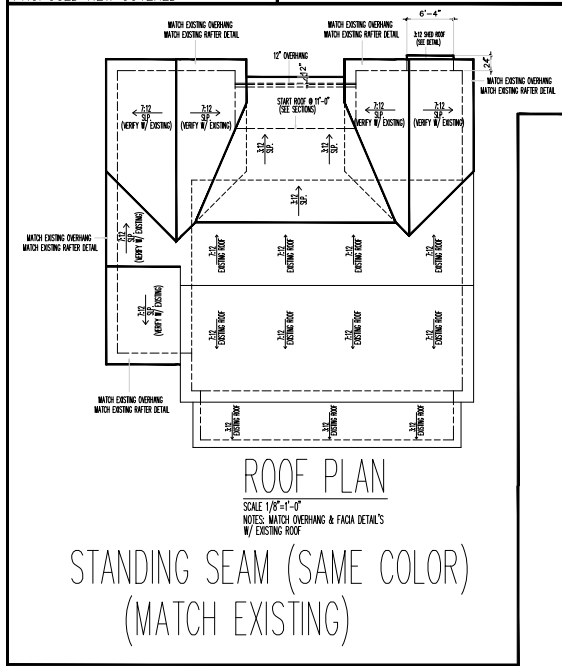
MUCH LATER PORCH ADDITION TO ADD BATHROOM



SIDE-BY-SIDE, THEY DON'T MATCH  
WE WILL MILL TO MATCH ORIGINAL SIDING

## **C: Submittal Documents**

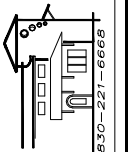
| BUILDING INFORMATION  |     |
|-----------------------|-----|
| PROPOSED NEW LIVING   | 535 |
| PROPOSED NEW C. PATIO | 97  |
| PROPOSED NEW COVERED  | 632 |



PLAN NO.:  
CSTM-2879

A Remodel For  
**708 W. Mill Street**  
 NEW BRAUNFELS TX. 78130

*Another Plan From*  
**Brown's Designs**  
757 Albert Street  
New Braunfels, TX.



REVISIONS:

DRAWN BY:

DATE: \_\_\_\_\_

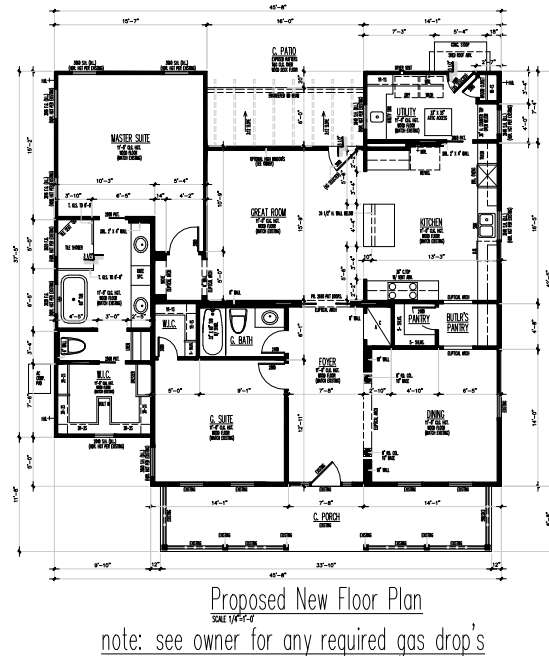
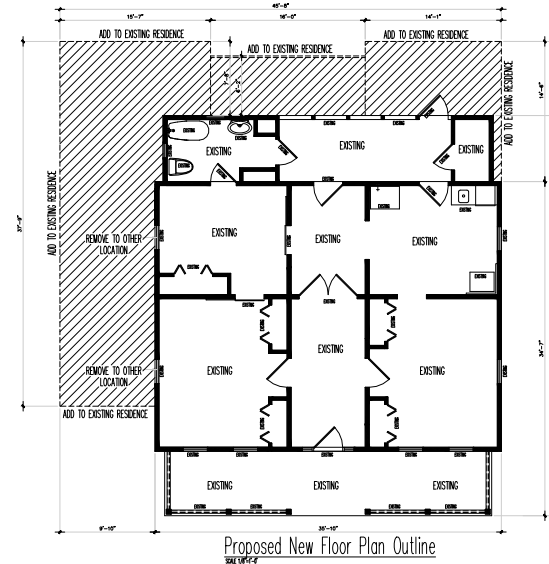
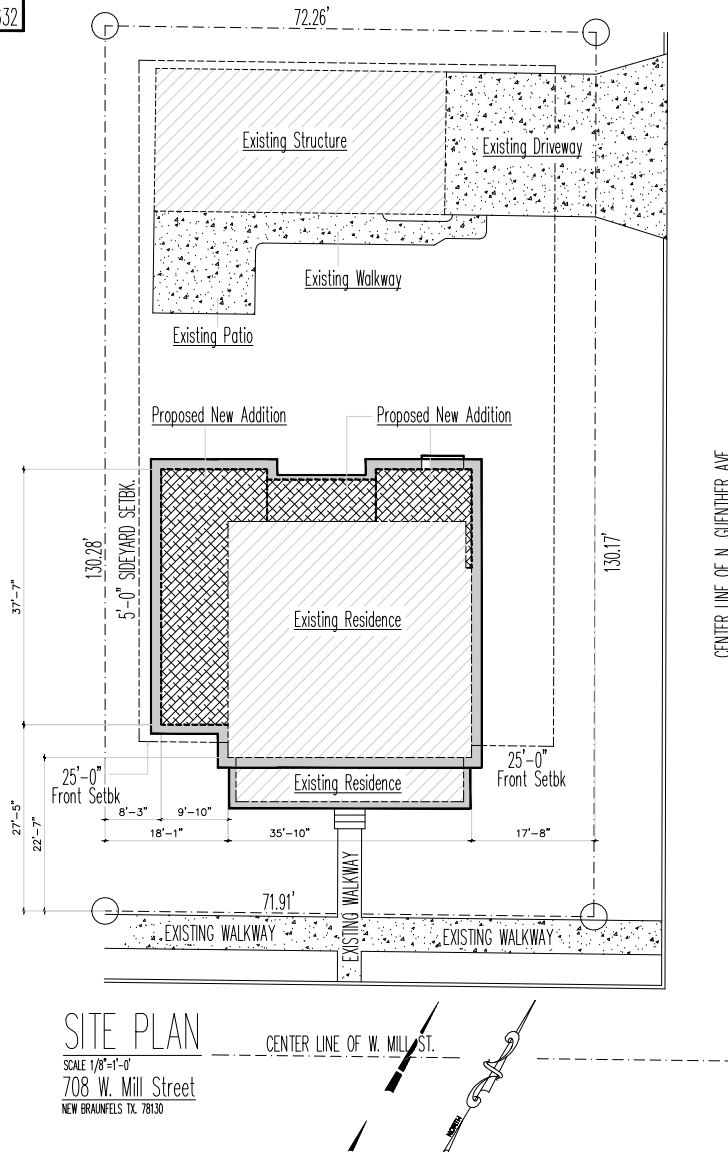
SHEET NO.:

2 OF 2

# C: Submittal Documents

## BUILDING INFORMATION

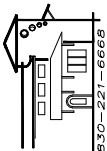
|                       |     |
|-----------------------|-----|
| PROPOSED NEW LIVING   | 535 |
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PLAN NO:  
CSTM-2879

A Remodel For  
 708 W. Mill Street  
 NEW BRAUNFELS, TX. 78130

Another Plan From  
 Brown's Designs  
 757 Albert Street  
 New Braunfels, TX.



REVISIONS:

DRAWN BY:  
A. BROWN

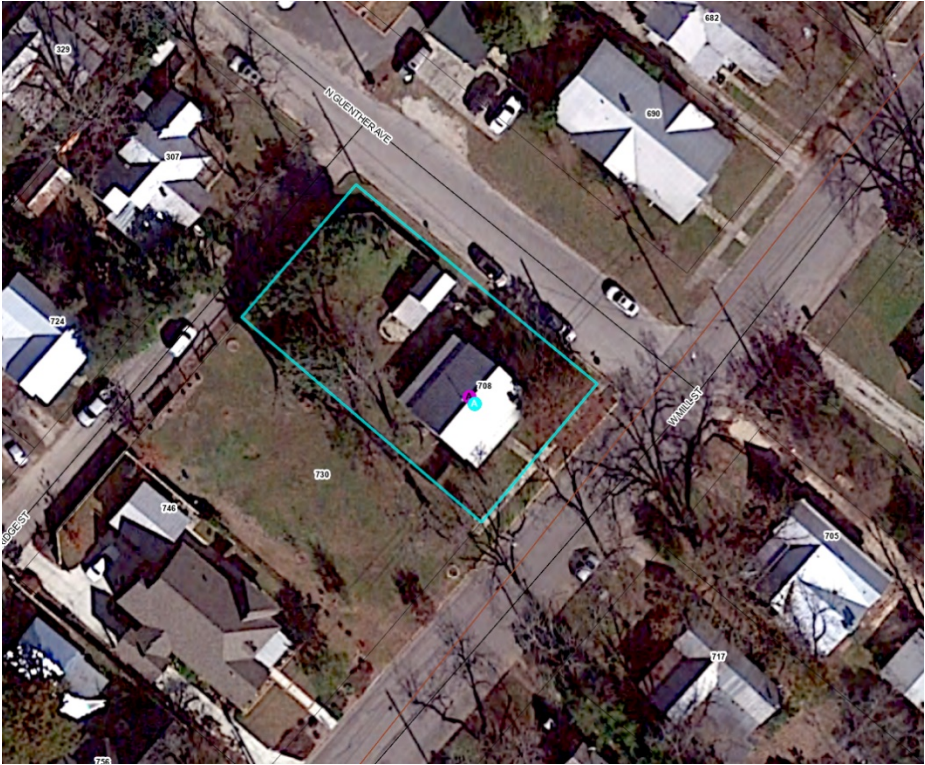
DATE:

SHEET NO:

1 OF 2



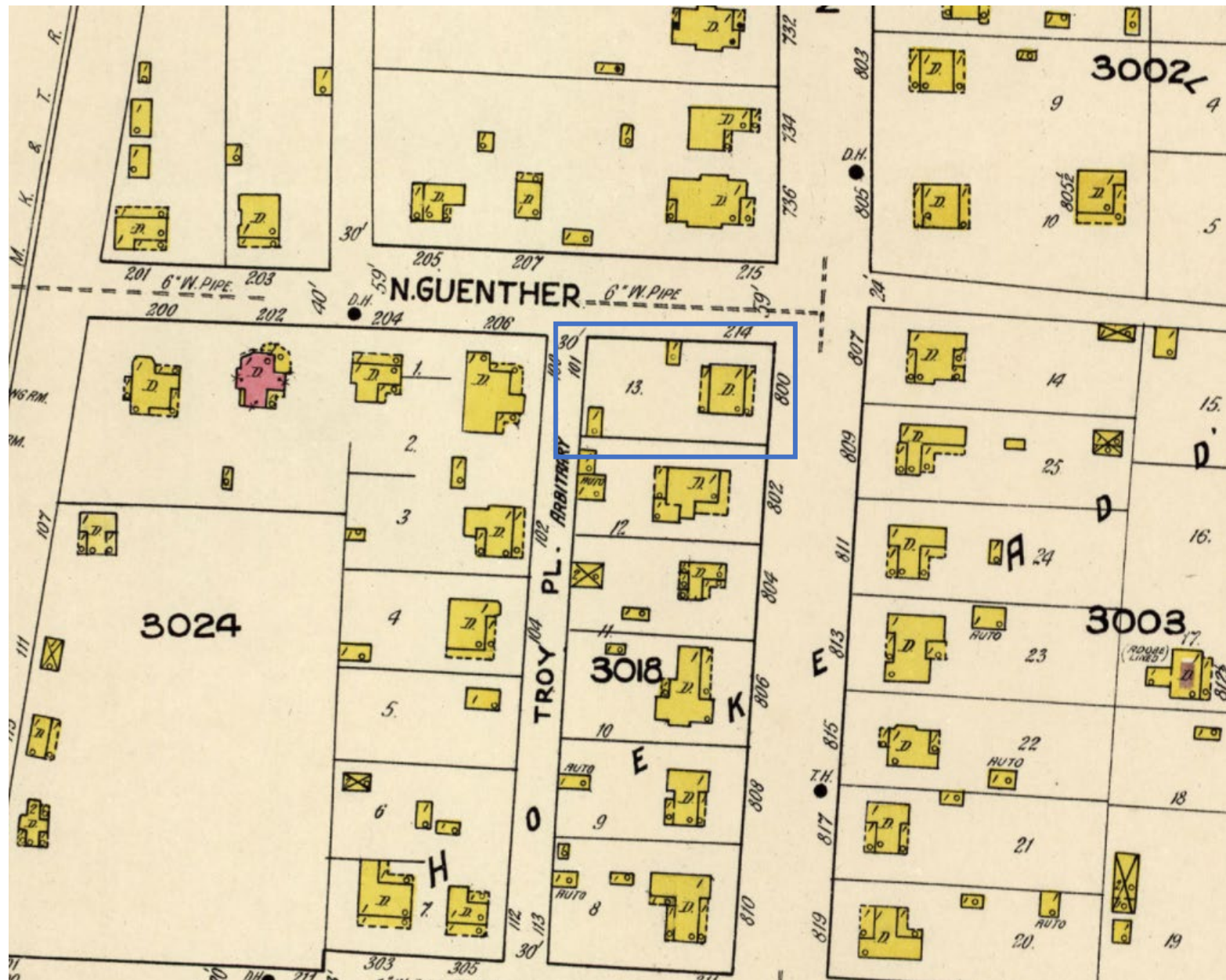
## **D: Supplemental Documents (Deed & Directory Research)**

|  |  |
|--|--|
| <p><i><u>Deed Records</u></i></p> <p><i><u>708 W. Mill St.</u></i></p>           |  |
| <p><b>Legal Description:</b></p> <p>CITY BLOCK 3018, LOT 13 (Hoeke Addition)</p> |  |
| <p>2021 - 2018</p>   | <p>Kevin &amp; Doreen Fisher</p>   |
| <p>2018 - 2016</p>   | <p>Quest IRA Inc.</p>  |
| <p>2016 - 2010</p>   | <p>William Harrison Vaughn</p>   |
| <p>2010 - 2002</p>   | <p>Susan E. Bryan</p>  |
| <p>2002 - 1997</p>   | <p>Michael Wagner</p>  |

## **D: Supplemental Documents (Deed & Directory Research)**

|             |   |
|-------------|---|
| 1997 - 1977 | Alvin Gutowsky  |
| 1977 - 1977 | Lucile Eldredge   |
| 1977 – 1913 | <b>Moritz &amp; Elizabeth Mergele (Willke)</b> <ul style="list-style-type: none"><li>• <i>Moritz</i> (Feb 20, 1881 – Oct 27 1955)<ul style="list-style-type: none"><li>○ Grandson of NB Founder Peter Mergele</li></ul></li><li>• <i>Elizabeth</i> (Aug 2, 1885 – June 19, 1982)<ul style="list-style-type: none"><li>○ Granddaughter of NB Founder Ludwig (Louis) Willke</li></ul></li><li>• Was a bartender at “The Tavern” a local restaurant located where the NBU building on the plaza is located</li><li>• Later owned the “Plaza Package House” which was a novelty liquor store located at the Capitol Theater Building (next door to Black Whale Pub)</li><li>• In circa 1920 the address was changed from 800 W. Mill to 718 W. Mill</li></ul> |
| 1916 – 1902 | Fritz Fischer Sr. & Jr.   |
| 1902 - 1900 | Ulrich S. Pfeuffer  |
| 1900 - ?    | Henry Hoeke   |
|             |   |

## D: Supplemental Documents (Sanborn Maps)



1922 Sanborn map showing the location of 708 W. Mill St. Note that the address used to be 800 W. Mill.



# for the HOLIDAY SEASON!



For your convenience and for the assurance of an ample supply of fine liquor, order your holiday needs from us now.

Fine whiskies, wines, brandies, liquers, and gins . . . domestic and imported brands.

## PLAZA PACKAGE HOUSE

M. W. Mergele, Prop.

Rialto Theater Bldg.

1935

### Mergele

Funeral services for Moritz W Mergele, who died October 27 at the age of 74, were held October 28 at Doeppenschmidt Funeral Home.

Mr Mergele had suffered from a heart condition since 1937 and had endeavored to prolong his life since then through moderate activity. His death, caused by coronary occlusion, occurred at New Braunfels Hospital following an illness of a few days.

He was born February 20 1881, in New Braunfels where he spent his entire life. The son of Emil Mergele and Margaret nee Roeder, he was baptized in St. Martin's Evangelical Church, Hortontown.

In April 1907, he married Elizabeth Willke and they had two sons.

He is survived by his wife and sons, Dr. Marvin Mergele of Houston and Fred Mergele of Beeville; two grandchildren, four sisters, Mrs. Hulda Hofer, Mrs. Linda Runge, and Mrs. Anna Schmidt of New Braunfels, and Mrs. Ralph Dyer of San Antonio. His three brothers, who preceded him in death, were Harry, Charles and Emil.

The funeral service was conducted by Rev. Carl Burkle of the First Protestant Evangelical and Reformed Church, and Rev. Herbert Willke of St. Christopher Episcopal Church, Spring Branch (near Houston), a nephew, read the Scripture.

Interment was in Comal Cemetery, and pallbearers were Walter Friesen, Mark Fuchs, Alex. Floege, Louis

Boeing, Henry Specht, and Egon Voigt.

### Ray Katt Joins Geo. Nowotny Insurance Co.

Ray Katt has become associated with the George E. Nowotny & Associates Insurance Agency here in New Braunfels. During the winter months he will become active in the insurance business with definite plans in mind to make this his lifetime career. He will, however, continue to play professional basketball, now being a center with the New York Giants.

He is the son of Mr. and Mrs. Erwin Katt, who live at 1471 W. San Antonio Street, and is married to the former Melba Kreitz, daughter of Mr. and Mrs. Herbert Kreitz, who live at 192 Liberty Street. The Katts live at 522 Laurel Lane and have two children, Bruce Ray and Sandra.

#### SMALL PLANE TOLL

Fifty-two persons died in small plane accidents throughout the country during August, according to the Civil Aeronautics Administration. Of 312 reported accidents, involving \$100 or more damage, 77 were caused by collisions with trees, fences and other objects on the ground, 61 by stalls and spins in the air, and 37 to groundloops.

