



CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD

TUESDAY, MARCH 12, 2019 ~ 5:30 P.M.

LAW ENFORCEMENT CENTER~1601 US HWY 290 E

Sharon Joseph, Chair
Larry Jackson, Vice Chair
David Bullion, Member
Karen Oestreich, Member
Eric Parker, Member

Mike Penick, Member
Jerry Sample, Member
Jessica Davis, Alternate
Richard Laughlin, Alternate
Bobby Watson, Alternate

The City of Fredericksburg Historic Review Board will meet in a regular session on March 12, 2019, at 5:30 p.m. in the Law Enforcement Center, 1601 US HWY 290 E, Fredericksburg, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on March 8, 2019, before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

(Please turn off all pagers and phones, except emergency on-call personnel.)

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. HISTORIC PRESERVATION OFFICER'S REPORT

5. PUBLIC COMMENTS

This time is for citizens to address the HRB on issues and items of concern not on this agenda. There will be no action at this time.

6. APPROVAL OF MEETING MINUTES

January 15, 2019, HRB meeting minutes

February 12, 2019, HRB meeting minutes

7. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CONSENT AGENDA

The items under the consent agenda are deemed by the Board to be routine in nature and will be approved by one motion of the Board adopting the staff findings and recommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Board or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

- A. Application #19-20 – **141 E Main** – *Mike Penick*- new front door
- B. Application #19-13 – **320 W Travis** – *Gary Wood*- partial demolition and addition
- C. Application #19-23 – **501 W Schubert**– *Richard Laughlin*- demolition (low rated)

INDIVIDUAL CONSIDERATION AGENDA

- D. Application #19-08 – **418 W Main**– *Andy Murchison*- remove chimneys, replace roof
- E. Application #19-21 – **327 E Main** – *Chad Faucheux*- rear addition
- F. Application #19-18 – **105 S Adams St**– *Gabriel Rodriguez*- partial demolition, replacement of fenestration, addition

8. DISCUSSION ITEMS

Historic District Expansion recommendation will be placed on April 9, 2019, HRB agenda.

9. ADJOURN

This is to certify that I, Anna Hudson, posted this Agenda at 4:00 p.m. on Friday, March 8, 2019, on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Anna Hudson
Historic Preservation Officer

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**HISTORIC REVIEW BOARD
January 15, 2019
5:30 PM**

On this 11th day of December 2018 the Historic Review Board convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

PRESENT MIKE PENICK
 JESSICA DAVIS (voting alternate)
 BOBBY WATSON (alternate)
 JERRY SAMPLE
 KAREN OESTREICH
 RICHARD LAUGHLIN (voting alternate)+
 ERIC PARKER

ABSENT: SHARON JOSEPH
 LARRY JACKSON
 DAVID BULLION

ALSO, PRESENT: DANIEL JONES – City Attorney
 KYLE STAUDT – Building Inspector
 SHELBY COLLIER – Development Coordinator

Motion was made by Richard Laughlin to nominate Mike Penick as acting Chairman. Seconded by Bobby Watson. All voted in favor and the motion passed.

Mike Penick called the meeting to order at 5:35 PM.

MINUTES

Eric Parker made a motion to approve the December 2018 Minutes. Karen Oestreich seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #18-92 – 507 W. Austin– Kevin Mauer- replace existing wooden shingle roof with metal roof – Shelby Collier, Development Coordinator, stated this house is believed to have been built as a two – story house that later had the second floor removed. The applicant’s son, Bill Flinn, has found a picture that depicts this residence as a two-story structure. He is requesting to replace the existing wood shingle roof with 24-gauge galvalume standing seam metal roof.

Bill Flinn presented the application and provided the photo to the Board. He requested to replace the wood shingle roof with a metal product. The roof is currently leaking, and he believes metal would be a better long term solution.

Jerry Sample asked what the square footage of the structure was. Bill Flinn stated 1300 sq. ft.

Jerry stated he does not believe that a contractor can reroof with a metal product at the claimed 9800.00 bid the applicant provided. Bill Flinn stated that was the Bid he received.

Karen Oestreich stated she did not feel that the cost was an issue. Jerry stated the argument is that a metal product is cheaper.

Richard Laughlin stated this structure had obviously been drastically modified therefore the proposed roof replacement is acceptable.

Karen Oestreich made a motion to approve Application 18-92 as presented and Richard Laughlin seconded the motion. Jerry Sample opposed the motion and all others voted in favor and the motion carried.

Application #19 -02 – 309 E. Travis – *Laughlin Homes*- new side addition, new windows on west elevation

Richard Laughlin recused himself from the meeting at 5:42

Shelby Collier stated the applicant is requesting a partial side and rear porch enclosure as well as an addition for the downstairs master suite. This is a low rated property and City Staff recommends approval as proposed. The additions will not be on the original structure.

Jerry Sample made a motion to approve Application 19-02 as presented and Bobby Watson seconded the motion. All voted in favor and the motion carried.

Richard Laughlin returned to the meeting at 5:45

DISCUSSION ITEMS

Historic Preservation Month – May 2019 – potential activities/ events

Shelby Collier stated City Staff wanted to see if the Board had any ideas for activities or events for Preservation Month. Last year's "This Place Matters" campaign and the combined awards ceremony with Gillespie County Historical Society were two events that took place during preservation month.

Karen Oestreich commented that 2020 will be Fredericksburg's 175th year. She would love to see this linked to preservation month somehow.

Richard Laughlin asked if City Staff could provide a list of properties that were completed in the Historic District during 2018. He would like to focus on Residential and Commercial.

ADJOURN

With nothing further to come before the Board, Jessica Davis moved to adjourn. Richard Laughlin seconded the motion All voted in favor and the meeting was adjourned at 5:47 p.m.

PASSED AND APPROVED this the 12th day of March, 2019.

SHELBY COLLIER, COORDINATOR

SHARON JOSEPH, CHAIR

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**HISTORIC REVIEW BOARD
FEBRUARY 12, 2019
5:30 PM**

On this 12th day of February 2019 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

PRESENT: SHARON JOSEPH
LARRY JACKSON
KAREN OESTREICH
JERRY SAMPLE
BOBBY WATSON (voting alternate)
MIKE PENICK
ERIC PARKER

ABSENT: DAVID BULLION
RICHARD LAUGHLIN (alternate)
JESSICA DAVIS (alternate)

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

Sharon Joseph called the meeting to order at 5:27 PM.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, had no announcements for the Board.

MINUTES

Eric Parker pointed out that page 2 of the Minutes was missing. No action was taken due to incomplete minutes.

ACTION ITEMS

Application #19 – 12 – Main Street – Edison to Elk – Creos Pan for AT&T – install new small cell nodes.

Anna Hudson informed the Board that Staff provided no recommendation for this application. Robert Thompson with AT&T presented the application. He explained that the City of Fredericksburg experiences high usage in the show areas. The shown small cell is intended to cover small difficult to reach areas.

Jerry Sample asked if AT&T was targeting the specific areas as shown. Robert sad yes he went on to say during normal usage there is plenty of coverage, but when there is a high volume of

people gathered there needs to be a boost in coverage in the areas shown.

Larry Jackson asked when this would be completed. Robert said he hoped to be done by the end of the year.

Sharon stated that the application shows 3 different colors proposed. Robert stated he thought the brown color would be a better fit and to paint them all one color instead of having multiple poles in different colors but he is open to the recommendation of the board.

Jerry Sample moved to approve Application #19-12 as presented. Bobby Watson seconded the motion. All voted in favor and the motion carried.

Application #19-01 – 313 E. San Antonio –Mustard Design – New rear addition, new front porch railing, ADA ramp, new pergolas, demolish carport. – Eric Mustard presented the application and stated the building is an arts and crafts bungalow that will be remodeled to accommodate a restaurant and bar. They plan to leave the picket fence but will need to add ADA path to porch. The plan is to have tables and chairs on the porch. Windows on the east of the building will be removed to accommodate a fireplace. The carport on the west side will be removed. Restrooms and storage will be added to back of the building as is shown on the Site Plan.

Bobby Watson asked if the fireplace shown is existing and if it will be removed. Eric stated yes, it is an existing fireplace and will be relocated to the east side of the building.

Sharon Joseph asked if they would be using the same chimney. Eric stated no, the new fireplace will be gas but the existing chimney would stay just be nonfunctioning.

Larry Jackson asked how many chimneys are on the building. Eric stated there are 3 chimneys.

Anna Hudson, Historic Preservation Officer, stated the plans the Board were viewing, are not the updated plans the applicant provided.

Bobby Watson asked if they planned to stucco the exterior where the east windows will be removed. Eric stated yes.

Karen Oestreich asked Anna Hudson if she agreed to the stucco color that was supplied. Anna said yes, the color swatch appears brighter than it is in reality. Eric Mustard provided the swatch to the Board.

Anna asked Eric Mustard if it would be possible to keep windows on the east side and block them on the interior. Eric stated yes it was possible.

Bobby Watson asked Anna Hudson for her recommendation. Anna stated she would like to preserve the windows on the East side and a minimal railing on the porch would be ideal.

Anna cautioned the Board that the drawings they are viewing are not an accurate representation of the application so when a motion is made keep that in mind.

Jerry Sample moved to approve Application #19-01 conditioned upon preservation of the windows on the east elevation. Eric Parker Seconded the Motion. All voted in favor and the motion carried.

Application #19-07 – 607 W. Main – James Welliver – New front porch and repaint.

James Welliver presented the application and stated it was his desire to add a porch and freshen up the building with new paint.

Bobby Watson moved to approve Application #19-07 as presented. Larry Jackson seconded the motion. All voted in favor and the motion carried.

Historic Preservation Month – May 2019 – Potential activities and events

Anna Hudson presented the Board with a list of completed projects from 2018. She said as far as preservation month is concerned, the most efficient activities would be the “This place matters” photo campaign. She stated she is not sure if there is enough time for the Board to present awards, maybe that could be a bi-annual event.

Sharon Joseph stated the Board will wait until next year to present awards. She asked for an update on Demo By Neglects and the pending lawsuits. Daniel Jones, City Attorney, stated there is no change in either suite, they are both in litigation.

ADJOURN

With nothing further to come before the Board, Bobby Watson moved to adjourn. Larry Jackson seconded the motion. All voted in favor and the meeting was adjourned at 6:17 p.m.

PASSED AND APPROVED this the 12th day of MARCH 2019.

SHELBY COLLIER, DEV. COORDINATOR

SHARON JOSEPH, CHAIR

Fredericksburg Historic Review Board
Application Information

Application Number: 19-20
Date: March 12, 2019
Address: 141 E Main
Zoning: CBD
Owner: Penick Holdings
Applicant: Michael Penick
Rating: High
Proposal: replace non-original door and widen opening

Request:

The applicant is requesting:

1. widen the non-original opening to 36” and change the door to a wooden door with rectangular glass which is more in keeping with the original style of doors for the building

Relevant Secretary of Interior’s Standards and Fredericksburg Historic Preservation Ordinance:

FBG Design Guidelines for Doors: Design and Replicating Recommended: 1. Designing a door that is based upon historical, physical, and pictorial evidence, to ensure the historical integrity of the building. 2. Designing doors that are simple in style and composed of compatible material.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Staff Recommendation/Findings:

Staff recommends approval as submitted. The current door was added in the 1980’s and the opening is not original. The proposed door is based on the original doors. The opening is no original and so widening it by 5” will not alter original features.

Case Comments:



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 141 E Main St

Date Submitted _____

Owner name: Penick Holdings

Phone # 998-2855

Owner Address: 141 E Main St

Authorized Applicant: Michael Penick

Phone # 998-2855

Applicant Signature: Michael Penick

Applicant E-mail: _____

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Desired Start Date: June 2019 or sooner

Desired Completion Date: July 2019

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you.

Install New Front Door (increase width to 36") change to rectangular glass upper panel. Install New sign and sign mounting bracket.

(attach another sheet if necessary)

Attach supporting documentation including: ☐ paint color ☐ color photographs ☐ site plan
☐ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # 19-20

Year Built: _____

Eligible for Administrative Approval Yes No

Zoning: CBD

Historic Review Board Meeting Date _____

Application Fee \$10 paid

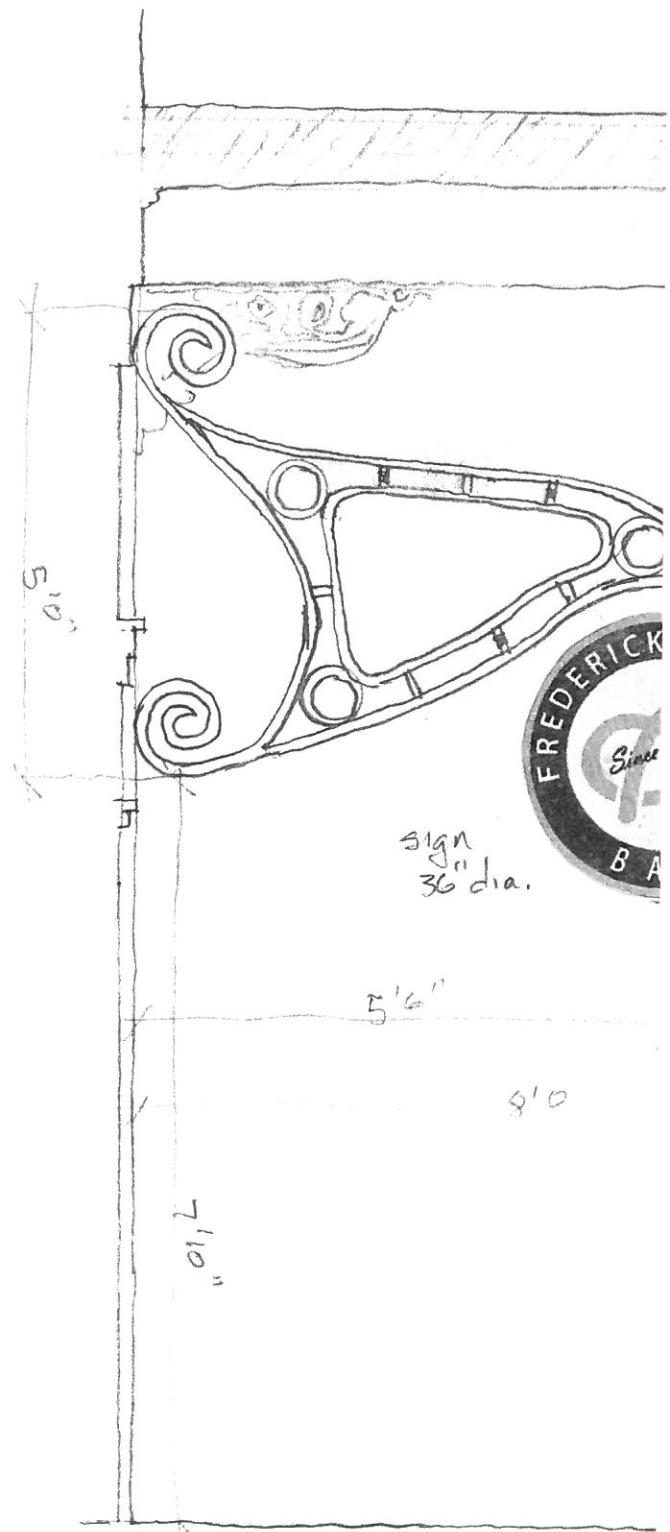
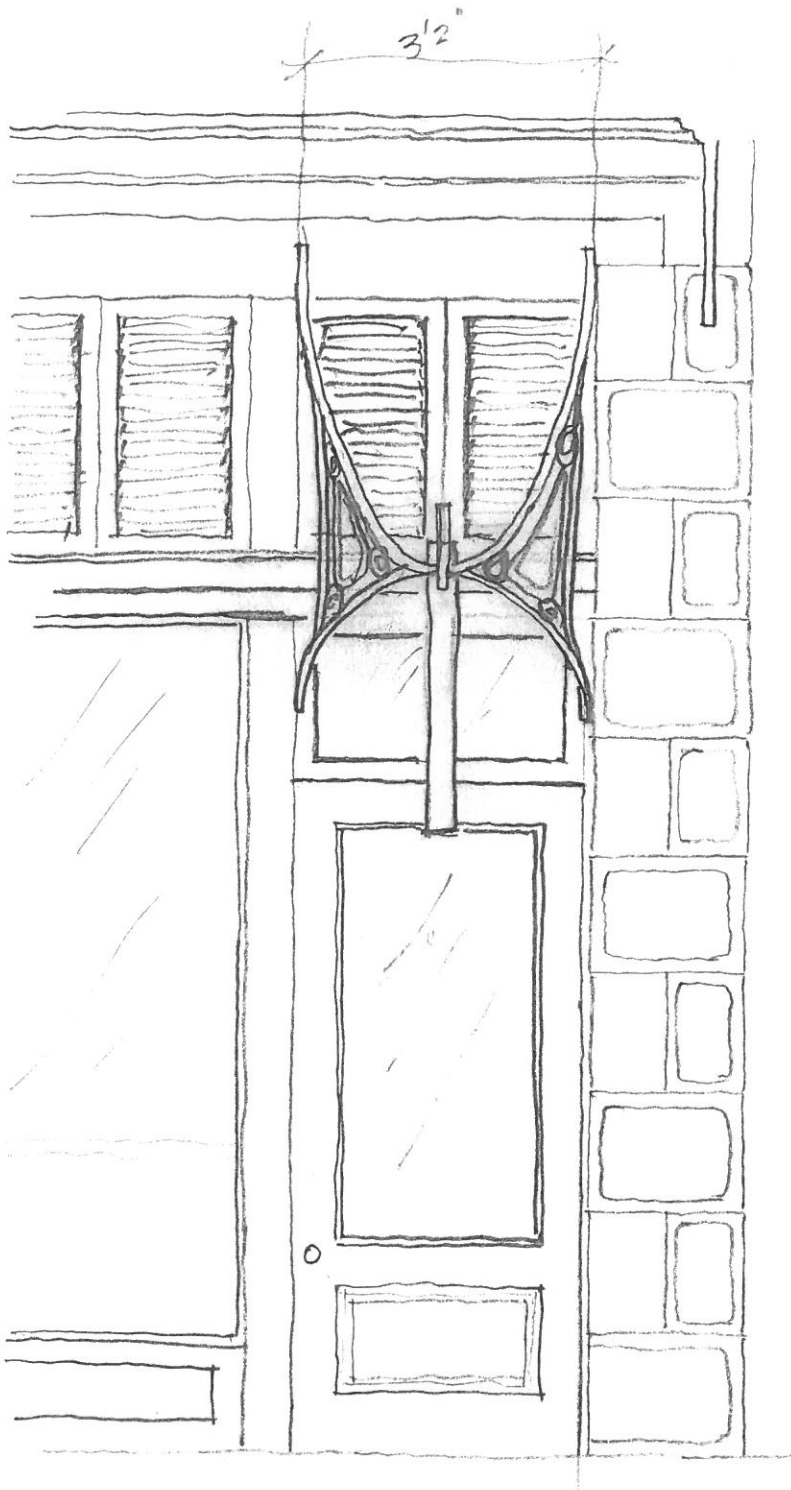
Survey Rating: High Medium Low

