CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
TUESDAY, MAY 12, 2020 ~ 5:30 P.M.
ZOOM WEBINAR

Sharon Joseph, Chair
Larry Jackson, Vice Chair
David Bullion, Member
Jessica Davis, Member
Eric Parker, Member

Mike Penick, Member
Richard Laughlin, Member
Karen Oestreich, Alternate
Brad Bertrand, Alternate
Barry Kaiser, Alternate

The City of Fredericksburg Historic Review Board will meet in a regular session on **Tuesday, MAY 12, 2020, at 5:30 p.m. This meeting will be held remotely via Zoom Teleconferencing**, and in person attendance will not be available. Members of the public may attend the meeting remotely by web or telephone via Zoom Teleconferencing (see details below). These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public may join the Zoom Meeting by one of the following:
By web: Please click the link below to join the webinar:
Webinar ID: 815 5011 3106
https://us02web.zoom.us/j/81550113106

Or iPhone one-tap :
US: +13462487799,,953008868# or +16699006833,,953008868#
Or Telephone: Dial(for higher quality, dial a number based on your current location):
US: (346) 248 7799 or (669) 900 6833 or (253) 215 8782 or (301) 715 8592 or (312) 626 6799 or (929) 205 6099 or Toll Free at (877) 853 5247 or (888) 788 0099

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **CHAIR'S STATEMENT**

4. **PUBLIC COMMENTS**
   During the COVID-19 pandemic, the City of Fredericksburg is allowing public comments to be submitted remotely, **by 2:00 p.m. on MAY 12, 2020**, using any of the following methods:
   A. Email your comments to ahudson@fbgtx.org; or
   B. Complete a Citizen Comment Form located inside the Public Access entrance at 126 W. Main St, Fredericksburg, Texas, and place in the box marked Citizen Comment Form.

5. **HISTORIC PRESERVATION OFFICER'S REPORT**
   A. Design Guidelines – Draft now anticipated in May – draft will be made public online, public meeting via Zoom Webinar along with Google Survey in June
   B. May is National Historic Preservation Month

6. **APPROVAL OF MEETING MINUTES**
   April 14, 2020, 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 #20-56 **105 E Centre** – *Rhonda Gross*– demolition of storm shelter pg 6-16
B. Application #20-50 **112 W College** – *Randy Briley*– re-rating and demolition of garage pg 17-34
C. Application #20-20- **611 W San Antonio**- *Greg Kaderli*–window replacement pg 35-82

INDIVIDUAL CONSIDERATION AGENDA

D. Application #20-40- **215 Mistletoe**- *Cass Phillips*– new STR's, relocation of garage pg 83-95
E. Application #20-57- **209 N Bowie St**- *Todd Stephens*– new addition pg 96-107

8. DISCUSSION ITEMS

Design Guidelines – Public feedback options

9. ADJOURN

This is to certify that I, Anna Hudson, posted this Agenda by 12:00 p.m. on Friday, May 8, 2020, 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
APRIL 14, 2020
5:30 PM

On this 14th day of April 2020 the Historic Review Board convened in regular session via Zoom Webinar, with the following members present to constitute a quorum:

PRESENT:	ERIC PARKER DAVID BULLION BARRY KAISER (non-voting alternate) BRAD BERTRAND (voting alternate) SHARON JOSEPH JESSICA DAVIS RICHARD LAUGHLIN KAREN OESTREICH (voting alternate) LARRY JACKSON (arrived at 6:18)
ABSENT	MIKE PENICK
ALSO PRESENT:	ANNA HUDSON – Historic Preservation Officer SHELBY COLLIER – Development Coordinator

Sharon Joseph called the meeting to order at 5:31 PM.

MINUTES

Minutes stand as presented.

STAFF ANNOUNCEMENTS

Design Guidelines draft is anticipated in May. The Old High School Building was landmarked by City Council.

PUBLIC COMMENT

No public comment.

CONSENT AGENDA

Application # 20-43 – 713 W. Austin – Cass Phillips – Rear Addition, Roof Replacement.

Motion to approve the consent agenda made by Eric Parker. Seconded by David Bullion. All voted in favor and the motion passed.

APPLICATIONS

Application #20-16 – 608 W. Creek St. – Mark Wheeler – Fenestration Changes, Paint Brick.

Anna Hudson presented brief detailing why brick should not be painted and the significance of the front door.

Brad Bertrand stated he is not in favor of painting the brick or relocating the door.

Motion to approve per Staff recommendation made by Brad Bertrand. Seconded by Eric Parker. All voted in favor and the motion carried.

Application #20-40 - 215 Mistletoe – Cass Phillips – Addition, New STR Construction, Re-Rating to Allow for Demolition of Outbuildings.

Anna Hudson presented brief supporting re-rating of outbuildings, addition to rear of main house, and concern with height of new construction and prominence of parking.

The Board struggled with the 2 – story buildings.

Motion to Re-Rate storage shed to Low made by Richard Laughlin. Seconded by Brad Bertrand. All voted in favor and the motion carried.

Motion to approve per Staff recommendation made by David Bullion. Seconded by Karen Oestreich. Brad Bertrand opposed. All others voted in favor and the motion carried.

Application #19-81 – 242 E. Main – Clayton & Little Architects – Rehabilitation of White Elephant with New Canopy.

Larry Jackson arrived at 6:18 PM. Brad Bertrand was no longer a voting member.

Anna Hudson presented brief.

George Wilcox with Clayton & Little Architects stated an application has been made with TxDOT to reconstruct the canopy which extends into the Right of Way.

Motion made to approval the conceptual design to brign back detailed drawings of canopy if allowed by TxDOT by Richard Laughlin. Seconded by Jessica Davis. All voted in favor and the motion carried.

Application #19-84 – 209 E. Austin – Clayton & Little Architects – Rehabilitation of Brockman-Kiehne House with Alteration to Connector.

Anna Hudson presented brief.

Motion to approve conditioned upon color selection and original materials being approved by Staff. David Bullion seconded the motion. All voted in favor and the motion carried.

Application #19-80 – 240 E. Main – Clayton & Little Architects – Final Approval of New Hotel Fronting East Main and East Austin Streets.

Anna Hudson presented brief.

David Bullion thanked Clayton & Little for showcasing the historical properties in relation to the new development. Brad Bertrand questioned if the proposed material use was the best fit. Richard Laughlin stated he is concerned about the size of the building and the large stark wall it creates on the street side. Motion by Eric Parker to approve application with additio of windows to west side and paint colors being approved at a later date. Seconded by Larry Jackson. All voted in favor and the motion carried.

Application #19-85 – 204 & 206 E. Austin – Clayton & Little Architects – Final Approval of New Parking Structure.

Anna Hudson presented brief.

Motion to approve made by Eric Parker, seconded by Larry Jackson. Richard Laughlin voted in opposition. All others voted in favor and the motion carried.

DISCUSSION ITEMS

ADJOURN

With nothing further to come before the Board, Richard Laughlin moved to adjourn. Karen Oestreich seconded the motion All voted in favor and the meeting was adjourned at 7:44 p.m.

PASSED AND APPROVED this the 12th day of May 2020.

_____ _____

SHELBY COLLIER, COORDINATOR SHARON JOSEPH, CHAIR

Fredericksburg Historic Review Board

Application Information

Application Number:	20-56
Date:	May 12, 2020
Address:	105 E Centre
Zoning:	R1
Owner:	Jerry & Rhonda Gross
Applicant:	Rhonda Gross
Rating:	Low
Proposed Modifications:	Demolition of storm shelter

Request:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Demolish a storm shelter located in the back yard

Relevant Sections of Fredericksburg Historic Preservation Ordinance:

Definitions:

Appurtenance. A feature related to a parcel of land or to a building, structure, object, site, or a related group thereof. The term includes, but is not limited to, buildings, structures, cisterns, barns, windmills, objects sites, landscaping features, walls, fences, light fixtures, steps, paving, sidewalks, shutters, awnings, and signs. An appurtenance has the same rating as the main structure, unless the owner requests that individual ratings be given to each appurtenance. Such requests will be processed as an original application for a rating.

Low Rating….. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

FBG Historic Preservation Ordinance Sec. 23-63. - Demolition/removal. (b) In addition to the criteria specified in section 23-62, the Board shall use the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:

(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.

(c) As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.

(d) As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building, or that the requirements of Sec. 23-64, economic hardship, below are met.

(e) The Design Guidelines for the City of Fredericksburg, The Secretary's Standards for Rehabilitation and The Secretary's Guidelines for Rehabilitating Historic Buildings will be used to guide the Board in decisions regarding issuance of a certificate of appropriateness for demolition or removal of a Resource, historic landmark or within the historic district when permitted.

(f) In the case of a demolition application, the Board shall affirmatively find that:

(1) Reasonable measures could not be, taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;

(2) Reasonable measures have been taken to relocate the Resource to a new site first within the same property, secondly within the historic district (if applicable), or thirdly to an area that will be enhanced by the Resource or where the goals of this article will be furthered and that the same cannot reasonably be done;

(3) The condition of the Resource building or structure is such that it has been so altered or deteriorated that it has lost its value for promoting the goals of this article, and is no longer significant, and in such event that the condition is not due to demolition by neglect or action of the owner or another related person or entity;

(4) Plans for proposed new construction or other reuse of the property, and their effects on the historical, cultural, social, or architectural identity of the surrounding area will be positive and promote the goals of this article.

(e) In the case of a removal application, the Board shall affirmatively find that:

(1) Reasonable measures could not be taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;

(2) The Resource is no longer significant to the area in which it is situated;

(3) Reasonable measures have been taken to relocate the Resource within the same property, and that the same cannot reasonably be done;

(4) Reasonable measures have been taken to relocate the Resource within the historic district (if applicable), or that it will be relocated to an area that will be enhanced by the resource and where the goals of this article will be furthered; and

(5) That the condition is not due to demolition by neglect.

Staff Recommendation/Findings:

1. Staff met the owner on-site on May 5, 2020, to assess the age and condition of the storm shelter in question. Given that the main house has a “low” rating due to numerous alterations the stormshelter by default also has a “low” rating. The appurtenance has been modified and most recently used as a greenhouse. It is not visible from the street and does not contribute to the historic district given the significant changes. Staff recommends demolition in keeping with the Fredericksburg Historic Preservation Ordinance FBG Historic Preservation Ordinance Sec. 23-63. - Demolition/removal.

Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to ahudson@fbgtx.org

Subject Property Address 105 E. Centre Street **Date Submi ed** 5/4/20

Owner name: Jerry and Rhonda Gross **Phone #** (512) 657-3871

Owner Address: same

Authorized Applicant: _____ **Phone #** _____

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

Applicant E-mail: jerry.gross@ni.com

Desired Start Date: 4/30/20

Desired Co n Date: 5/30/20

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. (attach another sheet if necessary)

demo of existing storm shelter/green house. Add pergola/outdoor kitchen/walks. No new structures will attach or touch existing structures. Work will compliment and keep in style with existing landscaping.

A ach suppor ng documen on in jpeg or pdf: ☐ **paint color** ☒ **color photographs** ☑ **site plan** ☑ **eleva ons & oorplans** ☐ **material speci ons. Applic ns are incomplete withou ient documen n.**

Staff to complete

Application # 20-56 **Year Built:** 1940

Eligible for Administrative Approval ___Yes _x_ No **Zoning:** R1

Historic Review Board Meeting Date 5/12/20 **Applica n Fee $10** COA#

Survey g: Low **HRB Fee $40** paid

Sta Comments regarding Administra e Approval:

site visited conducted 5/5/20 - photos taken for HRB meeting

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.

City of Fredericksburg, Texas | Historic Resources Survey

Surveyed by Cox|McLain Environmental Consulting, Inc. 2018

SURVEY ID# 3

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 105 E CENTRE ST

LAT/LON 30.279806 -98.8663

ALTERNATE ADDRESS N/A

PARCEL # 233

LEGAL DESCRIPTION COLLEGE BLK D LOT 2-PT, 3-PT, & 9-PT

OWNER NAME GROSS, GERALD D & RHONDA

2017 GCAD VALUATION $436,9

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None

2018 RECOMMENDATION ☐ Local landmark ☐ NRHP indiv. eligible ☐ High ☐ Medium ☒ Low ☒ within rec. district expansion

If recommended eligible: **CRITERIA (local)** N/a **CRITERIA (NRHP)** N/a

HISTORICAL INFORMATION

Does not appear to be present on 1938 Sanborn or 1938 aerial; present on 1948 aerial. Home to Carol Nielsen McCauley in 1971

PHYSICAL DESCRIPTION

YR. BUILT 1940 **YR. SOURCE** CAD

TYPE Building **FORM** Rectangular

PRIMARY STYLE Minimal Traditional **CURRENT FUNCTION** Domestic: Single dwelling

SECONDARY STYLE No secondary style **HISTORIC FUNCTION** Domestic: Single dwelling

VISIBLE ANCILLARY RESOURCES	1. other hist.-age ('68 or earlier)	2. other not hist.-age ('69 or later)
ALTERATIONS	Addition to rear/side elevation Windows replaced – some Porch supports replaced Wall cladding replaced Roof dormers added	
GENERAL NOTES		
SOURCES	https://newspaperarchive.com/fredericksburg-standard-oct-13-1971-p-2/; Sanborns; historic aerials	

ADDITIONAL/HISTORICAL PHOTOS

105 E CENTRE ST SURVEY ID#

Fredericksburg Historic Review Board

Application Information

Application Number:	20-50
Date:	May 12, 2020
Address:	112 W College
Zoning:	R2
Owner:	Randall Briley
Applicant:	Randy Briley
Rating:	Landmark/High
Proposed Modifications:	Re-rate garage for demolition, new carport

Request:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. garage structures re-rated or assessed for demolition
2. build lean-to carport against existing garage

Relevant Sections of Fredericksburg Historic Preservation Ordinance:

Definitions:

Appurtenance. A feature related to a parcel of land or to a building, structure, object, site, or a related group thereof. The term includes, but is not limited to, buildings, structures, cisterns, barns, windmills, objects sites, landscaping features, walls, fences, light fixtures, steps, paving, sidewalks, shutters, awnings, and signs. An appurtenance has the same rating as the main structure, unless the owner requests that individual ratings be given to each appurtenance. Such requests will be processed as an original application for a rating.

(2) Medium rating. Resources that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the historic district's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

Low Rating….. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the

same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

FBG Historic Preservation Ordinance Sec. 23-63. - Demolition/removal. (b) In addition to the criteria specified in section 23-62, the Board shall use the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:

(1) The demolition, removal or relocation of an historic Resource with a rating of "high" or the demolition or removal of an historic Resource with a rating of “medium” in the Fredericksburg Historic Resource Survey is strictly prohibited.

(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.

(c) As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.

(d) As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building, or that the requirements of Sec. 23-64, economic hardship, below are met.

(e) The Design Guidelines for the City of Fredericksburg, The Secretary's Standards for Rehabilitation and The Secretary's Guidelines for Rehabilitating Historic Buildings will be used to guide the Board in decisions regarding issuance of a certificate of appropriateness for demolition or removal of a Resource, historic landmark or within the historic district when permitted.

(f) In the case of a demolition application, the Board shall affirmatively find that:

(1) Reasonable measures could not be, taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;

(2) Reasonable measures have been taken to relocate the Resource to a new site first within the same property, secondly within the historic district (if applicable), or thirdly to an area that will be enhanced by the Resource or where the goals of this article will be furthered and that the same cannot reasonably be done;

(3) The condition of the Resource building or structure is such that it has been so altered or deteriorated that it has lost its value for promoting the goals of this article, and is no longer significant, and in such event that the condition is not due to demolition by neglect or action of the owner or another related person or entity;

(4) Plans for proposed new construction or other reuse of the property, and their effects on the historical, cultural, social, or architectural identity of the surrounding area will be positive and promote the goals of this article.

(e) In the case of a removal application, the Board shall affirmatively find that:

(1) Reasonable measures could not be taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;

(2) The Resource is no longer significant to the area in which it is situated;

(3) Reasonable measures have been taken to relocate the Resource within the same property, and that the same cannot reasonably be done;

(4) Reasonable measures have been taken to relocate the Resource within the historic district (if applicable), or that it will be relocated to an area that will be enhanced by the resource and where the goals of this article will be furthered; and

(5) That the condition is not due to demolition by neglect.

(f) In making the determination to permit demolition or removal of an historic Resource, the Board may place reasonable conditions on the same even if such conditions are not related to the mandatory requirements of this article but which are related to the demolition or removal, and to ensure compliance with the plans approved by the Board. The same may include, but is not limited to, the requirement that all conditions be fulfilled prior to issuance of a building permit for the original Resource's location.

(g) Prior to demolition, the Historic Preservation Officer may, as a condition of approval of a certificate of appropriateness for demolition or removal, require the owner, at the owner's expense, to provide documentation of the subject Resource's in accordance with the standards of the Historic American Building Survey. Such documentation may include photographs, floor plans, measured drawings, an archeological survey, or other information specified.

Staff Recommendation/Findings:

1. Staff met the applicant on-site on May 5, 2020, to assess the age and condition of the outbuildings in question. The garage is structurally compromised with significant damage to load bearing posts due to water infiltration, termites, and other inspect infestations. It appears to be beyond repair. Staff concurs with the applicant that the structure is not able to be rehabilitated. Staff recommends demolition in keeping with the Fredericksburg Historic Preservation Ordinance FBG Historic Preservation Ordinance Sec. 23-63. - Demolition/removal.

> *(d) As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building, or that the requirements of Sec. 23-64, economic hardship, below are met.*
>
> (f) In the case of a demolition application, the Board shall affirmatively find that:
>
> *(3) The condition of the Resource building or structure is such that it has been so altered or deteriorated that it has lost its value for promoting the goals of this article, and is no longer significant, and in such event that the condition is not due to demolition by neglect or action of the owner or another related person or entity;*

2. The proposed carport is approriate in size and character. Staff recommends approval. This recommendation is in keeping with SOI #9 and #10.

Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to ahudson@fbgtx.org

Subject Property Address 112 West College St **Date Submitted** 4/10/20

Owner name: Randy Briley **Phone #** 512.296.9281

Owner Address: same

Authorized Applicant: _____ **Phone #** _____

Applicant Signature: _____ **Applicant E-mail:** roscoe1962@att.net

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

Desired Start Date: 4/30/20

Desired Completion Date: 5/30/20

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.

Our property is on the corner of Crocket and College St behind the middle school. On the side facing Crocket is a shed most likely built around 1950. It is constructed of 1x12 pine, trim and standard 4x4 with a metal roof. The building is beginning to lean to one side and is showing signs of structure integrity issues. The building is also riddled with termite damage. The shed was originally constructed with wood coming into direct contact with the ground. Rot and insect damage are everywhere in the shed. Our request is to obtain a permit to demo the shed and to build a car port in the same footprint. The car port would be attached to the existing 2 car garage. It would be constructed as an open car port with a metal roof and the trim painted the colors as the existing garage.

Attach supporting documentation in jpeg or pdf: ☐ **paint color** ☐ **color photographs** ☑ **site plan** ☑ **elevations & floorplans** ☐ **material specification s.** **Applications are incomplete without sufficient documentation.**

Staff to complete

Application # 20-50 **Year Built:** _____

Eligible for Administrative Approval Yes No x **Zoning:** _____

Historic Review Board Meeting Date May 12, 2020 via Zoom **Application Fee $10** paid

Survey Rating: 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.

KC

112 West College St

Existing Utility Shed and Carport Addition

Randy and Charlotte Briley/Owners

112 West College Street

- Existing utility shed has extensive structural damage.
- Termite damage and wood rot due to poor drainage.

- Our request is to demo this building.
- All wood and metal that can be salvaged, will be reused/recycled.

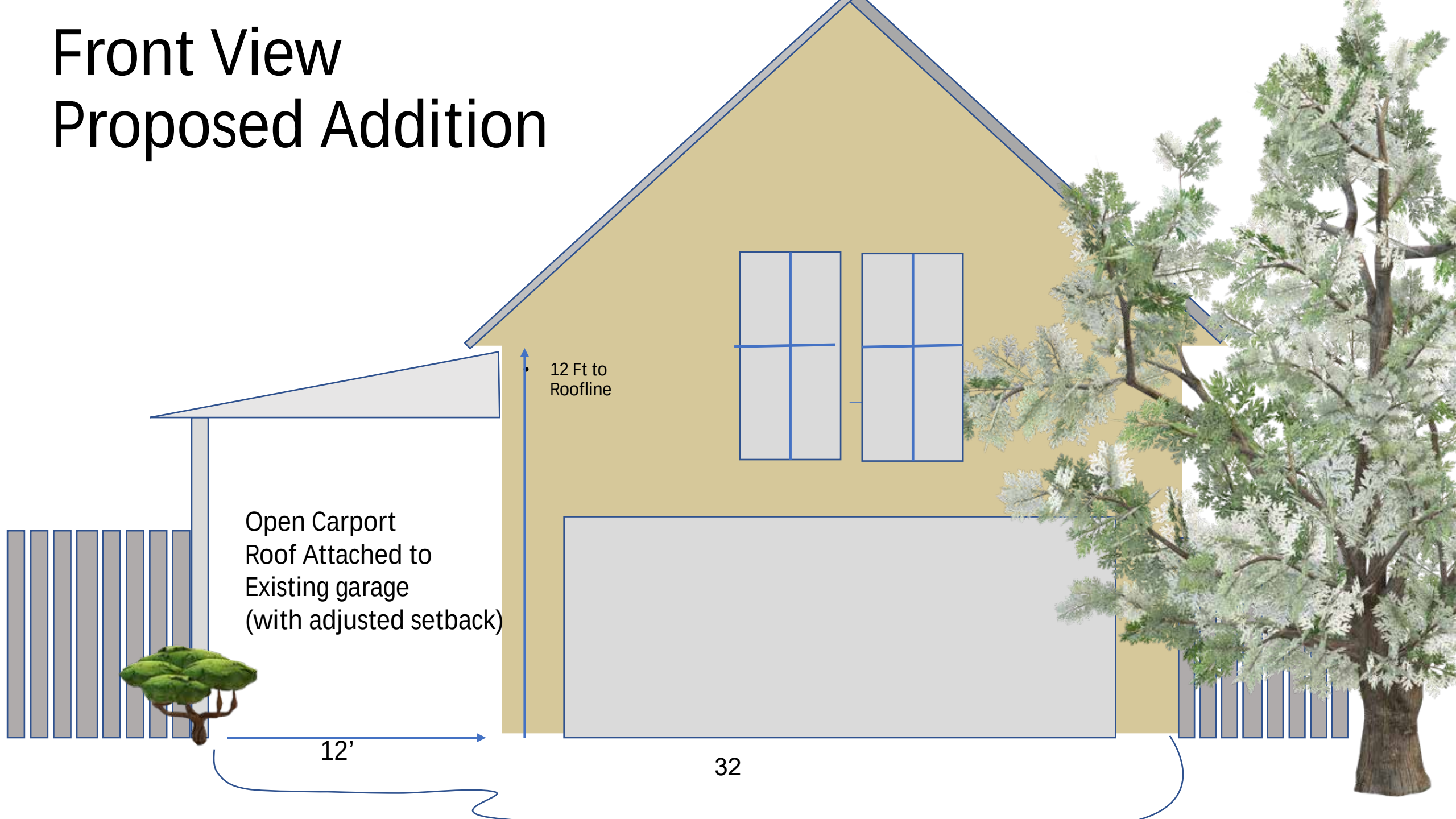
- Proposed adding a lean-to style covered car port to the existing garage with the proper set back from Crocket St.

- Carport paint and trim colors to match the existing garage.

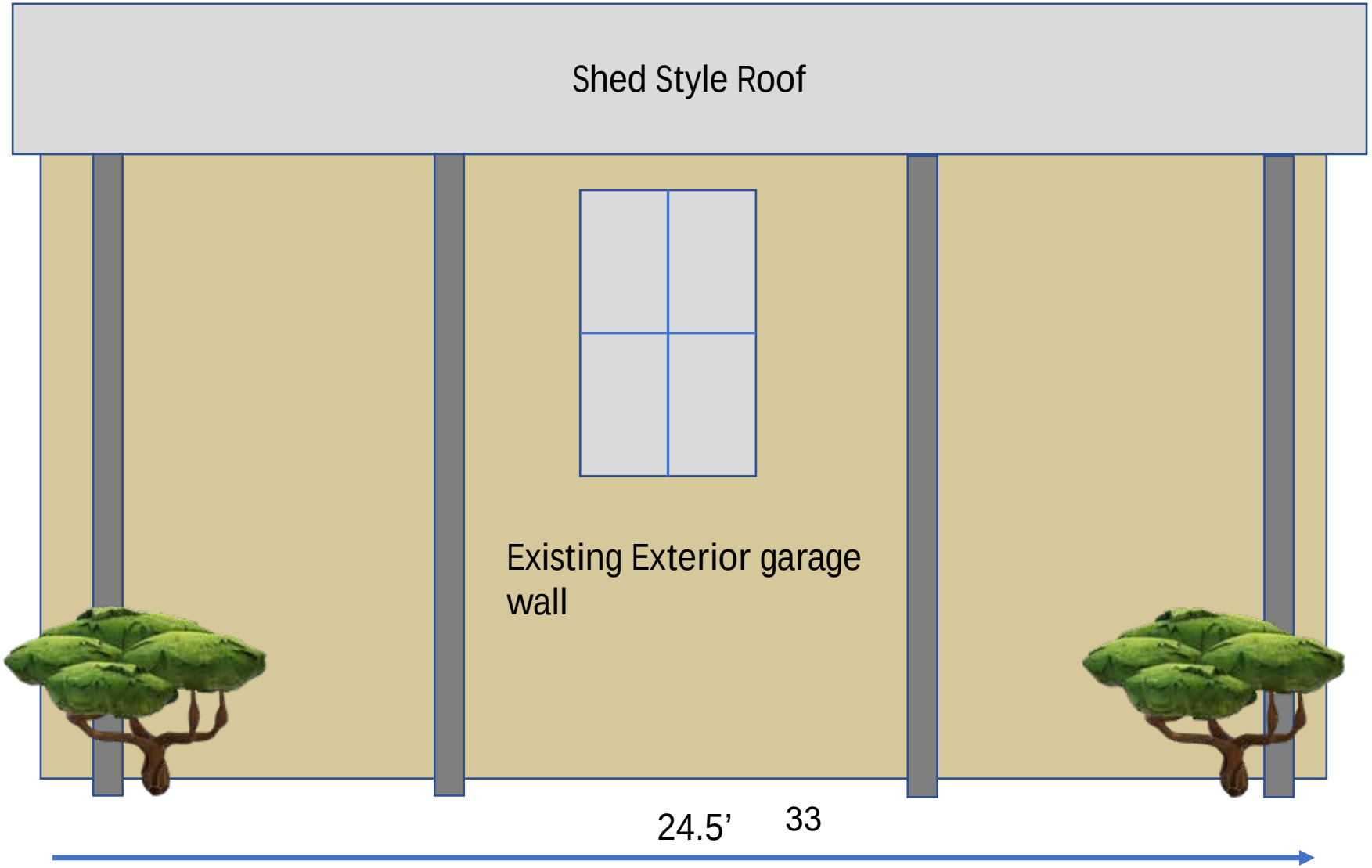
112 West College (Shed Faces Crocket St)

Utility shed proximity to road and existing garage

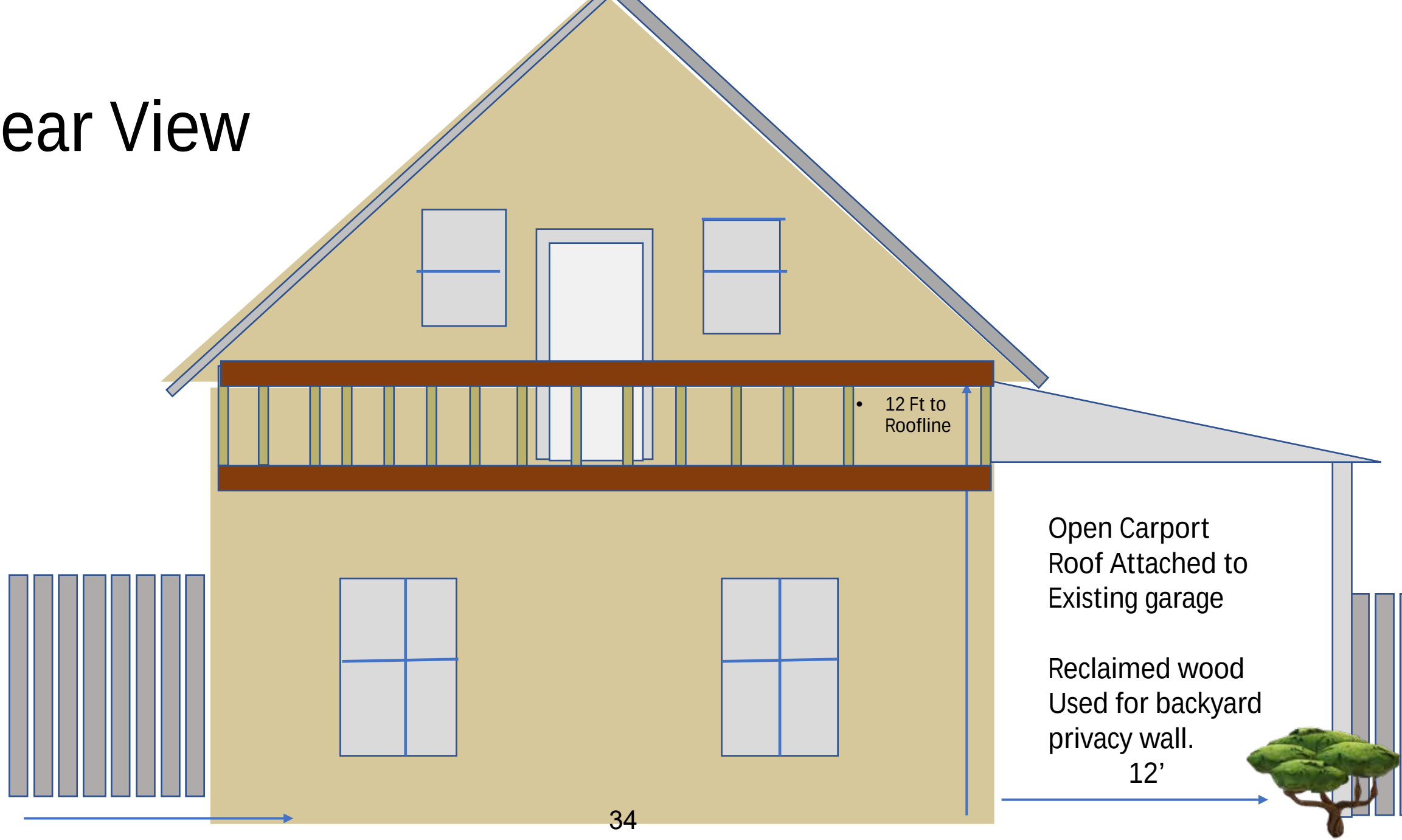
Front View
Proposed Addition



Left Side Exterior View of Carport



Rear View


• 12 Ft to Roofline
Open Carport Roof Attached to Existing garage
Reclaimed wood Used for backyard privacy wall.
12’

Fredericksburg Historic Review Board

Application Information

Application Number:	20-20
Date:	May 12, 2020
Address:	**611 W San Antonio**
Zoning:	R1
Owner:	Greg & Eileen Kaderli
Applicant:	Greg Kaderli
Rating:	Low
Proposal:	replace metal casement windows

Request:

The applicant is requesting approval to:

1. Replace metal casement (true divided light) windows with simulated divided light wood window with fiberglass exterior.

Relevant Sections of Fredericksburg Historic Preservation Ordinance and Design Guidelines:

The Secretary of the Interior's Standards for Rehabilitation

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:

This request was first presented to the HRB on March 10th. The applicant was instructed to look at more alternatives using metal. The applicant has requested several quotes from different manufacturers and installers. That information is provided in the packet. Based on the expense of the windows and rating of the house staff recommends approval of the proposed window with the light pattern that matches the current design. The applicant has agreed to this.

March HRB recommendation: The house was given a low rating in the 2005 survey because it was not old enough to be considered for a higher rating. The windows are the character defining feature of the house. Given the extreme difficulty of rehabilitating steel casement windows staff recommends approval of the SDL windows that have grills on both the interior and exterior and not interior grills between the glass. However, staff

recommends that the design of the new match the original, especially the large front. The proposed with large undivided glass is a deviation from the original design.

This recommendation is in keeping with SOI standard number #6 and FBG Design Guidelines for windows (included in packet).

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 611 W. San Antonio St. Fbg **Date Submitted** 21 Feb 2020

Owner name: Eileen and Gregory Kaderli **Phone #** 830 998 8739

Owner Address: 611 W. San Antonio St, Fredericksburg, TX 78624

Authorized Applicant: Gregory Kaderli **Phone #** 830 998 8739

Applicant Signature: Gregory Kaderli **Applicant E-mail:** gregkaderli@gmail.com

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

Desired Start Date: 10 March 2020

Desired Completion Date: 20 March 2020

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.

Replace existing single pane steel casement windows with Marvin double pane casement windows. The project should keept the look same/similar. Improve the temperature efficiency of the home. Reduce maintenance of having to caulk and paint existing windows

(attach another sheet if necessary)

Attach supporting documentation including: [xx] **paint color** [x] **color photographs** [xx] **site plan** [n/a] **elevations & floorplans** [xx] **material specifications.** **Applications are incomplete without sufficient documentation.**

Staff to complete

Application # 20-20 **Year Built:** 1950s

Eligible for Administrative Approval Yes No **Zoning:** R1

Historic Review Board Meeting Date _____ **Application Fee $10** paid

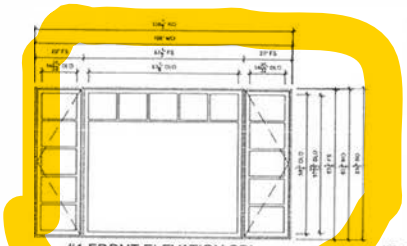
Survey Rating: High Medium Low **HRB Fee $40** paid

Staff Comments regarding Administrative Approval:

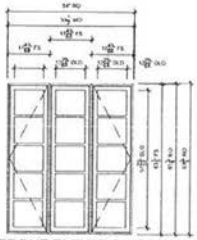
approval to replace windows w/ Marvin casement windows w/SDL in same design & size as original on front + side visible from street.

Historic Preservation Officer Signature L. Hudson 2-21-20

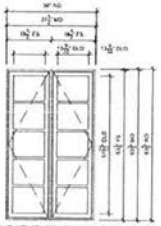
Certificates of Appropriateness must be displayed on site along with building permits and do not take the place of building permits.



