Legislation Details (With Text)

File #:	21-78	**Name:**	
Type:	Recommendation	**Status:**	Individual Item Ready
File created:	1/19/2021	**In control:**	Planning Commission
On agenda:	2/2/2021	**Final action:**	
Title:	HST20-302 Public hearing and recommendation to City Council for the landmark designation of the property currently addressed as 210 South Castell Avenue, a commercial space commonly known as the Producer's Co-Op building.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Application, 2. Location Map, 3. Land Use Maps, 4. Sanborn Maps, 5. Photographs, 6. Notificaation List and Map		

Date	Ver.	Action By	Action	Result

Presenter/Contact
Applicant/Owner: Ronald B. Snider, Fredrick Heimer, & Michael Meyer
(210) 273-8118 - ronsnider28@gmail.com

Subject:
HST20-302 Public hearing and recommendation to City Council for the landmark designation of the property currently addressed as 210 South Castell Avenue, a commercial space commonly known as the Producer's Co-Op building.

Background:

Case No: HST20-302

Council District: 5

Staff Contact: Caleb Gasparek, Historic Preservation Officer
(830)221-4086 - CGasparek@nbtexas.org

The subject property is an irregularly shaped lot with frontage on South Castell Avenue, West Coll Street, and Hill Avenue. The property is directly adjacent to the Downtown Historic District and directly north of the Sophienburg Hill Historic District.

Designating the property as a historic landmark, per the applicants' request, will not alter the underlying C-2 zoning of the property. If approved, the property would have a Historic Landmark (HL) zoning overlay district, though with regards to site plans, uses, setbacks, and other development land use regulations, such property shall be governed by its C-2 base zoning district.

Surrounding Zoning and Land Use:
North - C-2 / Downtown Commercial District & Downtown Historic District

South - SND-1 & C-1A / Special Neighborhood District 1, Neighborhood Business District, & Sophienburg Hill Historic District
East - M-1 / Light Industrial District
West - C-2 / Downtown Commercial District & Downtown Historic District

Historic Context:
The Producer's Co-Op of New Braunfels was established on November 1st, 1944 to provide agricultural products to Comal and other surrounding counties. The Co-Op experienced rapid growth following its establishment, and by 1946 required additional space for its operations.

Sanborn maps from 1907 to 1922 indicate that the site was previously occupied by the Dittlinger Cotton Gin. A railroad track led directly to the cotton gin for the loading and unloading of products. By 1922 only a small portion of the Dittlinger Cotton Gin remained, though a timber frame warehouse owned by local contractor A.C. Moeller had been erected in the rear of the lot adjacent to the railroad track. The Producer's Co-Op purchased the warehouse building in 1946. That same year the Co-Op hired local architect Jeremiah Schmidt to design an 80-foot x 80-foot warehouse to meet their growing needs. A building permit issued on August 9th, 1946 indicates that the building was originally valued at $29,000, and was built by local contractor Edwin Hanz. The Schmidt building was added on to in the rear several times after it was constructed in 1947, though the primary structure on Castell designed by Schmidt remains unchanged. The Producer's Co-Op remains in business to this day.

Architecturally, the Producer's Co-Op building is one of the few intact late Art Deco/Moderne style buildings in New Braunfels. Identifying characteristics include glass-block windows, stucco exterior, flat roof, and horizontal grooves or lines on the façade.

Request:
The applicants/owners applied for/requested this landmark designation for the subject property. The applicants/owners are, therefore, in support of this rezoning.

Staff Analysis:
According to Chapter 66 of the New Braunfels Code of Ordinances, a historic landmark may be designated if it meets at least 1 of the 6 criteria as established in subsection 56 "Criteria for the designation of historic landmarks and districts."

1) Possesses significance in history, architecture, archaeology, or culture.
   The Producer's Co-Op has significance in its association with the agricultural history of the community following WWII. Architecturally, the Schmidt building is indicative of the late Art Deco/Moderne style.

2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
   The Producer's Co-Op is significant in its contribution to local agricultural history.

3) Is associated with the lives of persons significant in our past.
   While the site is mostly associated with the Co-Op itself, founding members of the Co-Op include prominent members of the community.

4) Embodies the distinctive characteristics of a type, period, or method of construction.
   N/A

5) Represents the work of a master designer, builder, or craftsman.
   Associated with locally renowned architect Jerimiah Schmidt and contractor Edwin Hanz.

6) Represents an established and familiar visual feature of the neighborhood or city.
   The Producer's Co-Op is a familiar feature along Castell Ave. and the downtown area.

Recommendation:
Chapter 66 subsection 54 further states that upon recommendation of the Historic Landmark Commission, the proposed historic landmark will then follow the regular rezoning procedures and be reviewed by the Planning Commission and City Council for final determination.

The proposed Landmark Designation was reviewed by the Historic Landmark Commission at their regularly scheduled meeting on January 12, 2021 and recommended for approval (8-0-0).

Staff concurs with the recommendation of the Historic Landmark Commission. The Producer's Co-Op is a staple of Downtown and not only is a good example of the late Art Deco/Moderne style, but is significant in its association with local architect Jeremiah Schmidt and the development of agriculture following WWII.

Notification:
Public hearing notices were sent to 17 owners of property within 200 feet of the request. The City has received no responses at this time.

Resource Links:
- Chapter 66, Sec. 54 "Designation of Historic Landmarks" <https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?

- Chapter 66, Sec. 56 "Criteria for the Designation of Historic Landmarks and Districts" <https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?

Attachments:
1. Application
2. Location Map
3. Land Use Maps (Zoning, Existing, and Future Land Use)
4. Sanborn Maps
5. Photographs
6. Notification List and Map