

## Legislation Details (With Text)

<b>File #:</b>	21-25	<b>Name:</b>	
<b>Type:</b>	Recommendation	<b>Status:</b>	Individual Item Ready
<b>File created:</b>	12/29/2020	<b>In control:</b>	Historic Landmark Commission
<b>On agenda:</b>	1/12/2021	<b>Final action:</b>	
<b>Title:</b>	HST20-302 Public hearing and recommendation to City Council for the landmark designation of the property currently addressed as 210 S. Castell Ave, a commercial space commonly known as the Producer's Co-Op building.		

**Sponsors:****Indexes:****Code sections:****Attachments:** 1. Application, 2. Location Map, 3. Sanborn Maps, 4. Photographs

Date	Ver.	Action By	Action	Result
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Presenter/Contact

*Caleb Gasperek, Historic Preservation Officer  
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**Subject:**

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

**Background:****Case #:** HST20-302

**Owner/Applicant:** Ronald B. Snider  
186 S. Castell Ave.  
New Braunfels, TX 78130

The subject property is an irregularly shaped lot fronting onto S. Castell Ave., with additional frontage along W. Coll St. and Hill Ave. The property is directly adjacent to the Downtown Historic District and directly north of the Sophienburg Hill Historic District.

**Historic Context:**

The Producer's Co-Op of New Braunfels was established on November 1<sup>st</sup>, 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 80x80 ft. warehouse to meet their growing needs. A building permit issued on August 9<sup>th</sup>, 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 applicant is requesting landmark designation for the property addressed at 210 South Castell Avenue, commonly known as the Producer's Co-Op building.

**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.*

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

**Attachments:**

1. Application

2. Location Map
3. Sanborn Maps
4. Photographs