1955

**D: Supplemental Documents (1975 THC Survey)**

76

NAME: 708 W. MILL, HSE. AT COUNTY: Cornal  
 ADDRESS: 708 W. Mill CITY: New Braunfels  
 DATE/PERIOD: c. 1880, VT ARCHITECT/BUILDER:  
 STYLE: Symmetrical Victorian - early AASFV CONSTRUCTION: 1st frame  
 OWNER:

ORIGINAL USE: residence PRESENT USE: residence

PHYSICAL CONDITION: good

altered/unaltered: rear sleeping area

roof material: Corrugated tin

RELATIONSHIP TO SURROUNDINGS:

SIGNIFICANCE: 4 windows, novelty siding full length porch w/ elaborate jigsaw brackets & balustrade - front door w/ transom and sidelight, chamfered column

THC marker: -

BIBLIOGRAPHIC DATA:

INFORMANT:

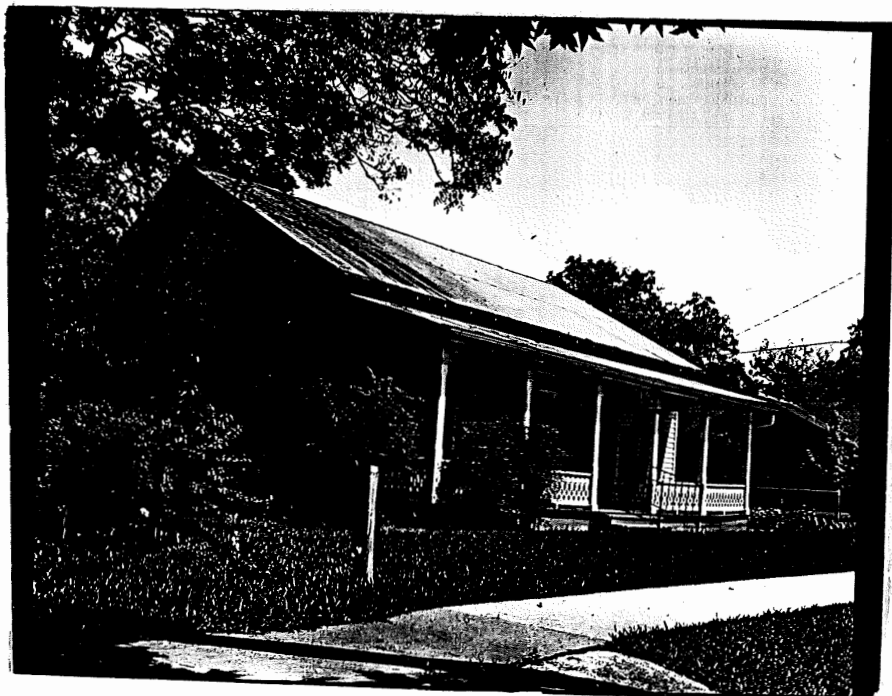
PHOTOGRAPHIC DATA:

RECORDED BY: MON MY

DATE: 13 June 75 SEE INFO/CORRESPONDENCE FILES:

COG OTS 3019  
NB 3

708 W. MILL ST.



SOUTHWEST OBL.

6/13/75

MY/AN

**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)



11/9/2021

Agenda Item No. C)

---

**PRESENTER:**

Caleb Chance Gasparek  
Historic Preservation Officer

**SUBJECT:**

**HST21-378** Consideration of a Certificate of Alteration for the construction of a rooftop bar and restaurant at 125 N. Castell St., 204 W. San Antonio St., and 214 W. San Antonio St., located within the Downtown Historic District.

**DEPARTMENT:** Planning & Development Services

**COUNCIL DISTRICTS IMPACTED:** District 5

**BACKGROUND INFORMATION:**

The applicant is requesting a Certificate of Alteration to construct a rooftop bar and restaurant onto the existing structures at 125 N. Castell St. (outside of the historic district), 204 W. San Antonio St. (Seguin Beauty School), and 214 W. San Antonio St. (Red Stag Building). Additionally, a sign is proposed on the corner of the Red Stag building at W. San Antonio and Castell.

The existing fire escape on Castell St. will be expanded to allow rooftop access. A metal and glass railing will surround the portion of the rooftop where customers would gather. Shielded metal lamps are also proposed below the railing at the Red Stag rooftop section.

On the roof itself a bar, stage area, and staircase leading from the 2<sup>nd</sup> to 3<sup>rd</sup> story is proposed. Both the rooftop bar and stage area are towards the rear of the building in order to lessen the visual impact of the additions. The rooftop bar will be most visible from Castell Ave. though existing trees, which the applicant is keeping, shield some of it from view.

Towards 125 N. Castell Ave. a rear staircase is proposed as well as an elevator to reach the 2<sup>nd</sup> story. There is a shed-like addition that is proposed directly adjacent to the proposed bar area on the Red Stag Building. 125 N. Castell Ave. is outside of the Downtown Historic District though will attach to both 204 and 214 W. San Antonio.

**HISTORIC CONTEXT:**

The Comal Appraisal District indicates the building was constructed in 1893. During the late 1800's and early 1900's the building was known as the B. E. Voelcker building, named after Bruno Voelcker, a descendent of New Braunfels founder Julius Voelcker. The building was known as an impressive example of the Italianate architectural style.

Sanborn maps indicate that 204 W. San Antonio was originally constructed of masonry with a wooden wraparound porch. Mr. Voelcker ran a drug store out of the building, though there was also a garment factory and a telegraph office. By 1912 the building had expanded to include 214 W. San Antonio. By 1922 the building housed a variety store, a clothing store, a butcher, and a pool hall.

---

Sometime between 1930 and 1946, 204 and 214 W. San Antonio St. were “modernized” stripping the buildings of many of the Italianate architectural details and cladding the building in stucco. The wraparound porch had also been removed by this time.

Both 204 and 214 W. San Antonio St. were surveyed by HHM of Austin and the Texas Historical Commission in the late 2000’s. The survey’s give an estimated constructed date of 1940, though there is no indication in the City’s records that these dates are accurate. No demolition permit could be found for either building. The buildings were likely stripped of their architectural details and modernized around 1940. Both the HHM survey and the THC survey indicate that neither building is eligible for individual landmark status, but they are contributing structures to the Downtown Historic District.

**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. The applicant has indicated they will pursue a tax freeze on the property for improvements made at a future date once invoices and receipts have been received.

**RECOMMENDATION:**

Staff recommends approval of the Certificate of Alteration based on criteria 9 and 10 of Chapter 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.

*Most of the defining characteristics of the building were lost when the building was modernized. However, the new additions are setback from the public right of way in order to minimize visual impact. The expansion of the fire escape staircase is also a requirement of fire code.*

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 facades of 204 and 214 W. San Antonio St. are largely unaffected by the additions being made. Along Castell St. the bar area will be visible to some degree, though arguably it is positioned in such a place that is tertiary to the building’s primary façade.*

**ATTACHMENTS:**

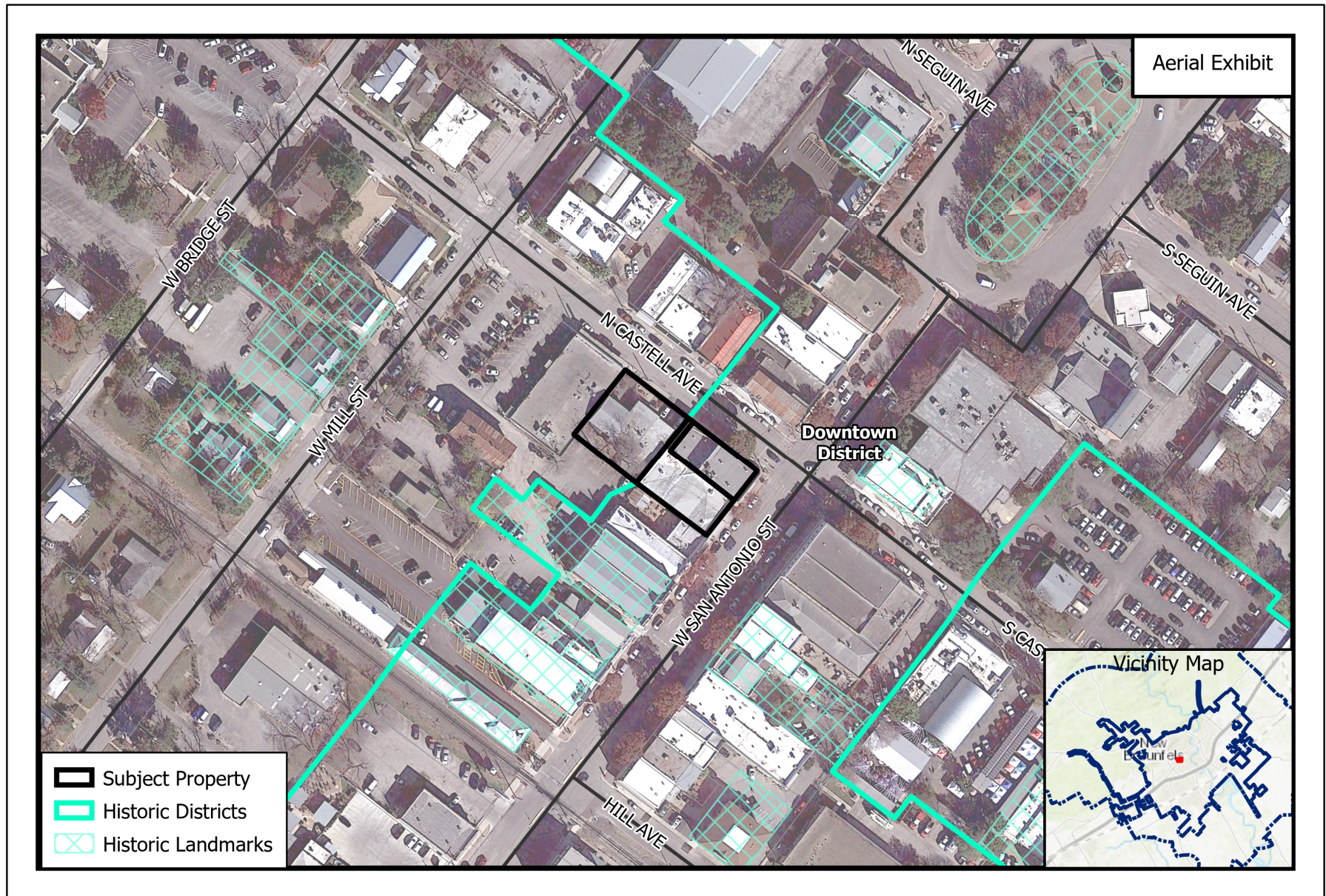
- A. Location Map
- B. Application
- C. Submittal Documents
- D. Supplemental Documents



---

E. Sec. 66-58 Criteria for Approval of an Alteration Certificate

## A: Location Map



**HIST21-378**

**125 N. Castell Ave., 204 & 214 W. San Antonio St.**

Path: \\app-gisdata\gisdata\Tools\Tools\PLN\_HistoricTool\HistoricNotificationsTool.aprx

Source: City of New Braunfels Planning  
Date: 11/3/2021

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

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

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

☐ Historic District

☐ Historic Landmark

Staff use only

## Certificate of Alteration Application

NO FEE

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

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

### 1. APPLICANT INFORMATION:

Name: Cameron Shawn Corzine  
Mailing Address: 112 Bear Creek Trail  
City/State/ZIP: New Braunfels TX 78132  
Telephone: 830-481-3886 Email: CameronCorzine@gmail.com

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

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

Name: Corzine  
Mailing Address: 112 Bear Creek Trail  
City/State/ZIP: New Braunfels TX 78132  
Telephone: 830-214-4797 Email: Shaina@lbvhome.com

### 3. ARCHITECT OR CONTRACTOR:

Name: Mark Stuart  
Company Name: 24/7 Design PLLC  
Mailing Address: 605 Ridgely Drive  
City/State/ZIP: New Braunfels tx 78130  
Telephone: 830-337-4444 Email: Mark@markstuartarchitect.com

## **B: Application**

4. **SUBJECT PROPERTY:**

Property Address/Location: 204 W. San Antonio Street,  
125 N. Castell Street, 214 W. San Antonio St.

Legal Description:

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

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Acreage: \_\_\_\_\_

Existing Use of Property: \_\_\_\_\_

5. **SCOPE OF WORK (ATTACH ADDITIONAL PAGES IF NECESSARY):** \_\_\_\_\_

Construct ~9,400 SF Bar & Restaurant on Rooftop  
Existing Red Stag Building & Seguin Beauty  
buildings at 204 & 214 West San Antonio  
Lower level entry is at 125 N. Castell  
at rear of facility.

**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.

## B: Application

### SUBMITTAL CHECKLIST:

| STAFF:                   | APPLICANT:   |
|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Completed application  |
|                          | <b>Please note:</b> Any application that is missing information will be considered incomplete and cannot be accepted.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Dimensioned and scaled building plans  |
|                          | <b>Please note:</b> 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. |
|                          | <b>Must include the following documents:</b>   |
|                          | <input type="checkbox"/> Site plan (one for existing and one for proposed conditions. Must indicate all proposed site changes, such as additions, alterations, new construction or demolition)   |
|                          | <input type="checkbox"/> Elevation plans (must specify all exterior changes and exterior building materials and finishes to be used, i.e., siding, roofing, windows, doors, fences, etc.)  |
|                          | <input type="checkbox"/> Floor plans   |
|                          | <input type="checkbox"/> Roof plan (required for new construction affecting the roof)  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Material samples, specifications or manufacturer information   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Color photographs of the structure and site (Staff may require a site visit prior to meeting and is available to photograph the property)  |

The signature of owner authorizes City of New Braunfels staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or their agent has reviewed the requirements of this application/checklist and all items on this checklist have been addressed and complied with. 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: Shaina Coyne Date: 10-6-21

Applicant Signature: [Signature] Date: 10-6-21



## **B: Application**

### **KEEP THIS SECTION FOR YOUR RECORDS**

#### **Submittal Process:**

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

#### **CRITERIA FOR APPROVAL OF AN ALTERATION CERTIFICATE**

The following guidelines, based upon the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, can be found in Sec. 66-58 of the New Braunfels Code of Ordinances.

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.



COWBOYS & CADILLACS ROOFTOP BAR  
204 & 214 West San Antonio Street New Braunfels, Texas



| REVISION TABLE | NUMBER | DATE | REVISION BY | DESCRIPTION |
|----------------|--------|------|-------------|-------------|
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CONCEPT DESIGN

ROOFTOP ALTERATIONS  
204 & 214 West San Antonio St  
New Braunfels, TX 78130

MARK STUART ARCHITECT  
605 RIDGECLEIFF DRIVE  
NEW BRAUNFELS, TX 78130  
PHONE: 830-557-4444  
Mark@MarkStuartArchitect.com

DATE:

10/21/2021

SCALE:

SHEET:

1

HISTORIC LANDMARK COMMISSION PRESENTATION



PROJECT OVERVIEW



SCOPE OF WORK

Roof Top Bar& Restaurant over 204 & 214 W. San Antonio Street 9,400 SF  
Lower Level Entry at Rear of section of 204 W. San Antonio Building  
C2 enlarged parking area on cross street 7 cars  
Shared Dumpster behind Hene Hardware with new enclosure  
IEBC Level two alteration  
IBC Type III B Construction  
Separated A2 and M Occupancies  
Sprinkled A2 occupancy with emergency voice communication alarm  
Historic preservation maintained on existing Street Front facades  
Elevator Access to Roof Top  
Noise and light articulations  
HVAC units in enclosed placement  
Steel frame supported structural concrete roof deck  
Tastefully appointed newly constructed improvements at rear of roof deck.  
Design Occupancy of the separated A2 facility all floors ~500 People

REAR CAMERA VIEW OF 204 & 214 W. SAN ANTONIO BUILDINGS

| INDEX OF SHEETS |  |          |
|-----------------|--|----------|
| Number          | Title                                    | Comments |
| 1               | COVER SHEET                              |          |
| 2               | PROJECT OVERVIEW                         |          |
| 3               | CODE NARRATIVE                           |          |
| 4               | SITE PLAN                                |          |
| 5               | EXISTING VS PROPOSED                     |          |
| 6               | W. SAN ANTONIO ST                        |          |
| 7               | CASTELL AVE                              |          |
| 8               | FRONT ELEVATION- SAN ANTONIO STREET      |          |
| 9               | SIDE ELEVATION- BEHIND ADJACENT BUILDING |          |
| 10              | REAR ELEVATION- BEHIND ADJACENT BUILDING |          |
| 11              | SIDE ELEVATION- CASTELL STREET           |          |
| 12              | RENDERINGS                               |          |
| 13              | FOUNDATION PLAN                          |          |
| 14              | FIRST FLOOR PLAN                         |          |
| 15              | SECOND FLOOR PLAN                        |          |
| 16              | ROOF TOP BAR PLAN                        |          |
| 17              | STRUCTURAL FRAMING MODEL                 |          |
| 18              | LONGITUDINAL CROSS SECTION 1             |          |
| 19              | TRANSVERSE SECTION 1                     |          |
| 20              | TRANSVERSE SECTION 2                     |          |
| 21              | LONGITUDINAL CROSS SECTION 2             |          |
| 22              | GLASS RAILING MATERIAL                   |          |
| 23              | EXTERIOR LIGHT FIXTURES                  |          |
| 24              | PROPOSED SIGNAGE                         |          |



| REVISION TABLE |             |
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2



|  |   |                    | OCCUPANCY AND EGRESS ANALYSIS |   |
|--|---|--------------------|-------------------------------|---|
| FUNCTION   | FIRE AREA Table 1004.5<br>SF/Occupant                                   |                    | OCCUPANCY                     | EGRESS WIDTH (INCHES)<br>1005.3.2 = 0.2"/Person |
|  |   |                    |                               |   |
| A2-ASSEMBLY 2ND LEVEL                                      | ROOFTOP BAR   |                    |                               |   |
| ELEVATOR LOBBY   | 330   | 0                  | 0                             | 0.0   |
| BAR SEATING  | 359   | 15                 | 24                            | 4.8   |
| DRINK SERVICE  | 743   | 200                | 4                             | 0.7   |
| STAIR AREA   | 352   | 0                  | 0                             | 0.0   |
| STAGE  | 400   | 15                 | 27                            | 5.3   |
| SECOND LEVEL SEATING                                       | 3581  | 15                 | 239                           | 47.7  |
| THIRD LEVEL SEATING  | 2236  | 15                 | 149                           | 29.8  |
| RESTROOMS  | 528   | 0                  | 0                             | 0.0   |
| Sub-Total - Rooftop Level                                  | 8529  |                    | 442                           | 88.4  |
|  |   |                    |                               |   |
| A2 - ASSEMBLY 1ST LEVEL                                    | ENTRY BAR   |                    |                               |   |
| SEATING AREA   | 873   | 15                 | 58                            | 11.6  |
| DRINK SERVICE  | 343   | 200                | 2                             | 0.3   |
| STORAGE  | 177   | 0                  | 0                             | 0.0   |
| STAIR  | 42  | 0                  | 0                             | 0.0   |
| MEZZANINE SEATING  | 368   | 15                 | 4                             | 0.8   |
| Sub-Total - 1st Level                                      | 1803  |                    | 64                            | 12.8  |
| TOTAL BAR OCCUPANCY BOTH LEVELS                            |   |                    | 506                           |   |
| Maximum Travel Distance - to an exit (A2-Sprinklered)      |   |                    |                               | Table 1017.2                                    |
| A2   |   |                    |                               | 250   |
| REQUIRED SEPARATION OF MIXED USE OCCUPANCIES               |   |                    |                               | TABLE 508.4 - HOURS                             |
| M  |   |                    |                               | 2   |
| SPECIAL REQUIREMENTS FOR EXISTING BUILDING EGRESS CAPACITY |   |                    |                               | IEBC TYPE II ALTERATION W/                      |
| EGRESS COMPONENT   | WIDTH   | Width/Occupant     | Capacity                      | PROPERTY LINE LIMITATION                        |
| MAIN STAIR 1   | 66  | 0.2                | 330                           | IBC 1005.3.1(2) & 907.5.2.2                     |
| FIRE ESCAPE STAIR 2  | 60  | 0.5                | 120                           | NFPA 101 Table 7.2.8.4(a)                       |
| TOTAL EGRESS CAPACITY                                      |   |                    | 450                           |   |
| ALLOWABLE BUILDING AREA                                    |   | Typ IIIB CONST     | Allowable                     | ACTUAL  |
| AREA   | Sprinkler   | Table 506.2        | 38000                         | 9400  |
| STORIES  | Sprinkler   | Table 504.4        | 3                             | 3   |
| HEIGHT   | Sprinkler   | Table 504.3        | 75                            | 51.5  |
|  |   |                    |                               |   |
|  |   |                    |                               |   |
| OCCUPIED ROOF ANALYSIS                                     |   | IBC 503.1.4        |                               | Check Occupancy allowed                         |
| Table 504.4  | Type IIIB   | Non-Sprinklered A2 |                               | in Story Below Roof per                         |
|  |   |                    |                               | Table 504.4 2 Stories = OK                      |
|  |   |                    |                               |   |
| EXTERIOR STAIR ANALYSIS                                    |   |                    |                               |   |
| Table 1027.5   | Exterior Stair is less than 10' from Property Line                      |                    |                               |   |
| Exception Proposed   | IEBC Type 2 Alteration for existing building with limited lot line area |                    |                               |   |
| Mitigating factors   | 1. NFPA 13 Sprinkler Assembly Areas                                     |                    |                               |   |
|  | 2. 2 Hour Horizontal Separation from Existing Mercantile to Assembly    |                    |                               |   |
|  | 3. 2 Hour Separation from existing Structure to Stair                   |                    |                               |   |
|  | 4. Main Stair is dedicated to Assembly Occupancy                        |                    |                               |   |
|  | 5. IBC 907.5.2.2 Emergency voice/alarm communication System             |                    |                               |   |
|  |   |                    |                               |   |
| PLUMBING FIXTURE ANALYSIS                                  |   |                    |                               |   |
|  | Total   | Bar 50%            | Restaurant 50%                | Fixtures  |
|  | M/F   | 1:40               | 1:75                          | Required  |
| MALE TOILETS 1:40  | 253   | 3.2                | 1.7                           | 5   |
| FEMALE TOILETS 1:40  | 253   | 3.2                | 1.7                           | 5   |
| FEMALE LAVS (75/200)                                       | 253   | 1.7                | 0.6                           | 2   |
| MALE LAVS (75/200)   | 253   | 1.7                | 0.6                           | 2   |
| MOP SINK   |   |                    |                               | 1   |