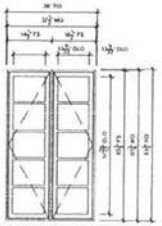
#1 FRONT ELEVATION SDL
SCALE: 1/2" = 1'-0"



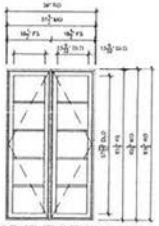
#2 FRONT ELEVATION SDL
SCALE: 1/2" = 1'-0"



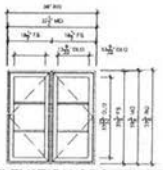
#3 EAST SIDE ELEVATION SDL
SCALE: 1/2" = 1'-0"



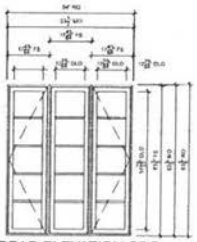
#4 EAST SIDE ELEVATION SDL
SCALE: 1/2" = 1'-0"



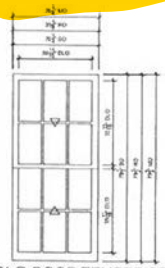
#5 REAR ELEVATION GBG
SCALE: 1/2" = 1'-0"



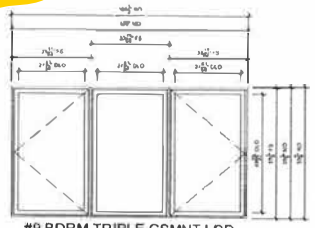
#6 REAR ELEVATION GBG TEMPER
SCALE: 1/2" = 1'-0"



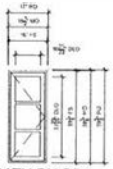
#7 REAR ELEVATION GBG
SCALE: 1/2" = 1'-0"



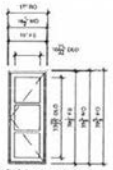
#8 UTILITY @ DOOR TEMPER SDL
SCALE: 1/2" = 1'-0"



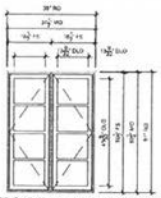
#9 BDRM TRIPLE CSMNT LSR
SCALE: 1/2" = 1'-0"



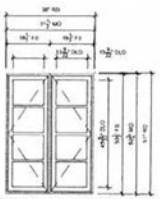
#10 BATH RH SDL
SCALE: 1/2" = 1'-0"



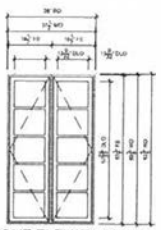
#10 CLOSET LH SDL
SCALE: 1/2" = 1'-0"



#11 WEST SIDE ELEVATION SDL
SCALE: 1/2" = 1'-0"



#12 WEST SIDE ELEVATION SDL
SCALE: 1/2" = 1'-0"



#13 FRONT ELEVATION SDL
SCALE: 1/2" = 1'-0"

MARVIN

ORDERING PRODUCTS WITH REFERENCE TO these drawings:
Before ordering the Marvin Windows and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approval signature must be submitted to the Marvin Windows and Doors Commercial Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included here are ordered without reference to these drawings, the dealer/contractor/supplier/installer assumes no responsibility for guaranteeing product installation with the drawings.

PROJ/JOB: Greg and Eileen Kadelli / Marvin Elevate Windows and Till Pack.
DIST/DEALER: GUIDO LUMBER COMPANY
DRAWN: RICHARD STRICKLAND
QUOTE#: 77SPNAE
PK VERSION: 0902.30.01
CREATED: 02/14/2020
38
REVISION

SHEET
1
OF 1

2002 SURVEY DATA

Property Information

2002 ID	186	Address	611 W. San Antonio
Parcel Number	28164	GCAD Valuation (as of 2017; where available)	$282,760
Year Built	1960	Year Altered	
Area	Historic District	Historic District	Yes

Recommendation

Priority: Low

Assessment: The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

2002 Photo

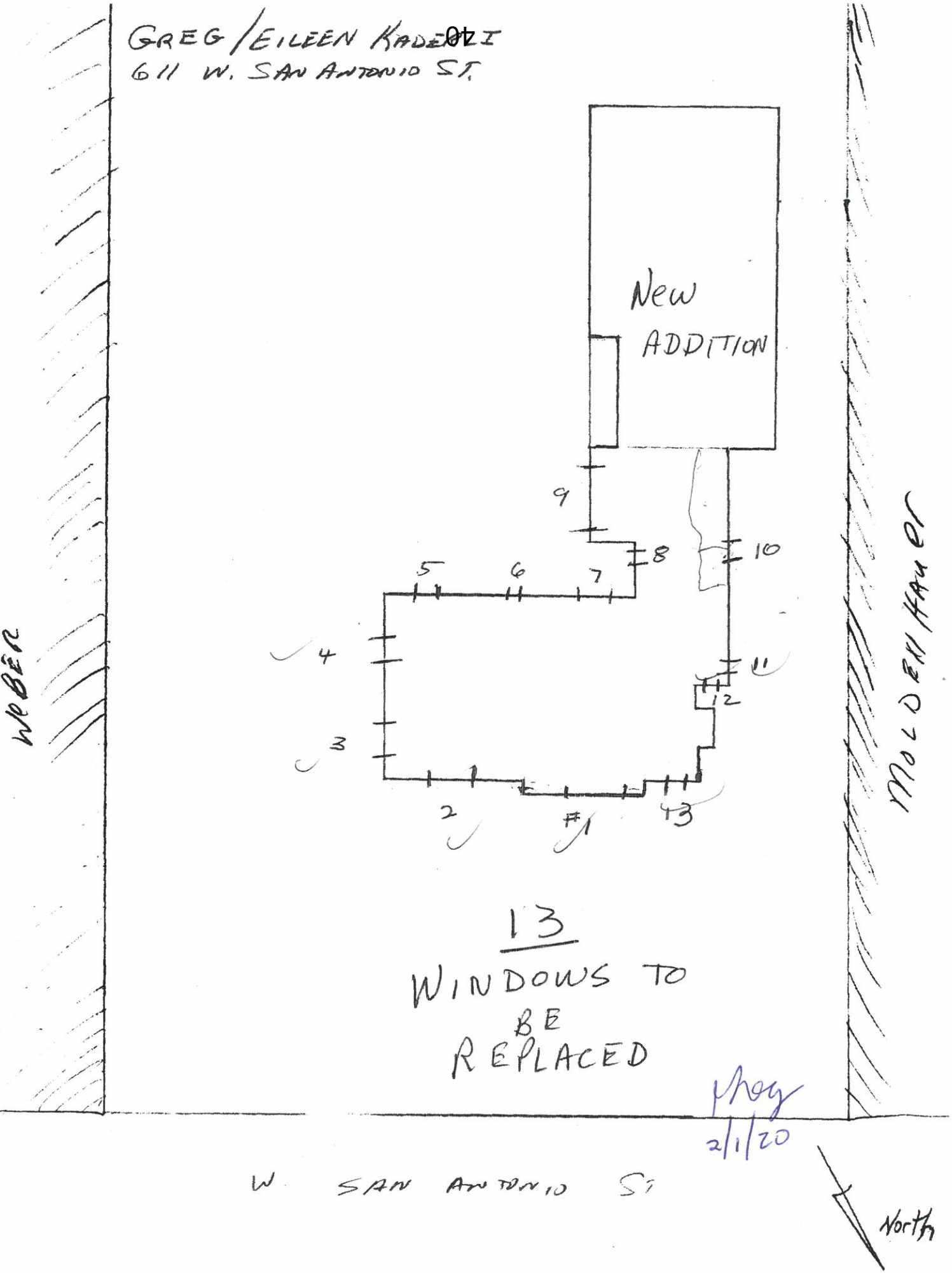
Photo Information & Notes

Image Name: 0186_2.JPG

Photo References: 0186_*.jpg

Notes: Small addition between double garage and main house.

GREG/EILEEN KADEZI
611 W. SAN ANTONIO ST.



13
WINDOWS TO
BE
REPLACED

Mary
2/1/20

Historic Review Board, City of Fredericksburg

Meeting May 2020

Greg /Eileen Kaderli Window Project

611 W. San Antonio St.

- REVIEW of Application and Status
- Current Proposal for Marvin Windows – Style is ELEVATE. Local supplier – Guido Lumber – Richard Strickland, Technician.
- Existing Proposal is for $22, 582.00 for windows - $10,000.00 estimate for installation – Total $32,582.00
- AT REQUEST OF Historical Review Board we pursued alternatives.
- Guido Lumber – Strickland has previously quoted Rehme Windows – all steel – at $89,440 – product only. Not installed.
- Page 6. Proposal from WESTERN WINDOWS. The supplier, also Guido Lumber – Richard Strickland- realizing the aluminum would be substantially more than existing Marvin Window quote, did not price all windows. He offered the following. Two front WINDOWS ONLY from WESTERN is $7,000 more.

PAGE 1

- Page 14. Manko Window Systems. A copy of the webpage from mankowwindows.com/about-us/ the webpage refers entirely to Manko being for commercial installations only. Also see email from the recommended supplier for Manko in Texas. I contacted Manko and they referred me to BGR Specialties. The contact, Garner Roberts email me and specifically mentioned three times that "…Our windows are commercial grade. There are some people who have put them into homes, but they are commercial grade. We sell through commercial glazing contractors only."
- Page 17. Kolbe Windows. I contacted Kolbe and they referred me to the nearest distributor which is Grand Openings Windows of Austin, Texas. The representative, Charles Dangerfield came and inspected and measured to offer a proposal. He informed me they do not have a local preferred installer. The nearest contractor/installer they work with is Casey Steele in the Johnson City, Tx area. I called for Steele on Thursday April 16, 2020.

Dangerfield said Kolbe does not have a compatible product but is proposing Quaker Windows.

- The quote for Quaker is included herewith. The price without installation / materials only is $31,865.16. This is $9,500 more than the Marvin Elevate. Additionally 7 of the 13 windows are fixed, which we do not want. It means they cannot be opened. We open the windows routinely to allow for ventilation. Furthermore the front main window is different. I have requested he do another proposal but the price will be higher.
- Page 17A See the response from Quaker.
- To Summarize - Window Planning Project Began in December of 2019.
- We met with local window-installation company that was recommended by a friend and reviewed choices. Decided to seek alternative choices.

PAGE 3

- Local Architect friend recommended talking to Guido Lumber and Supply – Richard Strickland - due to prior work in Historic District.
- Met with Guido Lumber Representative who previously installed windows at 401 W. San Antonio. The 401 residence has identical brick veneer, EXACT same brick. House is more central to the downtown district and is more significant in architectural design.
- HRB approved project at 401 W. San Antonio in 2014 of windows provided by MARVIN Windows. Style is ELEVATE by MARVIN. Supplier is Guido Lumber, Representative-Richard Strickland.
- Page 30. Pictures of 401 W. San Antonio St., Fredericksburg.
- We considered all aspects including window style, supplier and the locally recommended installer who we knew personally and also was highly recommended as an excellent, neat and dependable craftsman.
- Page 32. Marvin Elevate style has the wood interior sill. Our house currently has a wood interior style and wood sills.

- Western Windows and Quaker Windows interior part of frame only offer a 3” by 1” metal sill. Will not match the interior.
- Revised BUDGET at $22,500 for windows only per quote from Guido. Estimated Installation Labor and materials $10,000.
- BUDGET Total $33,000.00
- Page 35 GCAD Appraised Value of structure only - $193,000. Cost of window replacement represents 20% of the value of structure. Is it feasible?
- We will accept the original Certificate of Appropriateness – which requires the “Dividers” – SDL’s on the front main window.

PAGE 5

Gmail

Gregory Kaderli <gregkaderli@gmail.com>

Western quote two windows.

3 messages

Richard Strickland <rstrickland@guidoco.com> Mon, Apr 13, 2020 at 1:53 PM
To: Gregory Kaderli <gregkaderli@gmail.com>

I had the office quote the first two windows off the Marvin Elevate quote so you would have an idea of the cost difference.

Richard Strickland
Outside Sales

D 830.990.5717
C 830.889.3420

8526 Vidor Ave. | San Antonio, TX 78216
"Building Visions... since 1927"

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Gregg Kaderli Windows.pdf
463K

Gregory Kaderli <gregkaderli@gmail.com> Wed, Apr 15, 2020 at 8:16 AM
To: Richard Strickland <rstrickland@guidoco.com>

Richard, Thank you.

You quoted the front two windows here with Western and the material / windows only is $12,192.13. Correct?
Are they ALUMINUM OR STEEL?

The quote for the Marvin windows, TWO FRONT ONLY is $2,115.03 plus $1,456.16 plus tax. Correct?

Thank you.
[Quoted text hidden]

Richard Strickland <rstrickland@guidoco.com> Wed, Apr 15, 2020 at 9:26 AM
To: Gregory Kaderli <gregkaderli@gmail.com>

See below.

PAGE 6

Richard Strickland
Outside Sales

D 830.990.5717
C 830.889.3420

8526 Vidor Ave. | San Antonio, TX 78216
"Building Visions... since 1927"

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From: Gregory Kaderli <gregkaderli@gmail.com>
Sent: Wednesday, April 15, 2020 8:16 AM
To: Richard Strickland <rstrickland@guidoco.com>
Subject: [EXTERNAL] Re: Western quote two windows.

Richard, Thank you.

You quoted the front two windows here with Western and the material / windows only is $12,192.13. Correct? (yes tax included, not installed)

Are they ALUMINUM OR STEEL?

The quote for the Marvin windows, TWO FRONT ONLY is $2,115.03 plus $1,456.16 plus tax. Correct?

No.

Marvin Elevate with 25 SDL @ center on Line #1 is $2,838.13 plus tax.

Marvin Elevate 3wide on Line #2 is $2,114.65 plus tax.

Thank you.

[Quoted text hidden]

PAGE 7

Quote Creation Date: 4/6/2020
Quote Expiration Date: 6/6/2020
Quote Order Date: Quote Not Ordered

CUSTOMER QUOTE 336018

Presented by

Guido Lumber

Gregg Kaderli

Quote Name: Kaderli Res
PO Number:
Bid by:

Estimated Ship Date: Quote Not Ordered
Ship Via: Austin Truck

Billing Information

Customer Name:
Address:

Phone:
Fax:
Contact Person:

Contact Email: ssaez@guido.com

Shipping Information

PAGE 8

Address:

Phone:
Fax:
Contact Person:

Project Name: Gregg Kaderli
Quote Name: Kaderli Res
PO Number:
Bid by:

Estimated Ship Date: Quote Not Ordered
Ship Via: Austin Truck

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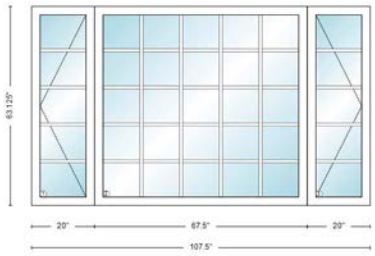
westernwindowsystems.com

Line Item	Quantity	Net Price	Extended Price
1-1	1	$5,585.61	$5,585.61

Outside View (Scaled to Fit)



Line Item Description

Room ID: #1 FRONT ELEVATION SDL

Special PRODUCT TYPE
Row 1: Series 670 Casement Left 20 x 63.125
Row 2: Series 670 Casement Fixed/Sash Set 67.5 x 63.125
Row 3: Series 670 Casement Right 20 x 63.125
Unit 1, 3: Frame Width = 20, Frame Height = 63.125
Unit 2: Frame Width = 67.5, Frame Height = 63.125
Complete Unit, Thermally Broken, Sill Type = 670 Casement Sill, Shipped, and not crated by Western Window Systems
COLOR OPTIONS
Unit 1, 3: Navajo White
Unit 2: Bronze Anodized
GLASS OPTIONS
Unit 1, 2, 3: Glass Provider = Cardinal, Insulated Low E, Cardinal 366, Cardinal i89? = No, Argon Gas, with NEAT = No, Stainless Steel Spacer, Black Spacer Color, NFRC Unit Glass Strength = Annealed
Unit 1, 3: Annealed Glass, 3/4" OA (3mm/.50"/3mm)
Unit 2: Annealed Glass, 7/8" OA (5mm/.50"/5mm)
HARDWARE OPTIONS
Unit 1, 3: Coastal Stainless Package, Roto Operator, Folding Handle, Hardware Color matches Frame
Unit 2: Coastal Stainless Package, Hardware Color matches Frame
SCREEN INFORMATION
Unit 1, 3: Screen(s), Black Fiberglass Mesh, Screens Bundled Separately
Unit 2: NO SCREEN
GRILLES
Unit 1, 3: Simulated Divided Lite .87", Colonial, 1W5H
Unit 2: Simulated Divided Lite .87", Colonial, 5W5H
NFRC
Unit 1, 3: U-Factor = 0.49, U-Factor-Metric = 2.78, SHGC = 0.17, CR = 43, VT = 0.36, CPD = WIG-A-30-00335-00002
Unit 2: U-Factor = 0.49, U-Factor-Metric = 2.78, SHGC = 0.17, CR = 43, VT = 0.36, CPD = WIG-A-30-00348-00029
Wrapping - Perimeter Options
Perimeter Frame = Nailing Fin, Drip Cap = Yes, Drip Cap Application Method = Shipped Loose, Drip Cap Cut Length = 110.5
Jamb Width = 4.5"
Wrapping - Mull Options
Mull Method = Verticals Run Thru

Special Order Notes: SIZE APPROVED

Warnings: Can the center window be mull and build in 67 1/2 wide with this unit?
Max Frame Width cannot be greater than 42
Stacked units (mulled above or below) will ship combined when jambs run through; Horizontally mulled units (mulled side by side) will ship separately when verticals run through.