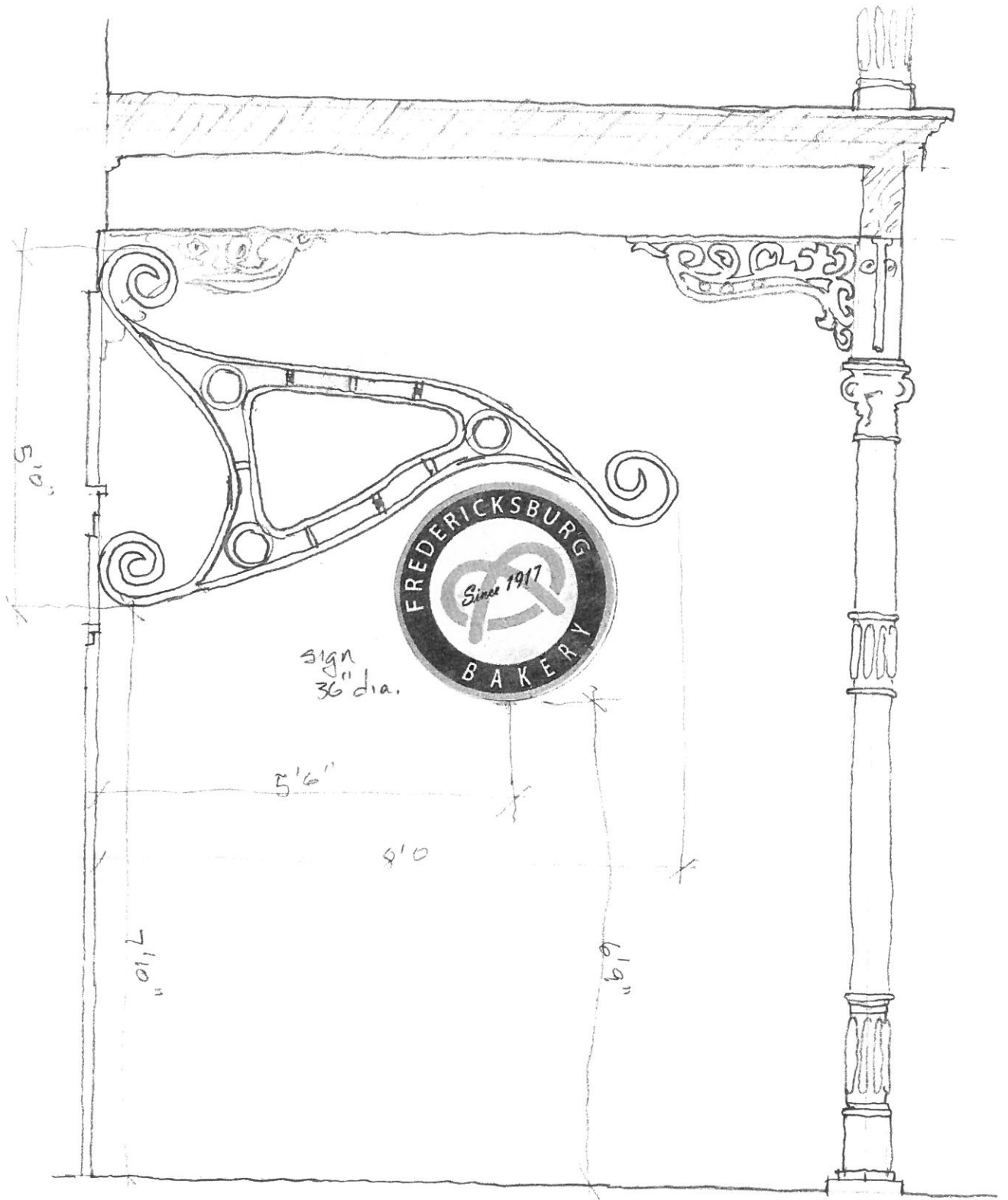
HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness must be displayed on site along with building permits and do not take the place of building permits.





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Quality Handcrafted
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Evening 10:00-6:00
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Amish Furniture & Market
Quality Handcrafted Furniture & More



141



DOORS

Doors and windows aid in drawing people to the structure and are the first contact a person has with a shop or building. As such, it is recommended to properly maintain and, if the original is still intact, preserve the original door.

Recommended

1. Using a door that is unobtrusive to the visual appearance of the building.
2. Retaining, preserving, and maintaining the original door and its hardware, if available.

Not Recommended

1. Using doors that obscure the overall image of the original structure.

Repairing and Replacing

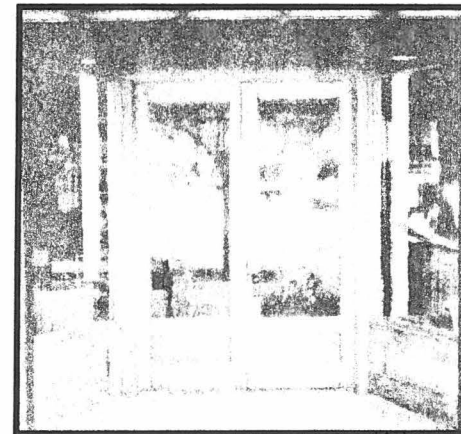
Recommended

1. Repairing rather than replacing the original door and its hardware, if possible.

2. Using a door and other hardware, brand new or salvaged, that is compatible with the overall character of the building.

Not Recommended

1. Replacing a door that is in repairable condition.
2. Introducing and installing new door openings, or enlarging or reducing openings to fit stock doors.
3. Altering the size and scale of the doors, in respect of the building as a whole.



✓ **Figure 48:** Store entrance, West Main. This original door and hardware has been refinished and put back into use.

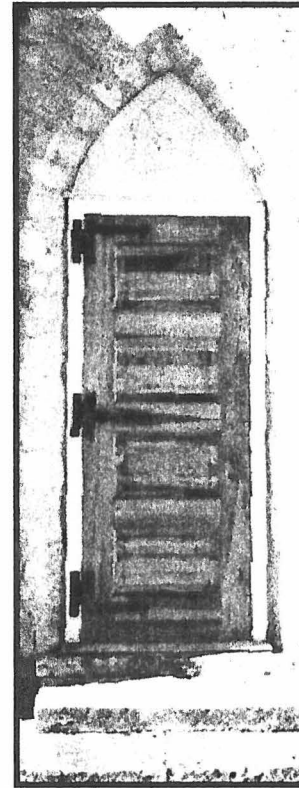
Design and Replicating

Recommended

1. Designing a door that is based upon historical, physical, and pictorial evidence, to ensure the historical integrity of the building. For further information on sources, see the "Research Resources" section in the Appendix.
2. Designing doors that are simple in style and composed of compatible material.
3. Installing and designing features that are composed of inappropriate materials.

Not Recommended

1. Designing and using doors that are heavily decorated.



✓ **Figure 49:** A well replicated, door to the back of old St. Mary's Church, West San Antonio.

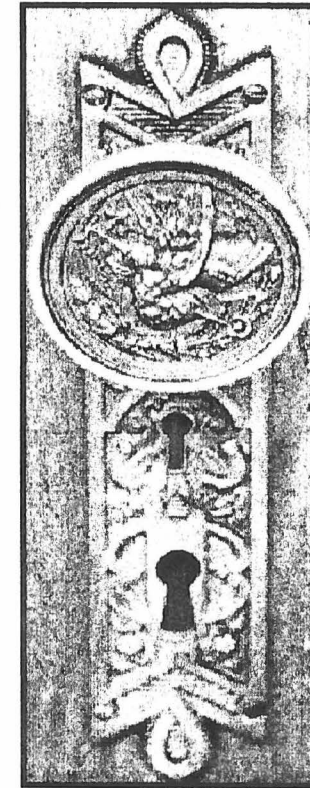


Photo by: Fredericksburg Standard-Radio Post

✓ **Figure 50:** Pioneer Library, West Main. Every day care has preserved this intricate doorknob.

Fredericksburg Historic Review Board
Application Information

Application Number: 19-13
Date: March 12, 2019
Address: 320 W Travis
Zoning: C1
Owner: Diane Decou
Applicant: Gary Wood
Rating: High (landmark)
Proposal: remove rear addition and build new rear addition,
new storage building, replace roof

Request:

The applicant is requesting:

1. replace metal roof with standing seam with crimped ridge cap
2. remove rear addition
3. build new addition on slab with wood siding, wood windows and metal roof, and limestone chimney
4. building a storage shed in keeping with the addition

Relevant Secretary of Interior's Standards and Fredericksburg Historic Preservation Ordinance:

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.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Recommendation:

Staff recommends approval as submitted. The existing addition is not historic and appears to be pulling apart from the main house. The proposed addition is appropriately differentiated from the historic house and uses appropriate materials and does not overwhelm the main house. It could be removed in the future without damaging the historic home. The roof replacement is an in-kind replacement.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

Fusion Master Builders

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 320 W. Travis

Date Submitted 2/5/19

Owner name: Diane Decon

Phone # _____

Owner Address: _____

Authorized Applicant: GARY Wood

Phone # 830-456-7780

Applicant Signature: Gary Wood

Applicant E-mail: gywoodhhp@hotmail.com

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Desired Start Date: ASAP

Desired Completion Date: _____

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you.

Remove cinder block add on and foundation from property.

(attach another sheet if necessary)

Attach supporting documentation including: ☐ paint color ☐ color photographs ☐ site plan ☐ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # 19-13

Year Built: _____

Eligible for Administrative Approval Yes No

Zoning: C1

Historic Review Board Meeting Date _____

Application Fee \$10 paid

Survey Rating: High Medium Low

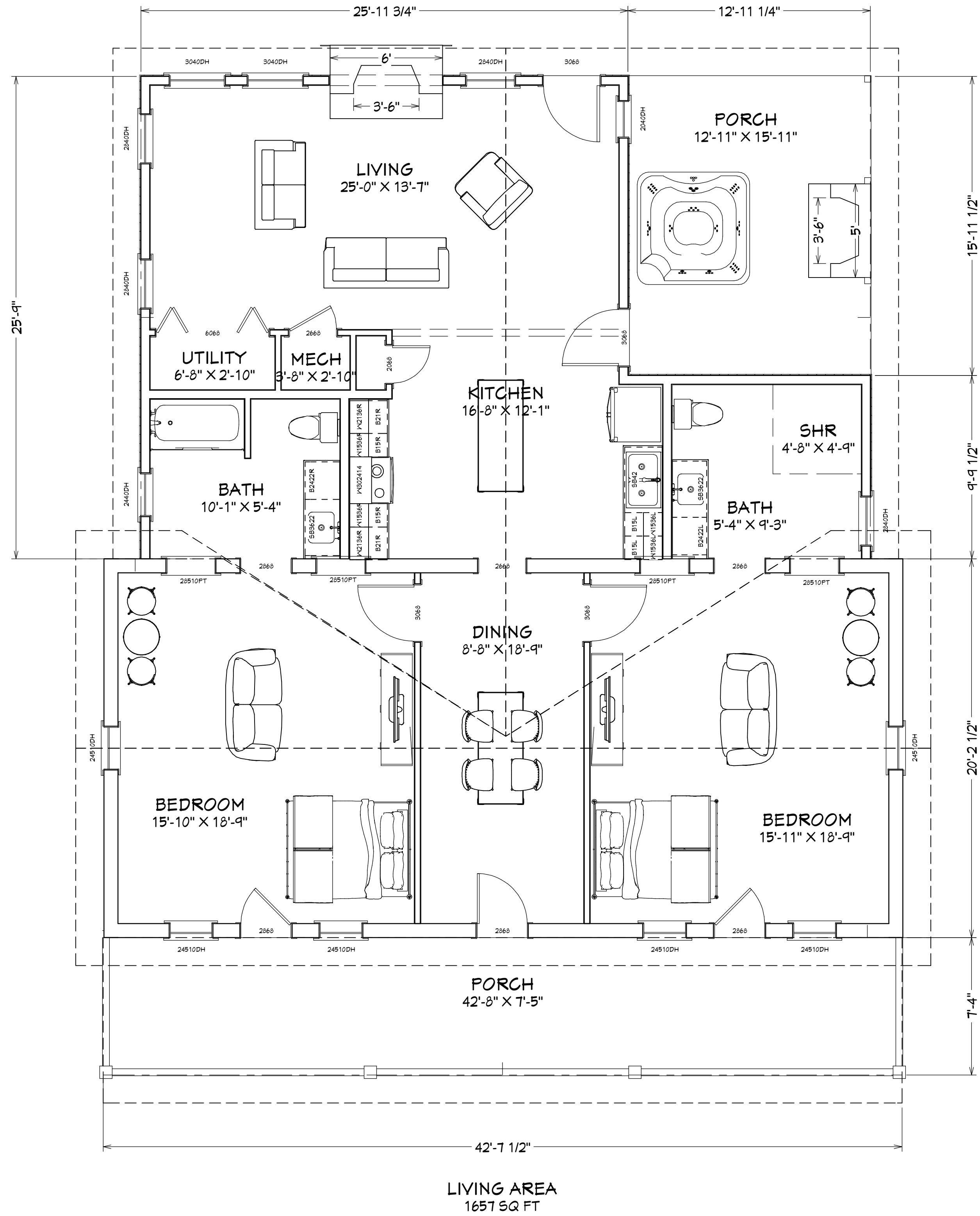
HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness must be displayed on site along with building permits and do not take the place of building permits.

