

## Benefits of Historic Preservation

On June 1, the Historic Landmark Commission held a workshop for the local Board of Realtors to explain the benefits of historic preservation and discuss the review process. (See Projects, Permission and Permits in Volume 3 for review process.)

Four main benefits were discussed: maintain and enhance community character, provide economic stability or revitalization, environmental, and a planning tool.

Community character includes pedestrian and visitor appeal. Retention of historic materials and ornamentation commemorates the past and helps retain our architectural history and authenticity.

Historic districts attracts heritage tourists and real estate investors which help increase and/or stabilize real estate values. Historic districts often provide a mix of housing stock with different square footage

which lends itself to a socially and economically diverse neighborhood.



Historic preservation reduces the need for new public infrastructure. Almost without exception, historic buildings are located where public infrastructure already exists.

Solid waste landfill is increasingly expensive in both dollars and environmental quality. Twenty-four percent of most landfill sites is made up of construction debris. And much of that waste comes from the razing of existing structures.

As a planning tool, reuse of existing historic building stock supports sustainable growth management policies by increasing centrally located housing that supports and sustains retail, businesses, and schools.

Final facts to remember: Historic designation is an overlay that does not affect the base zoning. Exterior changes are allowed. Interior changes are not reviewed. Infill development in historic districts is allowed.

### Information:

Historic Landmark  
Commission Meetings:  
Second Tuesday every month  
8:30 a.m.  
City Council Chambers  
424 S. Castell Avenue  
New Braunfels, TX 78130

Cherise Bell  
Historic Preservation Officer  
830-221-4057  
cbell@nbtexas.org

## Georgia Davis Appointed Commissioner

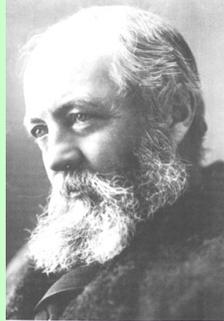
City Council confirmed the appointment of Georgia Ruiz Davis to the Historic Landmark Commission in May 2010, replacing Commissioner Dale Dibello. Georgia is the manager of the Sebastopol House Historic Site located in Seguin, Texas.

She is working on her Masters degree in Public History from Texas State University. Georgia said "I am honored to be a part of this commission and have a part in maintaining our City's historic fabric."





Frederick Olmstead is considered the father of landscape architecture and leader of the city planning movement in America. He visited New Braunfels in 1857.



Olmsted was a passionate advocate for the preservation of America's natural resources and the creation of state and national parks. July is National Parks Month.

The Historic Landmark Commission is appointed by the Council to protect and perpetuate historic landmarks and districts which represent distinctive elements of New Braunfels' historic, architectural and cultural heritage and to foster civic pride in the accomplishments of the past.

### Newly Designated Local Landmarks

- Landa Lake
- Landa Spring Fed Pool
- 163 E. Coll Street—the Klenke-Atwein House built 1905
- 343 Cross Street—the Theodore Tolle-Forres Haus built circa 1882
- 186 S. Castell Avenue—New Braunfels Herald Building built 1948
- 794 W. Mill—Coombs-Schwab House built circa 1901

### Free Historic Homeowner Fair

Presented by the City of San Antonio Office of Historic Preservation, for information call (210) 207-1496  
**Saturday, August 28 from 9 to 2 p.m.**  
Municipal Auditorium located at 100 Auditorium Circle, San Antonio, TX 78205

### Preserve America Workshop

9 a.m. to 5 p.m. on August 19, 2010  
Seekatz Opera House, 265 W. San Antonio Street, New Braunfels, TX  
[CEUs available for AIA and APA](#)

# Sophienburg Hill Historic District Expanded



357 Cross Street



343 Cross Street

Three properties became part of the Sophienburg Hill Historic District with City Council's approval and second ordinance reading on May 10, 2010.

The lots were platted in the 1856 "Hill Plat". The Victorian Style house located at 357 Cross Street was built around

1900. The house at 343 Cross was originally located at 180 W. Mill Street and built around 1880. This house was moved to 364 Walnut Avenue around 1960 to make way for a new commercial building. Walnut Avenue used to end at the railroad tracks, but in the 1970s the street was expanded and

the house had to be moved further onto the lot. When the decision was made to widen Walnut Avenue in 2008, this house once again had to be moved, this time the house relocated to 343 Cross Street and will be converted into a bakery. The final lot, 226 Hill Avenue, is a parking lot.