Line Notes:
Weight (lbs): 303.5077

PAGE 9

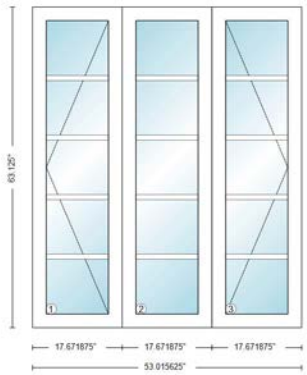
Project Name: Gregg Kaderli
Quote Name: Kaderli Res
PO Number:
Bid by:

Estimated Ship Date: Quote Not Ordered
Ship Via: Austin Truck

western window systems
westernwindowsystems.com

Line Item	Quantity	Net Price	Extended Price
2-1	1	$4,248.73	$4,248.73

Outside View (Scaled to Fit)



Line Item Description

Room ID: #2 Front Elevation SDL

PRODUCT TYPE
Row 1: Series 670 Casement Left 17.67188 x 63.125
Row 2: Series 670 Casement Fixed/Sash Set 17.67188 x 63.125
Row 3: Series 670 Casement Right 17.67188 x 63.125
Frame Width = 17.67188, Frame Height = 63.125
Complete Unit, Thermally Broken, Sill Type = 670 Casement Sill, Shipped, and not crated by Western Window Systems
COLOR OPTIONS
Unit 1, 3: Navajo White
Unit 2: Bronze Anodized
GLASS OPTIONS
Unit 1, 2, 3: Glass Provider = Cardinal, Insulated Low E, Cardinal 366, Cardinal i89? = No, Argon Gas, with NEAT = No, Stainless Steel Spacer, Black Spacer Color, NFRC Unit Glass Strength = Annealed
Unit 1, 2, 3: Annealed Glass, 3/4" OA (3mm/.50"/3mm)
HARDWARE OPTIONS
Unit 1, 3: Coastal Stainless Package, Roto Operator, Folding Handle, Hardware Color matches Frame
Unit 2: Coastal Stainless Package, Hardware Color matches Frame
SCREEN INFORMATION
Unit 1, 3: Screen(s), Black Fiberglass Mesh, Screens Bundled Separately
Unit 2: NO SCREEN
GRILLES
Simulated Divided Lite .87", Colonial, 1W5H
NFRC
U-Factor = 0.49, U-Factor-Metric = 2.78, SHGC = 0.17, CR = 43, VT = 0.36, CPD = WIG-A-30-00335-00002
Wrapping - Perimeter Options
Perimeter Frame = Nailing Fin, Drip Cap = Yes, Drip Cap Application Method = Shipped Loose, Drip Cap Cut Length = 57
Jamb Width = 4.5"
Wrapping - Mull Options
Mull Method = Verticals Run Thru

Special Order Notes:

Warnings: Stacked units (mulled above or below) will ship combined when jambs run through; Horizontally mulled units (mulled side by side) will ship separately when verticals run through.

Line Notes:

Weight (lbs): 155.7857

PAGE 10

Project Name: Gregg Kaderli
Quote Name: Kaderli Res
PO Number:
Bid by:

Estimated Ship Date: Quote Not Ordered
Ship Via: Austin Truck

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westernwindowsystems.com

NFRC Ratings Summary

Line Number		Ratings			
1	uValue	0.49	0.17	SHGC	
	CR	43	0.36	VT	WIG-A-30-00335-00002
1	uValue	0.49	0.17	SHGC	
	CR	43	0.36	VT	WIG-A-30-00348-00029
Line Number		Ratings			
2	uValue	0.49	0.17	SHGC	
	CR	43	0.36	VT	WIG-A-30-00335-00002

Weighted NFRC Values

Line	Unit	QTY	W x H (in)		Sq. Ft.	Weighted Average U-Factor	Weighted Average SHGC
1	1	1	20	x 63.12	-	-	-
1	2	1	67.5	x 63.12	-	-	-
1	3	1	20	x 63.12	-	-	-
2	1	1	17.67	x 63.12	7.75	0.1633	0.0567
2	2	1	17.67	x 63.12	7.75	0.1633	0.0567
2	3	1	17.67	x 63.12	7.75	0.1633	0.0567
	TOTALS				23.25	0.4899	0.1701

- Weighted NFRC Notes:
  - Weighted values are provided for reference only; always consult job specific code requirements to ensure compliance.
  - Any products without a rating as well as any non-rectangular shapes are excluded from the weighted summary.
  - For special order line items as well as any other questions on ratings please consult with your sales representative.

PAGE 11

Project Name:	Gregg Kaderli	Estimated Ship Date:	Quote Not Ordered
Quote Name:	Kaderli Res	Ship Via:	Austin Truck
PO Number:			
Bid by:			

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westernwindowsystems.com

Review Product Information, Terms & Conditions, and Frequently Asked Questions (FAQs) at:

www.westernwindowsystems.com/terms-and-conditions and www.westernwindowsystems.com/support/faq (Custom Orders) and

www.westernvolumeprogram.com/terms-and-conditions and www.westernvolumeprogram.com/support/faq (Volume Program)

Quotes & Orders

All quotations will be subject to change unless an order is placed within 60 days from the quotation date and written approval is sent to the Registered Dealer. Further price holds may be available for Volume Program ("VP") orders, but must be agreed to in writing by a member of the VP management team.

Lead Times & Ship Dates

Custom Orders

All products are manufactured to your specifications. The lead time will vary depending upon your requirements and begins when we receive your signed Approval Packet (consisting of a signed Dealer Quotation, any required deposits, and signed shop drawings and color chip, if applicable). Please allow sufficient lead time as advised by your sales representative. All lead times and shipment dates (whether provided in a Quotation, Acknowledgement, or otherwise) are estimates only. Western Window Systems uses commercially reasonable efforts to fill orders in accordance with the estimated lead time and shipment date. However, Western Window Systems will not be responsible for any delays in filling an order nor be liable for any losses or damages resulting from such delays, and no order shall be subject to cancellation for such delays. Please refer to “Lead Times” on the Custom View homepage for current production lead time.

Volume Orders

VP Program lead times vary by product type and are estimated as follows: 7600 Series VP doors = 10 production days, 600 Series VP doors = 10 production days, 3600 Series VP doors = 5 production days; and Semi-Custom doors = 15 production days. (All lead time measurements described herein relate to production days and therefore, do not include time for shipment or delivery). Western Window Systems uses commercially reasonable efforts to fill orders in accordance with the estimated lead time and shipment date. However, Western Window Systems will not be responsible for any delays in filling an order nor be liable for any losses or damages resulting from such delays, and no order shall be subject to cancellation for such delays.

Important Notes

Western Window Systems is not responsible for determining the suitability of any product for a particular project, design, application, climate, condition, use, or customer need or purpose. Western Window Systems is not responsible for determining whether the incorporation of its products into a building design will achieve a particular third-party certification or standard as windows and doors are only one factor in the building envelope. Determining such product suitability is the responsibility of the architect, contractor, registered dealer, installer, owner, user, and/or other construction professionals. Western Window Systems will also not be responsible for any claims or damage arising from inappropriate selection of products, faulty building design or construction, improper installation, or inaccurate orders.

Western Window Systems also does not control the application or selection of its product configurations, sealant, or glazing materials and assumes no responsibility therefore. It is the responsibility of the architect, contractor, registered dealer, installer, owner, user, and/or other construction professionals to make these selections in strict compliance with applicable laws and codes.

Registered Dealer is solely responsible for ensuring product shipments are safely received. The Registered Dealer shall provide, or require third-party recipients to provide, at least two (2) individuals to offload products from the truck at the time of delivery. Any failure to provide appropriate personnel may result in the inability to make delivery as scheduled. Western Window Systems will not be responsible for any damages or inconvenience caused by any such delayed shipment and the Registered Dealer shall defend, indemnify, and hold Western Window Systems’ harmless from any and all claims, demands, or lawsuits arising from or relating to such delayed shipment.

Installation

Western Window Systems does not install its products and is therefore not responsible for any installation defects, errors, or omissions. The Registered Dealer is solely responsible to take reasonable steps to ensure WWS' products are installed properly and in strict compliance with American Architectural Manufacturers Association ("AAMA") requirements, applicable building codes and regulations, and Western Window Systems' written installation instructions, such as only engaging, hiring, or recommending experienced installation professionals or selling products to building/construction professionals who are responsible for ensuring proper installation.

Warranties: exclusive remedy

Western Window Systems provides express limited warranties with its Products, which are available at www.westernwindowsystems.com/faq/warranty. Western Window Systems makes no other warranties and expressly disclaims all other representations, warranties, conditions, or covenants of any kind, either statutory, express, or implied including without limitation, any implied warranties of merchantability or fitness for a particular purpose, use, climate, condition, or durability. No distributor, dealer (Registered or otherwise), employee or representative of Western Window Systems has the authority to change, extend, or in any way modify Western Window Systems’ express limited warranties, either orally or in writing, and any such modification will have no force or effect.

Additional express limited warranties may also be offered by third-party component manufacturers. Contact your Registered Dealer for further details.

PAGE 12

be a yardstick of quality
some people aren’t used to an environment

Setup Charges:	$1,428.60
Sub Total:	$11,262.94
Sales Tax:	$929.19
Freight:	$0.00

Project Name:	Gregg Kaderli	Estimated Ship Date:	Quote Not Ordered
Quote Name:	Kaderli Res	Ship Via:	Austin Truck
PO Number:			
Bid by:			

western window systems
westernwindowsystems.com

where excellence is expected

▸ steve jobs

Miscellaneous:	$0.00
Grand Total (USD):	$12,192.13

Date:

Authorized Signature Required

The undersigned hereby acknowledges that he/she has read and understands Western Window Systems' Terms and Conditions and will provide a copy of Western Window Systems' Product Information sheet to the property owner.

PAGE 13

ABOUT US

Manko Window Systems, Inc was started in May 1989 to furnish contract glazing companies a reliable, efficient source of projected and fixed commercial windows.

For over 25 years, Manko has been manufacturing Architectural Aluminum Windows, Entrances, Storefronts, and Curtain Walls to precise standards.

Manko began with two full-time employees. By the end of 1989 they had progressed to 10 full-time employees. Manufacturer's sales representatives provided the product orders.

In the fourth quarter of 1990, Manko introduced a line of storefront extrusions and began fabricating entrance doors. By 1991, the Manko staff had grown to 35 people. In 1992, hung and sliding windows

were introduced. In early 1993 two major glass distributors exited the wholesale glass and storefront, thus leaving western Kansas and Nebraska with a need for this service. Quickly this opportunity grew into a major portion of Manko's business.

PAGE 14

Gmail

Gregory Kaderli <gregkaderli@gmail.com>

Manko Windows / Single Family Dwelling

Garner Roberts <garner.roberts@bgrspecialties.com> Mon, Mar 16, 2020 at 9:07 AM
To: Gregory Kaderli <gregkaderli@gmail.com>

Gregory,

All of our aluminum windows are commercial grade. There are some people that have put them into homes, but they are commercial grade. We sell through commercial glazing contractors only. If you would like to pursue them for your home, please have your glazing contractor call us and we would be glad to assist with pricing.

Sincerely,

Garner Roberts

bgr specialties

P- 817-763-5831

F- 817-731-0625

www.bgrspecialties.com

From: Gregory Kaderli [mailto:gregkaderli@gmail.com]
Sent: Saturday, March 14, 2020 6:09 PM
To: garner.roberts@bgrspecialties.com
Subject: Manko Windows / Single Family Dwelling

PAGE 15

Mr Roberts,

Does Manko provide windows for residential single family homes?

I live in Fredericksburg Texas and am looking to replace my windows. I have a 1,800 square foot brick veneer home. I currently have steel casement windows and want to replace with something similar.

Thank you.

Gregory Kaderli

830 998 8739

PAGE 16

Gmail

Gregory Kaderli <gregkaderli@gmail.com>

Windows

Charles Dangerfield <cdangerfield@grandopenings.com> Fri, Apr 24, 2020 at 5:38 PM
To: Gregory Kaderli <gregkaderli@gmail.com>
Cc: Casey Steele <txccservices@gmail.com>

Sorry it took me a while to get this to you, the internet at my home decided it wanted to go out on me and the quote software is web based. I got it back up and running thanks to my less tech savvy than I am, wife… She was able to do what I and tech support over the phone and I could not do by yelling at it and threatening it in German, and pushing a button on the modem…

This quote includes a case of color matched caulk. I have included Casey Steele, our preferred installer with a wealth of experience and talent, in this email. I am asking him to provide an initial quote for tear-out and re-install to you direct. Thanks Casey!

[Quoted text hidden]

611 W San Antonio Quaker Quote.pdf
1833K

PAGE 17

Gmail

Gregory Kaderli <gregkaderli@gmail.com>

Windows

Charles Dangerfield <cdangerfield@grandopenings.com> Sun, Apr 26, 2020 at 6:01 PM
To: Gregory Kaderli <gregkaderli@gmail.com>

See below in Red

Charles Dangerfield

Architectural Sales Rep

Grand Openings, Inc

Austin|Hill Country|San Antonio

737.333.6565

cdangerfield@grandopenings.com

From: Gregory Kaderli <gregkaderli@gmail.com>
Sent: Saturday, April 25, 2020 8:44 AM
To: Charles Dangerfield <cdangerfield@grandopenings.com>
Subject: Re: Windows

Charles, Thank you!

PAGE 17-A

It looks good.

I am attempting to understand some things here.

Are Windows 1 and 6 fixed? Or can they be opened? They are fixed windows that do not open. The < and > symbols indicate the location of hinges and an operable casement window

Are Windows 2,3 and 4 fixed? Or Can they be opened? They are fixed windows that do not open. The < and > symbols indicate the location of hinges and an operable casement window

(* Greg Kaderli addendum: I did not realize at the time but Windows 5 and 12 are also fixed!!)

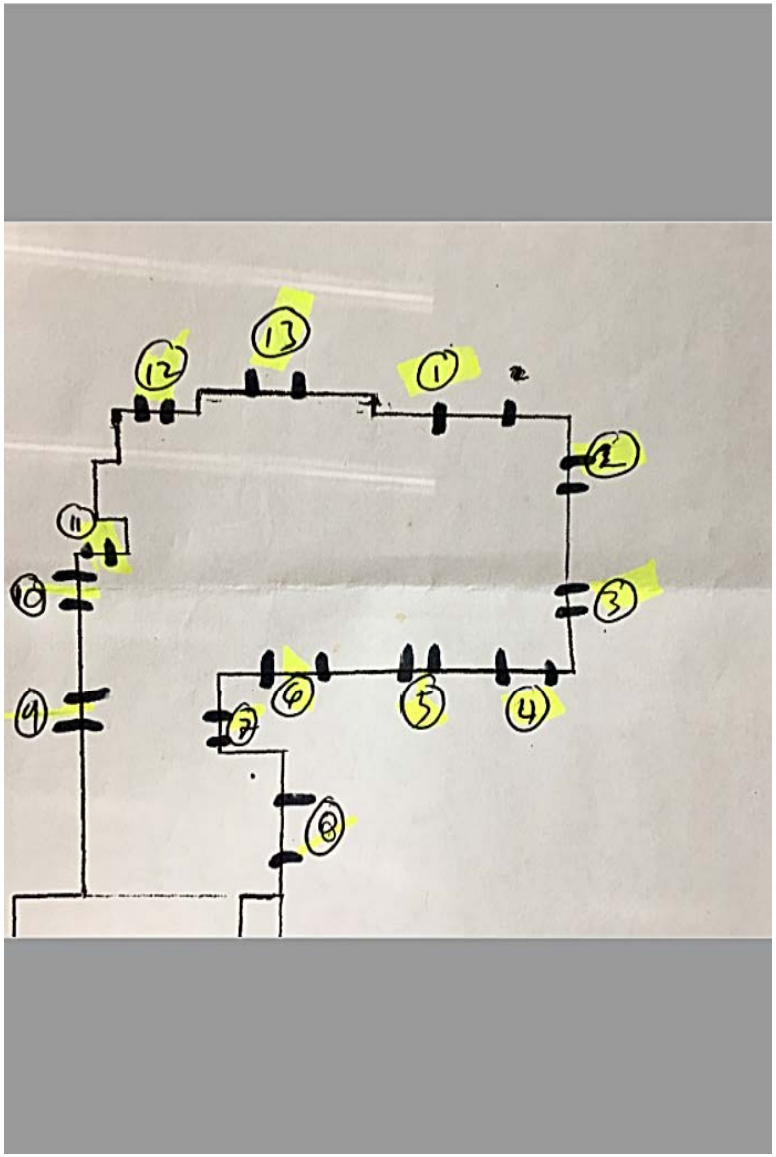
On Window 13, the two windows on each side, left and right, those can be opened? Yes or No? Yes, Those are casement windows

Can the left and right frames on Window 13 be made to be one (1) frame wide and five (5) frames high? The current existing window in front has windows on each side that can be opened but they are one (1) frame wide and five high.
I think the problem that I ran into there is that the windows in the configuration that you have now is too narrow to be made operable, I will go back and double check that

Gregory Kaderli

[Quoted text hidden]

PAGE 17-B



PAGE 18

GRAND OPENINGS INC.

Quotation:

Phone: 512-989-9400

Fax:

16030 CENTRAL COMMERCE DRIVE
PFLUGERVILLE,TX 78660

Quote Name: Fredericksburg
User Name: Charles Dangerfield

Quote #: SQKLJ000398_1
Cutoff Order Day - Thursday 12 P.M. CST

Quoted For: Greg Kaderli

Fredericksburg, TX
US

Ship-To: GRAND OPENINGS INC.

Prepared By: Charles Dangerfield
cdangerfield@grandopenings.com

Created On: 4/14/2020
Available To: 7/13/2020

Quote Information

Total Value: $31,865.16

Status: Open

Header:

Terms:

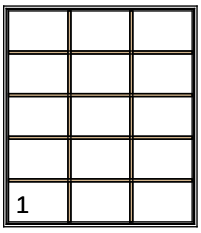
Pricing:

All terms and conditions of this quote, including units, quantities, and accessories, are verified and accepted by the undersigned for purchase.