**need Photos - SC*



REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

Renovation for Mrs. Diane Decou
320 West Travis Street
Fredericksburg, TX 78624

DRAWINGS PROVIDED BY:
Fusion Master Builders, LLC
2044 Loudon Road
830.456.1577

DATE:

2/28/2019

SCALE:

1/4" = 1'-0"

SHEET: A1

P-1



Elevation 7

Travis Street Elevation
South Elevation



Elevation 9

North Elevation

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

Renovation for Mrs. Diane Decou
320 West Travis Street
Fredericksburg, TX 78624

DRAWINGS PROVIDED BY:
Fusion Master Builders, LLC
2044 Loudon Road
830.456.1577

DATE:

2/28/2019

SCALE:

1/4" = 1'-0"

SHEET: A2



Elevation 8

Milam Street Elevation
West Elevation



Elevation 10

East Elevation

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISD BY

Renovation for Mrs. Diane Decou
320 West Travis Street
Fredericksburg, TX 78624

DRAWINGS PROVIDED BY:
Fusion Master Builders, LLC
2044 Loudon Road
830.456.1577

DATE:

2/28/2019

SCALE:

1/4" = 1'-0"

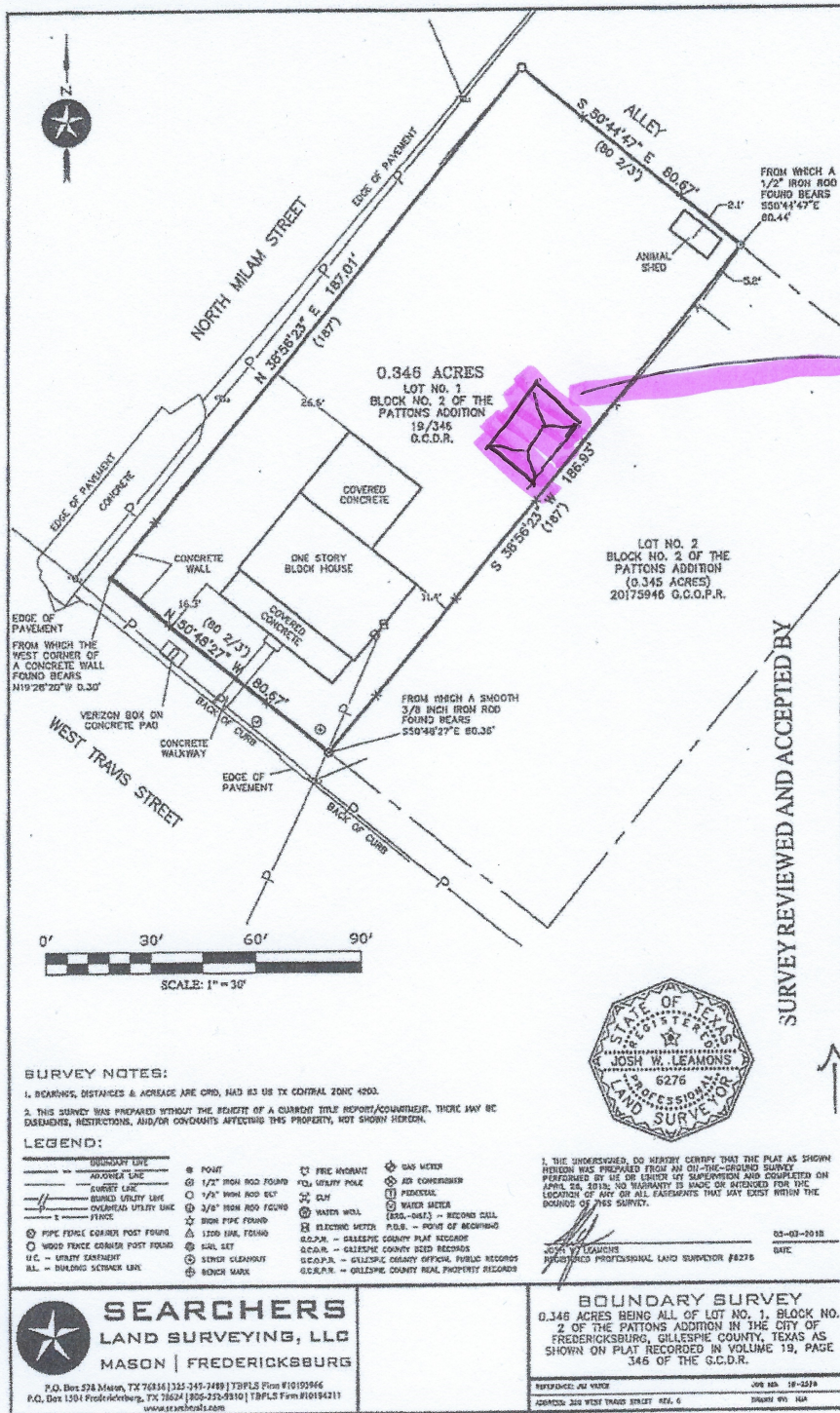
SHEET: A3











15x10 storage/utility shed as house siding same as house Roof same as house

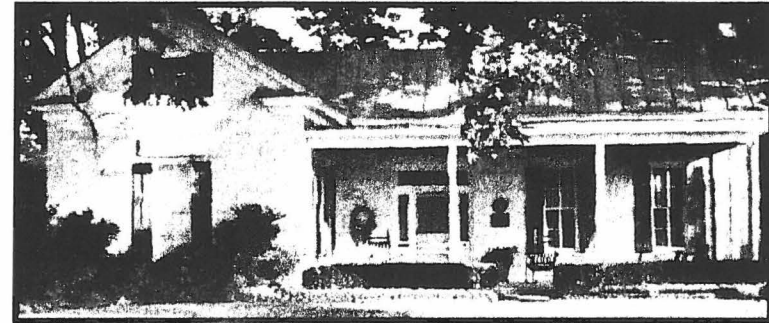
NEW ADDITIONS

When reusing an older building, sometimes it may be necessary to construct additional space. An example would be to bring a building up to building and/or fire codes, for the expanding business, or for other various reasons. The most vital aspect, in regard to new additions, is to respect the historic character and integrity of the building. The addition should always be subordinate to the original structure. This can be done if the property owner follows the standards that the Secretary of the Interior has established.

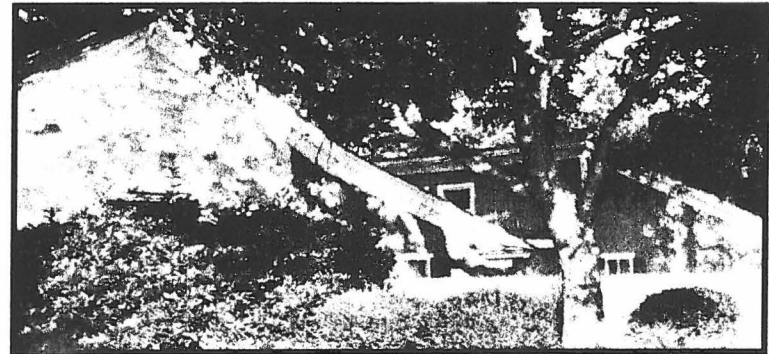
Recommended

1. Designing additions so that they do not destroy any significant historical material.
2. Designing additions so that they are compatible in size and scale with the original structure.
3. Recognizing additions as products of their own time.
4. Designing additions so that they maintain historic alignments that may exist on the street.
5. Preserving original entrances.

6. Obscuring from view all additional stories or mechanical equipment.



✓ Figure 68: The multiple additions made to this landmark home cannot be viewed from the front, or primary facade. This is the preferred method in which property owners should approach new additions.



✓ Figure 69: The addition supplies the needed room, but does not detract from the primary facade.

Not Recommended

1. Diminishing the historical integrity of the building with the new additions.
2. Destroying significant features or detail during the construction process.
3. Altering the original facade, roof line, or setback of the original building.

Fredericksburg Historic Review Board
Application Information

Application Number: 19-23
Date: March 12, 2019
Address: 501 W Schubert
Zoning: R1
Owner: Matthew & Heather Averill
Applicant: Richard Laughlin
Rating: Low
Proposal: Demolish House

Request:

The applicant is requesting:

1. demolish low rated house and garage

Relevant Secretary of Interior's Standards and Fredericksburg Historic Preservation Ordinance:

(2) The demolition, removal or relocation of a Resource with a rating of "low," or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to Section 23-55 and the Fredericksburg Historic Resource Survey for a more detailed definition of the preservation priority rating system.

Staff Recommendation:

The structure was rated low in the last survey. The material and style of the house do not contribute to the historic district and staff recommends approval of the demolition. Replacement plans have not been submitted at this time. The house is situated at a dead-end section of Schubert and so it is not readily visible other than to immediate neighbors. An empty lot will not have a negative impact on this section of the historic district. Staff recommends approval of the demolition. Plans for new construction will be brought to the HRB.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 501 W. Schubert Street

Date Submitted 3-6-19

Owner name: Matthew & Heather Averill

Phone # _____

Owner Address: 501 W. Schubert Street

Authorized Applicant: Laughlin Homes and Restoration, LLC Phone # 830 997-4974

Applicant Signature: Margo Anderegg

Applicant E-mail: ma@hillcountrybuilder.com

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Desired Start Date: ASAP

Desired Completion Date: June 2019

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you.

Demo house and carport due to mold and rot.

(attach another sheet if necessary)

Attach supporting documentation including: ☐ paint color ☒ color photographs ☐ site plan
☐ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # 19-23

Year Built: 1950

Zoning: R1

Eligible for Administrative Approval Yes No ☒

Application Fee \$10 paid ☒

Historic Review Board Meeting Date 3-12-19

HRB Fee \$40 paid ☒

Survey Rating: High Medium Low ☒

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

***Certificates of Appropriateness must be displayed on site along with building permits
and do not take the place of building permits.***





Inventory of Properties - Fredericksburg Historic District and Local Landmarks (2002-03)

411 W. Schubert



2002 Re-evaluation

☐ High ☒ Medium ☐ Low

Site ID No. 107
Address 411 W. Schubert
Date 1900
Stylistic Influence vernacular
GCAD Hyperlink [R1962](#)
Owner BUTTLE TRUST 1
Historic District Yes Historic District
Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration. Alterations are sensitive to original historic appearance.

Notes The building has undergone major renovations. An addition has been added on the rear.

1983 Historic Resources Survey

Previous Site No. 746
Previous Ranking 3
Previous Photo References

Roll 22
 Frame 7

412 W. Schubert



2002 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 9
Address 412 W. Schubert
Date 1935
Stylistic Influence
GCAD Hyperlink [R15111](#)
Owner SCHMIDT, ROY W & LAVERN
Historic District No Outside Historic District
Assessment Example of a more recent common local building form, architectural style or plan type with no known historical associations. Resource has undergone alterations.

Notes Original exteriors covered w/asbestos shingles and original windows replaced with single-hung, aluminum sash units.

1983 Historic Resources Survey

Previous Site No. 748
Previous Ranking 3
Previous Photo References

Roll
 Frame

501 W. Schubert



2002 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 105
Address 501 W. Schubert
Date 1950
Stylistic Influence
GCAD Hyperlink [R22139](#)
Owner CORBYN, RONALD C
Historic District Yes Historic District
Assessment The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

Notes

1983 Historic Resources Survey

Previous Site No.
Previous Ranking
Previous Photo References

Roll
 Frame

501 ? W. Schubert



2002 Re-evaluation

☐ High ☐ Medium ☐ Low

Site ID No. 106
Address 501 ? W. Schubert
Date
Stylistic Influence
GCAD Hyperlink [R22139](#)
Owner CORBYN, RONALD C
Historic District Yes Historic District
Assessment Resource is an empty lot.

Notes Resource is an empty lot.

1983 Historic Resources Survey

Previous Site No.
Previous Ranking
Previous Photo References

Roll
 Frame

505 W. Schubert



2002 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 104
Address 505 W. Schubert
Date 1920
Stylistic Influence
GCAD Hyperlink [R28592](#)
Owner WENDEL, MARTIN CONRAD
Historic District Yes Historic District
Assessment Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

Notes

1983 Historic Resources Survey

Previous Site No. 749
Previous Ranking 4
Previous Photo References

Roll 22
 Frame 8





Fredericksburg Historic Review Board
Application Information

Application Number: 19-08
Date: March 12, 2019
Address: 418 W Main St
Zoning: CBD
Owner: Mary Ann Murchison
Applicant: Andy Murchison
Rating: High
Proposal: replace roof and remove chimneys

Request:

The applicant is requesting:

1. replace metal roof with standing seam with crimped ridge cap
2. remove 3 brick chimneys

Relevant Secretary of Interior's Standards and Fredericksburg Historic Preservation Ordinance:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

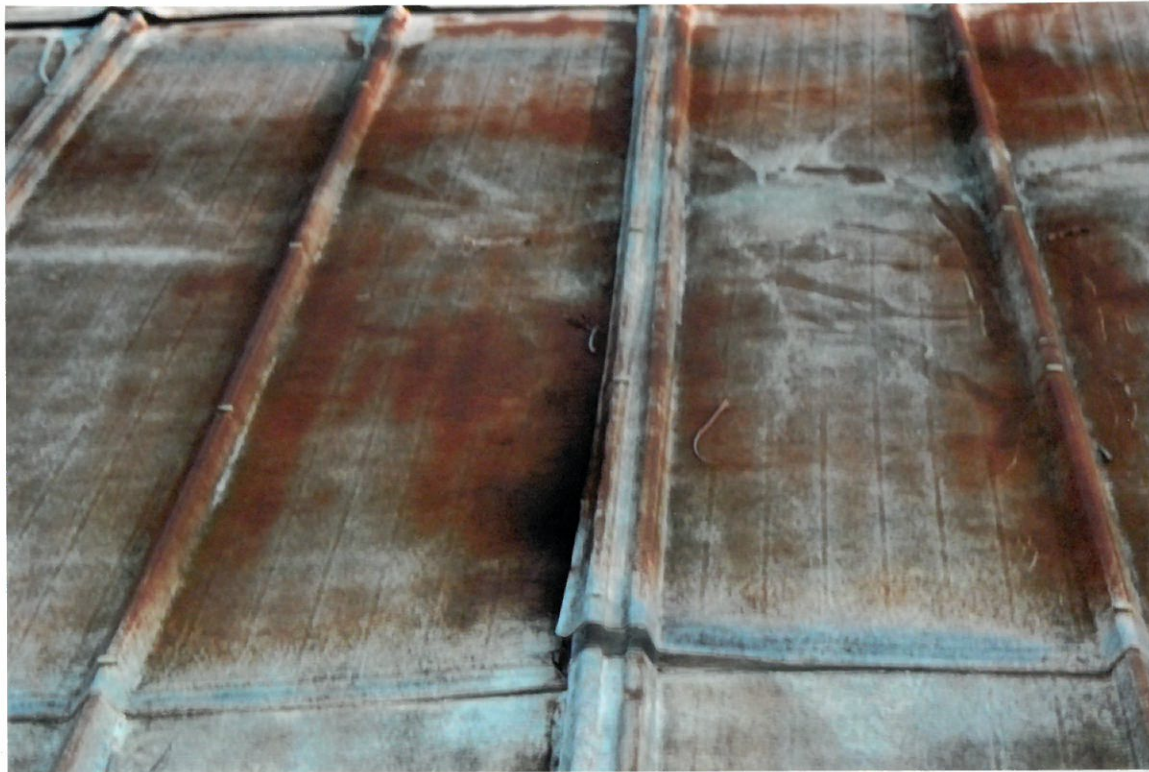
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

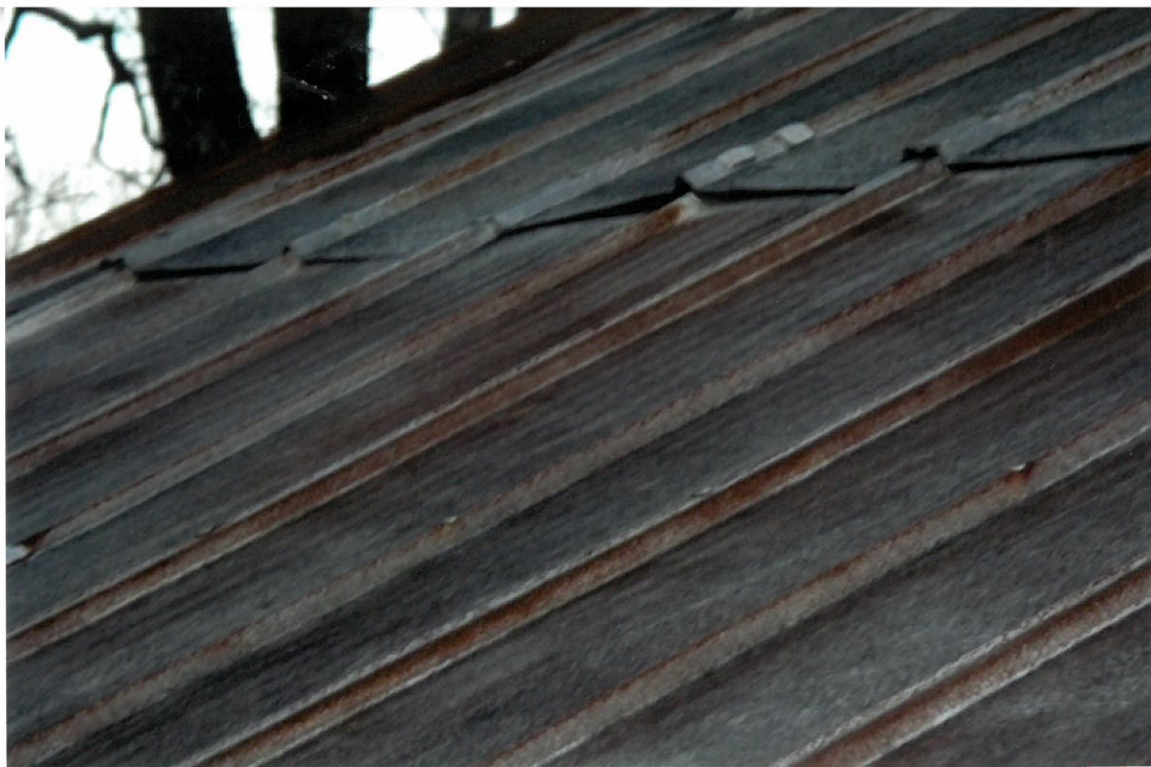
Staff Recommendation:

Staff recommends approval of the roof replacement as presented. Staff does not recommend removal of the chimneys. Chimneys are a character defining feature. Given that 2 of the chimneys are not visible and all of the chimneys need repair, staff recommends that the front (visible) chimney be repaired using the bricks from the other two chimneys.