| DESIGN CRITERIA  | Cowboys & Cadillacs Rooftop Bar  |
|--|--|
| Authority Having Jursidiction  | City of New Braunfels, Texas   |
| Zoning District  | C2-Central Business District   |
| City of New Braunfels Code of Ordinances                             | Chapter 144 - Zoning & Development Standards   |
|  | Chapter 58 - Article II -Flood Damage Prevention   |
|  | Chapter 62 - Health & Sanitation   |
|  | Chapter 110- Solid Waste   |
|  | Chapter 106 - Signs  |
|  | Chapter 66 - Historic Preservation   |
| Historic Landmark Commission - Certificate of Alteration Application |  |
| CONSTRUCTION TYPE  | IIIB   |
| OCCUPANCY GROUP  | SEPARATED M-MERCANTILE & A2 ASSEMBLY   |
| REQUIRED SEPARATION(S)   | 2 HR Horizintal Separation between Rooftop A2 and Exist Mercantile   |
| SPRINKLERED  | Sprinklered A2 - NonSprinklered M  |
|  | A2 Area w/ IBC 907.5.2.2 Emergency Voice/alarm communication system  |
| ADOPTED CODES  |  |
| INTERNATIONAL BUILDING CODE (IBC)                                    | 2018   |
| INTERNATIONAL FIRE CODE (IFC)  | 2018   |
| INTERNATIONAL MECHANICAL CODE (IMC)                                  | 2018   |
| INTERNATIONAL PLUMBING CODE (IPC)                                    | 2018   |
| INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)                       | 2018   |
| INTERNATIONAL EXISTING BUILDING CODE (IEBC)                          | 2018   |
| NATIONAL ELECTRIC CODE (NEC)   | 2017   |
| NFPA 101 LIFE SAFETY CODE  | 2018   |
| INTERNATIONAL ENERGY CONSERVATION CODE (IECC)                        | 2018   |
| TEXAS ACCESSIBILITY STANDARDS  | 2020   |
|  |  |
|  |  |
| LEGAL DECRPTION OF PROPERTY  |  |
| 204 WEST SAN ANONIO STREET   | CITY BLOCK 2001, LOT 4 S 94 OF EAST 43 ACRES 0.093   |
| 214 WEST SAN ANONIO STREET   | CITY BLOCK 2001, LOT 4E 51 OF 2 101 & N7 OF E 43 OF N 101, ACRES 0.127   |
|  |  |
|  |  |
| Special Local Requierments   | Cowboys & Cadillacs Rooftop Bar  |
| Code of Ordinances - Chapter 14 Section 14-44                        | GC Contractors registered with the City of New braunfels<br>Plumbers, Electrician, Mechanical Contractors lcnsed by State and<br>Registered with the City of New Braunfels |
|  |  |
| Chapter 110 Section 110-58   | Dumpster with 7' Fence and gates<br>Shared use of Existing Dumpster behind Henne Hardware - Upgraded<br>with New Enclosure   |
|  |  |
|  |  |
|  |  |

| PARKING TABLE - C&C   |                              | UDC<br>SPACES          | Section 144-5.1 |                 | C2 ZONING           | Accessible<br>IBC 1106.1<br>1 per 25 |
|---|------------------------------|------------------------|-----------------|-----------------|---------------------|--------------------------------------|
| USE   | SF SPACE                     | NUMBER                 | PER SF          | SPACES REQUIRED | SPACES PROVIDED     |                                      |
| AREA INCREASE   | 488.1                        | 1                      | 75              | <u>7</u>        |                     |                                      |
| TOTAL   | 488.1                        |                        |                 | 7               | 7                   | 1                                    |
|   |                              |                        |                 |                 |                     | with 1 Van                           |
| ADDITIONAL SPACES PROVIDED AT: 302 CROSS STREET BEHIND HUISACHE GRILL |                              |                        |                 |                 |                     | <800' = OK                           |
| C2 EXISTING BUILDING INCREASE ANALYSIS FOR PARKING REQUIREMENT        |                              |                        |                 |                 | UDC 144-5.1-1(b)(4) |                                      |
| EXSITING<br>ITEM  | 204 W SAN ANONIO<br>Area SF  | RED STAG BUILDING      |                 |                 |                     |                                      |
| 1ST FLOOR   | 4051                         |                        |                 |                 |                     |                                      |
| 2ND FLOOR   | 2631                         |                        |                 |                 |                     |                                      |
| Mezzanine 1   | 2550                         |                        |                 |                 |                     |                                      |
| Mezzanine 2   | 519                          |                        |                 |                 |                     |                                      |
| Basement  | <u>396</u>                   |                        |                 |                 |                     |                                      |
| Sub-Total   | 10147                        |                        |                 |                 |                     |                                      |
| EXSITING<br>ITEM  | 214 W. SAN ANONIO<br>Area SF | BEAUTY SCHOOL BUILDING |                 |                 |                     |                                      |
| 1St FLOOR   | 4859                         |                        |                 |                 |                     |                                      |
| Mezzanine   | 390                          |                        |                 |                 |                     |                                      |
| Basement  | <u>1773</u>                  |                        |                 |                 |                     |                                      |
| Sub-Total   | 7022                         | SQUARE FEET            |                 |                 |                     |                                      |
| TOTAL EXISTING BUILDING SF AREA                                       |                              |                        |                 | 17169           |                     |                                      |
| 10% INCREASE ALLOWANCE PER UDC 144-5.1-1(b)(4)                        |                              |                        |                 | 1716.9          |                     |                                      |
| PROPOSED AREA OF NEW ROOFTOP ENCLOSURES                               |                              |                        |                 | 2205            |                     |                                      |
| Enclosed Space  | Square Feet                  |                        |                 |                 |                     |                                      |
| Elevator Shaft  | 61                           |                        |                 |                 |                     |                                      |
| 2nd Level Bar   | 660                          |                        |                 |                 |                     |                                      |
| 3rd Level Bar   | 424                          |                        |                 |                 |                     |                                      |
| Food Prep   | 133                          |                        |                 |                 |                     |                                      |
| Restrooms   | 527                          |                        |                 |                 |                     |                                      |
| Stage   | 400                          |                        |                 |                 |                     |                                      |
| NET INCREASE SUBJECT TO NEW PARKING REQUIRMEN                         |                              |                        |                 | 488.1           |                     |                                      |
| PARKING SPACES REQUIRED FOR A2 OCCUANCY 1/75 S                        |                              |                        |                 | 7               |                     |                                      |

CODE  
NARRATIVE



| REVISION TABLE | REVISION BY |      | DESCRIPTION |  |
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CONCEPT DESIGN

ROOFTOP ALTERATIONS  
204 & 214 West San Antonio St  
New Braunfels, TX 78130

MARK STUART ARCHITECT  
605 RIDGECLEIFF DRIVE  
NEW BRAUNFELS, TX 78130  
PHONE: 830-557-4444  
Mark@MarkStuartArchitect.com

DATE:

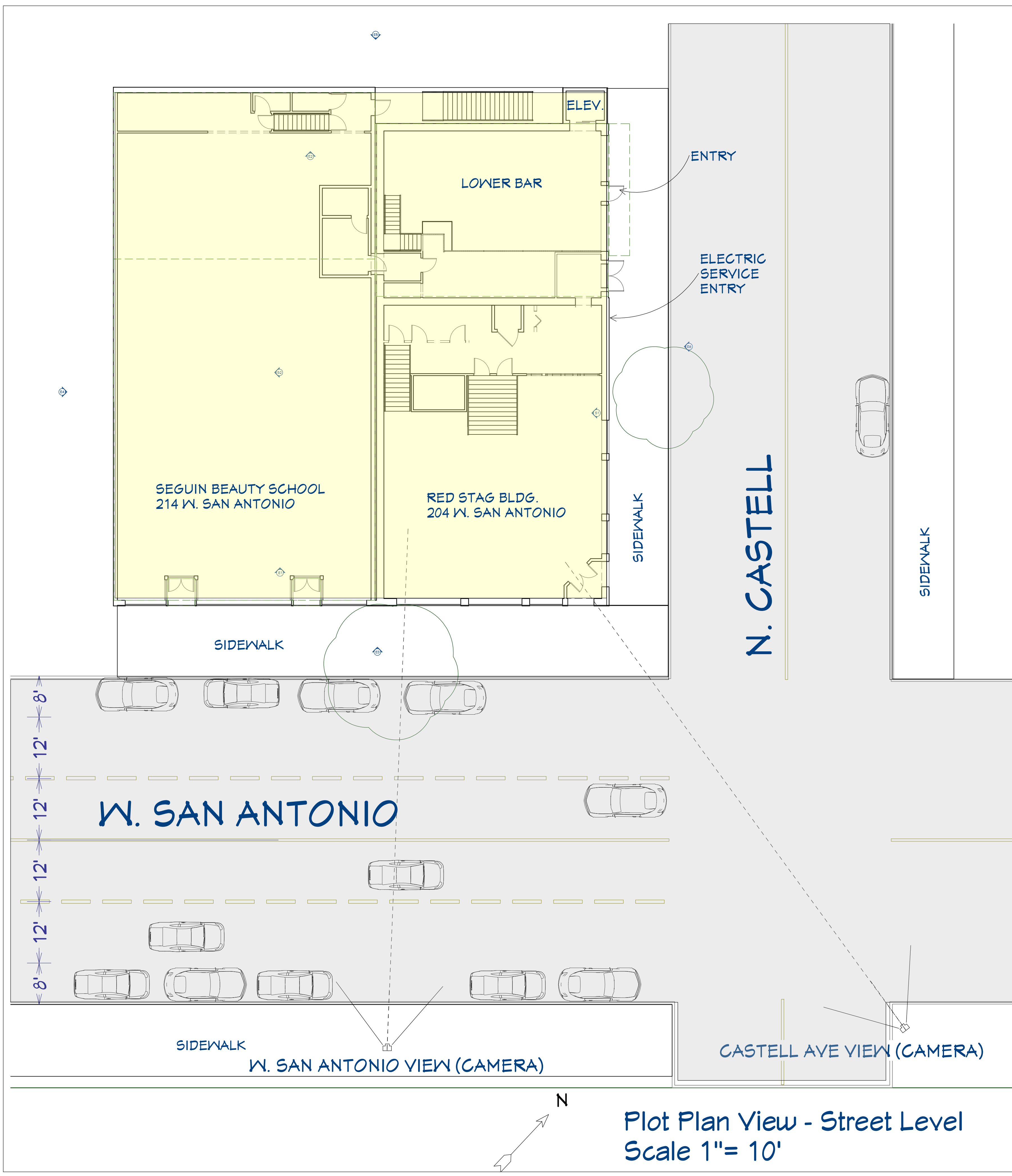
10/21/2021

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3





## HISTORICAL PRESENTATION HIGHLIGHTS

1. VERTICAL STRUCTURES SUCH AS THE RESTROOM & DRINK SERVICE LOCATED AT THE REAR OF THE FACILITY
2. STAGE AT EXTREME REAR CORNER
3. ELEVATOR SHAFT AT REAR
4. PIZZA OVEN AT REAR
5. LOWER LEVEL ROOF-TOP DECK MAIN STAIR ENTRY LOCATED AT THE REAR OF THE FACILITY
6. WIDEN AND EXTEND EXISTING FIRE ESCAPE FOR UPPER ROOF-TOP DECK EMERGENCY EGRESS
7. ROOF-TOP DECK LEVEL BELOW EXISTING PARAPET HEIGHT
8. EXISTING HISTORIC FACADES LEFT UNDISTURBED WITH NEW FINISHES MATCHING EXISTING
9. MATCHING STUCCO ON IMPROVEMENTS
10. GLASS RAILING AT STREET FRONTAGES
11. KEEP EXISTING TREES
12. CLEAN UP ELECTRIC SERVICE ENTRY ON CASTELL AVE.
13. FULLY SHIELDED LIGHT FIXTURES
14. ALL NEW FIXTURES & FINISHES TO BE PERIOD CORRECT
15. PROPOSE NEW SIGNAGE AT FRONT CORNER



Overall View- Roof-Top Bar  
Scale: NTS



| REVISION TABLE |             |
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4





CURRENT VIEW



PROPOSED VIEW

FROM W. SAN ANTONIO ST.



CURRENT VIEW



PROPOSED VIEW

FROM CASTELL AVE.



| REVISION TABLE |             |
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| NUMBER         | DESCRIPTION |
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SCALE:

SHEET:

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PROPOSED VIEW FROM W. SAN ANTONIO STREET



| REVISION TABLE |      | DESCRIPTION |
|----------------|------|-------------|
| NUMBER         | DATE | REVISION    |
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DATE:  
10/21/2021

SCALE:

SHEET:

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CORNER VIEW FROM SAN ANTONIO STREET & CASTELL AVENUE



| REVISION TABLE |      | DESCRIPTION |
|----------------|------|-------------|
| NUMBER         | DATE | REVISION    |
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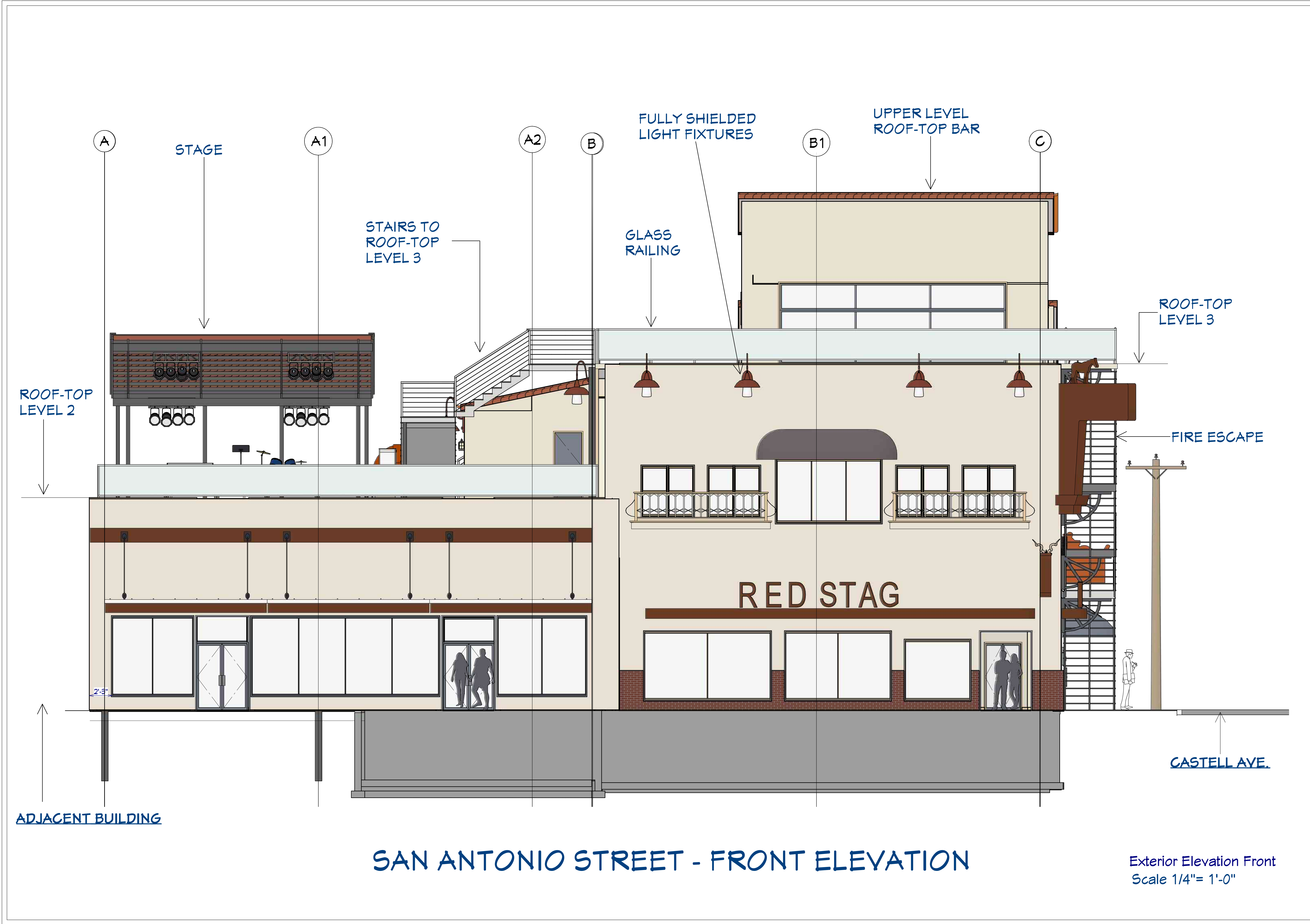
10/21/2021

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24/7 DESIGN  
ARCHITECTURE & PLANNING

| REVISION TABLE | NUMBER | DATE | REVISOR | DESCRIPTION |
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CONCEPT DESIGN