Accepted By _____ Date _____ Po# _____

PAGE 19

Line	Label	Quantity	UOM	Part Number	Unit	Extended
1	Window 1	1	EA	Quaker Unit	$1,932.45	$1,932.45



** Viewed From Exterior **

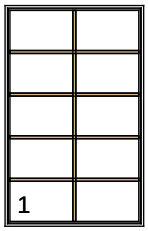
Series: 3 1/4" - Historic (H600)

Exact Size: 56 1/2 X 64 1/2
Color: Satin Cream,**Paint Type:**2604,
Glass: Energy3S (Triple Silver),Argon Filled,
Muntin:SDL - 7/8" Raised Ext. - Flat Int. - EXT - M54151 / BG-5/8 / INT - MAX10847,
Install Acc No Nailing Fin,**Depth:**3 1/4" Frame Depth,

Unit:1-Direct Set **Exact Size:** 56 1/2 X 64 1/2,
NFRC - U-Factor:0.29**SHGC:**0.22**VT:**0.51**AL:**≤0.3**CR:**61
NFRC Stickers
Rating: DP-45*G
Fixed Glass: Cardinal LowE 366 - 5/32 / Clear - 5/32,**Strength:**Annealed Glass

Overall Rating: DP-45

2	Windows 2,3,4	3	EA	Quaker Unit	$1,464.61	$4,393.83



** Viewed From Exterior **

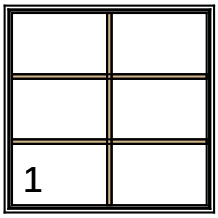
Series: 3 1/4" - Historic (H600)

Exact Size: 40 1/2 X 64 1/2
Color: Satin Cream,**Paint Type:**2604,
Glass: Energy3S (Triple Silver),Argon Filled,
Muntin:SDL - 7/8" Raised Profiled Ext. - Flat Int. - EXT - M1934 / BG-5/8 / INT - MAX10847,
Install Acc No Nailing Fin,**Depth:**3 1/4" Frame Depth,

Unit:1-Direct Set **Exact Size:** 40 1/2 X 64 1/2,
NFRC - U-Factor:0.29**SHGC:**0.23**VT:**0.52**AL:**≤0.3**CR:**61
NFRC Stickers
Rating: AW-45*G
Fixed Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass

Overall Rating: DP-45

3	Window 5	1	EA	Quaker Unit	$1,092.61	$1,092.61



** Viewed From Exterior **

Series: 3 1/4" - Historic (H600)

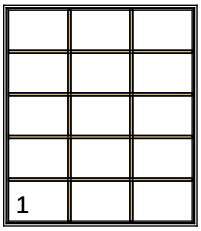
Exact Size: 40 1/2 X 40
Color: Satin Cream,**Paint Type:**2604,
Glass: Energy3S (Triple Silver),Argon Filled,
Muntin:SDL - 7/8" Raised Profiled Ext. - Flat Int. - EXT - M1934 / BG-5/8 / INT - MAX10847,
Install Acc No Nailing Fin,**Depth:**3 1/4" Frame Depth,

Unit:1-Direct Set **Exact Size:** 40 1/2 X 40,
NFRC - U-Factor:0.29**SHGC:**0.23**VT:**0.52**AL:**≤0.3**CR:**61
NFRC Stickers
Rating: AW-70*G
Fixed Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass

Overall Rating: DP-70

PAGE 20

4	Window 6	1	EA	Quaker Unit	$1,932.45	$1,932.45



** Viewed From Exterior **

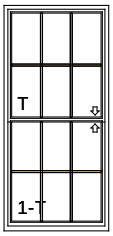
Series: 3 1/4" - Historic (H600)

Exact Size: 56 1/2 X 64 1/2
Color: Satin Cream,**Paint Type:**2604,
Glass: Energy3S (Triple Silver),Argon Filled,
Muntin:SDL - 7/8" Raised Ext. - Flat Int. - EXT - M54151 / BG-5/8 / INT - MAX10847,
Install Acc No Nailing Fin,**Depth:**3 1/4" Frame Depth,

Unit:1-Direct Set **Exact Size:** 56 1/2 X 64 1/2,
NFRC - U-Factor:0.29**SHGC:**0.22**VT:**0.51**AL:**≤0.3**CR:**61
NFRC Stickers
Rating: DP-45*G
Fixed Glass: Cardinal LowE 366 - 5/32 / Clear - 5/32,**Strength:**Annealed Glass

Overall Rating: DP-45

5	Window 7	1	EA	Quaker Unit	$1,817.32	$1,817.32



** Viewed From Exterior **

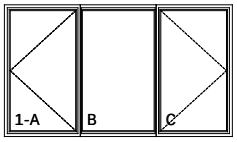
Series: 2 3/8" - Keystone (K200)

Exact Size: 39 X 84
Color: Satin Cream,**Paint Type:**2604,
Glass: Energy3S (Triple Silver),Tempered,Argon Filled,
Muntin: Custom Divided Light,
Exterior:5950 3/4" Flat,Interior:5950 3/4" Flat,
Muntin Color: Exterior:Satin Cream,Interior:Satin Cream,
Hardware: White,**Sash:**Sweep Lock,
Screen: Full Screen,**Material:**BetterVue (TM),**Ship:**Screen With Product,
Install Acc No Nailing Fin,**Depth:**2 3/8" Frame Depth,

Unit:1-Double Hung **Exact Size:** 39 X 84,**Meets Egress**
Rating: C-50
Top Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Tempered Glass
Bottom Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Tempered Glass

Overall Rating: DP-50

6	Window 8	1	EA	Quaker Unit	$3,456.19	$3,456.19



** Viewed From Exterior **

Series: 3 1/4" - Historic (H600)

Exact Size: 99 1/2 X 57 1/2
Color: Satin Cream,**Paint Type:**2604,
Glass: Energy3S (Triple Silver),Argon Filled,
Hardware: White,**Ship Hardware:**Separate,
Screen: Full Screen,**Material:**BetterVue (TM),**Ship:**Ship Screen Separate,
Install Acc No Nailing Fin,**Depth:**3 1/4" Frame Depth,

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Unit:1-3 - Cont Frame - 3 Wide

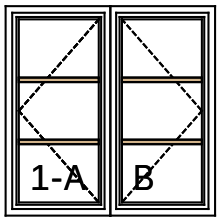
1A-Vent - Left Roto - Butt Hinge,**1B-**Fixed,**1C-**Vent - Right Roto - Butt Hinge,

Exact Size: 99 1/2 X 57 1/2,**Section A Width:**33.125,**Section B Width:**33.125,SecA**: Meets Egress**SecC**: Meets Egress**
NFRC - U-Factor:0.4**SHGC:**0.21**VT:**0.46**AL:**≤0.3**CR:**47
NFRC Stickers
Rating: AW-50 *

Left Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass
Center Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass
Right Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass

Overall Rating: DP-50

7	Window 9	1	EA	Quaker Unit	$2,326.13	$2,326.13



** Viewed From Exterior **

Series: 3 1/4" - Historic (H600)

Exact Size: 40 1/2 X 40 1/2
Color: Satin Cream,**Paint Type:**2604,
Glass: Energy3S (Triple Silver),Argon Filled,
Muntin:SDL - 7/8" Raised Profiled Ext. - Flat Int. - EXT - M1934 / BG-5/8 / INT - MAX10847,
Hardware: White,**Ship Hardware:**Separate,
Screen: Full Screen,**Material:**BetterVue (TM),**Ship:**Ship Screen Separate,
Install Acc No Nailing Fin,**Depth:**3 1/4" Frame Depth,

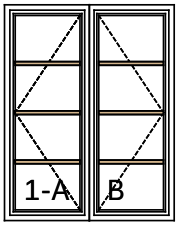
Unit:1-2 - Cont Frame - 2 Wide

1A-Vent - Left Roto - Butt Hinge,**1B-**Vent - Right Roto - Butt Hinge,

Exact Size: 40 1/2 X 40 1/2,**Section A Width:**20.25,SecA**: Not Egress,**SecB**: Not Egress,**
NFRC - U-Factor:0.4**SHGC:**0.19**VT:**0.42**AL:**≤0.3**CR:**47
NFRC Stickers
Rating: AW-50 *
Left Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass
Right Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass

Overall Rating: DP-50

8	Window 10, 11	2	EA	Quaker Unit	$2,415.85	$4,831.70



** Viewed From Exterior **

Series: 3 1/4" - Historic (H600)

Exact Size: 40 1/2 X 51 1/2
Color: Satin Cream,**Paint Type:**2604,
Glass: Energy3S (Triple Silver),Argon Filled,
Muntin:SDL - 7/8" Raised Profiled Ext. - Flat Int. - EXT - M1934 / BG-5/8 / INT - MAX10847,
Hardware: White,**Ship Hardware:**Separate,
Screen: Full Screen,**Material:**BetterVue (TM),**Ship:**Ship Screen Separate,
Install Acc No Nailing Fin,**Depth:**3 1/4" Frame Depth,

Unit:1-2 - Cont Frame - 2 Wide

1A-Vent - Left Roto - Butt Hinge,**1B-**Vent - Right Roto - Butt Hinge,

Exact Size: 40 1/2 X 51 1/2,**Section A Width:**20.25,SecA**: Not Egress,**SecB**: Not Egress,**
NFRC - U-Factor:0.4**SHGC:**0.19**VT:**0.42**AL:**≤0.3**CR:**47
NFRC Stickers
Rating: AW-50 *
Left Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass
Right Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass

Overall Rating: DP-50

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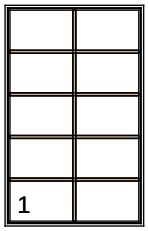
9	Window 12	1	EA	Quaker Unit	$1,464.61	$1,464.61



** Viewed From Exterior **

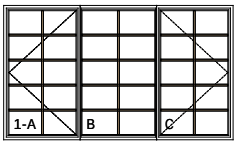
Series: 3 1/4" - Historic (H600)

Exact Size: 40 1/2 X 64 1/2
Color: Satin Cream,**Paint Type:**2604,
Glass: Energy3S (Triple Silver),Argon Filled,
Muntin:SDL - 7/8" Raised Profiled Ext. - Flat Int. - EXT - M1934 / BG-5/8 / INT - MAX10847,
Install Acc No Nailing Fin,**Depth:**3 1/4" Frame Depth,

Unit:1-Direct Set **Exact Size:** 40 1/2 X 64 1/2,
NFRC - U-Factor:0.29**SHGC:**0.23**VT:**0.52**AL:**≤0.3**CR:**61
NFRC Stickers
Rating: AW-45*G
Fixed Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass

Overall Rating: DP-45

10	Window 13	1	EA	Quaker Unit	$5,102.29	$5,102.29



** Viewed From Exterior **

Series: 3 1/4" - Historic (H600)

Exact Size: 111 X 65
Color: Satin Cream,**Paint Type:**2604,
Glass: Energy3S (Triple Silver),Argon Filled,
Muntin:SDL - 7/8" Raised Profiled Ext. - Flat Int. - EXT - M1934 / BG-5/8 / INT - MAX10847,
Hardware: White,**Ship Hardware:**Separate,
Screen: Full Screen,**Material:**BetterVue (TM),**Ship:**Ship Screen Separate,
Install Acc No Nailing Fin,**Depth:**3 1/4" Frame Depth,

Unit:1-3 - Cont Frame - 3 Wide

1A-Vent - Left Roto - Butt Hinge,**1B-**Fixed,**1C-**Vent - Right Roto - Butt Hinge,

Exact Size: 111 X 65,**Section A Width:**37,**Section B Width:**37,SecA**: Meets Egress**SecC**: Meets Egress**
NFRC - U-Factor:0.4**SHGC:**0.19**VT:**0.42**AL:**≤0.3**CR:**47
NFRC Stickers
Rating: DP-45 *
Left Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass
Center Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass
Right Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass

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Overall Rating: DP-45

12		1	EA	Quaker Parts	$188.61	$188.61

QuakerPart
Part Number: MR3461
Part Description: Satin Creme**, Pieces:** 1**, UOM:** Case**,Ship Silicone**With Product

All Prices in USD	**Quote Subtotal**		$28,538.18
	Tax	8.250 %	$2,354.40
	Total Quote Value		$30,892.58
Shipping and Handling			$972.58

Quote Grand Total (may be subject to sales tax)	$31,865.16

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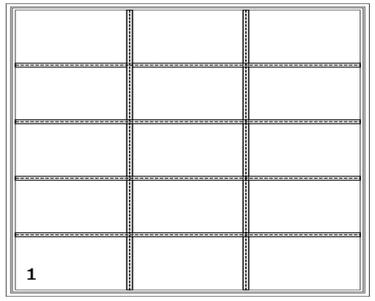
Terms:

- This quote is based on the products as listed. Customer must review quote and verify quantities, sizes, types, finishes, glazing, and adherence to specifications and job requirements and any relevant local or national codes.
- All prices are subject to change at any time if quantities, product, or other terms and conditions that are not part of the original quotation change or if the buyer requests extended delivery dates.
- This quote is an offer by Quaker Window Products Co. ("Quaker"), a Missouri corporation, to sell to the Customer the products described herein at the prices indicated, subject to the terms and conditions stated in this document, including the referenced Quaker warranty and the limitations of liability described therein. Unless otherwise agreed, this offer shall expire after the quote availability date listed on the quote. In order to accept such offer, and before Quaker begins to fabricate such products, Customer must:
    1. Review and approve this quote;
    2. Provide any additional details or information Quaker requires regarding the job or the Customer;
    3. If applicable, complete and submit a credit application subject to approval by Quaker's credit department; and
    4. If applicable, submit approved Shop Drawings which are incorporated into the order.
- Quaker's entry of a sales order will serve to acknowledge completion of these steps. Any purchase order or other document that Customer may use to indicate acceptance of this quote, shall be considered for Customer's internal purposes only, and notwithstanding any language to the contrary in any such document, any resulting order shall remain subject to the governing terms and conditions stated in this quote. Quaker expressly objects to, and does not accept, any conflicting, modified, or additional terms or conditions proposed by Customer unless such proposed terms and conditions are specifically approved in writing by Quaker's credit department, legal counsel, or an appropriate officer of the company.
- TAXES: Unless otherwise indicated, sales or use taxes are not included in this quote. It shall be Customer's responsibility to ensure payment of any applicable state or local sales or use or other taxes, and Customer shall indemnify Quaker against any claimed failure to pay such taxes when due.
- Any lead times provided are estimates only. An estimated delivery date will be established by Quaker and communicated to Customer once the sales order is entered.
- If you request any change to your order after placing your order, then you will be responsible for any actual or reasonably estimated costs incurred by Quaker in processing such change, and Quaker may require submittal of a change order documenting the requested changes.
- WARRANTY: The sale of the quoted products is subject to Quaker's Limited Warranty for Single-Family Dwellings dated 4/1/2019, which contains the relevant manufacturer's warranty and various limitations of liability, is hereby incorporated by reference, and is available at www.quakerwindows.com/ warranty-information/. Customer will provide this warranty to the end user as appropriate.
- Undeliverable Product Storage Fee: If Customer is not willing or able to accept delivery of an order that is ready for shipment, then for any delivery delayed by more than 14 calendar days from the estimated delivery date, an undeliverable product storage fee of $350 per trailer per week will be added to the order, which may be invoiced at that time.
- Delivery & Detainage Fee: Customer is responsible for inspecting and unloading products associated with this order upon delivery. If offloading time is excessive, then Customer will be responsible for payment of detention fees in the amount of $150 per hour. If Customer's inspection reveals products damaged during shipment, such damage should be photographed at the time of delivery, and must be documented on the delivery ticket.
- Product rating information: Individual units greater than gateway size may have a reduced rating per Quaker's calculations based on AAMA 2502-07 Comparative Analysis Procedure for Window and Door Products. Overall Design Pressure of mulls/assemblies may be less than the computed values of individual units per Quaker's calculations based on AAMA 450-10 Voluntary Performance Rating Method for Mulled Fenestration Assemblies. Thermal ratings are based on NFRC test size.
- Any vertical or horizontal mulling system is designed for lateral wind loading only and does not provide structural down loading. Headers must be sized to allow for a maximum deflection of 1/8 of an inch. Please consult an architect or engineer for design requirements and building code compliance when combining multiple units together.
- FIELD TESTING: In order to be warranted for performance by Quaker, any field testing of QUAKER products must be conducted as specified in the above-described warranty.
- PRICE ADJUSTMENT: Quaker reserves the right to adjust the pricing described in this quote, or impose an additional surcharge, in the event of any extraordinary increase in any of its costs associated with manufacturing, supplying, or distributing the quoted products after the date of this quote, whether or not such increase arises out of an event of force majeure or a failure of presupposed conditions, upon notice to the Customer at any time prior to Quaker's entry of Customer's order regarding the adjustment or surcharge necessary to defray such increases.
- FORCE MAJEURE: Quaker will not be liable for any nonperformance, delay in performance, or damage that results from any cause beyond Quaker's reasonable control, including, without limitation, any: Act of God; act of the Customer; restraint of government, such as embargo or other trade restrictions or governmental regulations or demands (whether or not later proven to be invalid); fire; flood; accident; strike or other labor disturbance; machinery or equipment breakdown; plant shutdown or slowdown; war; riot; terrorist act; delay in transportation; delays of suppliers or carriers; or inability to obtain necessary labor, materials or manufacturing facilities at customary prices ("Force Majeure Events").