Fredericksburg Historic Review Board
Application Information

Application Number: 19-21
Date: March 12, 2019
Address: 327 E Main
Zoning: CBD
Owner: Todd Smajstrala
Applicant: Chad Fauchaux
Rating: High
Proposal: enclose rear trellis to make a rear addition

Request:

The applicant is requesting:

1. converting a portion of the existing rear patio with trellis to storage area with corrugated metal siding and roof

Relevant Secretary of Interior's Standards and Fredericksburg Historic Preservation Ordinance:

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.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Recommendation:

Staff recommends approval with the exception that the siding be a more traditional siding material such as wood, stucco, or Hardiboard. This recommendation is in keeping with SOI Standards #9 and #10.

Case Comments:



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 327 E. MAIN ST. Date Submitted 2-22-19
Owner name: SMITHERS NWA FAMILY LIMITED PARTNERSHIP Phone # 210 479 2500
Owner Address: 21726 HARDY OAK, SAN ANTONIO TEXAS 78258
Authorized Applicant: TODD SMAYSTRA Phone # 830 456-3228
Applicant Signature: [Signature] Applicant E-mail: TODD@ELKSTORE1895.COM
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property. Desired Start Date: ASAP
Desired Completion Date: 2-3 WEEKS

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you.

The Elk store is wanting to expand their storage capacity onto an existing trellis deck. The entire trellis will be covered with a new corrugated tin roof. A portion of the deck will be incorporated into a new enclosed storage area. The exterior of the new storage area will be corrugated tin. All of this is taking place at the rear of the Elk Store. A portion of the 1800's structure (12'-4" will be partially covered up with this addition and the new roof tie in. This portion is (attach another sheet if necessary) already incorporated into the trellis patio. (existing photos attached)

Attach supporting documentation including: ☐ paint color ☐ color photographs ☐ site plan
☐ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # _____

Year Built: _____

Eligible for Administrative Approval Yes No

Zoning: _____

Historic Review Board Meeting Date _____

Application Fee \$10 paid

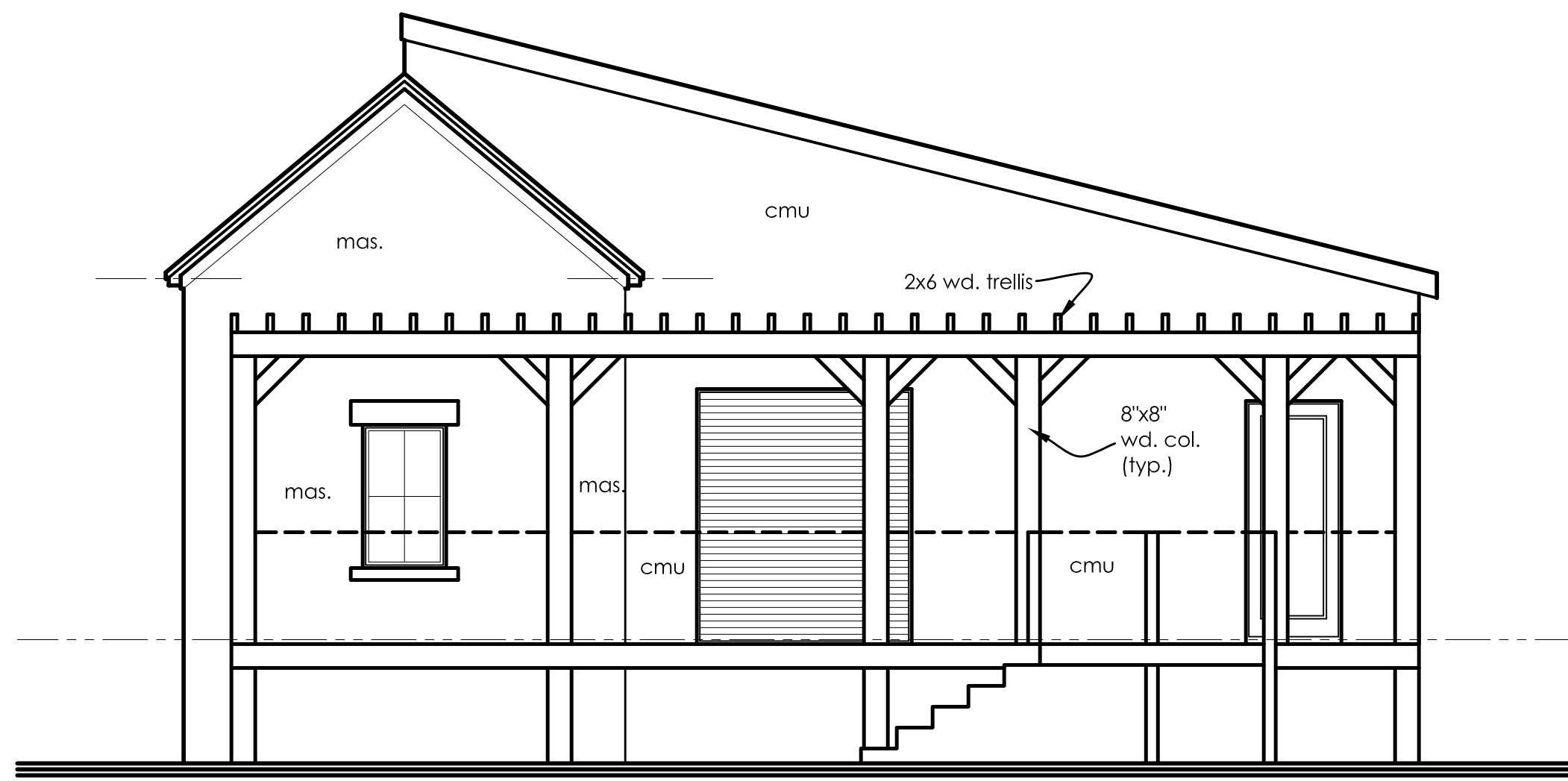
Survey Rating: High Medium Low

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval: _____

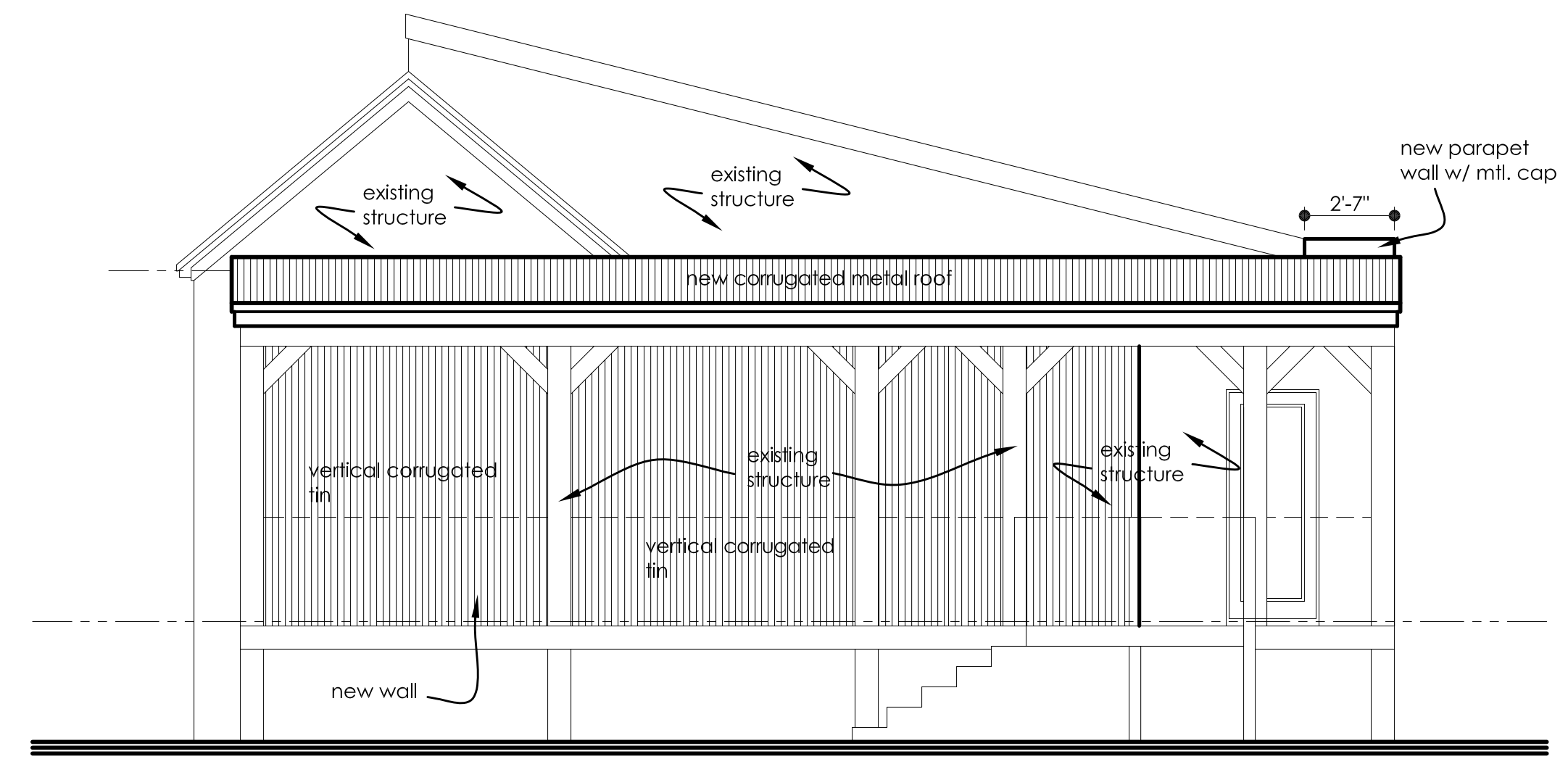
Historic Preservation Officer Signature _____

Certificates of Appropriateness must be displayed on site along with building permits



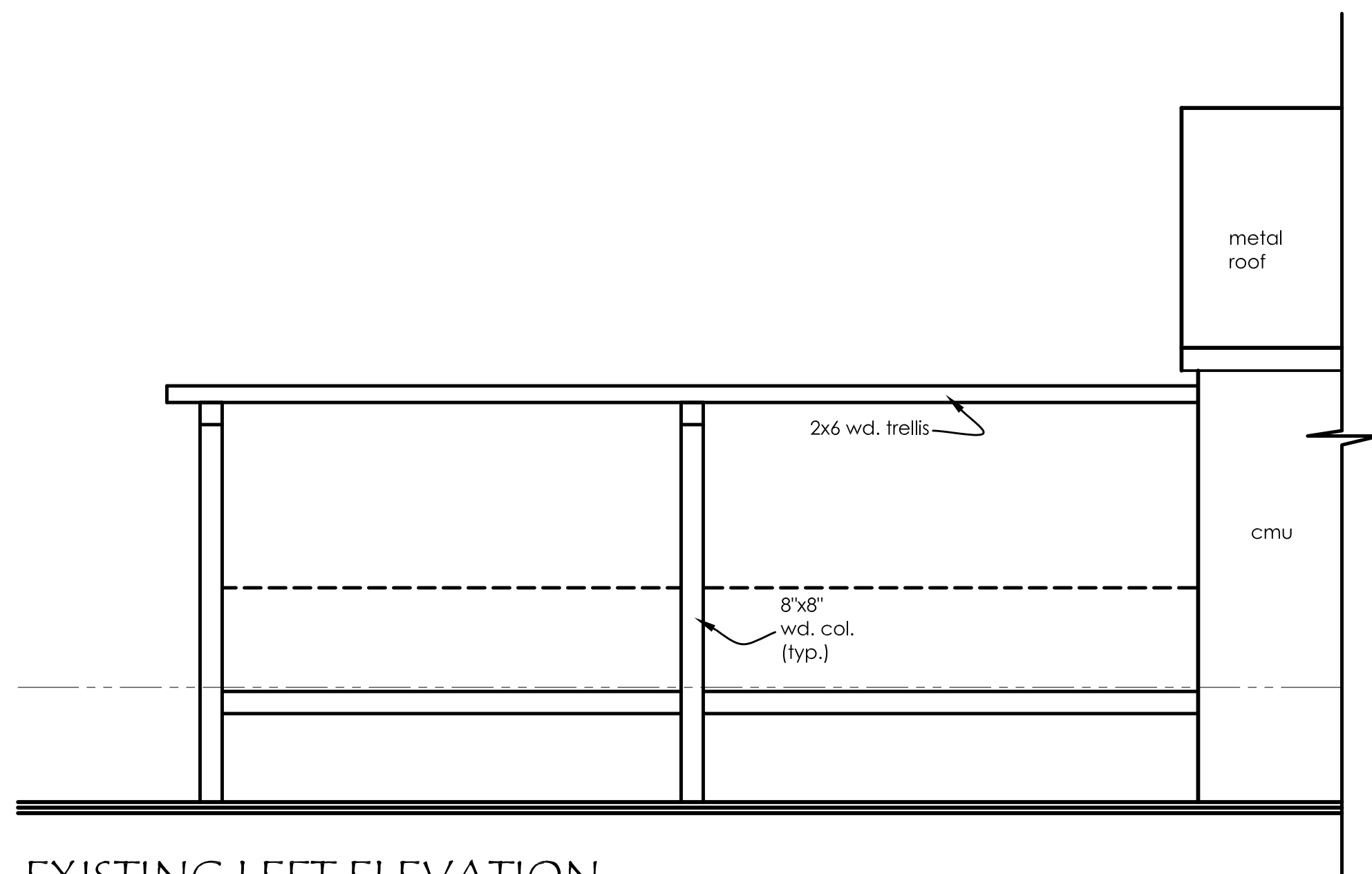
EXISTING REAR ELEVATION

SCALE 1/4" = 1'-0"