ROOFTOP ALTERATIONS  
204 & 214 West San Antonio St  
New Braunfels, TX 78130

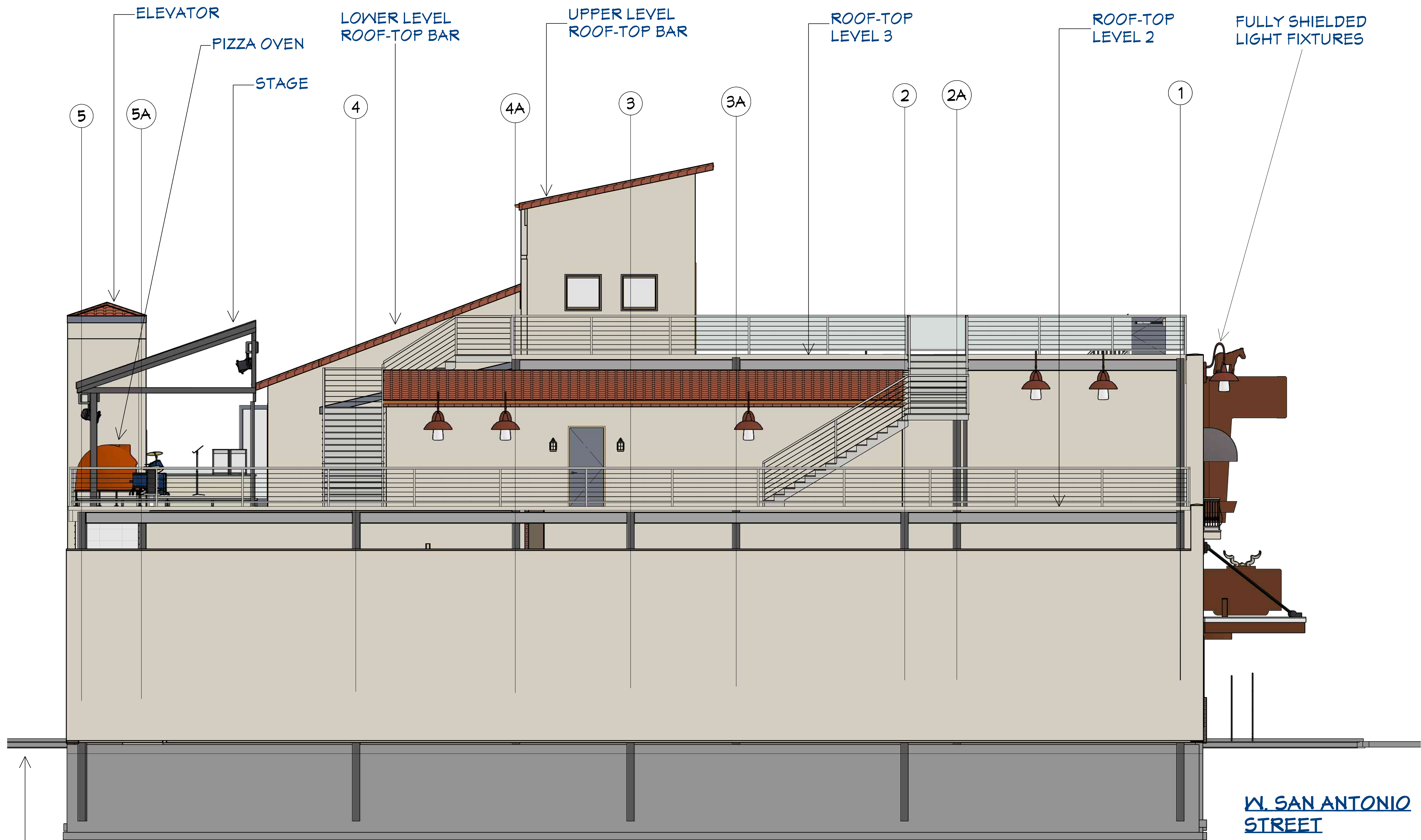
MARK STUART ARCHITECT  
605 RIDGECLEIFF DRIVE  
NEW BRAUNFELS, TX 78130  
PHONE: 830-557-4444  
Mark@MarkStuartArchitect.com

DATE:  
10/21/2021

SCALE:

SHEET:  
8





ADJACENT BUILDING - SOUTH SIDE ELEVATION

Exterior Elevation Left  
Scale 1/4"= 1'-0"



| REVISION TABLE |      | DESCRIPTION |
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| NUMBER         | DATE | REVISION    |
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CONCEPT DESIGN

ROOFTOP ALTERATIONS  
204 & 214 West San Antonio St  
New Braunfels, TX 78130

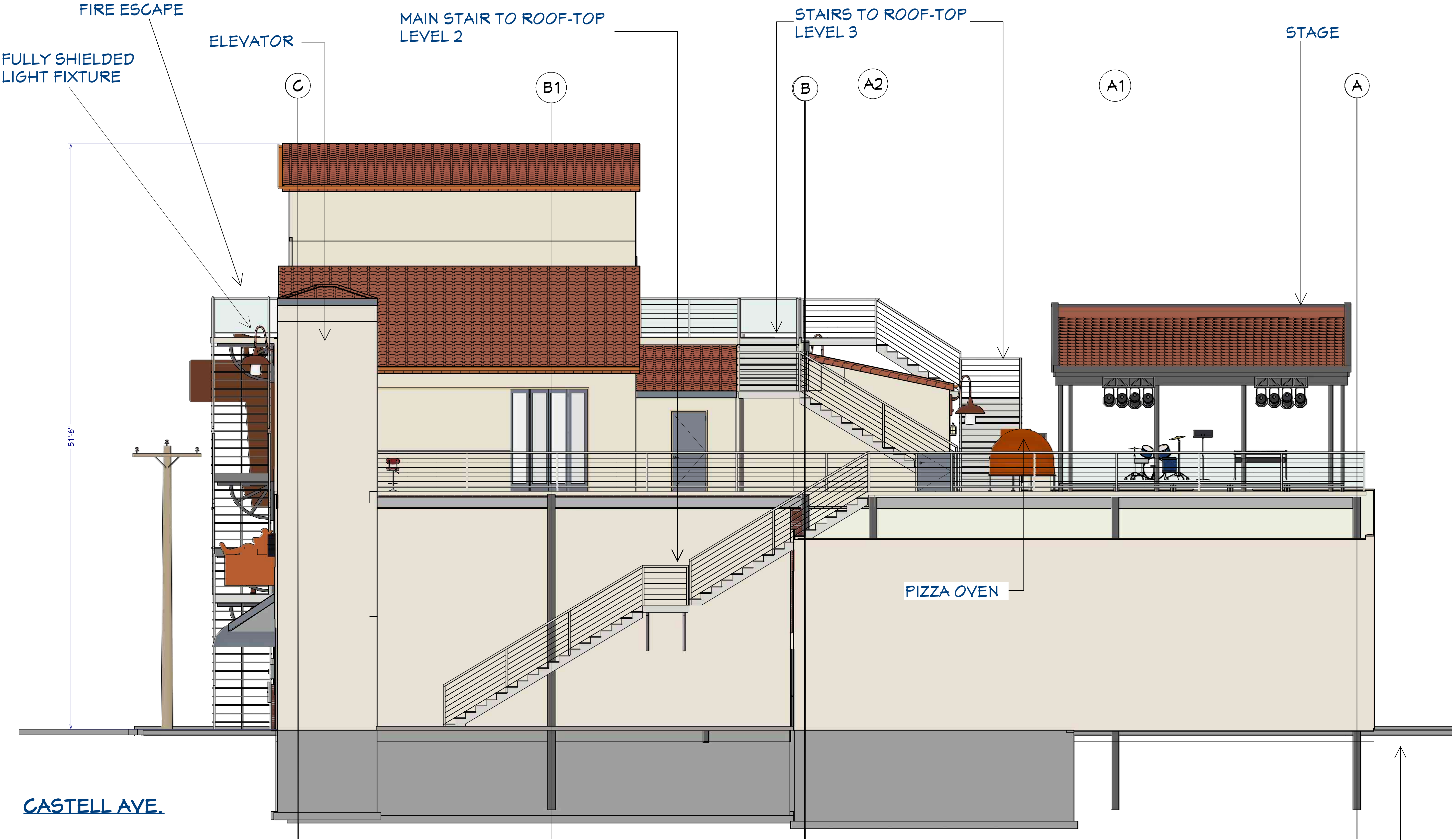
MARK STUART ARCHITECT  
605 RIDGECLIFF DRIVE  
NEW BRAUNFELS, TX 78130  
PHONE: 830-557-4444  
Mark@MarkStuartArchitect.com

DATE:  
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9





ADJACENT BUILDING - WEST SIDE ELEVATION

ADJACENT BUILDING

Exterior Elevation Back  
Scale 1/4"= 1'-0"



| REVISION TABLE |             |
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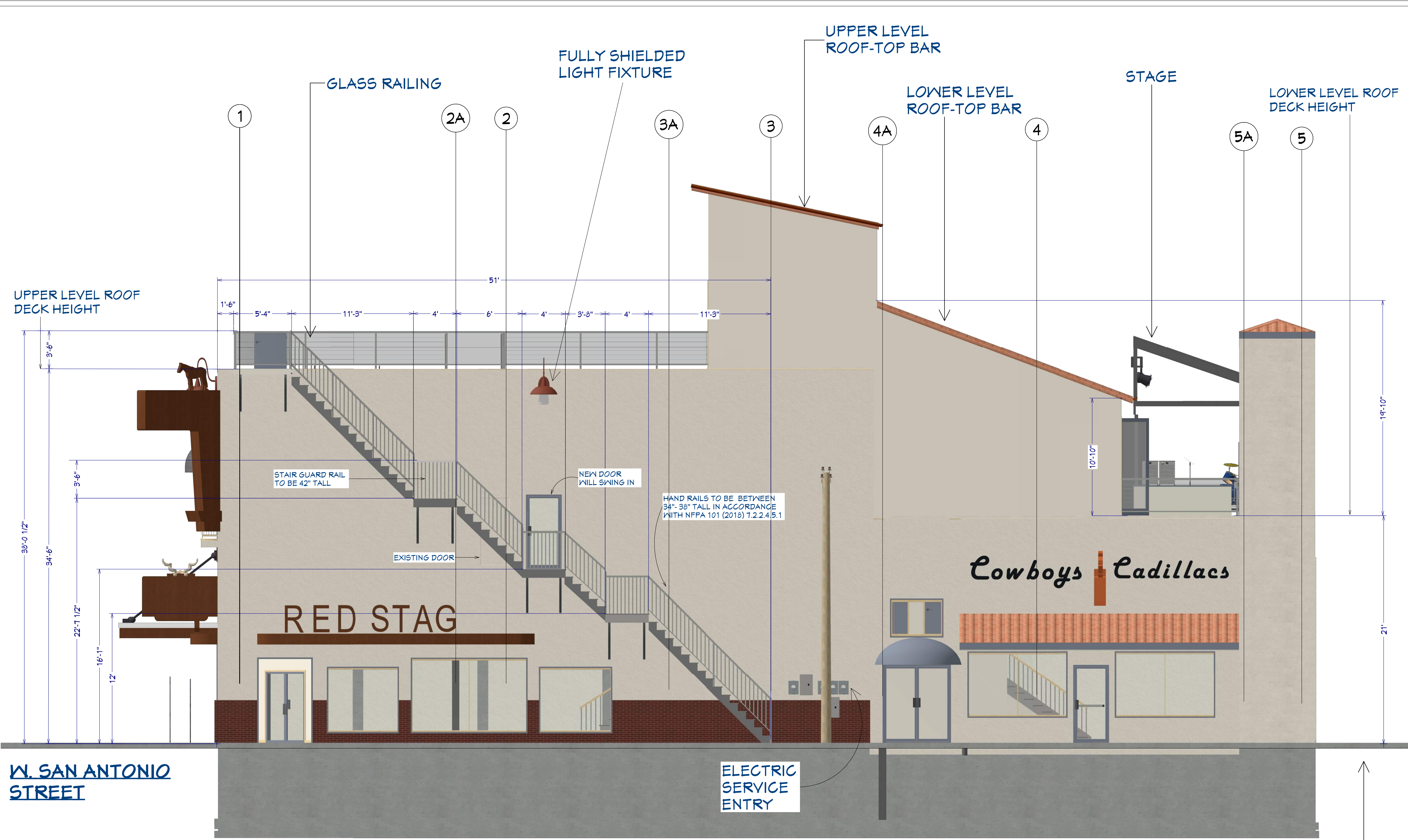
CONCEPT DESIGN

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24/7 DESIGN

ARCHITECTURE & PLANNING

| REVISION TABLE | DESCRIPTION |         |          |
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11





Camera 10



Camera 3



Camera 9



Camera 1



| REVISION TABLE |             |
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| NUMBER         | DESCRIPTION |
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PHONE: 830-557-4444  
Mark@MarkStuartArchitect.com

DATE:

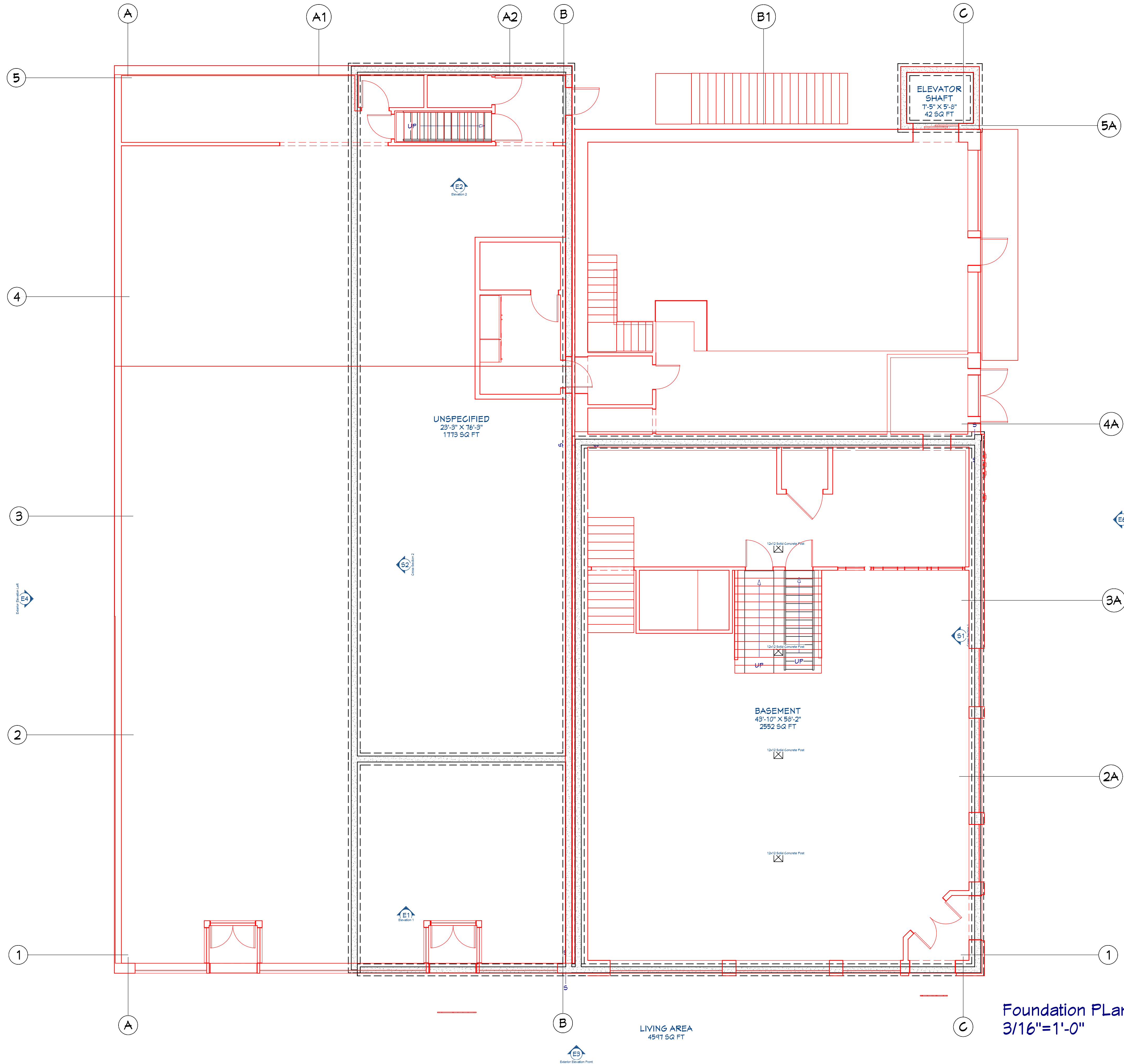
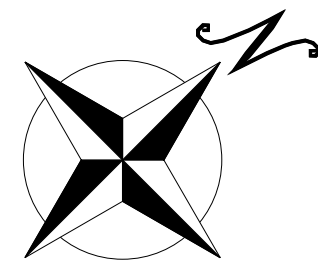
10/21/2021