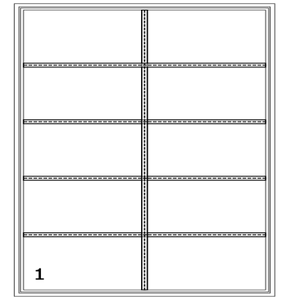
* T in the drawing denotes Tempered Glass

Line: 1
Quantity: 1
Color: Satin Cream
Overall Dim: 56 1/2 x 64 1/2
RO: 57 1/4 x 65

Label: Window 1
Series: 3 1/4" - Historic (H600)
Glass: Energy3S (Triple Silver)
DP Rating: 45
Factory Mulled: Yes

Unit	Option	Value
1	**DP Rating**	45
	Unit Dim	56 1/2" x 64 1/2"
	Meets Egress	No

Comments:



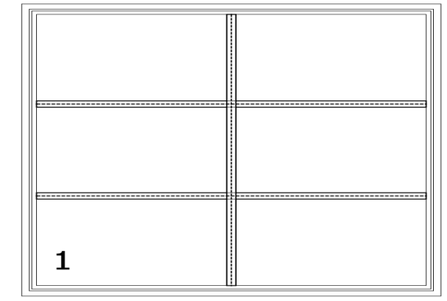
* T in the drawing denotes Tempered Glass

Line: 2
Quantity: 3
Color: Satin Cream
Overall Dim: 40 1/2 x 64 1/2
RO: 41 1/4 x 65

Label: Windows 2,3,4
Series: 3 1/4" - Historic (H600)
Glass: Energy3S (Triple Silver)
DP Rating: 45
Factory Mulled: Yes

Unit	Option	Value
1	**DP Rating**	45
	Unit Dim	40 1/2" x 64 1/2"
	Meets Egress	No

Comments:



* T in the drawing denotes Tempered Glass

Line: 3
Quantity: 1
Color: Satin Cream
Overall Dim: 40 1/2 x 40
RO: 41 1/4 x 40 1/2

Label: Window 5
Series: 3 1/4" - Historic (H600)
Glass: Energy3S (Triple Silver)
DP Rating: 70
Factory Mulled: Yes

Unit	Option	Value
1	**DP Rating**	70
	Unit Dim	40 1/2" x 40 "
	Meets Egress	No

Comments:

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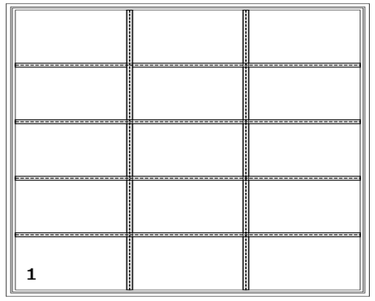


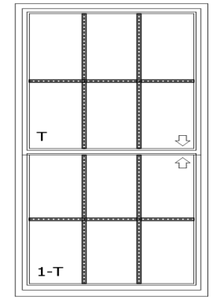
* T in the drawing denotes Tempered Glass

Line: 4
Quantity: 1
Color: Satin Cream
Overall Dim: 56 1/2 x 64 1/2
RO: 57 1/4 x 65

Label: Window 6
Series: 3 1/4" - Historic (H600)
Glass: Energy3S (Triple Silver)
DP Rating: 45
Factory Mulled: Yes

Unit	Option	Value
1	**DP Rating**	45
	Unit Dim	56 1/2" x 64 1/2"
	Meets Egress	No

Comments:



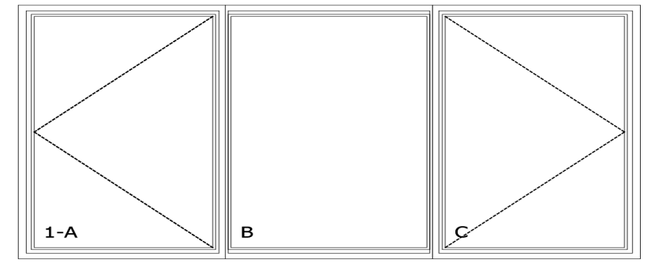
* T in the drawing denotes Tempered Glass

Line: 5
Quantity: 1
Color: Satin Cream
Overall Dim: 39 x 84
RO: 39 3/4 x 84 1/2

Label: Window 7
Series: 2 3/8" - Keystone (K200)
Glass: Energy3S (Triple Silver)
DP Rating: 50
Factory Mulled: Yes

Unit	Option	Value
1	**DP Rating**	50
	Unit Dim	39 " x 84 "
	Meets Egress	Yes

Comments:



* T in the drawing denotes Tempered Glass

Line: 6
Quantity: 1
Color: Satin Cream
Overall Dim: 99 1/2 x 57 1/2
RO: 100 1/4 x 58

Label: Window 8
Series: 3 1/4" - Historic (H600)
Glass: Energy3S (Triple Silver)
DP Rating: 50
Factory Mulled: Yes

Unit	Option	Value
1	**DP Rating**	50
	Unit Dim	99 1/2" x 57 1/2"
	Meets Egress	Yes

Comments:

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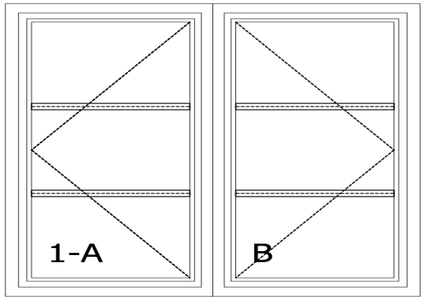


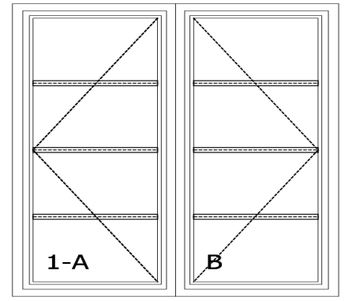
* T in the drawing denotes Tempered Glass

Line: 7
Quantity: 1
Color: Satin Cream
Overall Dim: 40 1/2 x 40 1/2
RO: 41 1/4 x 41

Label: Window 9
Series: 3 1/4" - Historic (H600)
Glass: Energy3S (Triple Silver)
DP Rating: 50
Factory Mulled: Yes

Unit	Option	Value
1	**DP Rating**	50
	Unit Dim	40 1/2" x 40 1/2"
	Meets Egress	No

Comments:



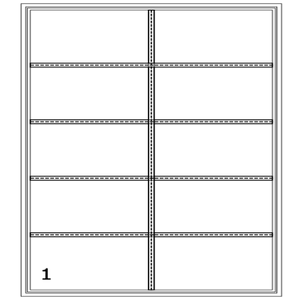
* T in the drawing denotes Tempered Glass

Line: 8
Quantity: 2
Color: Satin Cream
Overall Dim: 40 1/2 x 51 1/2
RO: 41 1/4 x 52

Label: Window 10, 11
Series: 3 1/4" - Historic (H600)
Glass: Energy3S (Triple Silver)
DP Rating: 50
Factory Mulled: Yes

Unit	Option	Value
1	**DP Rating**	50
	Unit Dim	40 1/2" x 51 1/2"
	Meets Egress	No

Comments:



* T in the drawing denotes Tempered Glass

Line: 9
Quantity: 1
Color: Satin Cream
Overall Dim: 40 1/2 x 64 1/2
RO: 41 1/4 x 65

Label: Window 12
Series: 3 1/4" - Historic (H600)
Glass: Energy3S (Triple Silver)
DP Rating: 45
Factory Mulled: Yes

Unit	Option	Value
1	**DP Rating**	45
	Unit Dim	40 1/2" x 64 1/2"
	Meets Egress	No

Comments:

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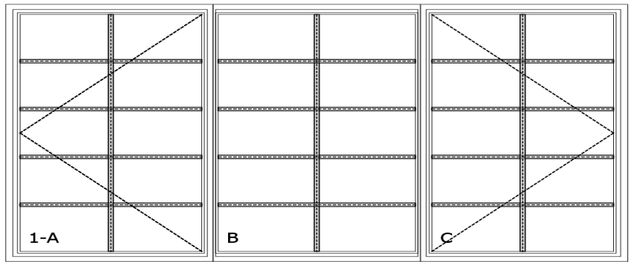

* T in the drawing denotes Tempered Glass

Line: 10
Quantity: 1
Color: Satin Cream
Overall Dim: 111 x 65
RO: 111 3/4 x 65 1/2

Label: Window 13
Series: 3 1/4" - Historic (H600)
Glass: Energy3S (Triple Silver)
DP Rating: 45
Factory Mulled: Yes

Unit	Option	Value
1	**DP Rating**	45
	Unit Dim	111 " x 65 "
	Meets Egress	Yes

Comments:

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THIS IS REPRESENTATIVE OF PRODUCT ONLY. OUR DIVIDING LINES

PATTERN WILL BE SAME AS OUR EXISTING.

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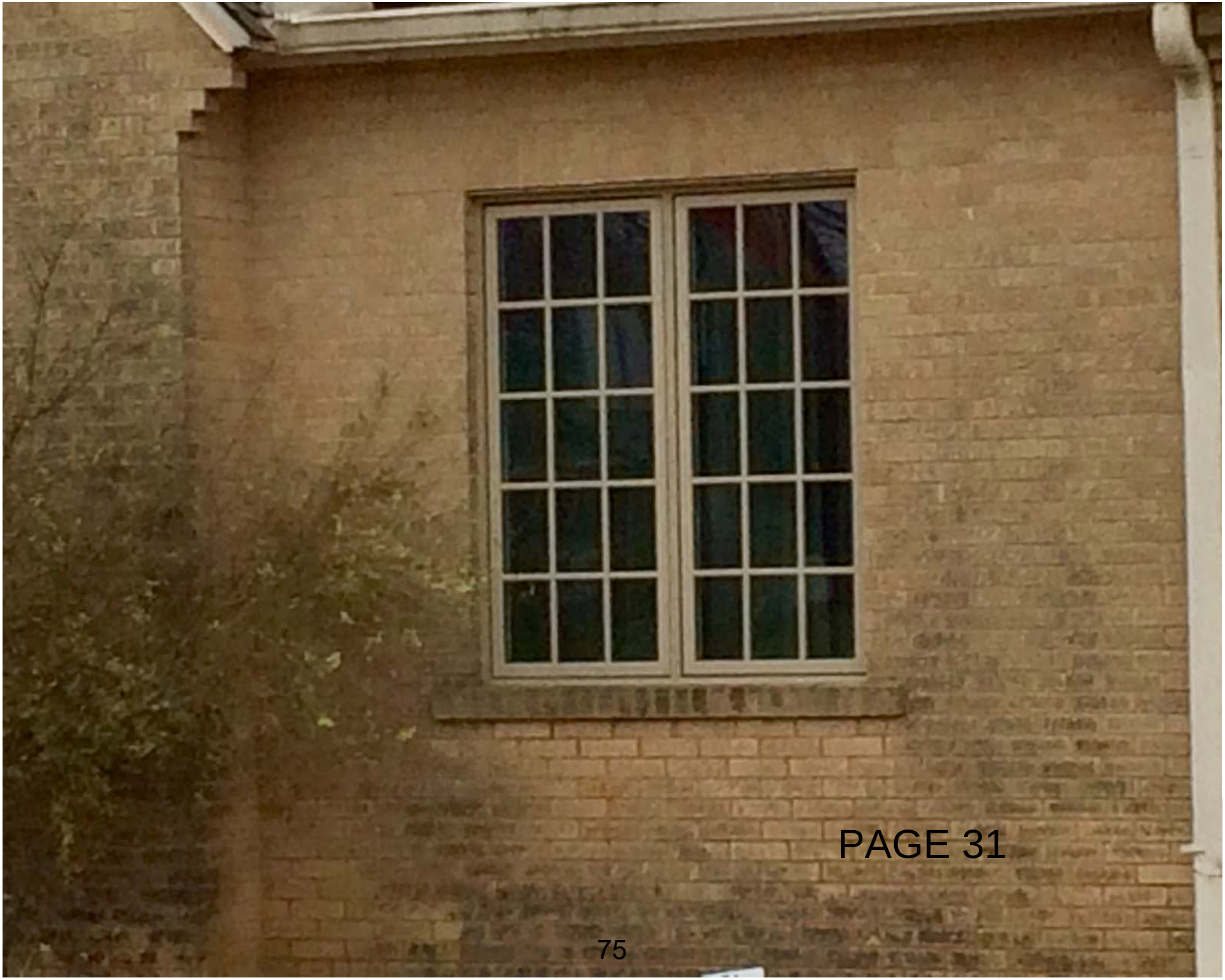

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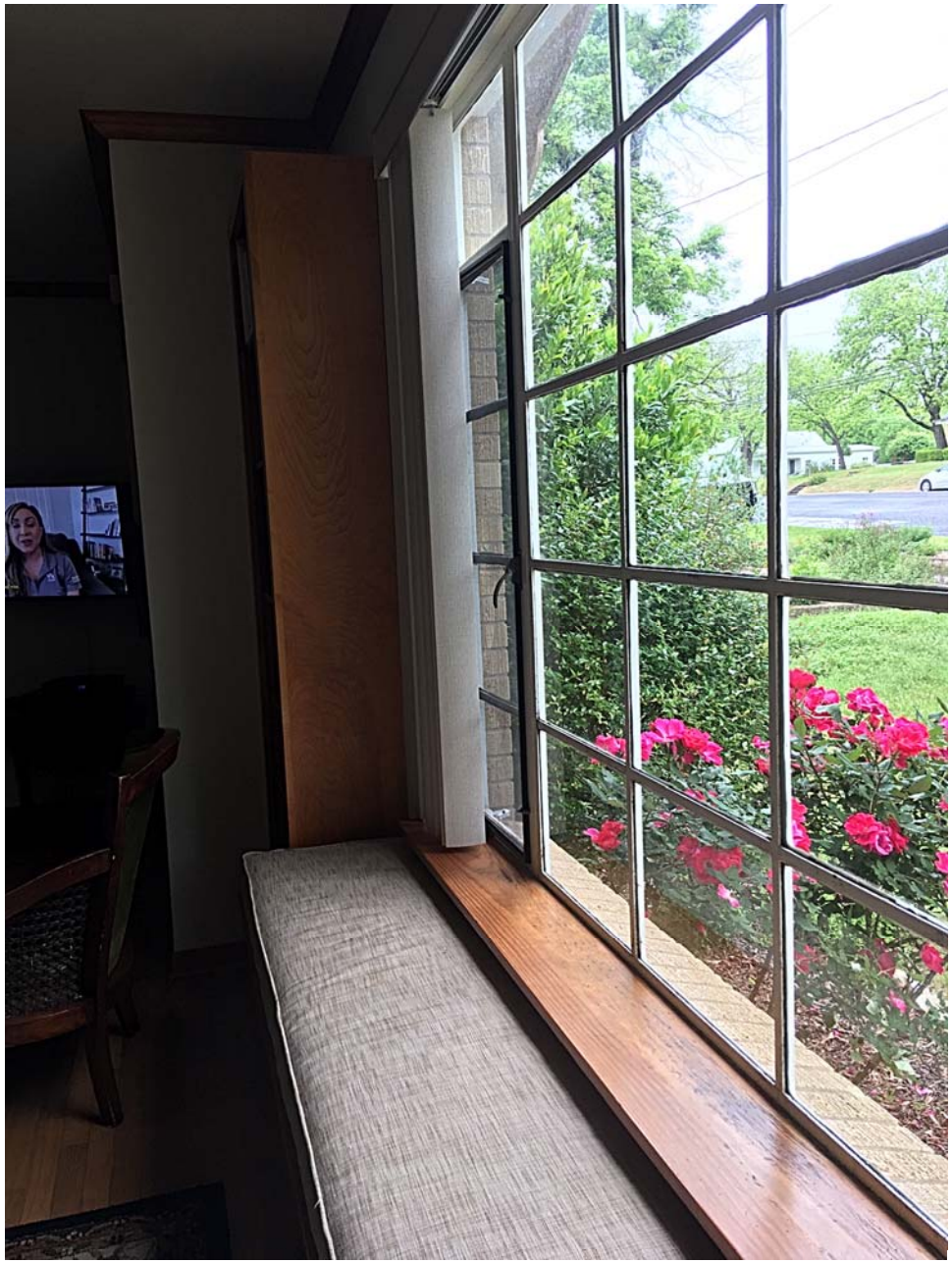

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Gillespie CAD

Property Search Results > 28164 KADERLI, GREGORY G & EILEEN S for Year 2019

Tax Year: 2019

Property

Account

Property ID:	28164	Legal Description:	FBG ADD BLK 8 LOT 382
Geographic ID:	0010-0080-038200	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	611 W SAN ANTONIO ST TX	Mapsco:	
Neighborhood:	CITY CENTRAL WEST	Map ID:	10
Neighborhood CD:	FCCW		

Owner

Name:	KADERLI, GREGORY G & EILEEN S	Owner ID:	18296
Mailing Address:	PO BOX 302 FREDERICKSBURG, TX 78624	% Ownership:	100.0000000000%
		Exemptions:	HS, OTHER

Values

(+) Improvement Homesite Value:	+	$193,470		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value:	+	$117,800		
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0

(=) Market Value:	=	$311,270		
(–) Ag or Timber Use Value Reduction:	–	$0		

(=) Appraised Value:	=	$311,270		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$311,270		

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Taxing Jurisdiction

Owner: KADERLI, GREGORY G & EILEEN S
% Ownership: 100.0000000000%
Total Value: $311,270

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	0.000000	$311,270	$311,270	$0.00	
CFB	CITY OF FREDBG	0.227284	$311,270	$311,270	$637.91	$637.91
G086	GILLESPIE COUNTY	0.412500	$311,270	$311,270	$1,130.76	$1,130.76
HUW	HILL CNTRY UWCD	0.006200	$311,270	$311,270	$19.30	
SFB	FREDBG ISD	1.076200	$311,270	$276,270	$2,839.83	$2,839.83
WCD	GILLESPIE WCID	0.000200	$311,270	$311,270	$0.62	
	Total Tax Rate:	1.722384				

WINDOWS

Windows are an important element to a building for many reasons, including aesthetics and functional purposes. As such, it is vital to preserve, repair, and maintain windows as they were initially intended. Due to many years of inappropriate reconstruction and alteration, the windows or transoms in the downtown business district may have been covered with plywood. In such a case, it is recommended to remove the "slip covers" and restore the windows and/or transoms to their original state. The following are recommendations made by the Secretary of the Interior on how to handle, repair, and the maintain the windows and transoms. For convenience purposes, transoms shall be included in the realm of windows in the following information.