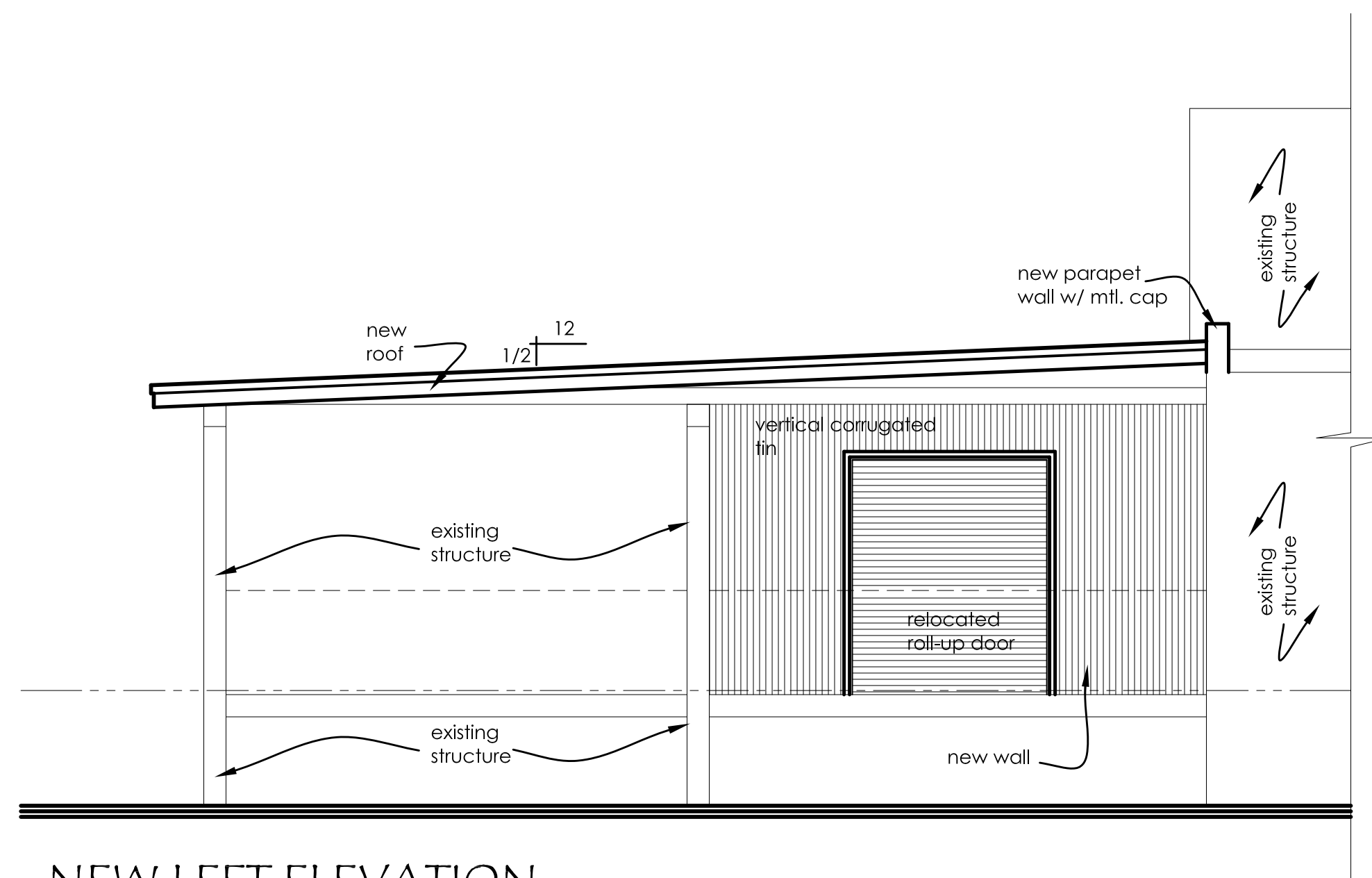
NEW REAR ELEVATION

SCALE 1/4" = 1'-0"



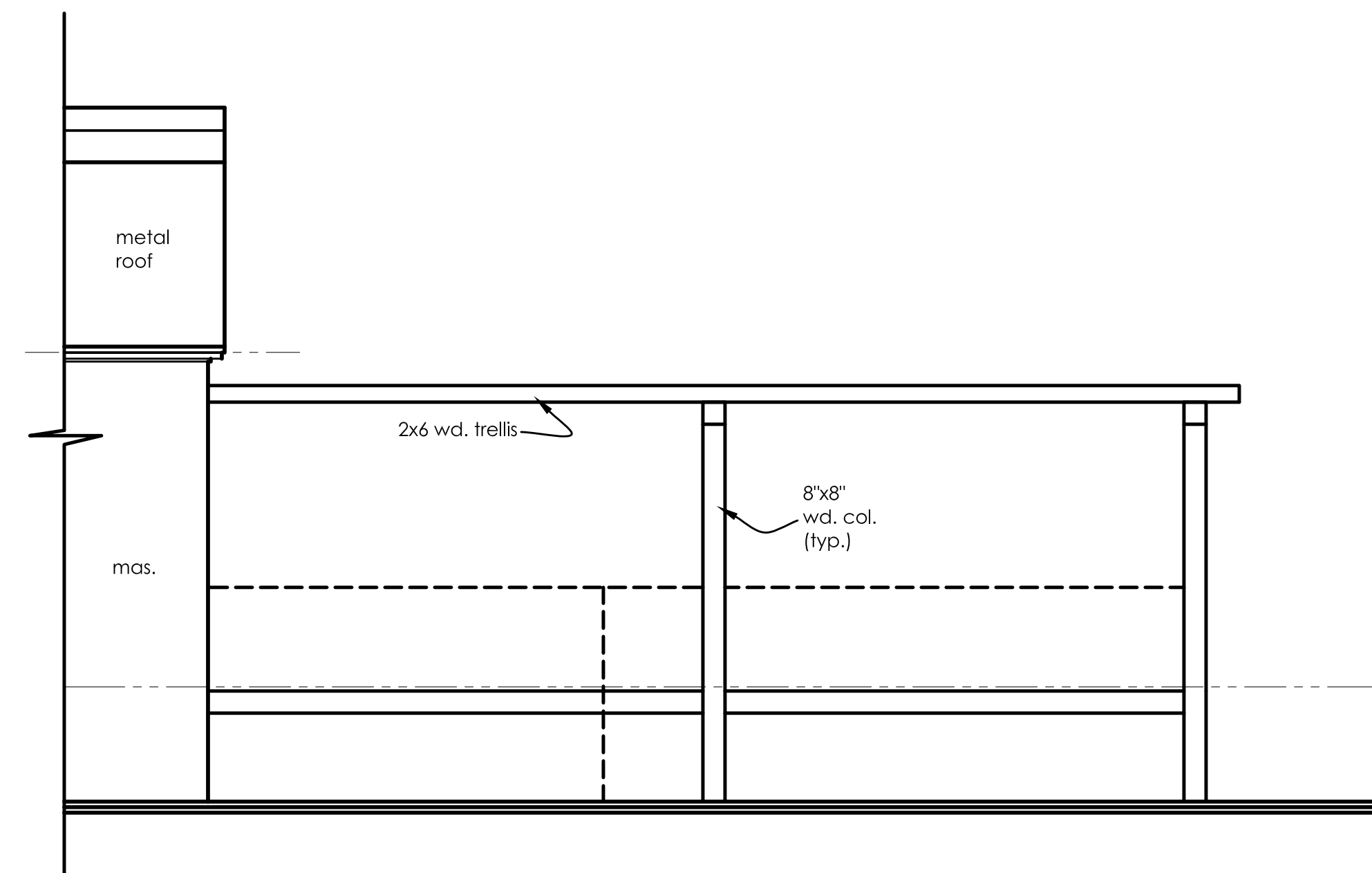
EXISTING LEFT ELEVATION

SCALE 1/4" = 1'-0"



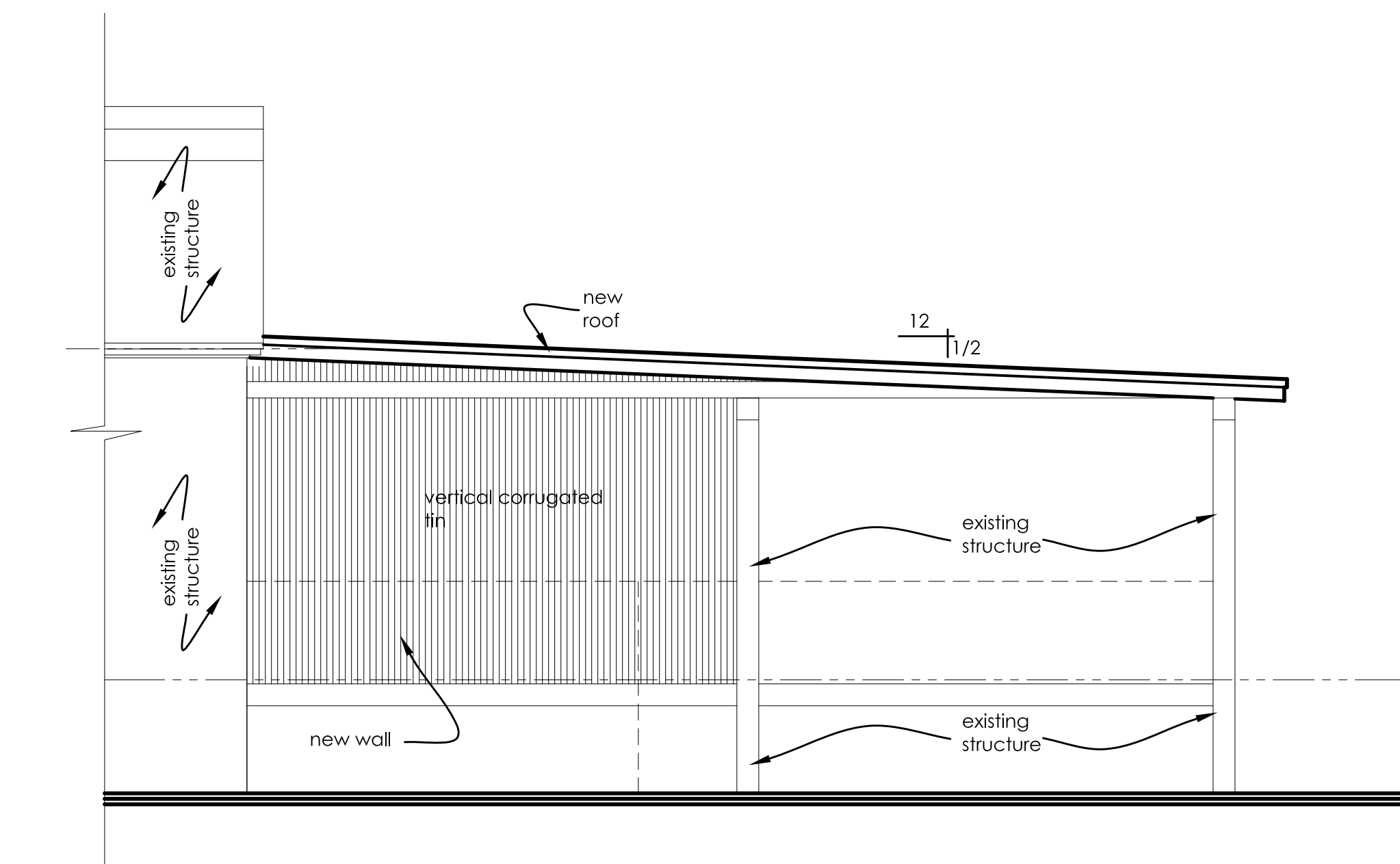
NEW LEFT ELEVATION

SCALE 1/4" = 1'-0"



EXISTING RIGHT ELEVATION

SCALE 1/4" = 1'-0"

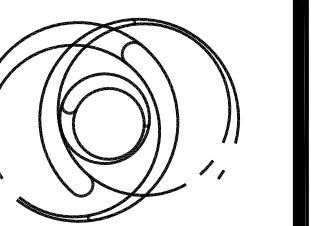


NEW RIGHT ELEVATION

SCALE 1/4" = 1'-0"

The Elk Store Remodel
327 East Main Street
Fredericksburg, TX, Gillespie County

design visions
unique residential design
830. 992. 3640
www.designvisions.tx.com

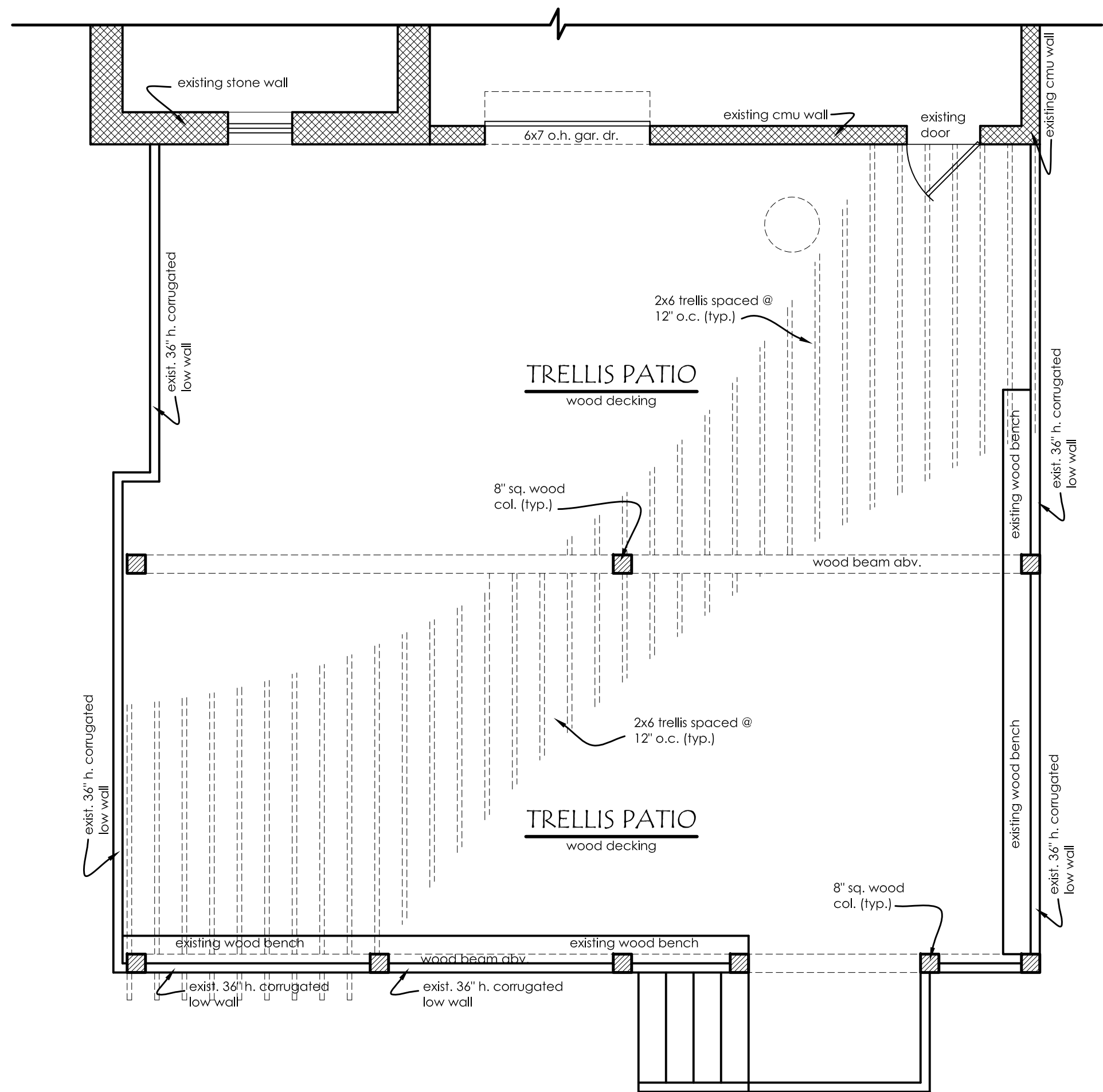


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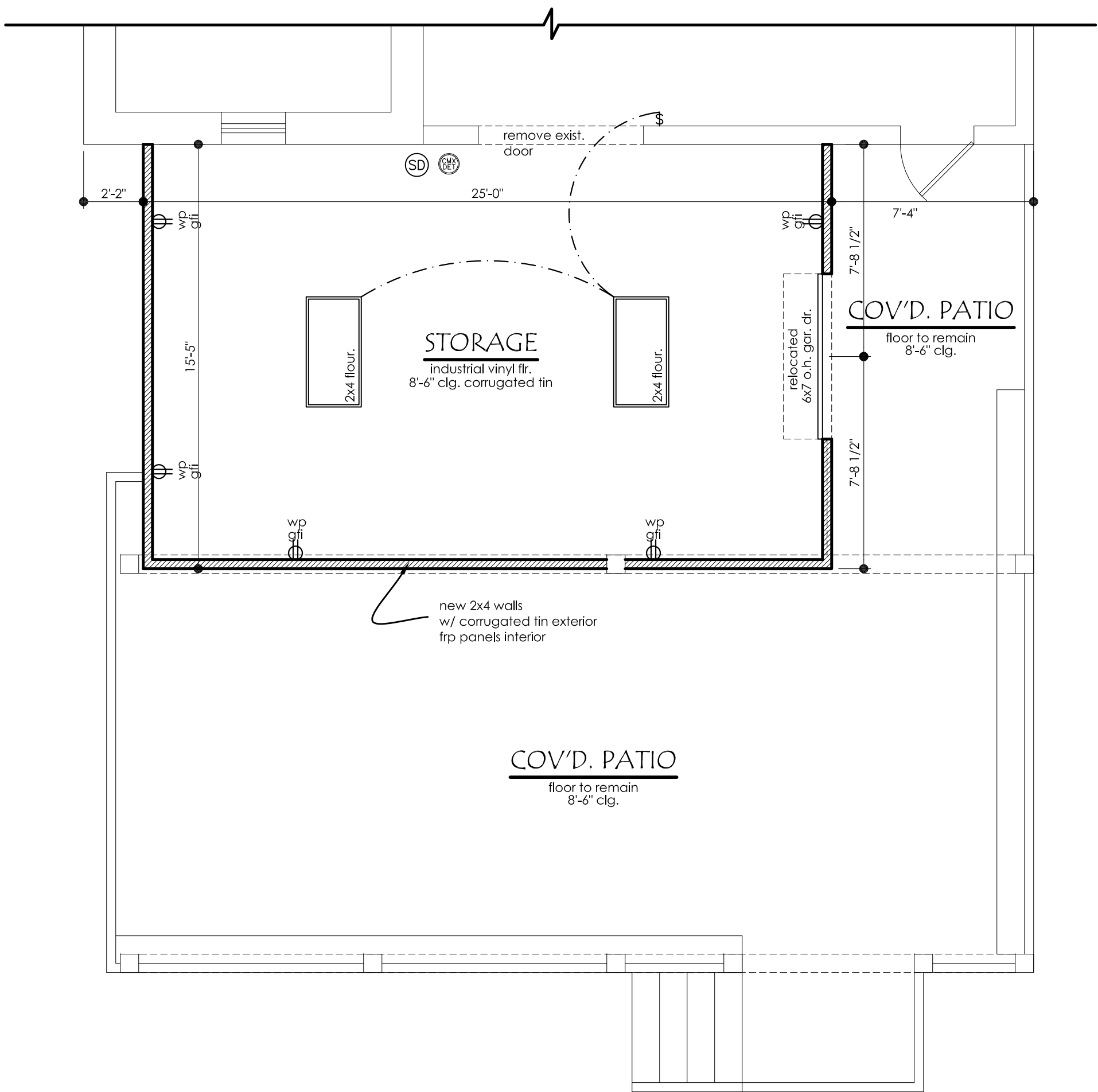
PROJECT:
ELK STORE REMODEL