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12





Foundation Plan  
3/16"=1'-0"



| REVISION TABLE |      | DESCRIPTION |  |  |  |  |
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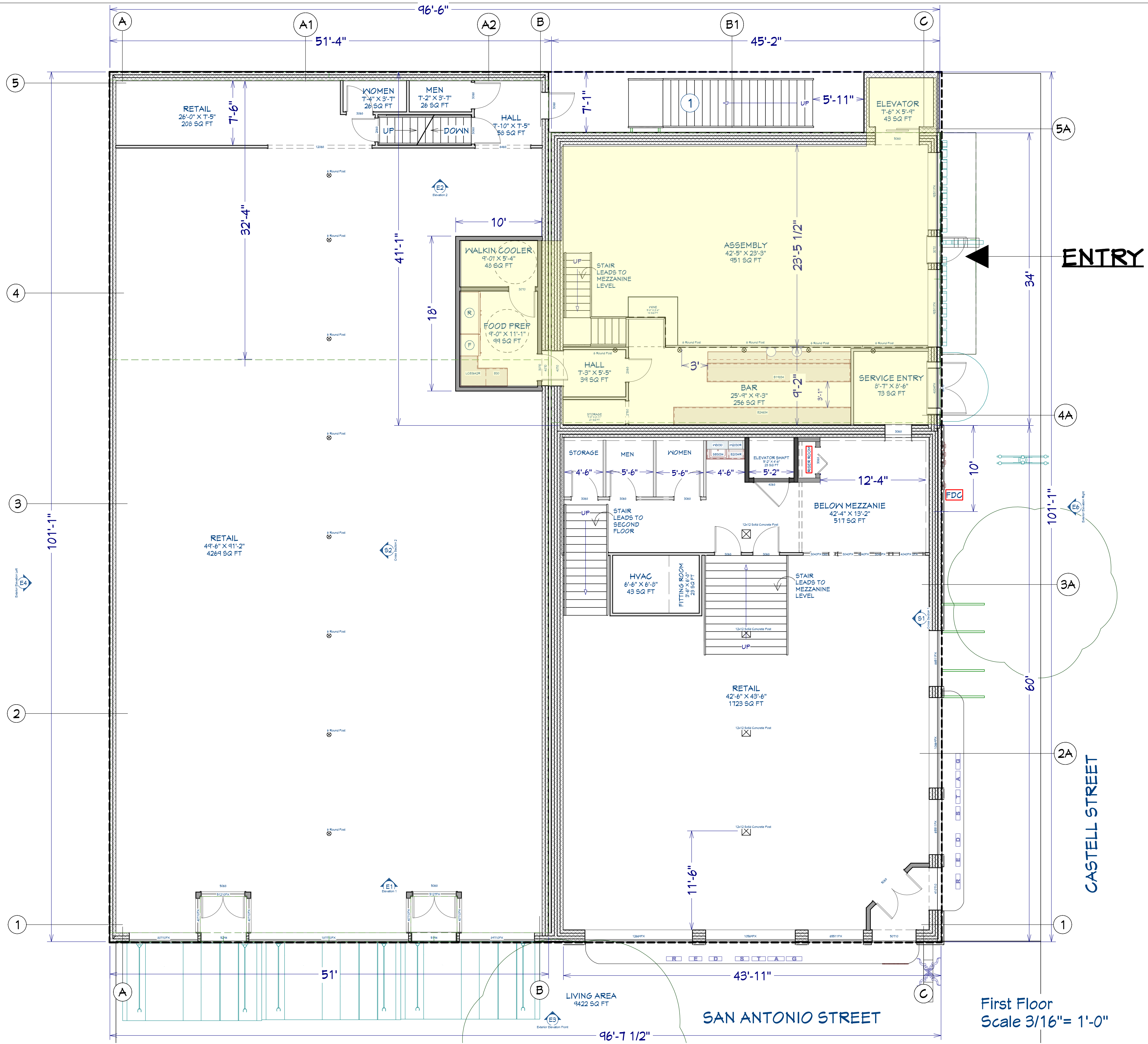
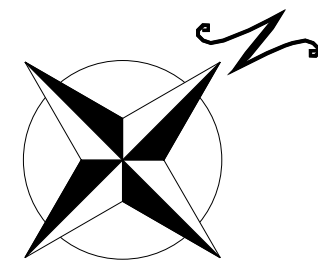
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| REVISION TABLE |      | DESCRIPTION |
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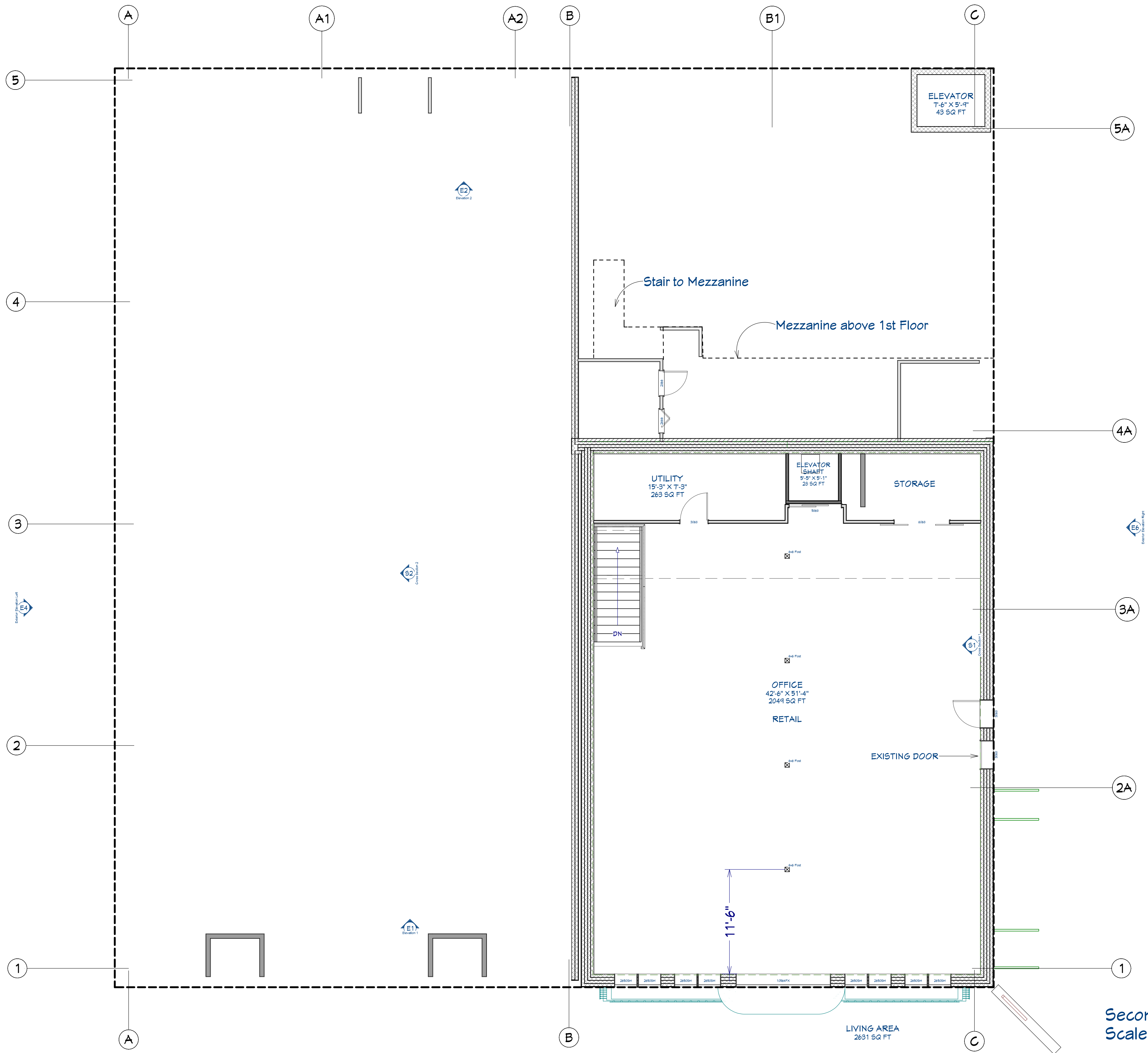
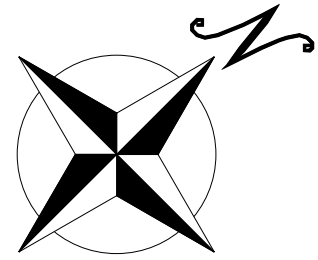
CONCEPT DESIGN

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| DATE:      |
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Second Floor  
Scale 3/16"= 1'-0"



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DATE:

10/21/2021

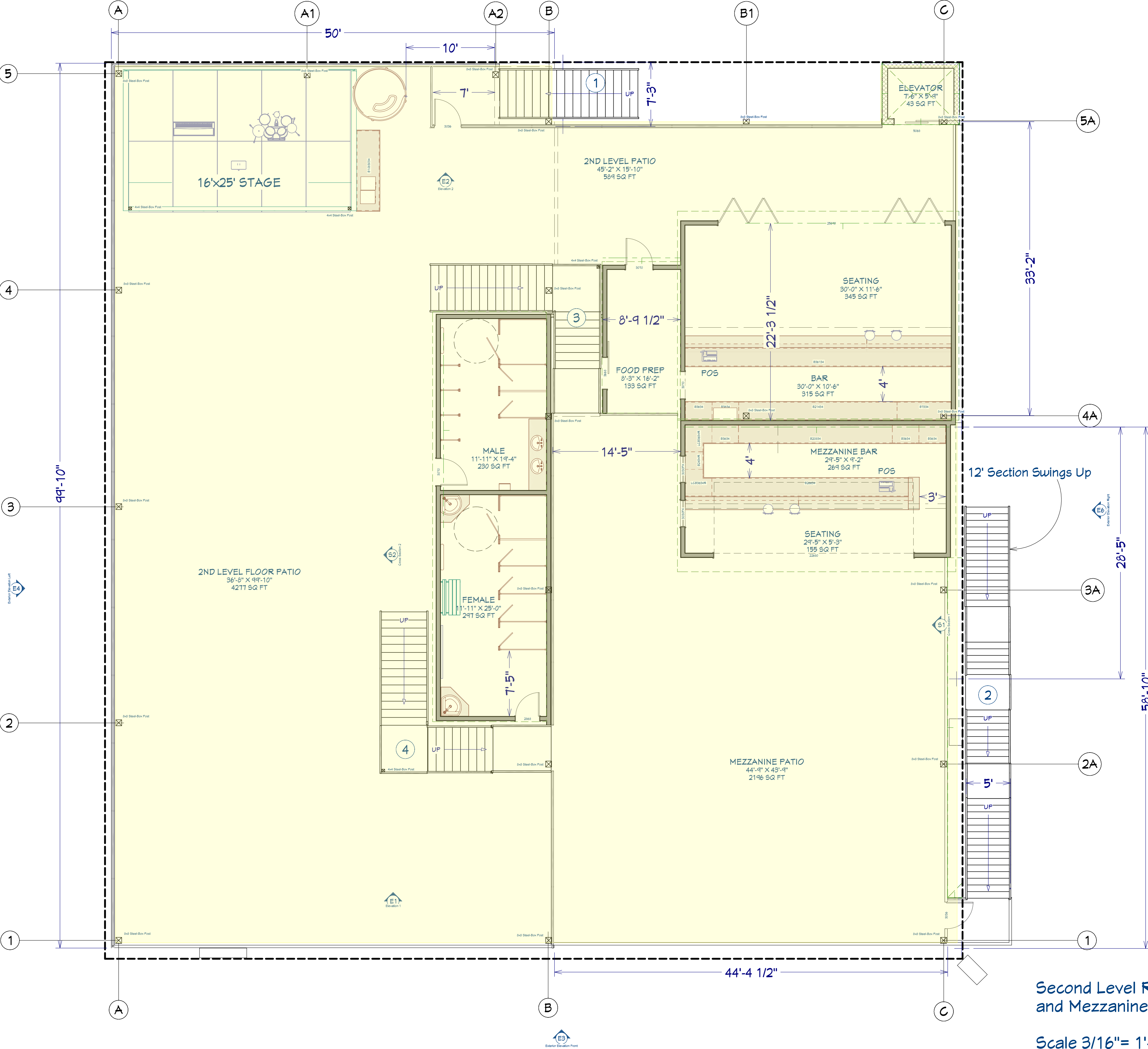
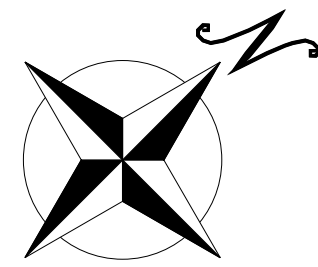
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15



PROPOSED  
ROOFTOP BAR &  
RESTAURANT  
FLOOR PLAN



Second Level Roof Top  
and Mezzanine

Scale 3/16" = 1'-0"



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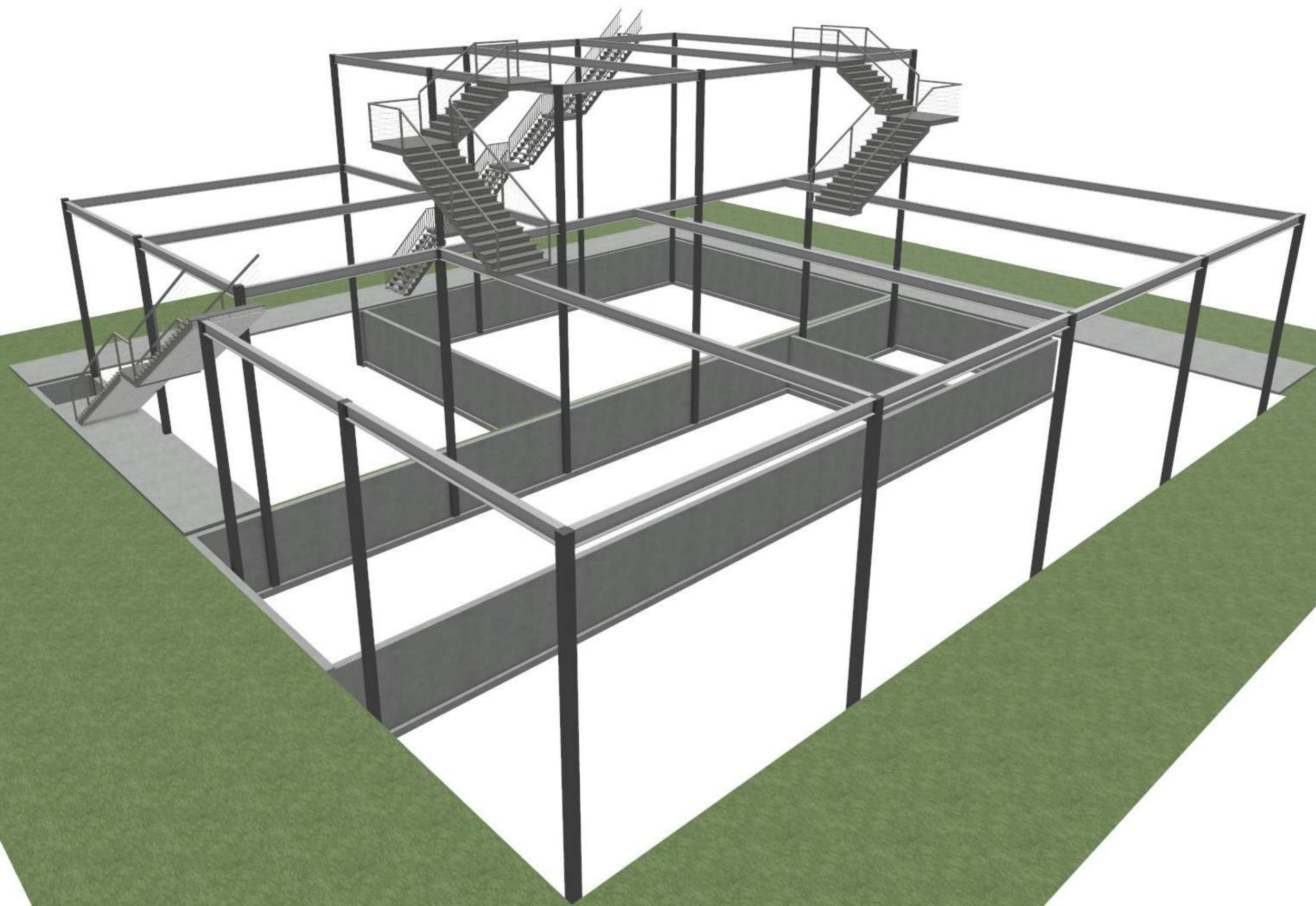
CONCEPT DESIGN

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New Braunfels, TX 78130

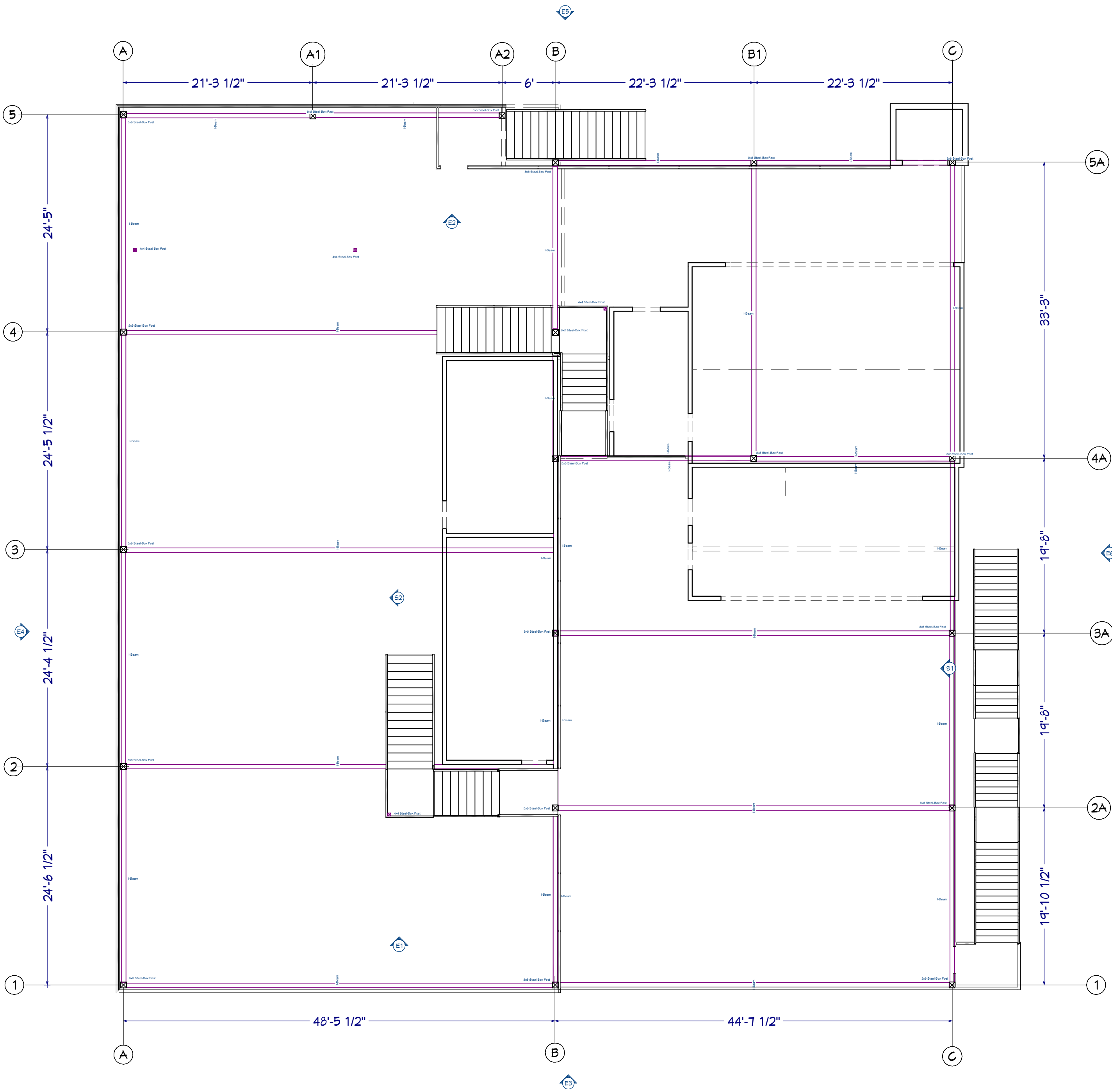
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Mark@MarkStuartArchitect.com

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| 16         |





3D Model Framing Plan  
NOT TO SCALE



Second Level - Roof Top Bar Floor Framing Plan  
Scale 1/8"= 1'-0"

3D MODEL OF INTERIOR STEEL SKELETON  
PROPOSED TO SUPPORT ROOF DECK AND  
REINFORCE EXISTING BUILDING STRUCTURE



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CONCEPT DESIGN

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DATE:

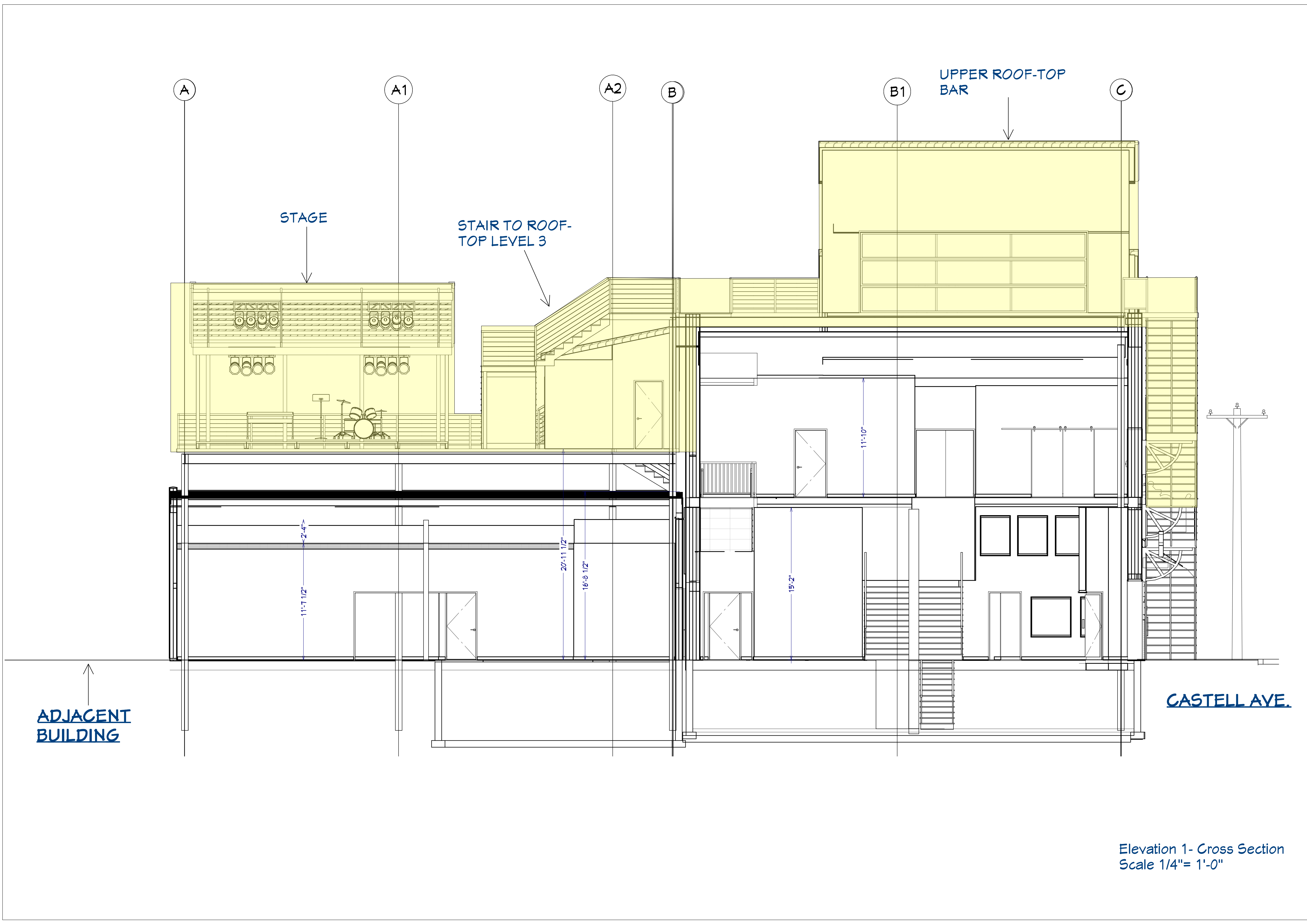
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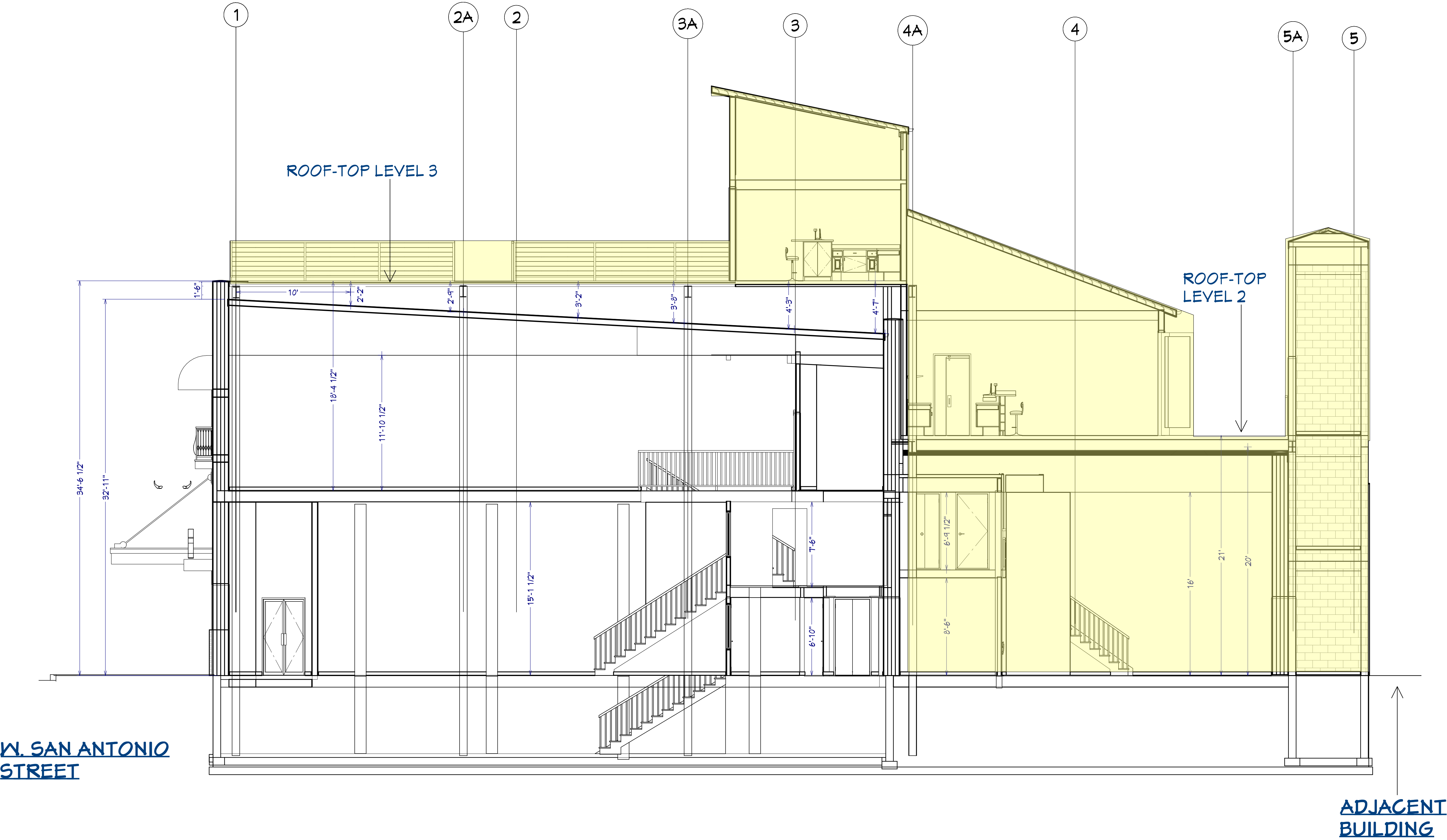
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18





Cross Section 1  
Scale 1/4" = 1'-0"



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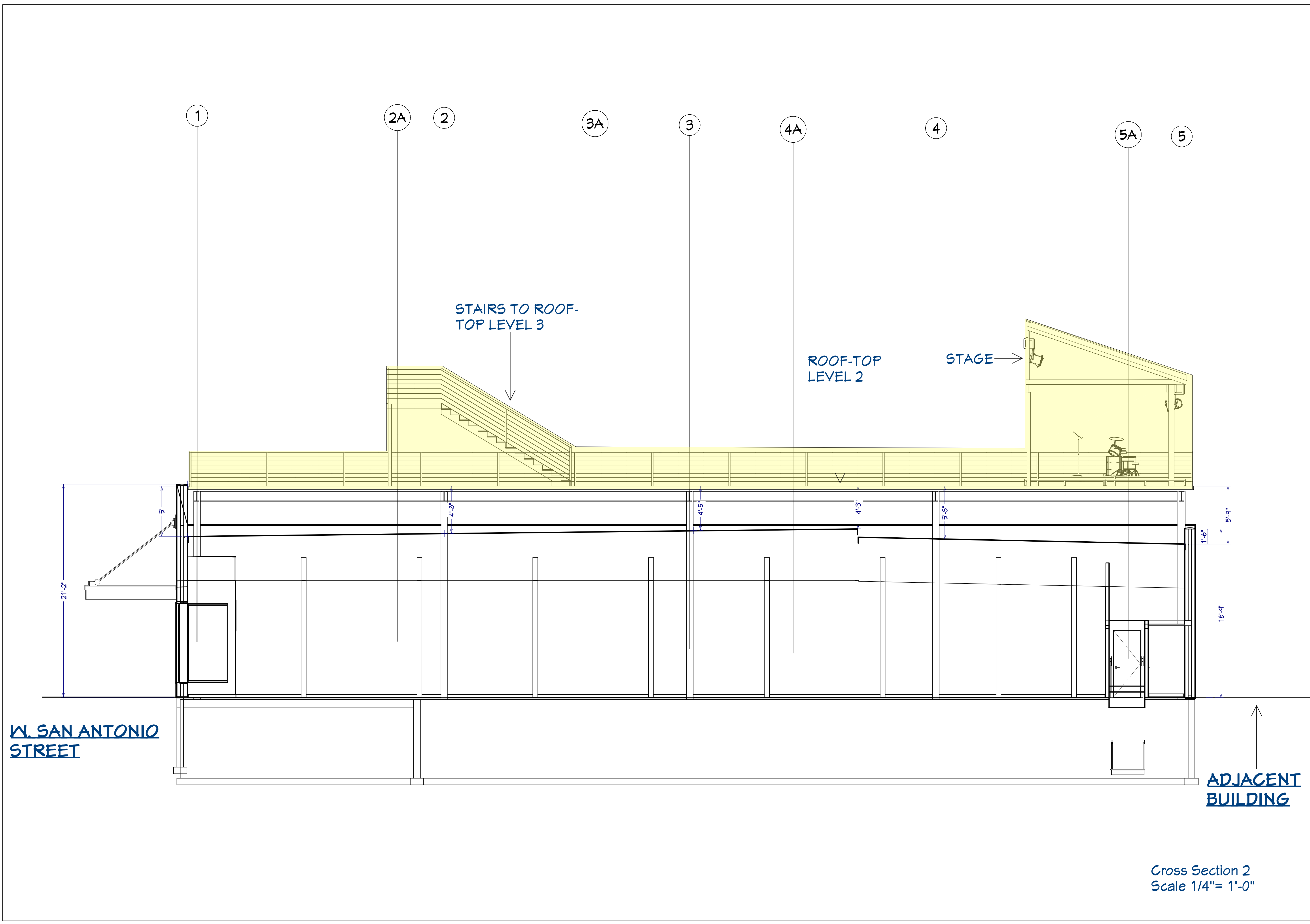
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19





| REVISION TABLE |      | REVISION BY | DESCRIPTION |
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CONCEPT DESIGN

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New Braunfels, TX 78130

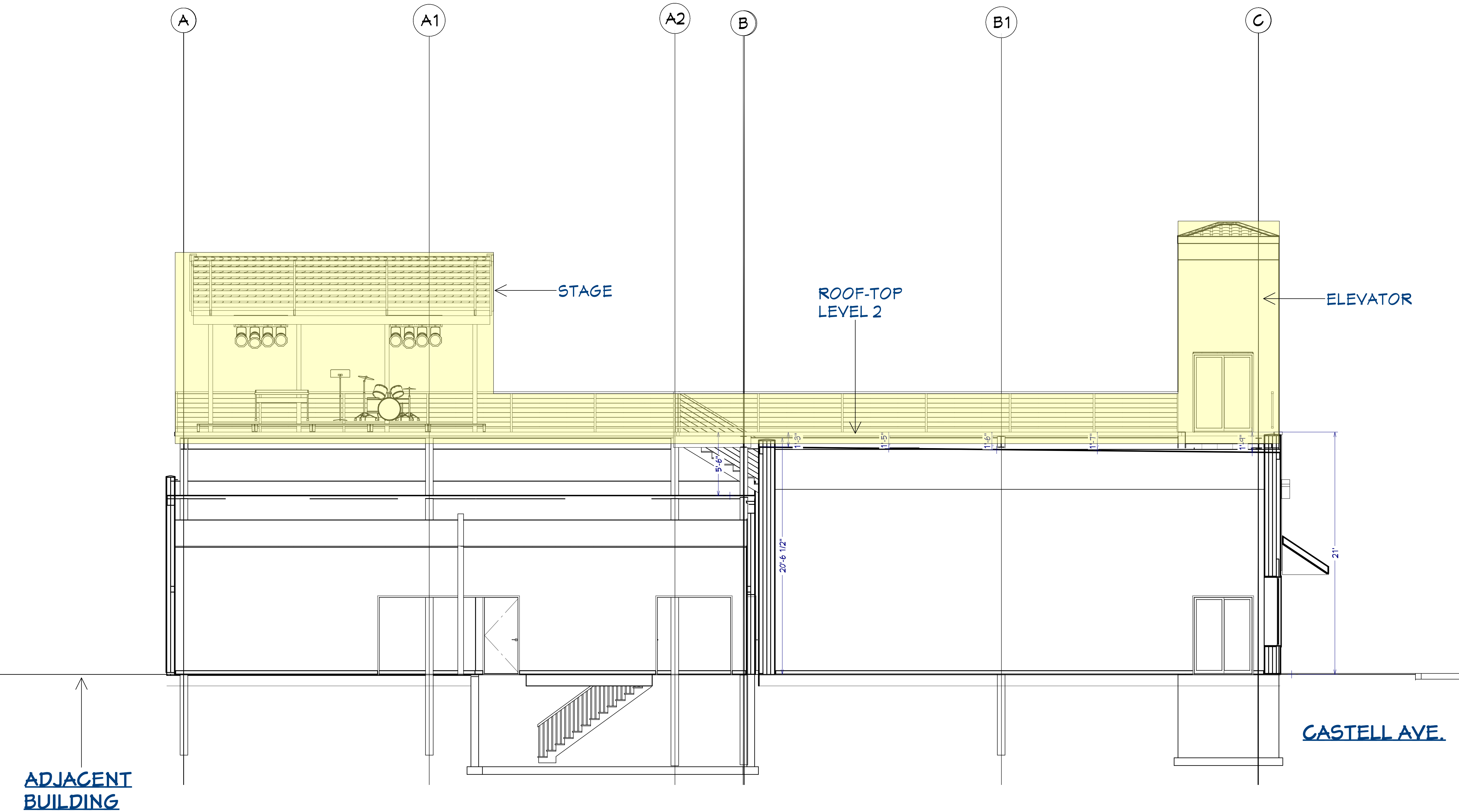
MARK STUART ARCHITECT  
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PHONE: 830-557-4444  
Mark@MarkStuartArchitect.com

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10/21/2021

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PHONE: 830-557-4444  
Mark@MarkStuartArchitect.com

DATE:  
10/21/2021

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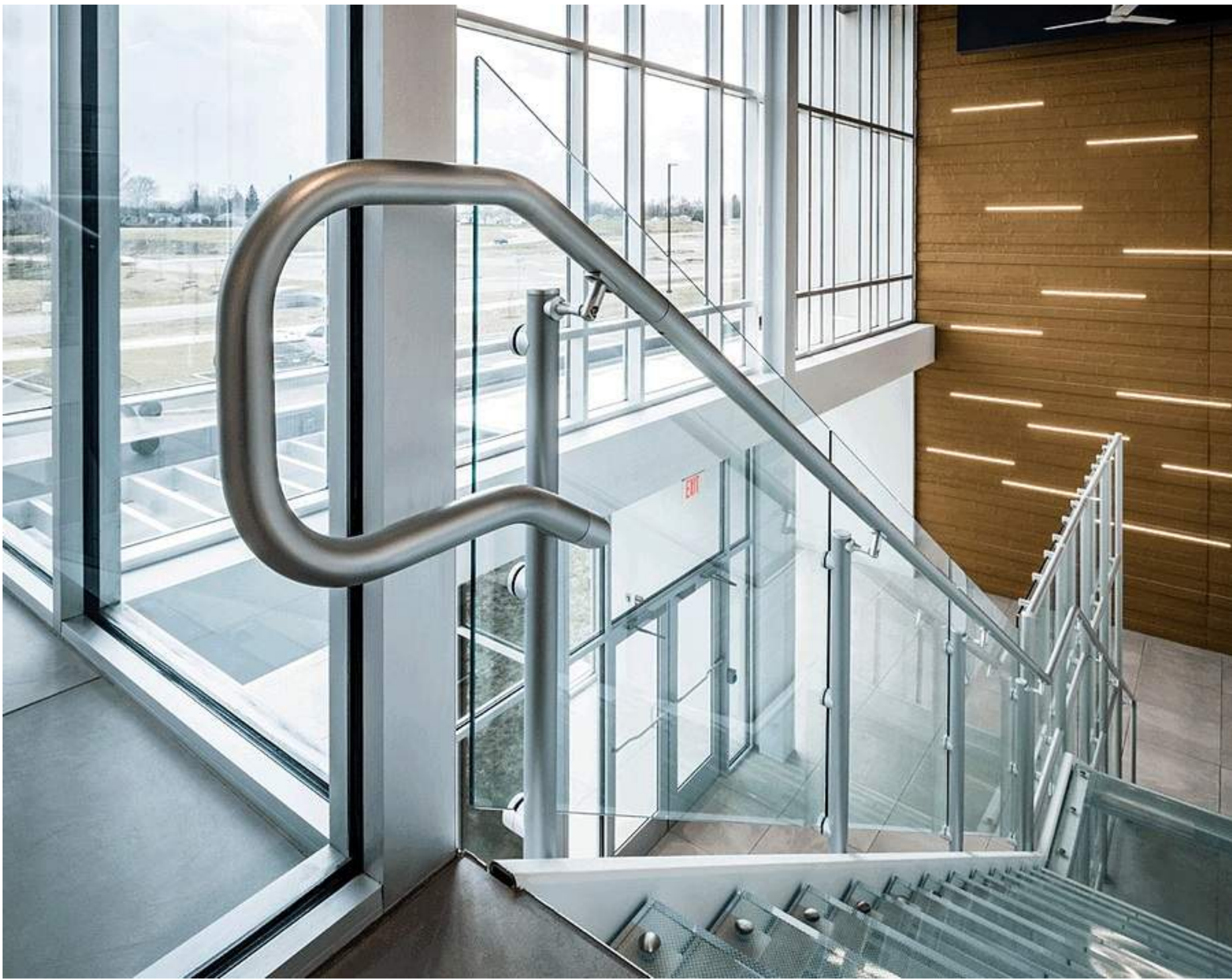
21

Elevation 2- Cross Section  
Scale 1/4" = 1'-0"