Recommended

1. Retaining and repairing existing window openings; including: window sashes, glass, lintels, sills, architraves, shutters, pediments, hoods, and all other hardware that contributes to the overall character of the building.

2. Applying preventative measures against deterioration, such as cleaning, painting, and removing rust.

3. Using maintenance techniques to improve thermal performance of the windows, such as re-caulking and/or replacing or installing weather-stripping.

4. Arresting any decay due to fungi with the use of fungicides and wood preservatives. Always follow the manufacturers recommendations and directions.

5. Cleaning using the gentlest means possible.

Figure 54: Commercial, East Main. This covered transom is an option not preferred, but may be easily restored.

Not Recommended

1. Introducing new window openings into the principle elevation, or enlarging or reducing the openings to fit new stock window sashes.

2. Altering the size of the window panes or sash, thus damaging the scale and proportion of the building.

3. Installing inappropriate new features or materials that require removal of original windows or the installation of plastic canvas, fake shutters, or other incompatible features or materials that diminish the character and appearance of the building.

4. Diminishing the character of the building by removing, altering, or obscuring significant windows and features.

Repairing and Replacing Windows

Recommended

1. Choosing new materials that are compatible to the old.

2. Repairing windows and features instead of replacing them.

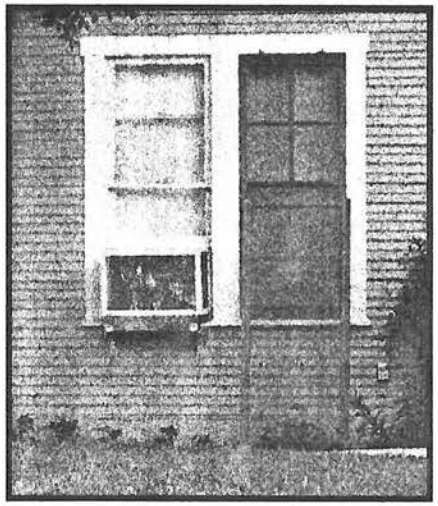


Figure 55: Residence, West Schubert. The original, front facade window was replaced in order to accommodate this air conditioning unit.

3. Repairing damaged window features, or entire elements with new materials that are compatible to the old in size, scale, color, and proportion. Repairing for glass includes: patching, piercing-in, consolidating, or reinforcing.

Not Recommended

1. Replacing old windows and features with new material that is not physically or chemically compatible with the old and that changes or alters the visual appearance of the building.

2. Removing original windows or features that are in repairable condition, or when limited replacement is sufficient.

3. Blocking in windows significant to the overall character of the building, instead of repairing or replacing with appropriate materials.

Designing and Replicating

Recommended

1. Duplicating material, design, and hardware of the older window, if new are to be used.

2. Designing new windows and features based upon historical, physical, or pictorial documentation and evidence.

3. Using same or similar materials when designing new windows or features that are compatible with the old.

Not Recommended

1. Creating a false sense of era or functionality with shutters, security grills, blinds, or other incompatible features that have no historical significance due to insufficient evidence. For further information on sources, see the "Research Resources" section in the Appendix.

2. Using materials that are incompatible to the original in size, shape, scale, or color.

Historic Review Board

Application Information

Application Number:	20-40
Date:	May 12, 2020
Address:	215 Mistletoe
Zoning:	R2
Owner:	Mark Pavlicek
Applicant:	Cass Phillips
Rating:	Medium
Proposed Modifications:	new construction of STR units, relocation of garage

Request:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Relocate and rehab/repurpose Existing Garage Structure "B" to lBR-l Bath STR Unit.
2. Construct new, single story (15' ridge height)- One Unit, l BR-l Bath STR Structure "C". Using smart siding in board & batten style and metal roof.
3. Construct single story (16' 6" ridge height), Two Unit, 2BR-2Bath, STR Structure "D". Using smart siding in board & batten style and metal roof.

Relevant Fredericksburg Design Guidelines:

Recommended

1. Designing new construction within the same scale, size, and massing of its surroundings.

2. Using materials, colors, and finishes compatible to the surrounding historic structures.

3. Maintaining the same roof lines, setbacks, and street and porch orientations as its neighbors.

4. Minimizing the visual and physical impact of parking.

Not Recommended

1. Removing historic site features or buildings that are important elements to the historic area.

2. Designing a building as a style, scale, or proportions that never occurred in the area.

3. Designing the building with materials, colors, and finishes not compatible with its neighborhood.

4. Designing new buildings with inaccurate interpretations of original styles, thus distorting the perception of genuine historic buildings.

Relevant Secretary of Interior's Standards:

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.

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.

Relevant Sections of Fredericksburg Historic Preservation Ordinance:

Definitions:

Appurtenance. A feature related to a parcel of land or to a building, structure, object, site, or a related group thereof. The term includes, but is not limited to, buildings, structures, cisterns, barns, windmills, objects sites, landscaping features, walls, fences, light fixtures, steps, paving, sidewalks, shutters, awnings, and signs. An appurtenance has the same rating as the main structure, unless the owner requests that individual ratings be given to each appurtenance. Such requests will be processed as an original application for a rating.

(2) Medium rating. Resources that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the historic district's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

Low Rating….. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

FBG Historic Preservation Ordinance Sec. 23-63. - Demolition/removal. (b) In addition to the criteria specified in section 23-62, the Board shall use the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:

(1) The demolition, removal or relocation of an historic Resource with a rating of "high" or the demolition or removal of an historic Resource with a rating of “medium” in the Fredericksburg Historic Resource Survey is strictly prohibited.

(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.

(c) As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.

(e) The Design Guidelines for the City of Fredericksburg, The Secretary's Standards for Rehabilitation and The Secretary's Guidelines for Rehabilitating Historic Buildings will be used to guide the Board in decisions regarding issuance of a certificate of appropriateness for demolition or removal of a Resource, historic landmark or within the historic district when permitted.

(f) In the case of a demolition application, the Board shall affirmatively find that:

(1) Reasonable measures could not be, taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;

(2) Reasonable measures have been taken to relocate the Resource to a new site first within the same property, secondly within the historic district (if applicable), or thirdly to an area that will be enhanced by the Resource or where the goals of this article will be furthered and that the same cannot reasonably be done;

(4) Plans for proposed new construction or other reuse of the property, and their effects on the historical, cultural, social, or architectural identity of the surrounding area will be positive and promote the goals of this article.

(e) In the case of a removal application, the Board shall affirmatively find that:

(1) Reasonable measures could not be taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;

(3) Reasonable measures have been taken to relocate the Resource within the same property, and that the same cannot reasonably be done;

(4) Reasonable measures have been taken to relocate the Resource within the historic district (if applicable), or that it will be relocated to an area that will be enhanced by the resource and where the goals of this article will be furthered; and

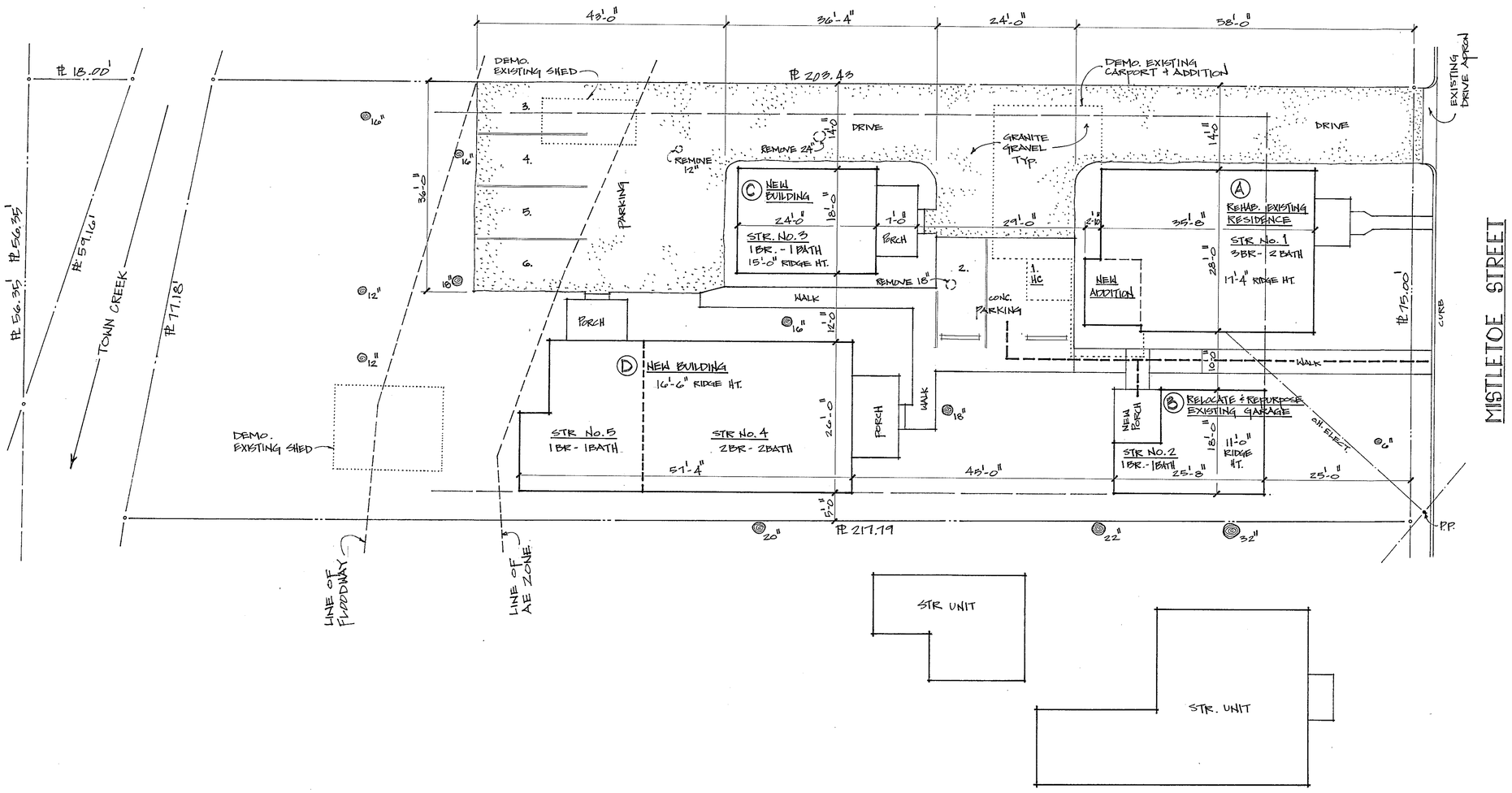
Staff Recommendation/Findings:

Board action at the April HRB meeting: Approval based on staff recommendation including re-rating and demolition of two shed structures, reduction of height of new construction, screening or relocation of parking, approval of addition to main house.

1. The relocation of medium rated properties is allowed on-site. The proposal to relocate the garage and bring it to the front site yard has been allowed at other STR projects. This allows for the continued use and rehabilitation of the structure. The proposed location is where parking would have been in the previous site plan. Staff recommends approval based on FBG Historic Preservation Ordinance on demolition and relocation cited above.
2. The new STR unit has been reduced in height and is of an architectural style common to the district. The use of modern materials sufficiently differentiates it from historic buildings. Staff recommends approval based on SOI #9 and #10 and FBG Design Guidelines for new construction.
3. The new STR unit has been reduced in height and is of an architectural style common to the district. The use of modern materials sufficiently differentiates it from historic buildings. Staff recommends approval based on SOI #9 and #10 and FBG Design Guidelines for new construction.

Case Comments:

The new site plan has not received approval by other City departments, but is currently being reviewed. Parking may need to be removed from floodplain and the building "C" may need to be pushed back on the property.



SITE PLAN

1" = 10'-0"

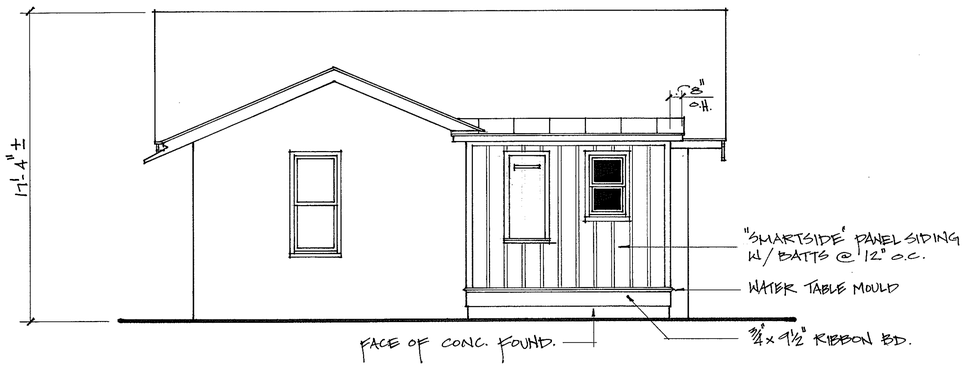
BLOCK 3, LOT No. 15 AND PART OF LOT No. 16
215 MISTLETOE STREET, FREDERICKSBURG, TX

W. CASS PHILLIPS
PLANNING & DESIGN
1000 HILL ST. FREDERICKSBURG, TX 78624
cphillips@hughes.net
C 830 997 8168 H 830 997 8758

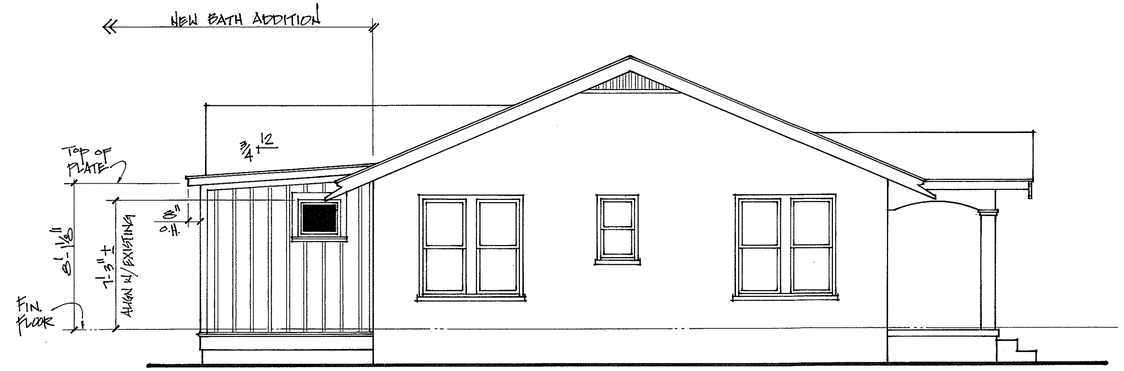
5 · 1 · 2020

STR DEVELOPMENT OF 215 MISTLETOE STREET FOR
MARK PAVLICEK

OF



REAR (SOUTH) ELEVATION 1/4"=1'-0"



LEFT SIDE (EAST) ELEVATION 1/4"=1'-0"

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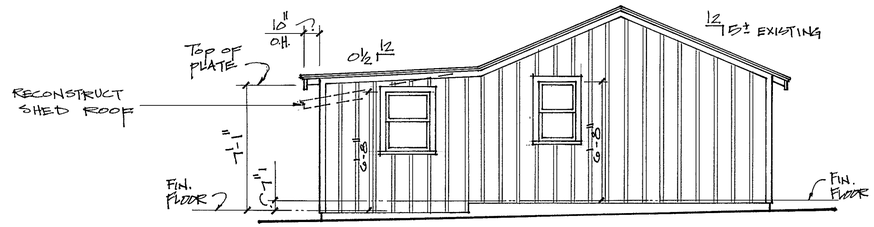
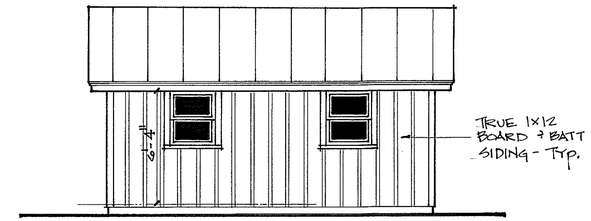
5.7.2020

STR DEVELOPMENT OF 215 MISTLETOE STREET - ADDITION TO AND REHAB. OF
EXISTING RESIDENCE (A) FOR MARK PAVLICEK

OF



LEFT SIDE (EAST) ELEVATION



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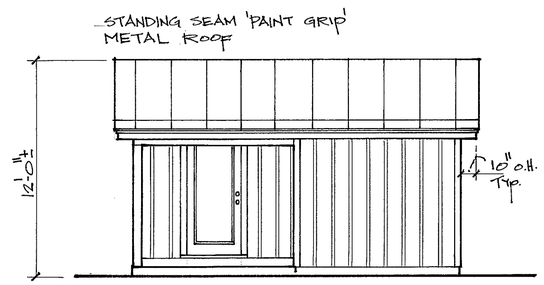

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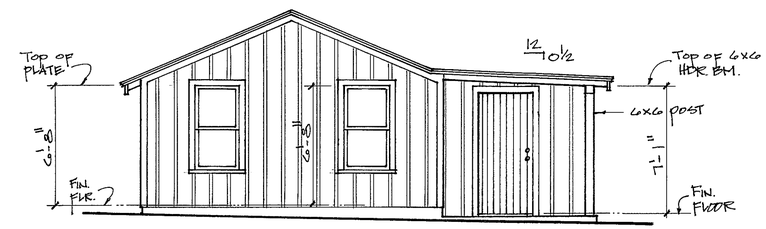

RIGHT SIDE (WEST) ELEVATION 1/4"=1'-0"