A-1
1 of 3

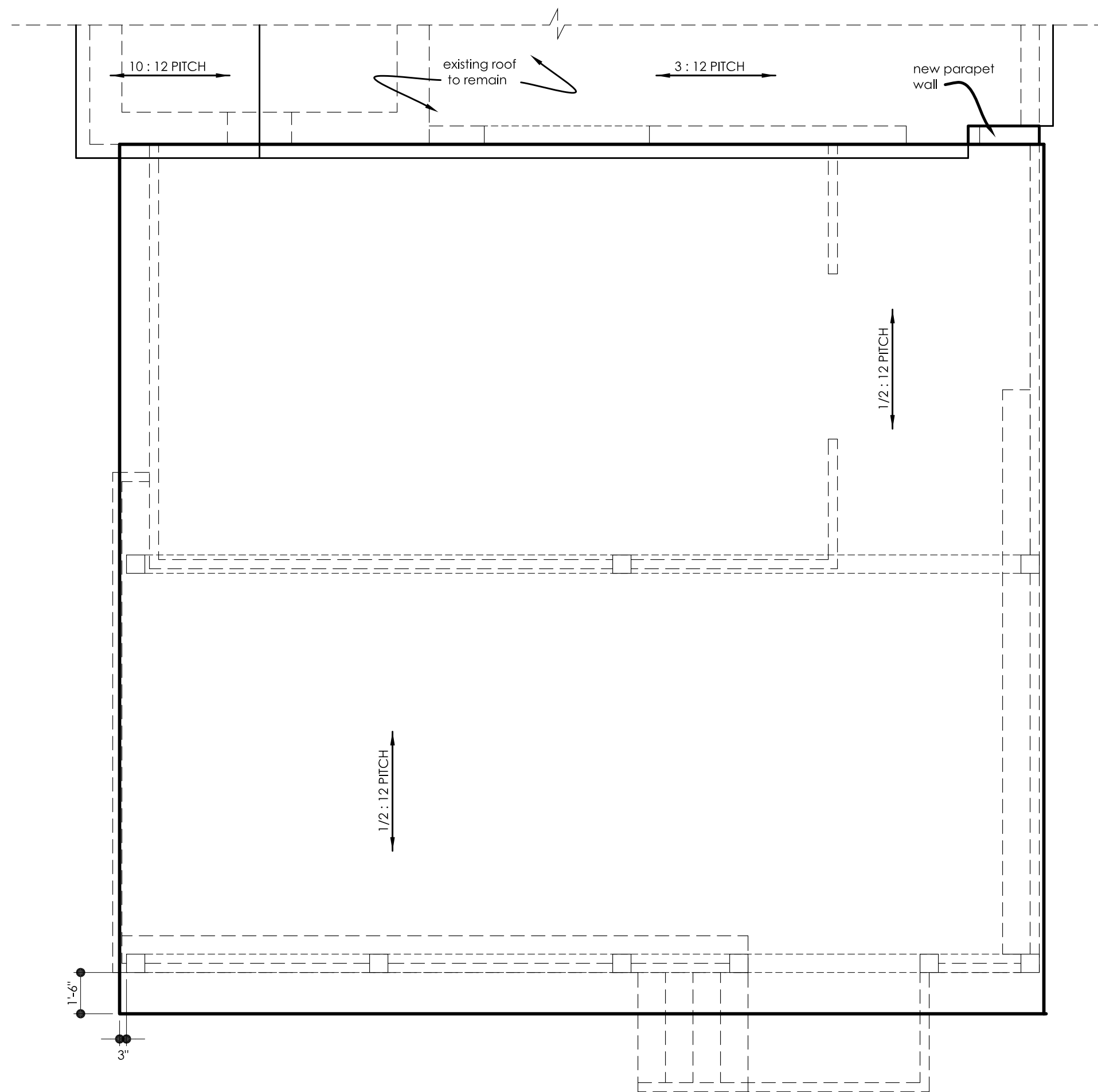
date: 2.22.19
project # 19012



EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"



NEW FLOOR PLAN
SCALE 1/4" = 1'-0"



NEW ROOF PLAN
SCALE 1/4" = 1'-0"

SQUARE FOOTAGE CALCS.	
ADDITIONAL HEATED	385 s.f.

ELECTRICAL LEGEND

- SWITCH
- SWITCH - 3 WAY
- SWITCH - 4 WAY
- SWITCH - DIMMER
- SWITCH - GFI
- ALL WET AREA SWITCHES TO BE GFI
- SWITCH - WATERPROOF
- PHONE OUTLET - FAX
- PHONE OUTLET
- FLR. PHONE OUTLET
- FLOOR OUTLET

- TELEVISION OUTLET
- PUSHBUTTON FOR GAR. DR. OPENER
- JUNCTION BOX
- OUTLET - 110V DUPLEX
- OUTLET - 110V QUADPLEX
- OUTLET - 110V WATERPROOF
- OUTLET - 220V
- SPLIT WIRE FOR SWITCH PLUG SWITCH TOP PLUG ONLY
- EXT. DOOR BELL
- CHIMES
- THERMOSTAT
- SMOKE DETECTOR

- INTERCOM/SPEAKER
- CARBON MONOXIDE DETECTOR
- HEAT DETECTOR
- LOW-VOLT. UPLITE
- LOW-VOLT. PENDANT SPOT
- WALLWASH FIXTURE
- CLG. FAN W/ LIGHT KIT
- CEILING FAN (WITHOUT LIGHT KIT)

- CEILING MOUNTED FIXTURE
- RECESSED CAN LIGHT
- RECESSED CAN LIGHT WATERPROOF
- EYEBALL SPOTLIGHT
- WALL MOUNT FIXTURE
- FLUOR. LIGHT
- UNDER CABINET LT. (TYPE PER SPEC.)
- TRACK LIGHT
- FLOOD LIGHT (SHIELDED)

- VENT/LIGHT COMBO
- VENT/LIGHT/HEAT COMBO
- HEAT LITE
- VENT/EXHAUST
- LOW VOLT. HALOGEN
- GAS VALVE
- GAS KEY
- COMBINATION MEDIA OUTLET
- CATV 5 CONNECTION
- ELEC. PANEL
- LOW-VOLT. DIRECTIONAL SPOT
- LOW-VOLT. PIN-LITE SPOT
- MINI-FLOOD LIGHT

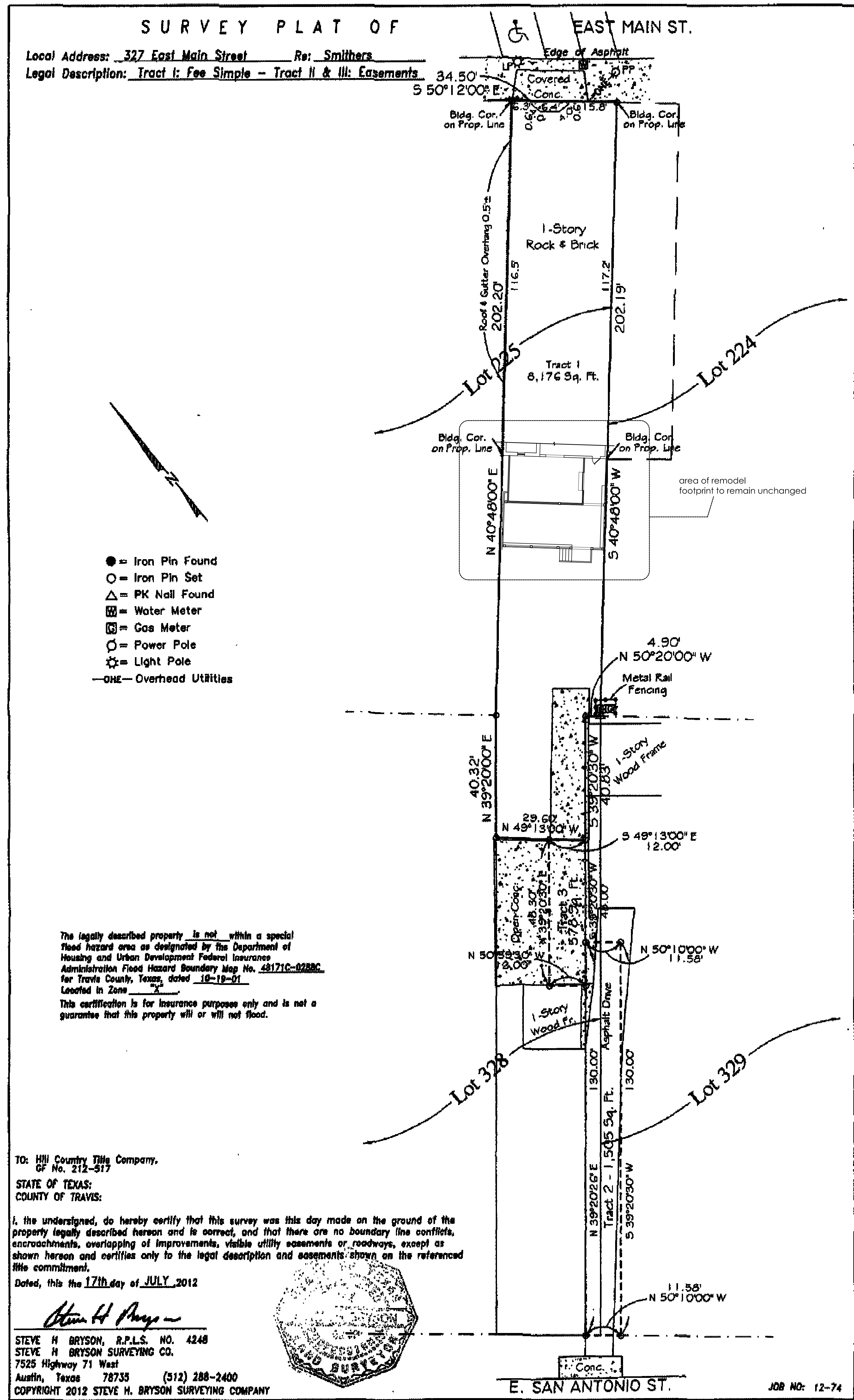
design visions
unique residential design

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PROJECT:
ELK STORE REMODEL

A-2
2 of 3

date: 2.22.19
project #: 19012



owner:
Jeff Smithers

proposed use:
extended storage, new roof covering

zoning summary
Class RET: RETAIL STORE
lot size: 8,176 s.f., .1877 acres

IMPERVIOUS COVER CALC
no additional impervious coverage

SITE PLAN

SCALE 1 : 20

design visions
unique residential design

PROJECT:
ELK STORE REMODEL

A-3
3 of 3

date: 2.22.18
project #: 19012

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Fredericksburg Historic Review Board
Application Information

Application Number: 19-18
Date: March 12, 2019
Address: 105 S Adams
Zoning: CBD
Owner: Ricky Weidenfeller
Applicant: Gabe Rodriguez
Rating: Medium
Proposal: change pitch/style of roof, replace storefront, rear addition, new windows

Request:

The applicant is requesting:

1. change the flat roof to a gabled roof
2. remove rear addition, replace with new addition in line with current width of building
3. re-paint white with black trim
4. change current storefront with new windows and doors (metal frame with low-e glass)

Relevant Secretary of Interior's Standards and Fredericksburg Historic Preservation Ordinance:

FBG Design Guidelines for Doors: Design and Replicating Recommended: 1. Designing a door that is based upon historical, physical, and pictorial evidence, to ensure the historical integrity of the building. 2. Designing doors that are simple in style and composed of compatible material.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

Staff Recommendation/Findings:

Demolition began without approval. Currently the front façade and two side walls remain. The roof and rear have been removed and the interior gutted, storefront windows removed.

1. Staff does not recommend changing from a flat roof to a gabled metal roof. Flat roofs are a character defining feature of downtown commercial buildings, especially for the 1930's timeframe that this building was constructed. Staff recommends a new flat roof be built. The proposed gabled roof would change the architectural style of the building and would require the existing side walls to be modified as well.

2. Staff recommends approval of the rear addition and the proposed addition. A demarcation line should be used to differentiate the original walls from the addition.

3. The applicant has done a paint scraping and found evidence of white paint. An accent color is appropriate to differentiate the horizontal bands on the building.

4. The current storefront is not original; the wooden door is the oldest remaining fenestration and should be maintained. The design of the left door should be based on the existing door. In the 1942 photo provided the storefront was undivided glass on either side of the doors. Staff recommends this be replicated or the current pattern be kept. The new glass should be clear without any tint. The frames be the same size as the original.

Case Comments:



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 105 S. Adams

Date Submitted 1/25/19

Owner name: Ricky Weidenfeller

Phone # 830-889-2367

Owner Address: P.O. Box 2712, Fredericksburg, TX 78624

Authorized Applicant: Gabriel Rodriguez

Phone # 512-470-4349

Applicant Signature: Gabriel Rodriguez

Applicant E-mail: hcdsconstructiontx@gmail.com

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Desired Start Date: Feb. 16, 2019

Desired Completion Date: May 15, 2019

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you.

Materials used will be consistent with the existing materials. Stucco on all sides of building with a metal roof. Scope of work consists of extending the building towards the east and adding a gabled metal roof. In addition, the front of the building will have new store front door and windows. (attach another sheet if necessary)

Attach supporting documentation including: ☐ paint color ☐ color photographs ☐ site plan
☐ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # _____

Year Built: _____

Eligible for Administrative Approval Yes No

Zoning: _____

Historic Review Board Meeting Date _____

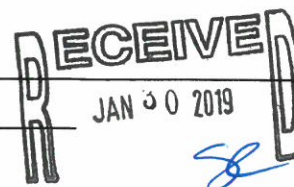
Application Fee \$10 paid

Survey Rating: High Medium Low

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____



Certificates of Appropriateness must be displayed on site along with building permits and do not take the place of building permits.

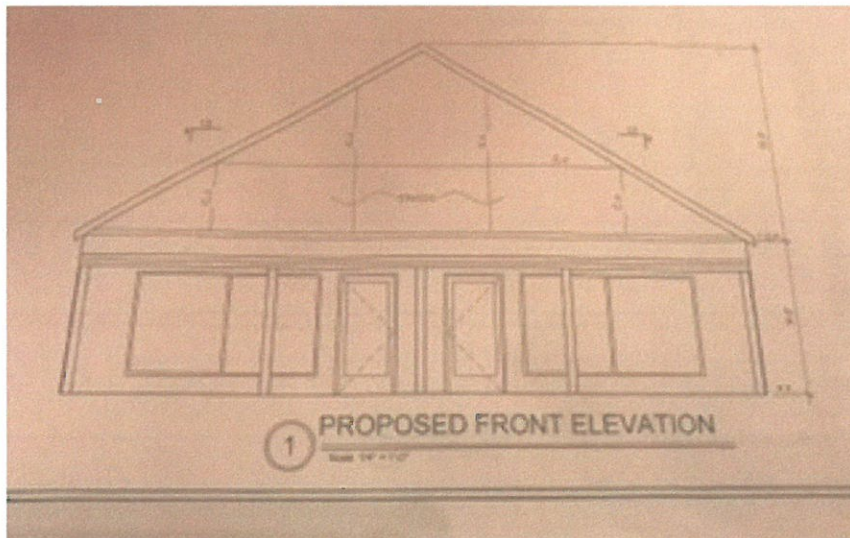


C.