PROPOSED GLASS RAILING ON FRONTAGE



PROPOSED GLASS PANEL STAIR WITH  
HAND RAIL



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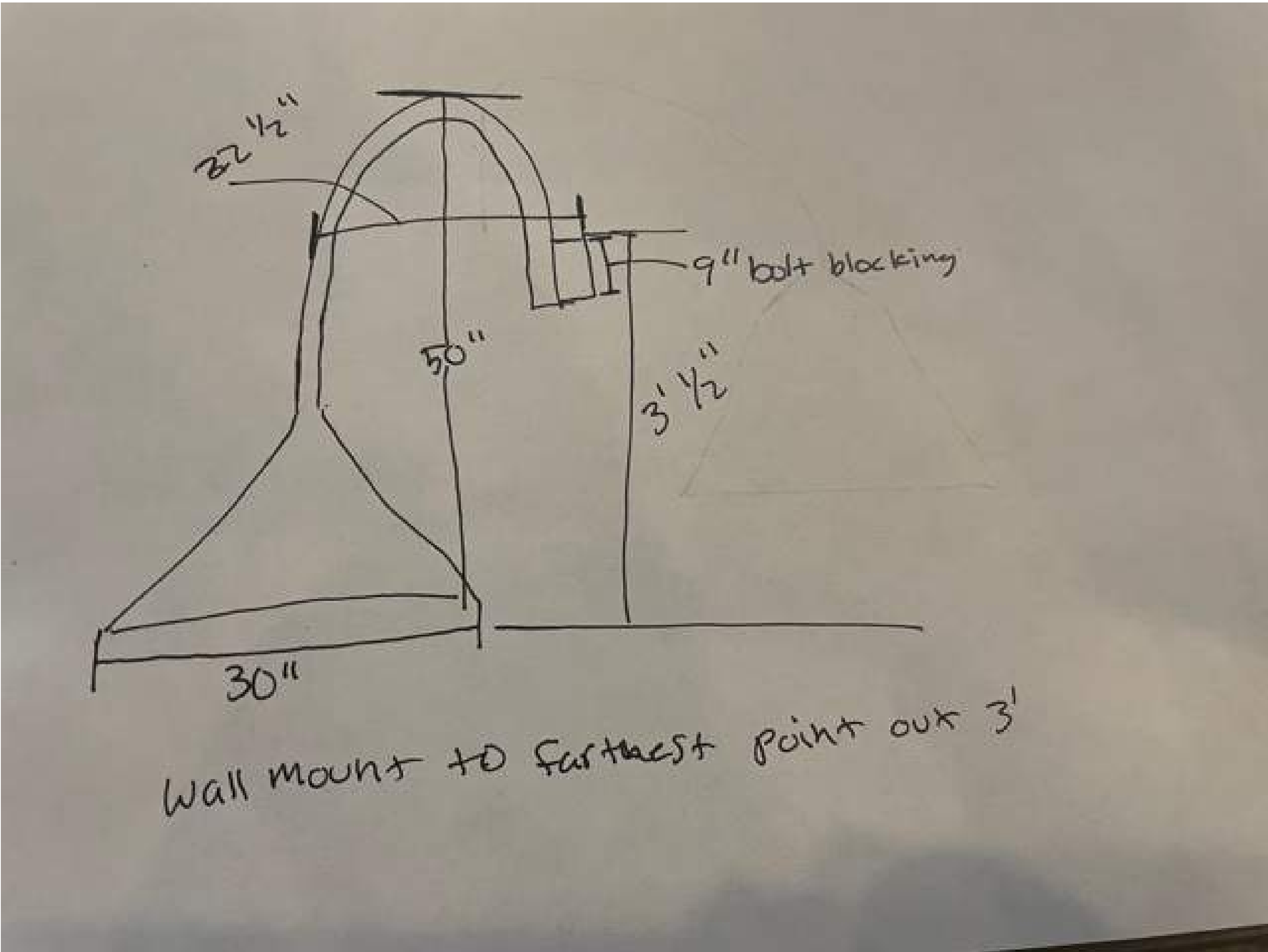
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22





PROPOSED EXTERIOR LIGHT FIXTURE  
(FULLY SHIELDED) PER UDC 144-5.3-3(a)(2)



PROPOSED EXTERIOR LIGHT FIXTURE  
DIAGRAM OF PERIOD CORRECT  
ANTIQUE FIXTURES



| REVISION TABLE |      | DESCRIPTION |
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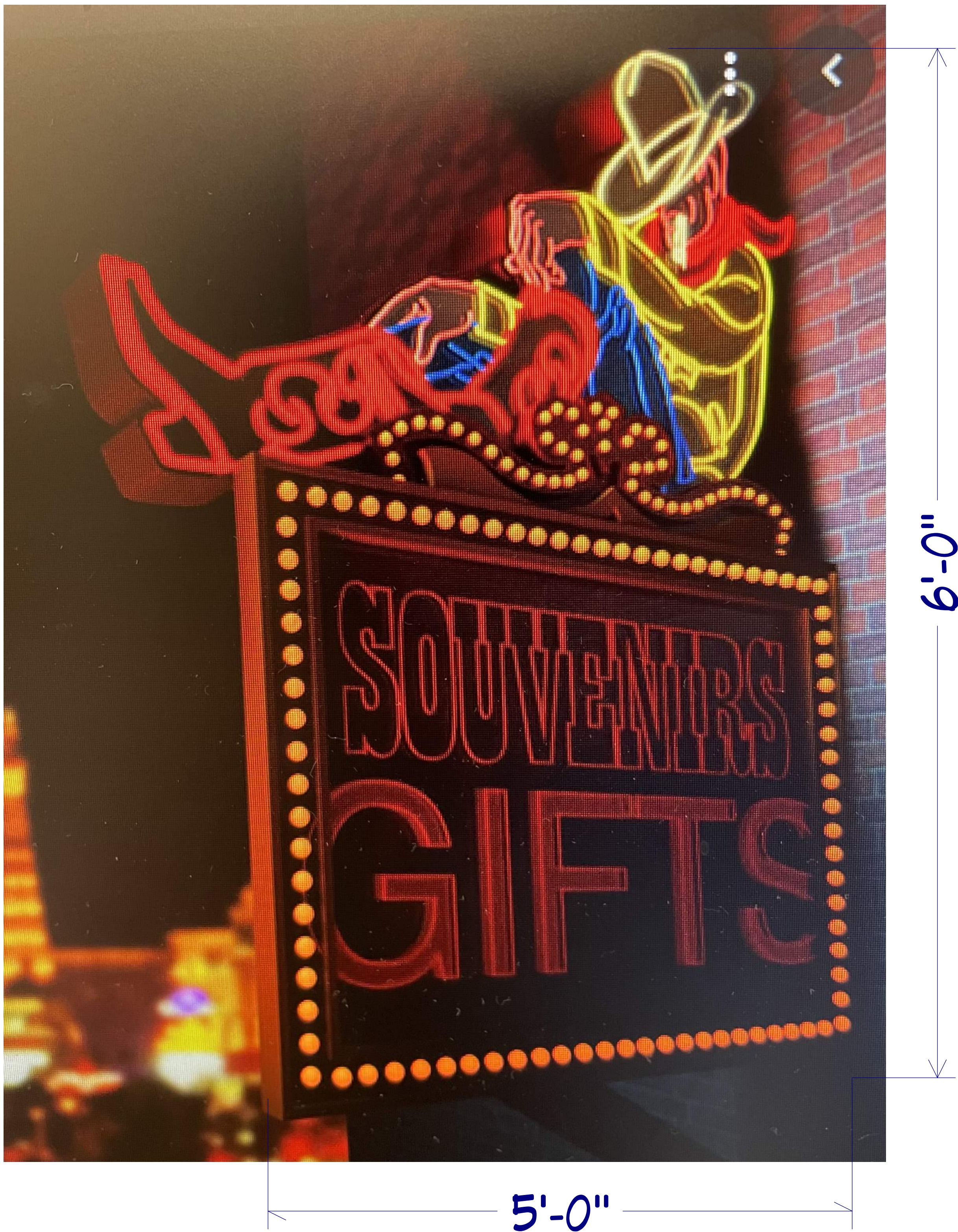
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CASTELL AVE. ENTRY SIGN CONCEPT



COWBOYS & CADILLACS MAIN  
SIGN AT THE CORNER



| REVISION TABLE |      | DESCRIPTION |
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10/21/2021

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24



## D: Supplemental Documents (THC Survey)

### TEXAS HISTORICAL COMMISSION

#### HISTORIC RESOURCES SURVEY FORM

PROJECT # New Braunfels Historic Resources  
Survey  
County Comal  
Address 204 W San Antonio St.

Local ID [Click here to enter text.](#)  
City New Braunfels

#### SECTION 1

##### Basic Inventory

Current Name Red Stag

Historic Name [Click here to enter text.](#)

##### Owner Information:

Name [Click here to enter text.](#)

Status [Click here to enter text.](#)

Address 204 W San Antonio St.

City New Braunfels

State Texas

Zip 78130

**Geographic Location:** Latitude: 29.701958

Longitude: -98.125749

Legal Description (Lot/Block)

Addition/Subdivision [Click here to enter text.](#)

Year [Click here to enter text.](#)

**Property Type:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District

##### Current Designations:

☒ NR District (Is property contributing? ☒ Yes ☐ No)

☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☐ Local ☐ Other [Click here to enter text.](#)

**Architect:** [Click here to enter text.](#)

**Builder:** [Click here to enter text.](#)

**Construction Date:** [Click here to enter text.](#)

☐ Actual ☐ Estimated Source: [Click here to enter text.](#)

##### Function

**Current Use:** ☐ Agriculture ☒ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational  
☐ Government ☐ Healthcare ☐ Industry/Processing ☐ Recreation/Culture ☐ Religious ☐ Social  
☐ Vacant ☐ Other: [Click here to enter text.](#)

**Historic Use:** ☐ Agriculture ☐ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational  
☐ Government ☐ Healthcare ☐ Industry/Processing ☐ Recreation/Culture ☐ Religious ☐ Social  
☐ Vacant ☐ Other: [Click here to enter text.](#)

##### Image Information

Recorded by: Matthew Polansky

Date Recorded: 08/01/2016

Photo Data: ID# [Click here to enter text.](#) To: [Click here to enter text.](#)

Primary Image ID: [Click here to enter text.](#)





## D: Supplemental Documents (THC Survey)

### TEXAS HISTORICAL COMMISSION

#### HISTORIC RESOURCES SURVEY FORM

PROJECT # [Click here to enter text.](#)Local ID [Click here to enter text.](#)County ComalCity New BraunfelsAddress 204 W San Antonio St.

## SECTION 2

### Architectural Description

**General Architectural Description:** [Click here to enter text.](#)☐ Additions, modifications, specify dates: [Click here to enter text.](#)☐ Relocated, specify date, former location and information of interest: [Click here to enter text.](#)

### Stylistic Influence(s)

- |  |  |   |   |   |
|--|--|---|---|---|
| <input type="checkbox"/> Log traditional | <input type="checkbox"/> Shingle             | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Pueblo Revival   | <input type="checkbox"/> International    |
| <input type="checkbox"/> Greek Revival   | <input type="checkbox"/> Romanesque Revival  | <input type="checkbox"/> Tudor Revival  | <input type="checkbox"/> Spanish Colonial | <input type="checkbox"/> Post-war Modern  |
| <input type="checkbox"/> Italianate      | <input type="checkbox"/> Folk Victorian      | <input type="checkbox"/> Neo-Classical  | <input type="checkbox"/> Prairie          | <input type="checkbox"/> Ranch            |
| <input type="checkbox"/> Second Empire   | <input type="checkbox"/> Colonial Revival    | <input type="checkbox"/> Beaux Arts     | <input type="checkbox"/> Craftsman        | <input type="checkbox"/> Commercial Style |
| <input type="checkbox"/> Eastlake        | <input type="checkbox"/> Renaissance Revival | <input type="checkbox"/> Mission        | <input type="checkbox"/> Art Deco         | <input type="checkbox"/> No Style         |
| <input type="checkbox"/> Queen Anne      | <input type="checkbox"/> Exotic Revival      | <input type="checkbox"/> Monterey       | <input type="checkbox"/> Moderne          | <input type="checkbox"/> Other            |

### Structural Details

#### Roof Form

- ☐
- Gable
- ☐
- Hipped
- ☐
- Gambrel
- ☐
- Shed
- ☒
- Flat w/ parapet
- ☐
- Mansard
- ☐
- Pyramidal

Other: [Click here to enter text.](#)

#### Roof Materials

- ☐
- Wood shingles
- ☐
- Tile
- ☐
- Composition Shingles
- ☐
- Metal
- ☐
- Other:
- [Click here to enter text.](#)

#### Wall Materials

- |   |  |  |  |                                   |                                      |                                   |
|---|--|--|--|-----------------------------------|--------------------------------------|-----------------------------------|
| <input type="checkbox"/> Brick  | <input checked="" type="checkbox"/> Stucco | <input type="checkbox"/> Stone   | <input type="checkbox"/> Wood shingles | <input type="checkbox"/> Log      | <input type="checkbox"/> Terra Cotta | <input type="checkbox"/> Concrete |
| <input type="checkbox"/> Metal:   | <input type="checkbox"/> Wood Siding       | <input type="checkbox"/> Siding: Other <a href="#">Click here to enter text.</a> | <input type="checkbox"/> Glass         | <input type="checkbox"/> Asbestos | <input type="checkbox"/> Vinyl       |                                   |
| <input type="checkbox"/> Other: <a href="#">Click here to enter text.</a> |  |  |  |                                   |                                      |                                   |

#### Windows

- ☒
- Fixed
- ☐
- Double Hung
- ☐
- Wood Sash
- ☐
- Metal Sash
- ☐
- Casement
- 
- ☐
- Sliding
- ☐
- Decorative Screenwork Other:
- [Click here to enter text.](#)

#### Doors (Primary Entrance)

- ☐
- Single door
- ☒
- Double door
- ☐
- With transom
- ☐
- With sidelights
- ☐
- Other:
- [Click here to enter text.](#)

#### Plan

- |                                    |                                      |   |  |                               |   |                                   |                                  |
|------------------------------------|--------------------------------------|---|--|-------------------------------|---|-----------------------------------|----------------------------------|
| <input type="checkbox"/> L-plan    | <input type="checkbox"/> T-plan      | <input type="checkbox"/> Modified L-plan        | <input type="checkbox"/> 2-room  | <input type="checkbox"/> Open | <input type="checkbox"/> Center Passage | <input type="checkbox"/> Bungalow | <input type="checkbox"/> Shotgun |
| <input type="checkbox"/> Irregular | <input type="checkbox"/> Four Square | <input checked="" type="checkbox"/> Rectangular | <input type="checkbox"/> Other <a href="#">Click here to enter text.</a> |                               |   |                                   |                                  |

# of Stories: 2 Basement: ☒ None ☐ Partial ☐ Full

#### Chimneys

- Specify #N/A ☐ Interior ☐ Exterior
- ☐ Brick ☐ Stone ☐ Stucco ☐ Corbelled Caps ☐ Other: [Click here to enter text.](#)

### PORCHES/CANOPIES

**Form:** ☐ Shed Roof ☒ Flat Roof ☐ Hipped Roof ☐ Gable Roof ☐ Inset ☐ Other: [Click here to enter text.](#)**Support:** ☐ Wood posts (plain) ☐ Wood posts (turned) ☐ Masonry pier ☐ Fabricated metal  
☐ Box columns ☐ Classical columns ☐ Tapered box supports ☐ Suspension cables  
☐ Suspension rods ☐ Spindework ☐ Jigsawn trim ☐ Other: [Click here to enter text.](#)**Materials:** ☒ Metal ☐ Wood ☐ Fabric ☐ Other [Click here to enter text.](#)

#### Ancillary Buildings (specify # and type)

Garage [Click here to enter text.](#) Barn [Click here to enter text.](#) Shed [Click here to enter text.](#) Other: [Click here to enter text.](#)

#### Landscape/Site Features

- |                                    |                                    |                                   |                                       |   |   |
|------------------------------------|------------------------------------|-----------------------------------|---------------------------------------|---|---|
| <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Terracing | <input type="checkbox"/> Drives   | <input type="checkbox"/> Well/cistern | <input type="checkbox"/> Gardens  | <input type="checkbox"/> Other: <a href="#">Click here to enter text.</a> |
| <input type="checkbox"/> Stone     | <input type="checkbox"/> Wood      | <input type="checkbox"/> Concrete | <input type="checkbox"/> Brick        | <input type="checkbox"/> Other materials: <a href="#">Click here to enter text.</a> |   |



## **D: Supplemental Documents (THC Survey)**

Landscape Notes: [Click here to enter text.](#)



## D: Supplemental Documents (THC Survey)

| TEXAS HISTORICAL COMMISSION  |   |          |   |
|--|---|----------|---|
| HISTORIC RESOURCES SURVEY FORM   |   |          |   |
| PROJECT #  | <a href="#">Click here to enter text.</a> | Local ID | <a href="#">Click here to enter text.</a> |
| County   | Comal                                     | City     | New Braunfels                             |
| Address  | 204 W San Antonio St.                     |          |   |
| <b>SECTION 3</b>   |   |          |   |
| <b>Historical Information</b>  |   |          |   |
| <b>Associated Historical Context:</b> <input type="checkbox"/> Agriculture <input type="checkbox"/> Architecture <input type="checkbox"/> Arts <input checked="" type="checkbox"/> Commerce<br><input type="checkbox"/> Communication <input type="checkbox"/> Education <input type="checkbox"/> Exploration <input type="checkbox"/> Health <input type="checkbox"/> Immigration/Settlement<br><input type="checkbox"/> Law/Government <input type="checkbox"/> Military <input type="checkbox"/> Natural Resources <input type="checkbox"/> Planning/Development <input type="checkbox"/> Religion/Spirituality<br><input type="checkbox"/> Science/Technology <input type="checkbox"/> Social/Cultural <input type="checkbox"/> Transportation <input type="checkbox"/> Other: <a href="#">Click here to enter text.</a> |   |          |   |
| <b>Applicable National Register (NR) Criteria:</b><br><input type="checkbox"/> A Associated with events that have made a significant contribution to the broad pattern of our history<br><input type="checkbox"/> B Associated with the lives of persons significant in our past<br>Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a<br><input type="checkbox"/> C master, or possesses high artistic value, or represents a significant and distinguishable entity whose components<br>lack individual distinctions<br><input type="checkbox"/> D Has yielded, or is likely to yield, information important in prehistory of history  |   |          |   |
| <b>Areas of Significance:</b> <a href="#">Click here to enter text.</a><br><a href="#">Click here to enter text.</a>   |   |          |   |
| <b>Period(s) of Significance:</b> <a href="#">Click here to enter text.</a>  |   |          |   |
| <b>Level of Significance:</b> <input type="checkbox"/> National <input type="checkbox"/> State <input type="checkbox"/> Local  |   |          |   |
| <b>Integrity:</b> <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship<br><input checked="" type="checkbox"/> Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association   |   |          |   |
| <b>Integrity notes:</b> <a href="#">Click here to enter text.</a>  |   |          |   |
| <b>Individually Eligible?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Undetermined  |   |          |   |
| <b>Within Potential NR District?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Undetermined   |   |          |   |
| <b>Is Property Contributing?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined   |   |          |   |
| <b>Priority:</b><br>(see manual for definitions) <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low Explain: Structure is not threatened.   |   |          |   |
| <b>Other Information</b>   |   |          |   |
| <b>Is prior documentation available for this resource?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <b>Type:</b> <input type="checkbox"/> HABS <input type="checkbox"/> Survey <input type="checkbox"/> Other  |   |          |   |
| Documentation details <a href="#">Click here to enter text.</a>  |   |          |   |



## **D: Supplemental Documents (THC Survey)**

### **Questions?**

Contact Survey Coordinator

History Programs Division, Texas Historical Commission

512/463-5853

[history@thc.state.tx.us](mailto:history@thc.state.tx.us)

version 3/2013



**TEXAS HISTORICAL COMMISSION**  
*real places telling real stories*

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[www.thc.state.tx.us](http://www.thc.state.tx.us)



## HISTORIC RESOURCES SURVEY FORM

Appendix C

PIDN  
828

Oblique facing southwest

Address: 204 W SAN ANTONIO ST

Common Name \_\_\_\_\_

Year Built ca. 1940

ResourceType Building

Building Form Rectangular:Two-Part Commercial Block

Stylistic Influence(s) MODERN MOVEMENT: Art Deco

N/A

Position on lot Front

No of Stories 2

Exterior Material(s) Stucco

Wall Structure Unknown

Floor Structure Unknown

Facade Orientation West

No of Bays 3

Party Wall North

## Physical Characteristics

## Roof

Form: Flat/Low-Pitched

## Porch/Canopy

Form: Projecting

## Materials

Wood

## Storefront

Form: Flush

Date: 1975

## Window

Type: Fixed

Form: Rectangular

## Materials

Metal

Type: Double Hung

Form: Rectangular

## Materials

Wood

## Lintel

Type: Window

Form: Flat

## Materials

Stucco

## Sill

## Materials

Stucco

## Survey Data / Field Observations

Alterations: Storefront replaced & partially enclosed; windows on east side enclosed, original windows at 2nd floor of south façade tinted exterior reclad; new storefront & windows

Notes: First appears on the 1949 Sanborn Fire Insurance Map; possible older building within the current version.