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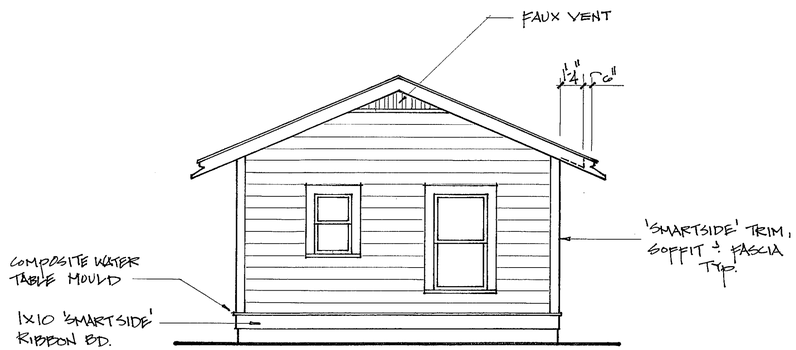
STR DEVELOPMENT OF 215 MISTLETOE STREET - RELOCATION & RECONSTRUCTION OF EXISTING GARAGE (B) FOR MARK PAVLICEK

9F



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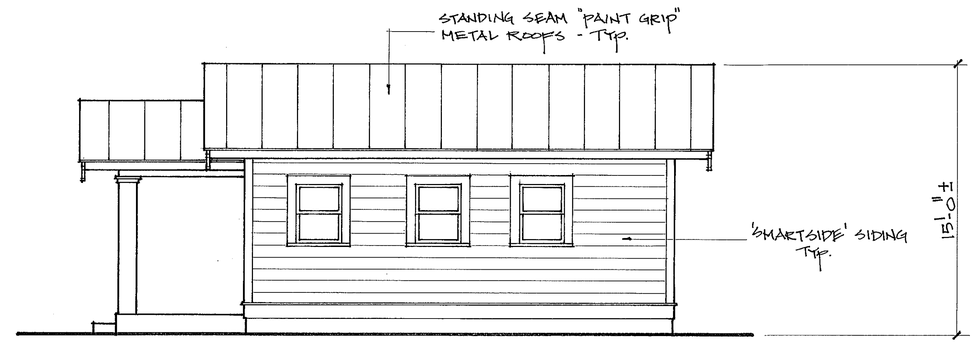

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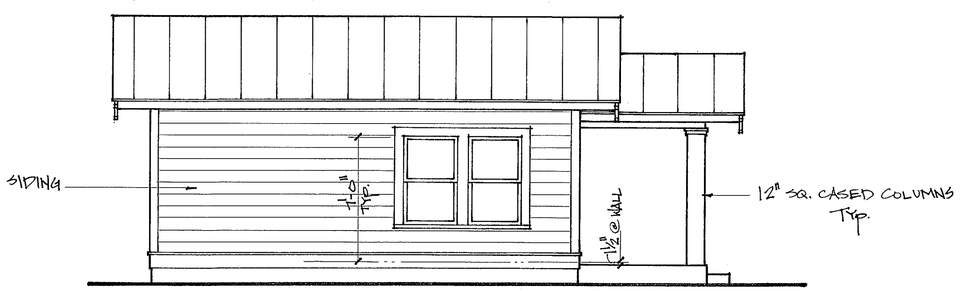

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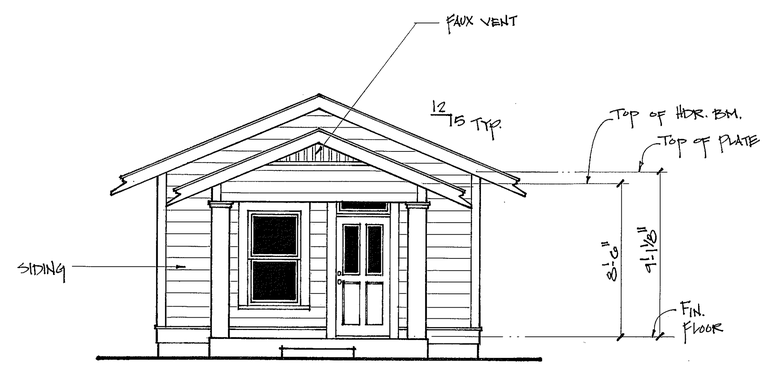

FRONT (NORTH) ELEVATION 1/4"=1'-0"

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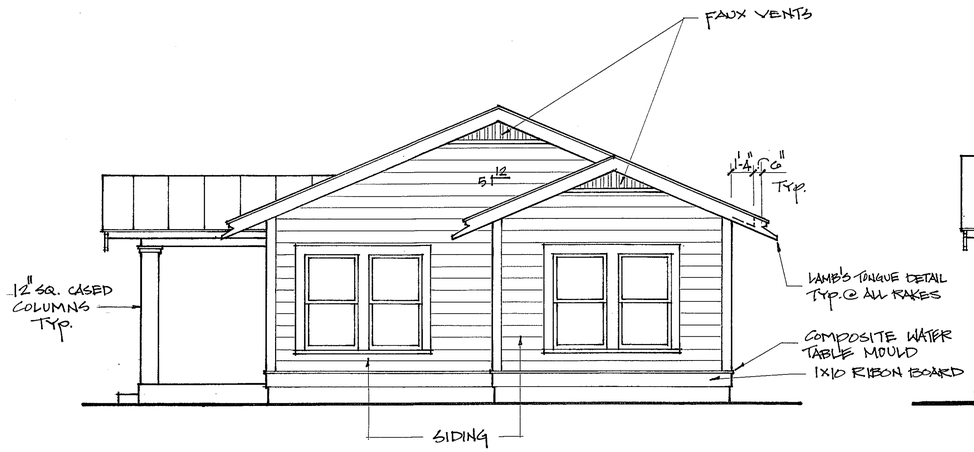
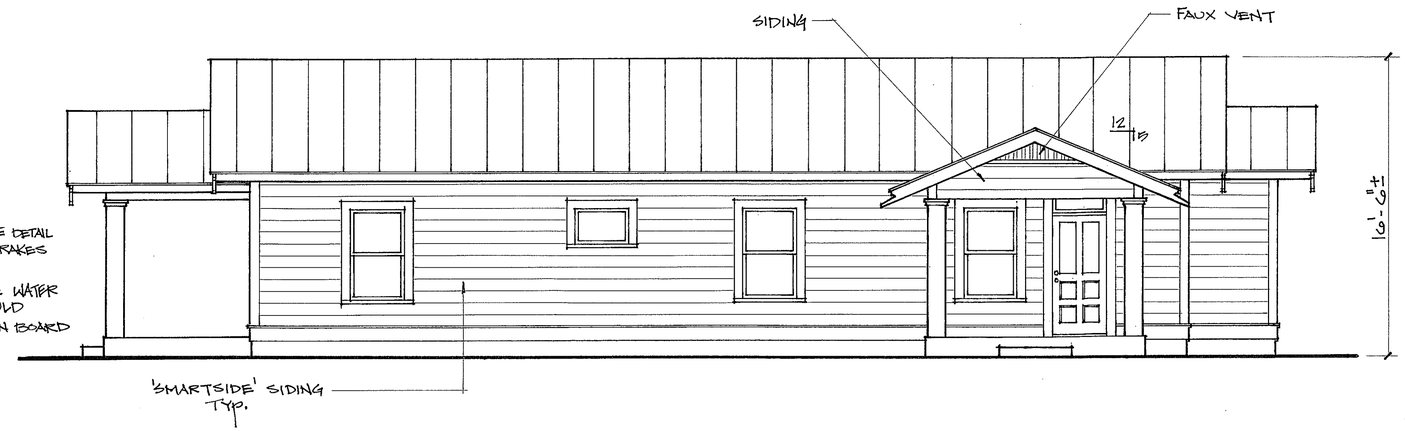
STR DEVELOPMENT OF 215 MIDLEDGE STREET - STRUCTURE ©
FOR MARK PAVLICEK

2 of 2



REAR (SOUTH) ELEVATION 1/4"=1'-0"



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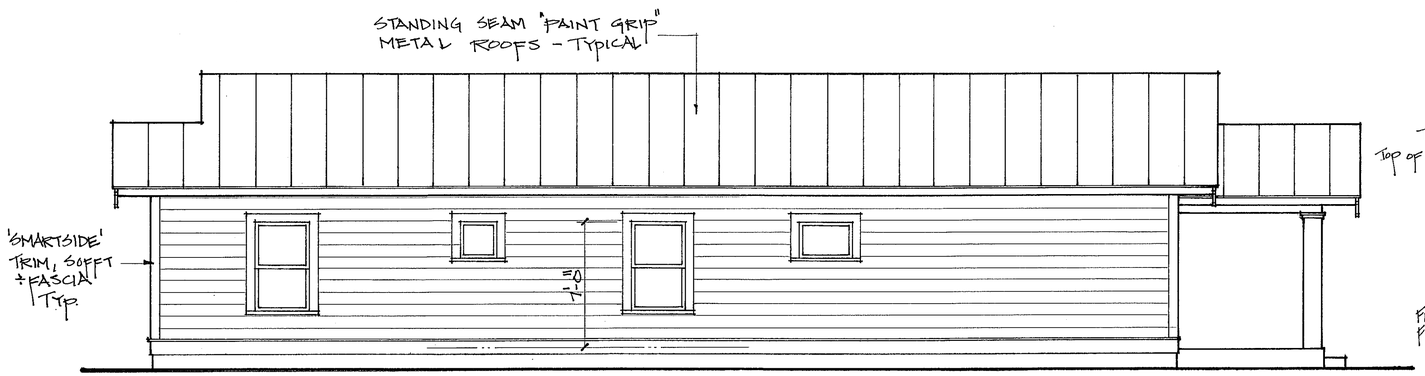

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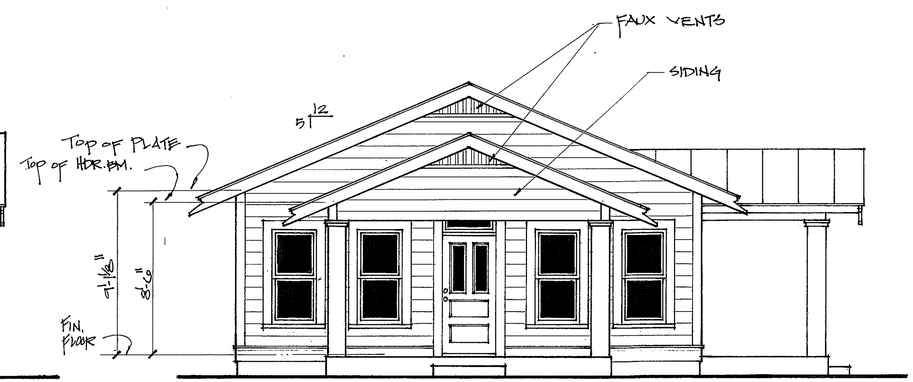

FRONT (NORTH) ELEVATION 1/4"=1'-0"

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5.7.2020

STR DEVELOPMENT OF 215 MISTLETOE STREET · STRUCTURE D

FOR MARK PAVLICEK

9600545

Fredericksburg Historic Review Board

Application Information

Application Number:	20-57
Date:	May 12, 2020
Address:	**209 N Bowie**
Zoning:	R1
Owner:	Todd Stephens
Applicant:	Todd Stephens
Rating:	high
Proposal:	new addition

Request:

The applicant is requesting approval to:

1. new house addition

Relevant Sections of Fredericksburg Historic Preservation Ordinance and FBG Design Guidelines:

Recommended for Additions: 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.

Not recommended for Additions: 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.

Staff recommendation:

1. The proposed side addition is setback from the front of the house, but will be readily visible from the street. The form of the addition is in keeping with the previous additions to the house which use to front Schubert. The roof form, massing, materials and height are appropriate for the house and district. Staff recommends conceptual approval as submitted based on SOI #9 and 10 and FBG Design Guidelines for additions. Final measured drawings with details of materials and measurements will be required for final approval.

209 N. Bowie St.

This is the history of our home at 209 N. Bowie based on what our family was told at the time of the purchase in 2007 by previous owners and what we have been told by family members and friends of previous owners that have stopped by the house over the past 13 years.

The initial part of the house was constructed in 1887. It was a "Sunday Haus" that was common to the area at that time. It was the wood structure that faces Schubert and consisted of one (or two) rooms downstairs. There was an outside staircase that led upstairs to a sleeping quarter. The initial front of the house faced Schubert. The property was a "town lot" (100' x 200') that extended to the south.

In the early 1900s (reportedly 1907), an addition was made by a different owner to the west side of the original structure that consisted of a 2-story structure constructed out of Basse Block walls. At this time, the exterior staircase was removed and converted to an interior staircase that is still used. The address was reportedly changed to the current address facing Bowie at that time.

Indoor plumbing and an addition on the southeast corner of the house was performed by a different owner sometime in the mid 1900s (40s or 50s) that included water to the current location of the kitchen and one full bath upstairs and a half bath downstairs in a utility area. The carport was also reportedly added at that time (or later).

In the mid 1990s, the large side yard (originally the rear yard) was sold to Leonard and Sue Bentch and a house was constructed on that lot.

Other than maintaining the structural integrity of the house and making changes to increase the efficiency of the house (insulation in all exterior walls with new siding and new double pane wood windows) and replacing rotten or old materials, we have not made any major changes to the house itself.

In 2008, we purchased the additional lot behind our house and removed the 1950s house (per the approval of the historic review board). The removal of the house, along with any fencing returned the property to the same size as the original town lot. We left the one car barn on the property located at the northeast corner of the property.

We have added a pool and pergola in the rear yard, as well as a sand volleyball court for our kids to use.

We would like to perform the current remodel on the house to add our personal touch to the multiple remodels that have already been performed on this house over the last 130+ years.

Material Choices:

Roofing – New roof areas will match the existing red standing seam roof that is the same original color as the roof when we purchased the house.

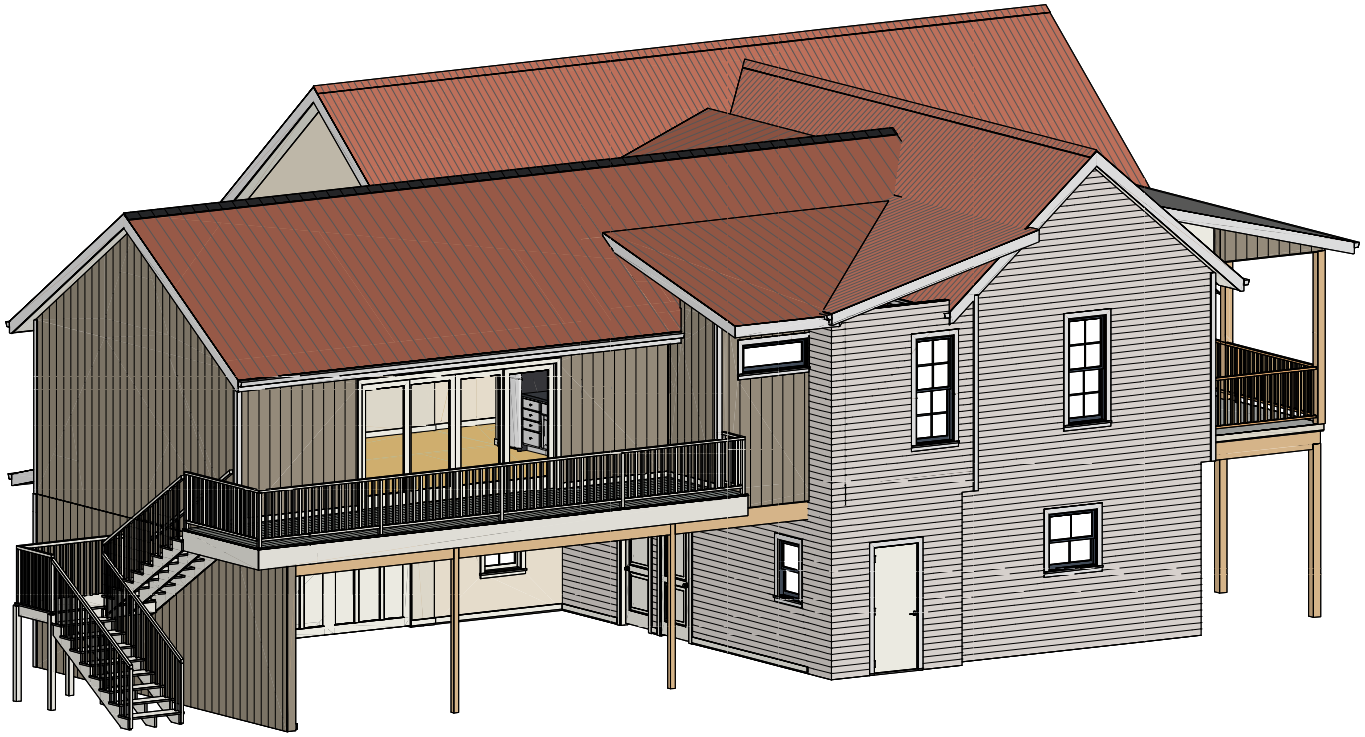
Siding – Wood board and batten on the remodel to make it slightly different from the original wood structure, but still complement the style. We would match the siding on other houses in the area, including the barn located in our back yard and the house across from us on Schubert St.

Windows - Similar windows to what is on rest of the house (including the same shutters)

Paint Color – The Basse Block and original siding are a light tan/green. We would like to paint the addition a darker variation (taupe), but not exactly the same. We would paint the trim the same color (white) as rest of the house.

Garage Doors – Insulated garage doors on the front of the house. The doors we like are the same doors as our neighbor's house 3 doors to the south on the corner of Bowie and Austin. We will paint them the same dark color as our front door and shutters.

Exterior Stairs – Wood stairs to access the rear of the upstairs addition. The stairs and railing will be painted the same white color as the trim.



MARK	DATE	REVISION
1	//////	///

Stephens Residence
209 N. Bowie St.
Fredericksburg, Texas

Hills of Texas Homes
304 N. Adams St.
Fredericksburg, Texas
830-889-7900 - ph
www.hillsoftexashomes.com

NORTH

SHEET TITLE

SITE PLAN
SCALE: 1" = 12'-0"

SHEET NO.

A4