C. Storefront
windows and
doors will be
similar

D.



D. Gabled Roof
Stucco Exterior

A.



B.



A. Paint Grip Metal Roof

B. Exterior Colors

CW-5

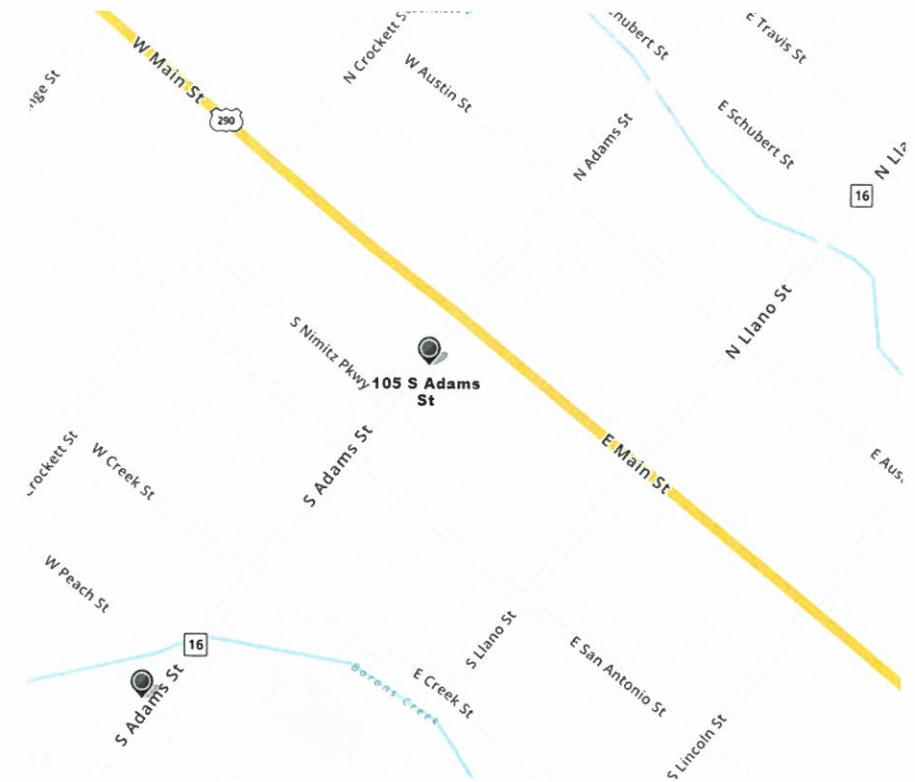
CW-5

Stucco
Color

089-WC

CW-680

Trim,
Door and
Window
Color



Camera 5

CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS AT THE
JOB SITE AND NOTIFY THE ARCHITECT OF
ANY DIMENSIONAL ERRORS, OMISSIONS
OR DISCREPANCIES BEFORE BEGINNING
OR FABRICATING ANY WORK.

Layout Page Table			
Label	Title	Description	Comments
A-0	COVER SHEET		
A-1	FLOOR PLAN		
A-2	ELEVATIONS		
A-3	ROOF PLAN		
S-1	SITE PLAN		
N-1	NOTES		



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION
A	2/5/2019		S. PRICE

COVER SHEET

105 SOUTH ADAMS STREET
FREDERICKSBURG, TEXAS

DRAWINGS PROVIDED BY:
Hill Country Development Services
Llano, TX 78643
512-470-4349

DATE:
2/8/2019

SCALE:
1/4" = 1'-0"

SHEET:
A-0

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION
	A	2/5/2019		5. PRICE

FLOOR PLAN

105 SOUTH ADAMS STREET
FREDERICKSBURG, TEXAS

DRAWINGS PROVIDED BY:
Hill Country Development Services
Llano, TX 78643
512-470-4349

DATE:

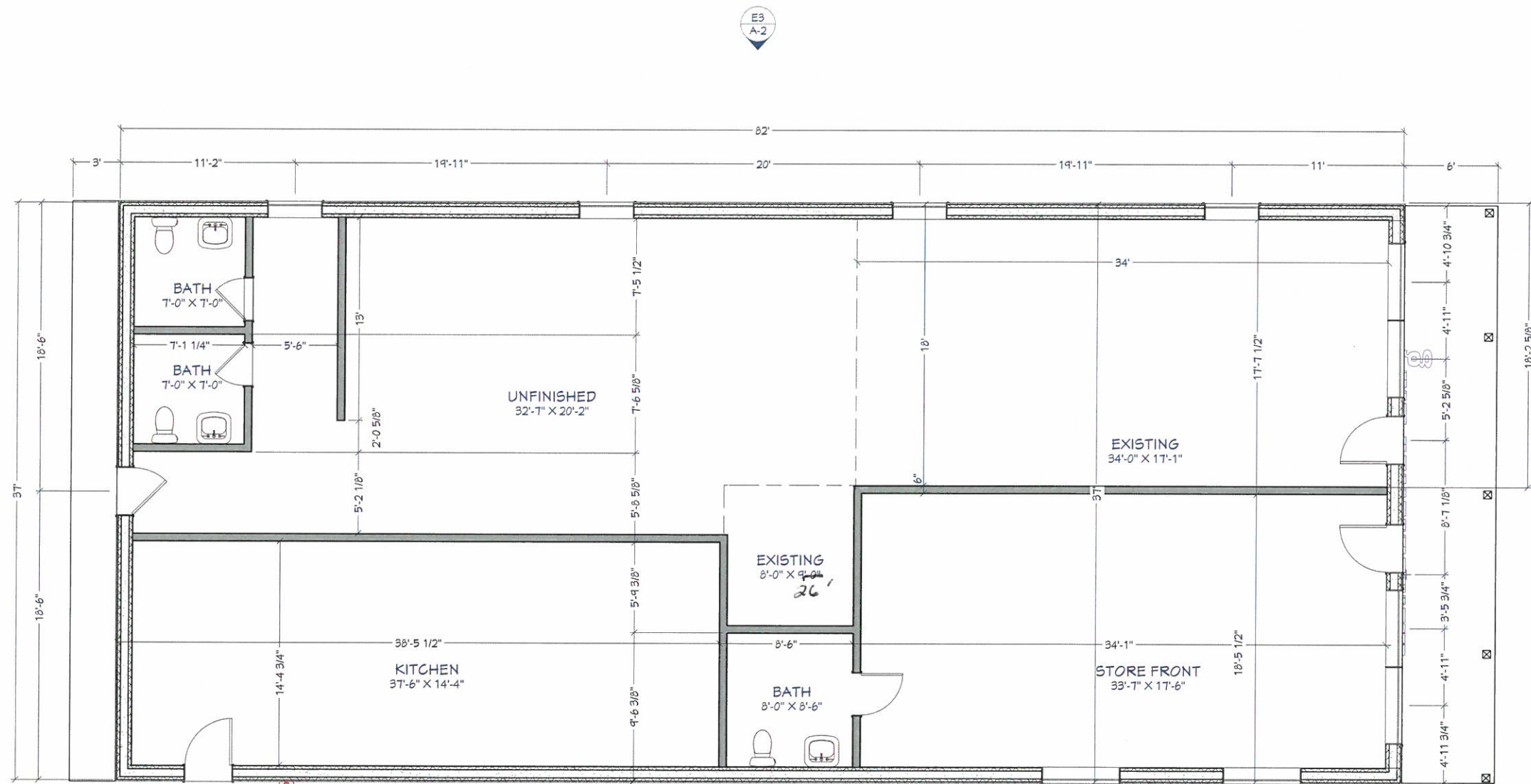
2/8/2019

SCALE:

1/4" = 1'-0"

SHEET:

A-1



1st Floor

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION
	A	2/5/2019		S. PRICE

ELEVATIONS

105 SOUTH ADAMS STREET
FREDERICKSBURG, TEXAS

DRAWINGS PROVIDED BY:
Hill Country Development Services
Llano, TX 78643
512-470-4349

DATE:

2/8/2019

SCALE:

1/4" = 1'-0"

SHEET:

A-2



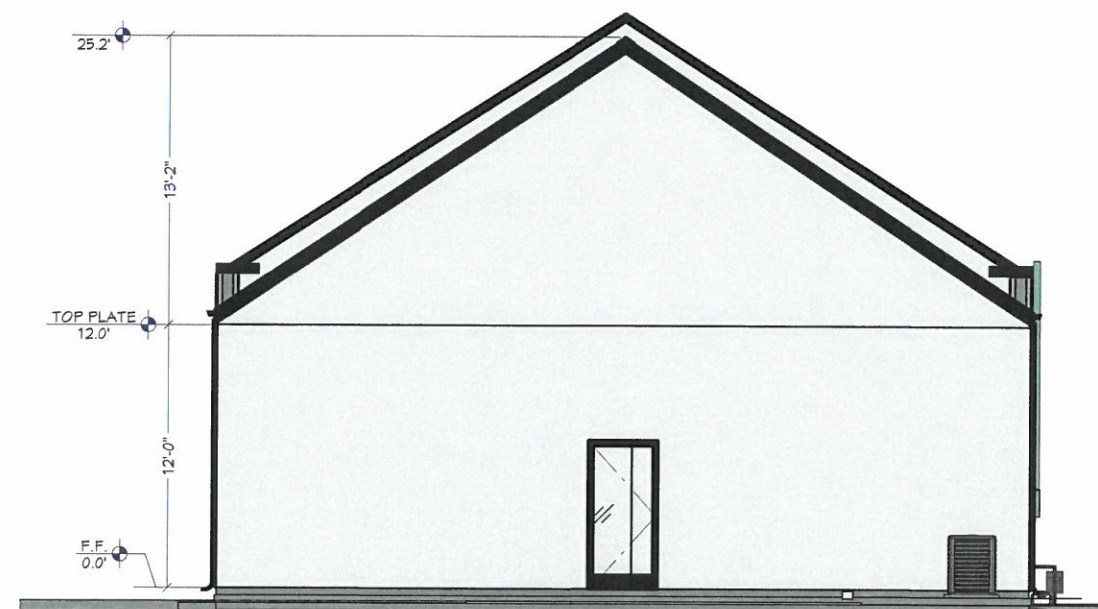
LEFT SIDE ELEVATION



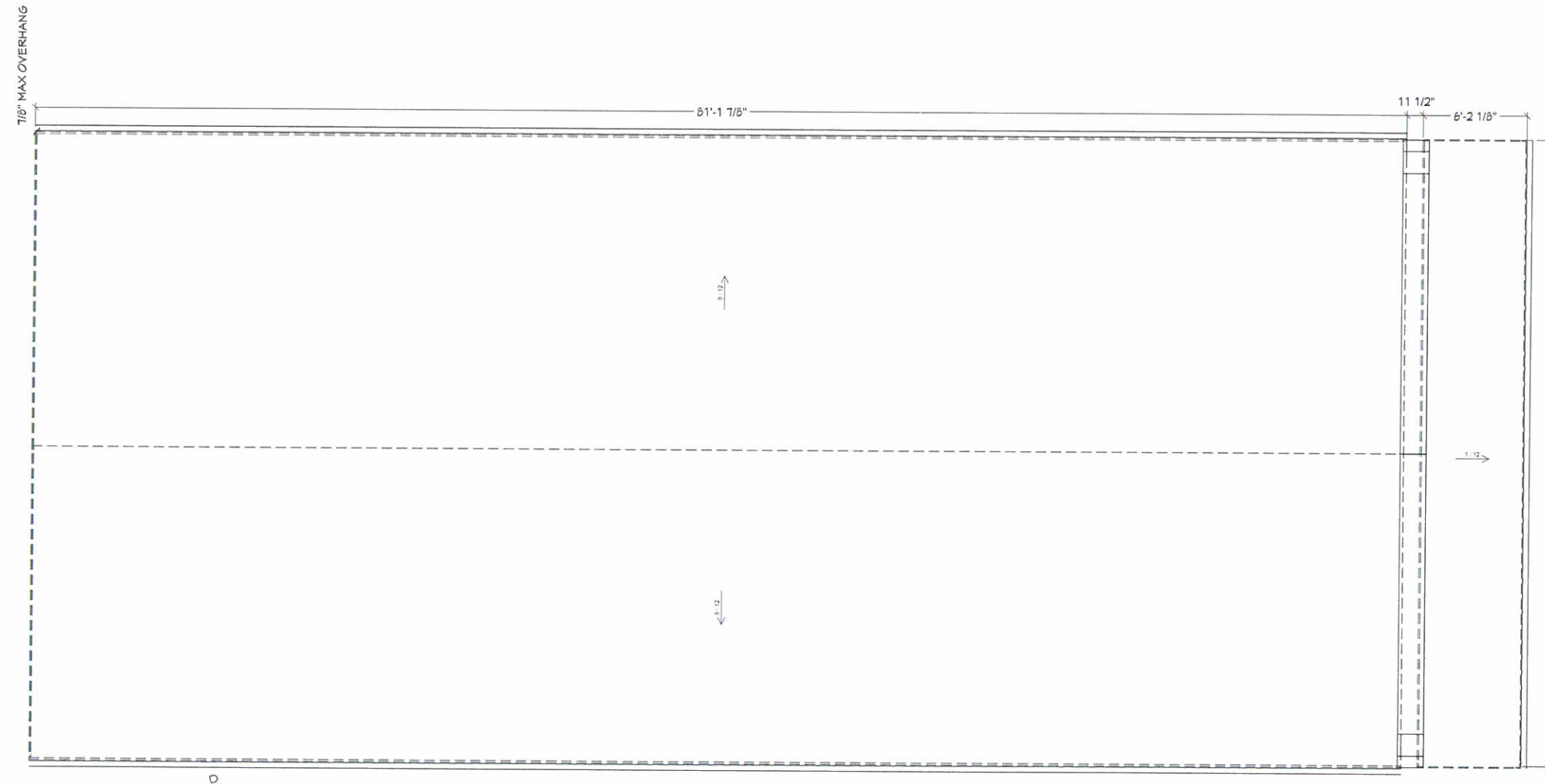
RIGHT SIDE ELEVATION



FRONT ELEVATION



BACK ELEVATION



1st Floor

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

LUMBER SPECIES:

1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.
2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.
3. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
4. ALL STUDS TO BE DF#2 OR BETTER.
5. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
 - a. ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 9/32 OSB.
 - b. WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
 - c. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION
	A	2/5/2019		5. PRICE

ROOF PLAN

105 SOUTH ADAMS STREET
FREDERICKSBURG, TEXAS

DRAWINGS PROVIDED BY:
Hill Country Development Services
Llano, TX 78643
512-470-4349

DATE:

2/8/2019

SCALE:

1/4" = 1'-0"

SHEET:

A-3

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION
	A	2/8/2019		S. PRICE

SITE PLAN

105 SOUTH ADAMS STREET
FREDERICKSBURG, TEXAS

DRAWINGS PROVIDED BY:
Hill Country Development Services
Llano, TX 78643
512-470-4349

DATE:

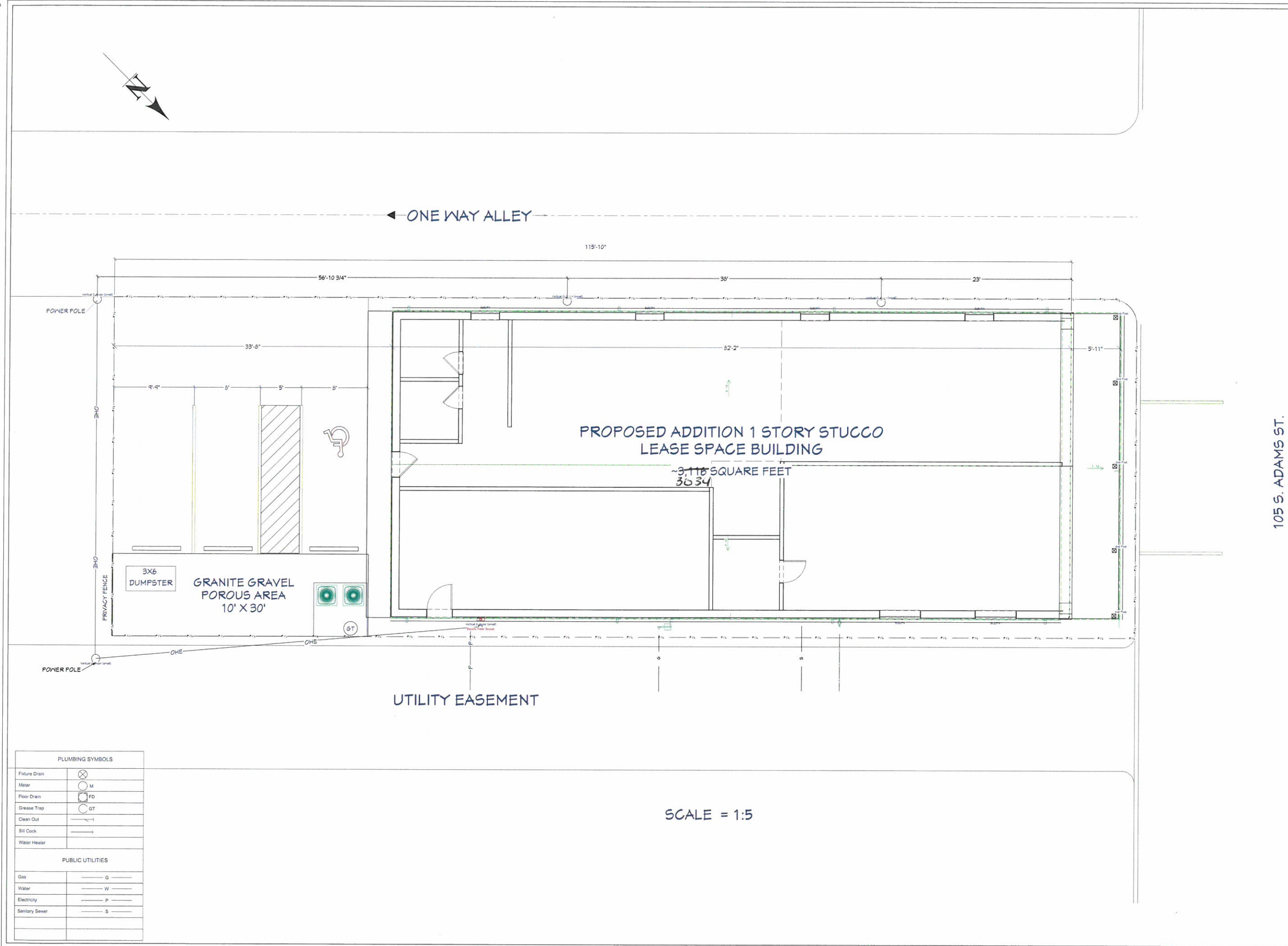
2/8/2019

SCALE:

1/4" = 1'-0"

SHEET:

S-1



PLUMBING SYMBOLS	
Fixture Drain	⊗
Water	○ M
Floor Drain	⊗ FD
Grease Trap	⊗ GT
Clean Out	⊗
Sill Cock	⊗
Water Heater	⊗
PUBLIC UTILITIES	
Gas	— G —
Water	— W —
Electricity	— P —
Sanitary Sewer	— S —

SCALE = 1:5

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

DEPTH	COMBINATION SYMBOL	SPECIES	USE
ALL	24F - V4	DF/DF	(SIMPLE SPAN)
ALL	24F - V8	DF/DF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2

B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER

C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.

D. ALL STUDS TO BE DF#2 OR BETTER.

E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:

ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

F. 'I' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.

G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

ELECTRICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
- CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
- FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
- FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:

- LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
- AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
- LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.



REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION
A	2/8/2019	5. PRICE

NOTES

105 SOUTH ADAMS STREET
FREDERICKSBURG, TEXAS

DRAWINGS PROVIDED BY:

Hill Country Development Services
Llano, TX 78643
512-470-4349

DATE:

2/8/2019

SCALE:

1/4" = 1'-0"

SHEET:

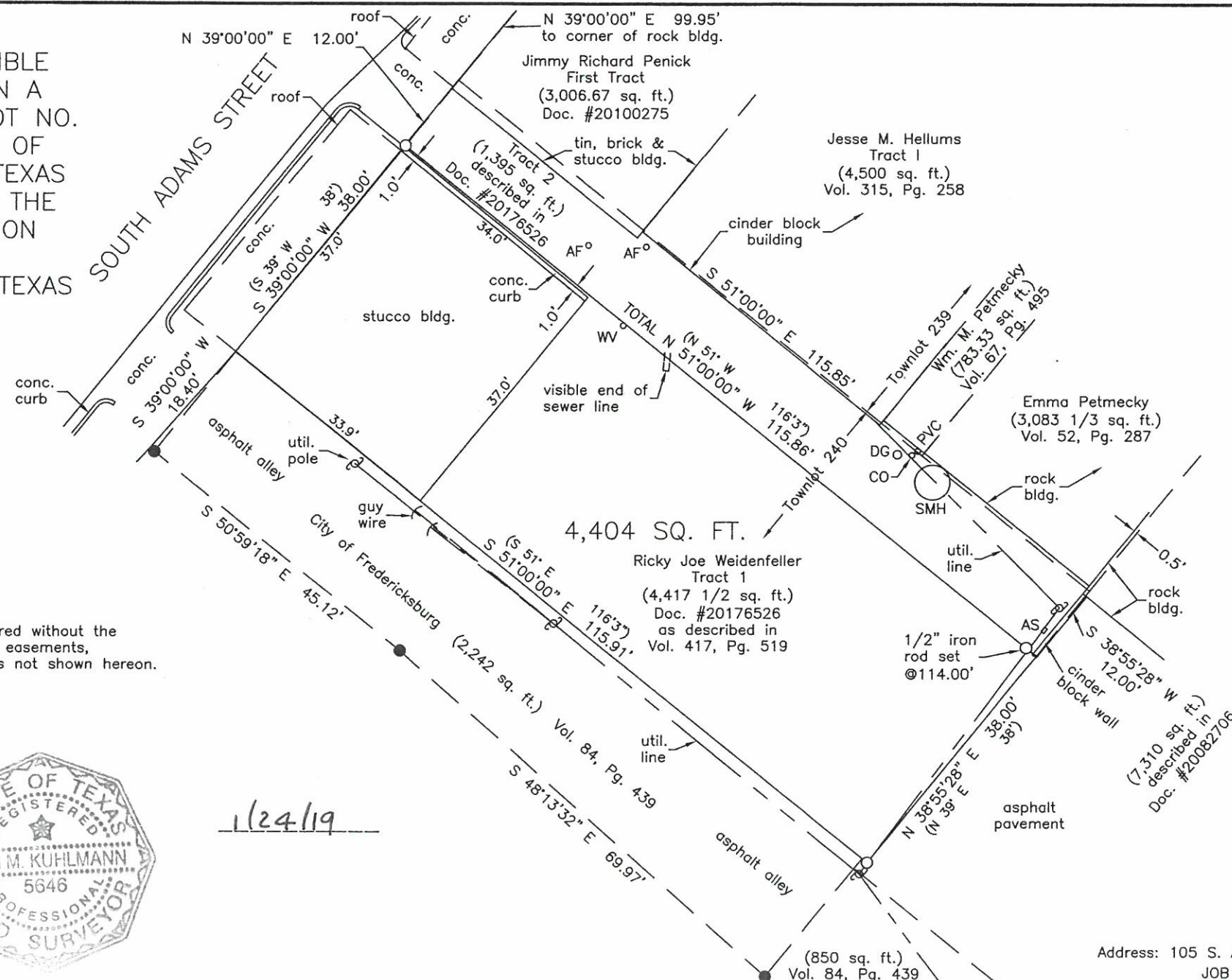
N-1

This map of the 4,404 sq. ft. tract shown was prepared without the benefit of a title commitment and may be subject to easements, restrictions, setbacks and potential Right-of-Way takes not shown hereon.

Don M. Kuhlmann
Registered Professional Land
Surveyor No. 5646
State of Texas



1124119



Address: 105 S. Adams Street
JOB NAME: 19-4



**Pictures of original structures of Weidenfeller Building.
Approx. 1258 sq. ft. of storage buildings scheduled for
demolition and remodel.**





Pictures of right side of Weidenfeller Building



Pictures of left side of Weidenfeller Building











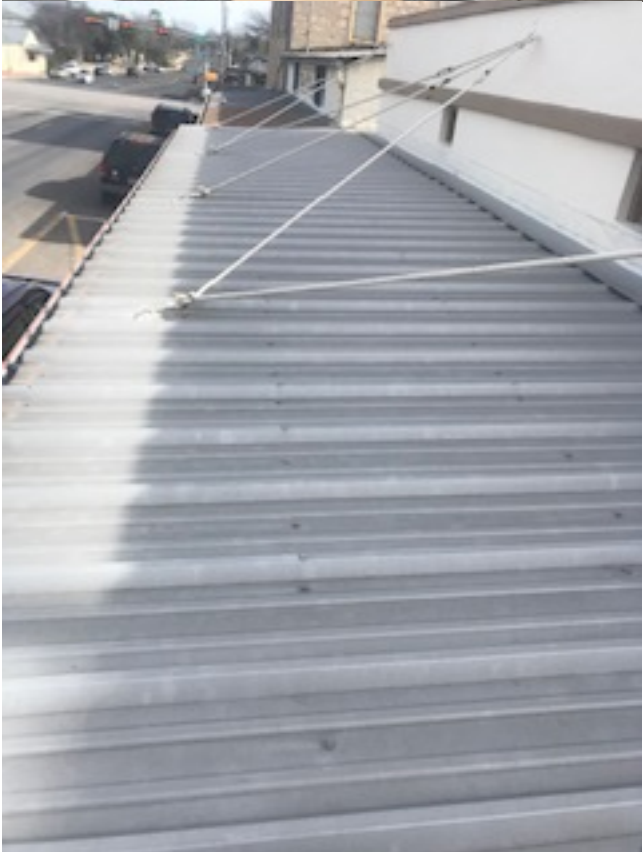
Pictures of left side of Weidenfeller Building



Pictures of right side of Weidenfeller Building



Pictures of original structures of Weidenfeller Building.
Approx. 1258 sq. ft. of storage buildings scheduled for
demolition and remodel.







14.01

14000 Series Flush Glaze

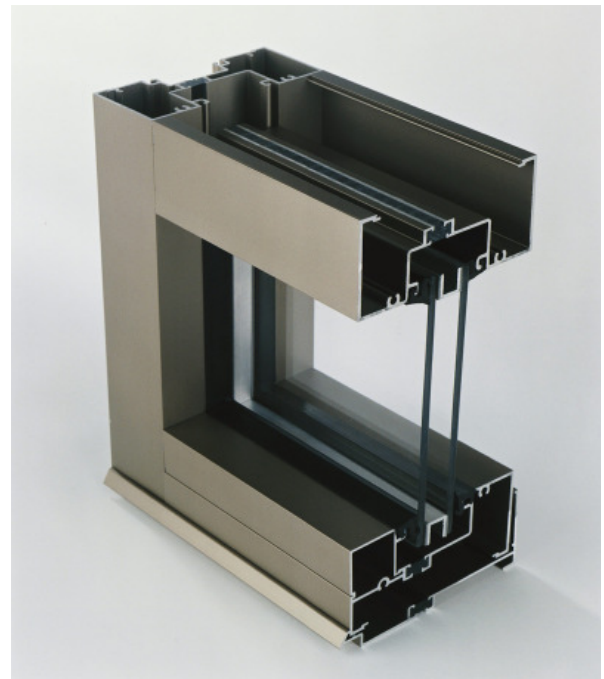
Description



Description

Tubelite T14000 Series Framing is a 2" x 4 1/2" deep flush glazed storefront system for use on first floor applications. This dry glazed internally drained framing can be glazed with 1" insulated glass or panels positioned in the center of the frame. Glass pocket reducers can be used to glaze infill thicknesses of 1/4" to 1/2"

A poured and de-bridged thermal break provides industry standard Condensation Resistance and limits thermal conduction. The thermal pocket also employs the Azon Lance for prevention of dry shrink of the polyurethane barrier.



14.02

14000 Series Flush Glaze

Guide Specifications

General

Description

Furnish all necessary materials, labor and equipment for the complete installation of aluminum framing as shown on the drawings and specified herein.

Fixed window framing shall be 14000 Series Flush Glaze (2" x 4 1/2") as manufactured by Tubelite Inc., Walker, Michigan. Whenever substitute products are to be considered, supporting technical literature, samples drawings and performance data must be submitted ten (10) days prior to bid in order to make a valid comparison of the products involved.

Test reports certified by an independent laboratory must be made available upon request.

Performance Requirements

Air infiltration shall not exceed .06 CFM/Ft² when tested in accordance with ASTM E-283 at a test pressure of 6.24 PSF.

There shall be no uncontrolled water entry when tested in accordance with ASTM E-331 "Water Penetration of Exterior Windows, Curtainwalls and Doors by Uniform Static Air Pressure Difference" at a test pressure of 15 PSF.

There shall be no uncontrolled water entry when tested in accordance with AAMA 501.1-94 at a dynamic pressure equivalent of 15 PSF.

Structural performance per ASTM E330 shall be based on a maximum allowable deflection of L/175 of the span or 3/4" maximum. The system shall perform to those criteria under a wind load of (architect specify) _____ PSF.

There shall be no buckling, stress on glass, edge seal failure, excess stress on curtainwall structure, anchors and fasteners or reduction in performance when tested in accordance with AAMA 501.5-98 at a temperature range of 0° to 180° F.

There shall be no "Life/Safety" type failures (glass breakage, anchor failures, or structural damage) when tested in accordance with AAMA 501.4, seismic test (lateral cycling.)

Thermal transmittance due to conduction (U_c) shall be 0.40 - poured & debridged (see AAMA 507-12 test report B6911.03-116-45) BTU/Hr/Ft²/F degrees. Condensation Resistance Factor (CRF) shall not be less than 54 - poured & debridged only (or 53 - slotted only) when tested in accordance with AAMA 1503-98.

The system shall have a Sound Transmission

Class (STC) rating of 32 and an Outdoor-Indoor Transmission Class (OITC) rating of 26 when tested in accordance with ASTM E90-97, ASTM E413-87 (reapproved 1994) and ASTM E1332-90.

Products

Materials

Extrusions shall be of aluminum alloy 6063-T5 extruded within commercial tolerance and free from defects impairing strength and/or durability. Main framing sections to be of .075 inch minimum wall thickness and glazing stop moldings of .060 inch thickness.

Screws, bolts and all other accessories to be compatible with the aluminum under normal service conditions.

Glazing shall be by means of an exterior and interior roll-in wedge of high quality extruded elastomeric material.

Optional: Thermal barrier shall be a two part chemically curing, unfilled polyurethane casting resin poured in place for perimeter members. Intermediate vertical members shall be slotted for efficient thermal performance.

Finish

All exposed framing surfaces shall be free of scratches and other serious blemishes.

Finish to be: (architect select)

Etched and clear anodized

(AAM12C22A31)

Clear - Class 2 (C2)

(AAM12C22A41)

Clear - Class 1 (C1)

Electrolytically deposited color

(AAM12C22A44) Class 1

Champagne (CH)

Medium Bronze (MB)

Dark Bronze (DB)

Extra Dark Bronze (EB)

Black (BL)

Fluoropolymer (70%) painted color _____.

Execution

Installation

Shall be in accordance with the manufacturer's installation instructions and the approved shop drawings.

Note:

In keeping with Tubelite's policy of continuing product improvements, all specifications are subject to change without written notice by the manufacturer.

Lambert's Glass & Mirror, LLC

88 Coronado Dr. Suite 4
Kerrville, TX 78028

Estimate

Date	Estimate #
1/29/2019	584

Name / Address
Hill Country Development Services, LLC Gabriel Rodriguez 3436 St. Hwy 29 W Llano, TX 78643

			Project
Description	Qty	Rate	Total
105 S. Adams St. Fredericksburg, TX *Doors w/ Butt Hinges Tubelite Black Frame 2" x 4 1/2" Glass: 1" Overall Insulated ES 28 Tempered Commercial Doors - Frame Size: 40" x 86" Medium Stile, 10" Bottom Rail, Standard Push/Pull, Standard Key Lock w/ Thumb Turn Inside, and Butt Hinges 1- Right Handed Door, 1- Left Handed Door	2	2,159.14	4,318.28
Tubelite Black Frame 2" x 4 1/2" Glass: 1" Overall Insulated ES 28 Tempered Block Opening Size: 125" x 76" Divided in Half	2	2,186.18	4,372.36
Labor		1,350.00	1,350.00
		Subtotal	\$10,048.64
		Sales Tax (8.25%)	\$828.33
		Total	XX\$10,876.97