## Historical Info

Original Use COMMERCE/TRADE: Specialty Store

Current Use COMMERCE/TRADE: Professional

Architect: Unknown

Builder/Contractor: Unknown

## National Register

NRHP Eligibility Eligible Property: Contributing Resource

☐ Individually Eligible or Listed☒ In NRHP-Listed or -Eligible District Name: New Braunfels Original Town LotsApplicable NR Criteria A ☒ B ☐ C ☐ D ☐NR Criteria Consideration A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐

## Survey Information

Surveyed by Hardy-Heck-Moore, Inc. (HHM) 611 S. Congress Avenue, Suite 400 / Austin, TX 78704 / Phone: 512-478-8014

Surveyor Name: Emily Payne/Laurie Gotcher

Survey Date January 2008



## HISTORIC RESOURCES SURVEY FORM

Appendix C

PIDN  
829

Oblique facing northwest

Address: 214 W SAN ANTONIO ST  
 Common Name Seguin Beauty School  
 Year Built ca. 1940  
 Resource Type Building  
 Building Form Rectangular: One-Part Commercial Block  
 Stylistic Influence(s) MODERN MOVEMENT: Art Deco  
 N/A  
 Position on lot Front  
 No of Stories 1  
 Exterior Material(s) Stucco  
 Wall Structure Unknown  
 Floor Structure Unknown  
 Facade Orientation East  
 No of Bays 6  
 Party Wall North

## Physical Characteristics

## Roof

Form: Flat/Low-Pitched

## Decorative Features

Parapet

Cornice

## Porch/Canopy

Type: Full-width

Form: Projecting

## Materials

Metal

## Porch/Canopy Support

Type: Rod Suspension

## Materials

Metal

## Entrance

Type: Double

Form: Flush

## Decorative Features

Glazing

## Materials

Metal

## Storefront

Form: Recessed

Date: 1970

## Window

Type: Fixed

Form: Rectangular

## Materials

Metal

## Lintel

Type: Window

Form: Flat

## Materials

Metal

## Sill

## Materials

Metal

## Cornice

## Materials

Stone

## Survey Data / Field Observations

Alterations: Exterior reclad; doore replaced

Notes: First appears on the 1949 Sanborn Fire Insurance Map.

## Historical Info

Original Use COMMERCE/TRADE: Specialty Store

Architect: Unknown

Current Use COMMERCE/TRADE: Business

Builder/Contractor: Unknown

## National Register

NRHP Eligibility Eligible Property: Contributing Resource

☐ Individually Eligible or Listed☒ In NRHP-Listed or -Eligible District Name: New Braunfels Original Town LotsApplicable NR Criteria A ☒ B ☐ C ☐ D ☐NR Criteria Consideration A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐

## Survey Information

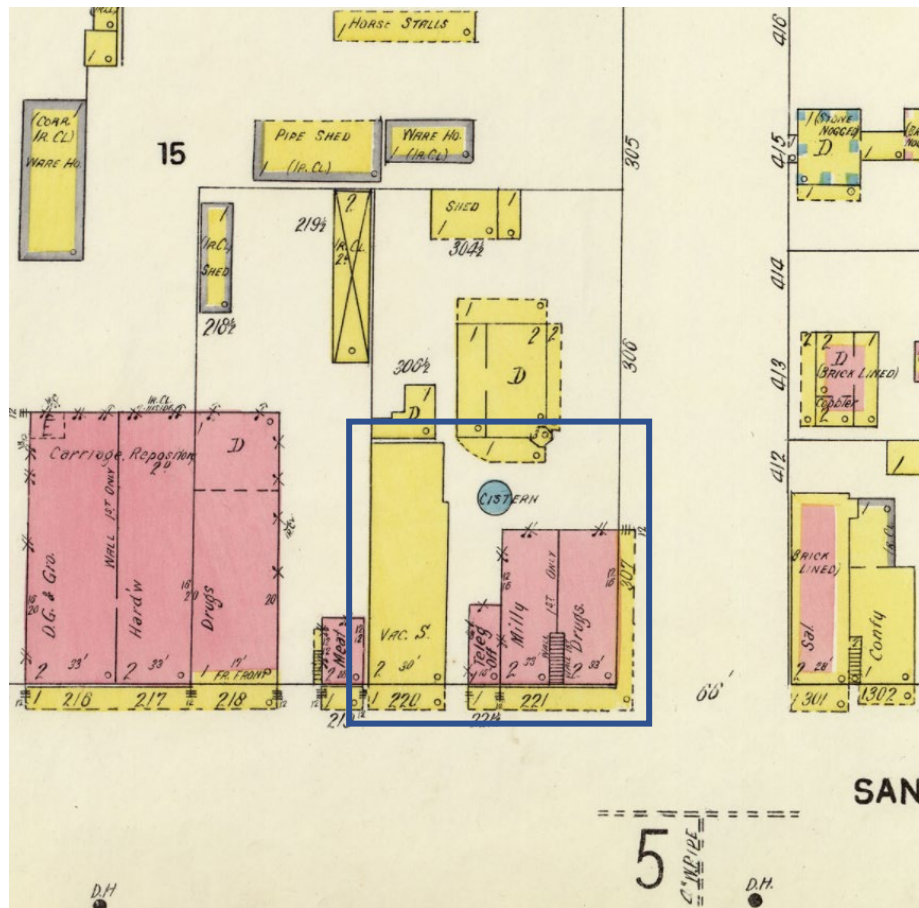
Surveyed by Hardy-Heck-Moore, Inc. (HHM) 611 S. Congress Avenue, Suite 400 / Austin, TX 78704 / Phone: 512-478-8014

Surveyor Name: Emily Payne/Laurie Gotcher

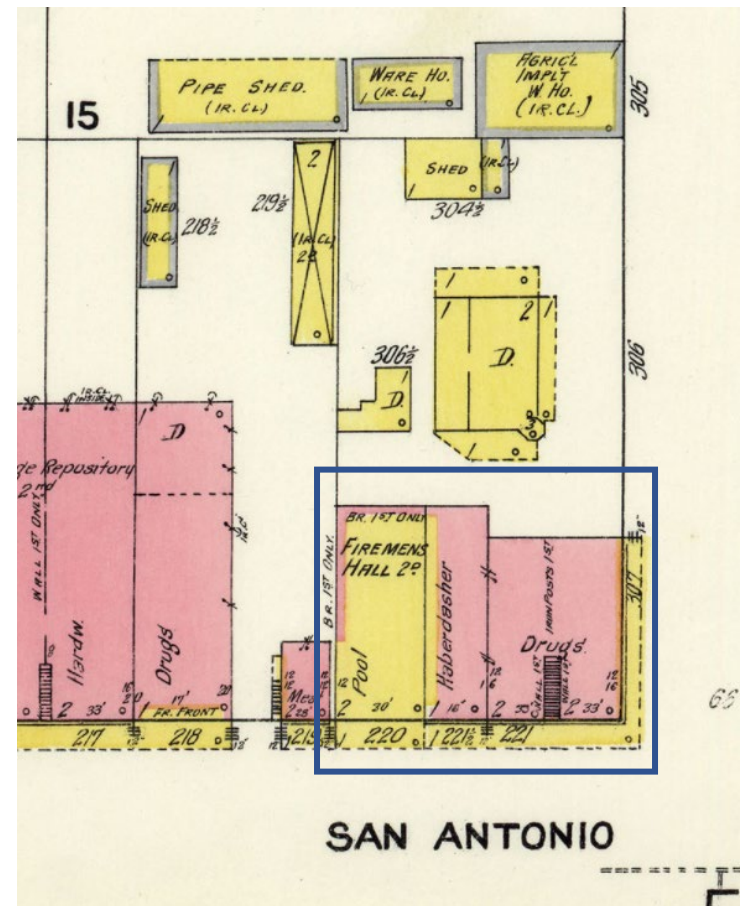
Survey Date January 2008



## D: Supplemental Documents (Sanborns)



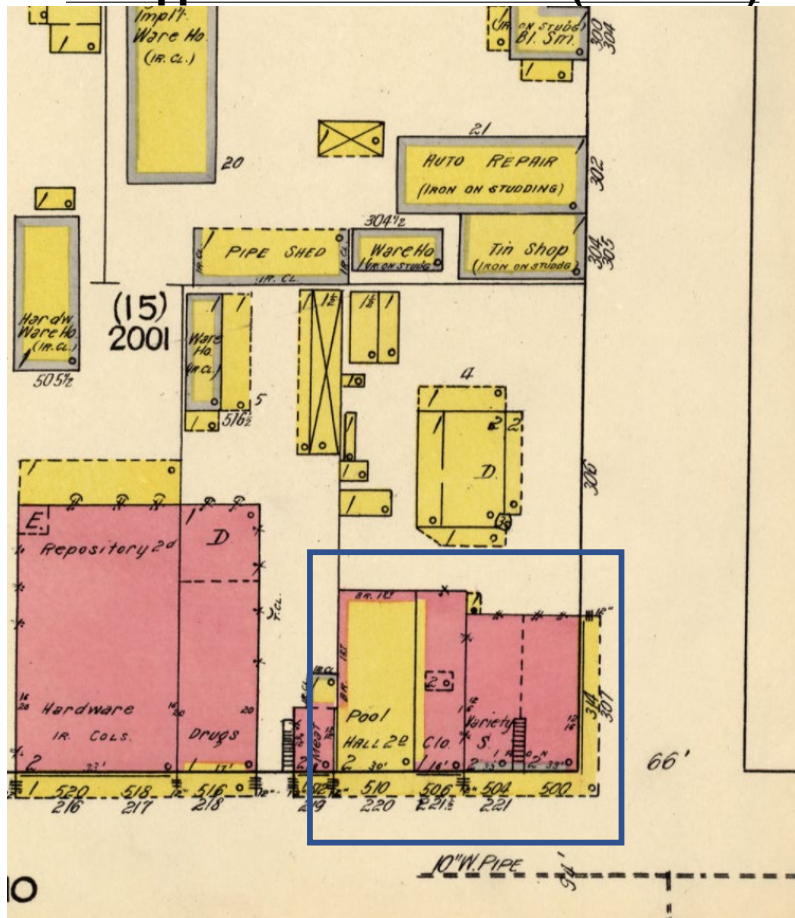
1907 Sanborn Map showing the location of 204, 214 W. San Antonio St.



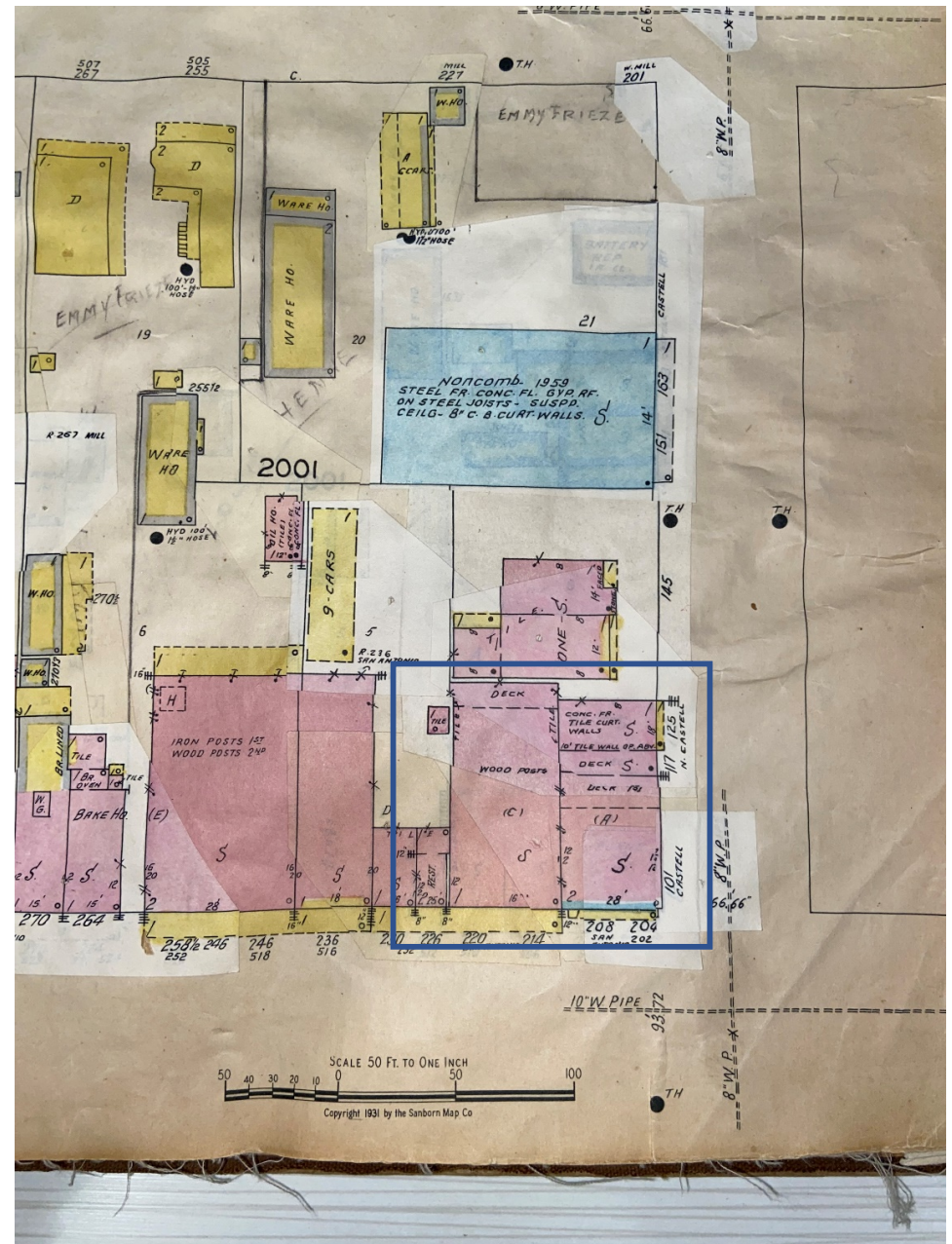
1912 Sanborn Map.



## D: Supplemental Documents (Sanborns)



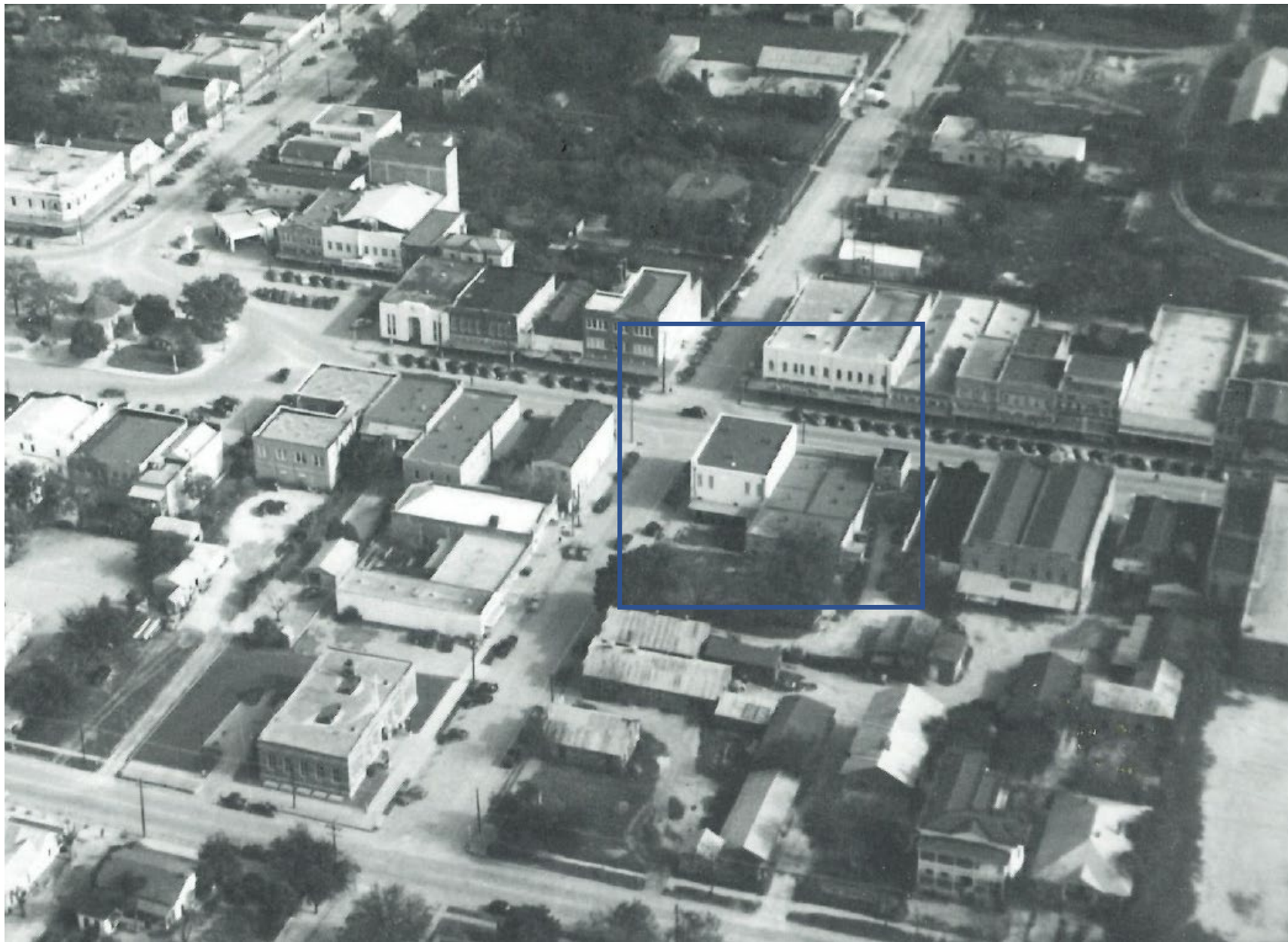
1922 Sanborn Map.



1967 Sanborn Map showing the buildings after they have been modernized.



**D: Supplemental Documents (Old Photo)**



1946 birds eye view showing the location of 204 and 214 W. San Antonio St.



**D: Supplemental Documents (Old Photo)**



The B. E. Voelcker Building circa 1900 before it had been stripped of its architectural features.



**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)





## Historic Landmark Commission Agenda Item Report

550 Landa Street  
New Braunfels, TX

**11/9/2021**

Agenda Item No. A)

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