

## Legislation Text

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**File #:** 21-688, **Version:** 1

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**PRESENTER:**

Caleb Chance Gasparek  
Historic Preservation Officer

**SUBJECT:**

**HST21-229** Discuss and consider a Certificate of Alteration for the construction of a new freestanding monument sign located at 170 E. San Antonio St. 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 new freestanding monument sign at 170 E. San Antonio St., a contributing building to the Downtown Historic District, traditionally known as the Pfeuffer House or the Walter Faust Jr. House.

An existing sign that reads “Law Office of Brazle & Pfeuffer: Attorneys at Law” is proposed to be replaced by the sign under consideration.

**HISTORIC CONTEXT:**

The building at 170 E. San Antonio St. is historically associated with the Pfeuffer family of New Braunfels. Johanne George Pfeuffer came to New Braunfels from Germany with the 2<sup>nd</sup> group of settlers in 1845. Prior to arriving in America, George was a successful businessman and owner of several tanneries in Germany.

In New Braunfels the Pfeuffer family operated a lumber company at the intersection of Castell and Garden St. The Pfeuffer Lumber Co. provided lumber and building materials for many of New Braunfels’ homes and businesses in the early 20<sup>th</sup> century.

According to an interview with Walter Faust Jr. in the 1970’s, the Pfeuffer House was built in 1910 using lumber from the previous commercial building that existed on site. This is consistent with the 1907 and 1912 Sanborn maps which show the house in its current configuration by 1912 (see attached). A survey of the property conducted by the Texas Historical Commission in 1975 can be found in the attachments.

**ISSUE:**

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

The applicant is proposing to construct a new freestanding monument sign on site to replace the existing sign.

**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 with stipulations. Staff recommends that the base of

the monument sign be constructed of masonry brick, and not concrete, to be more in character and style with existing monument signs in the Downtown Historic District.

**ATTACHMENTS:**

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