CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
TUESDAY, JANUARY 10, 2012
CITY HALL
CONFERENCE ROOM
126 W. MAIN ST.
5:30 P.M.

1. Call to Order

2. Approve Minutes of December 2011 Regular Meeting *Pp 1 - 4*

APPLICATIONS

3. Application #11-82 by Richard Laughlin on behalf of Forrest Armstrong at 408 W. Travis Street to: *Pp 5 - 16*

   1)
      A) Replace existing wood windows with Marvin Alum clad wood windows (matching existing profiles and lite arrangement). Exterior cladding to be Wineberry
      B) Shorten window on east wall of frame structure (facing Pecan St.) approximately 16" to allow placement of new kitchen base cabinet with sink under window sill
   2)
      A) Remove abandoned brick chimney from frame structure to allow for new kitchen
      B) Remove abandoned brick chimney from basse block structure to allow for new door
   3)
      A) Move existing wood door on front porch back to the original position as per "ghost" marks on siding
      B) Add window back into original position on front porch as per "ghost" marks
   4) Paint wood siding Clary Sage and ginger bread trim, facia and soffit Ibis White
   5) Construct addition to north (rear) of existing structure with same exterior paint scheme

4. Application #11-84 by Stadler Commercial on behalf of Kuhl Ventures, LLC at 301 E. Main to: *Pp 17 - 41*

   1) Replace garage doors with new doors of similar design
   2) Remove rotten framing above storefront glass and replace with aluminum frame storefront glass
   3) Replace two windows on left elevation with insulated windows of similar design

SIGN OFF APPLICATIONS

5. #11-83 Replace roof with standing seam metal - 337 E. Main (Grona) *Pp 42 - 49*

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
December 13, 2011
5:30 PM

On this 13th day of December, the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

SHARON JOSEPH
MIKE PENICK
RICHARD LAUGHLIN
CHARLES SCHMIDT
DAVID BULLION
LARRY JACKSON
BURLEIGH ARNECKE
ERIC PARKER

ABSENT: J. HARDIN PERRY
STAN KLEIN

ALSO PRESENT: BRIAN JORDAN - Director of Development Services
KYLE STAUDT - Building Inspector
TAMMIE LOTH - Development Coordinator
PAT MCGOWAN - City Attorney

The meeting was called to order at 5:30 PM by Sharon Joseph.

MINUTES

Charles Schmidt moved to approve the minutes from the November 2011 regular meeting. Richard Laughlin seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #11-81 by Mammal Design on behalf of Capraia Partners, Ltd. at 230 E. Main to:

1) Remove many of the existing multi-glazed windows and replace with traditional transom and showroom windows
2) Replace single door on left side of elevation with a full glazed door with a painted wood frame to mimic the repetition of the three proposed storefront windows
3) Remove shutters on the east, west, and front sides of structure
4) Change paint colors on exterior
5) Remove brick wall and railing on the front of the building and build a deck

system with i-beams and metal decking to extend the walking surface over the stairwell

6) Remove existing planters and plants and install two new planters that will double as benches
7) Add three gas lantern pendants below the patio on the first level
8) Remove rough sawn plywood from patio ceilings and replace with beaded board

Jon Mammele and Jordan Muraglia presented the application. Mr. Muraglia noted they have taken the same concept as originally presented and detailed it out and provided reasoning for the changes. Mr. Mammele commented their desire is to refurbish the building as closely to what it was as possible. Mr. Mammele also noted the facade is a different brick than the sides and back of the building so they believe the facade is newer than the rest of the building. Mike Penick stated that is not necessarily the case because often times a better material would be used for the front of a building and a cheaper material for the sides. Mr. Penick also stated he does not remember the porches being there and Charles Schmidt agreed he did not remember them. Mr. Muraglia stated what they have found is there was originally an awning and Bill Waring embellished the porches, but they were added before he owned the building.

Mr. Mammele stated they would like to replace the windows and take the vertical and horizontal lines and make them consistent throughout the facade so it unifies a single horizontal line across the bottom. Mr. Mammele stated they don't want to change the whole facade because they like what is there, but what they are proposing is to remove the existing multi-glazed windows in the center section as well as one on the end. Mr. Mammele also noted with the height of the door on the left side of the elevation changing, they will need to replace the glass in both the windows. Richard Laughlin noted the photo they presented shows a transom window on the door. Mr. Mammele noted the photo is from 1973 because they have had a very hard time finding anything earlier than that. Mike Penick stated the photo is after many changes were already made and it does not show the original doors.

Richard Laughlin asked if the applicants brought any photos of ghost marks where the headers were cut and the applicants stated they did. Mr. Muraglia noted the photo from the 1970's show the building without shutters. Charles Schmidt noted the shutters could have been on the building prior to the renovation and the only way to know for sure if they were original is if there are ghost marks on the building. Mr. Muraglia stated they looked at the shutters and none of them were functioning shutters so they believe they were truly for decoration and not original to the structure. David Bullion asked if there were any marks on the first floor that shows the windows may have been transom. Mr. Mammele noted there were no marks and they were all fixed windows.

The Board then looked at each individual point of the application and determined if that specific change should be approved or denied.

1. Remove many of the existing multi-glazed windows and replace with traditional transom and showrooom windows. This was discussed and it was determined no information could be found prior to 1973. Burleigh Arnecke moved to approve point number 1 and Charles Schmidt seconded the motion. All voted in favor with the exception of Richard Laughlin who opposed based on a lack of evidence. The motion carried.

2. Replace single door on left side of elevation with a full glazed door with a painted wood frame to mimic the repetition of the three proposed storefront windows. Mike Penick noted by approving point number 1 they have also, in a sense, approved point number 2. The vote stayed the same with Richard Laughlin opposing.

3. Remove shutters on the east, west, and front sides of structure. Richard Laughlin moved to approve the removal of shutters. David Bullion seconded the motion. All voted in favor and the motion carried.

4. Change paint colors on exterior. Richard Laughlin moved to approve the paint colors presented. David Bullion seconded the motion. All voted in favor and the motion carried.

5. Remove brick wall and railing on the front of the building and build a deck system with i-beams and metal decking to extend the walking surface over the stairwell. Eric Parker asked when this was put in. Mr. Schmidt noted there was a double railing but the brick work and railing is new. Mr. Muraglia stated the area is a liability and a trash collector. Mr. Penick stated the brick and iron work were added at a later date and even the iron Mr. Schmidt was speaking of may not have been original. Mr. Penick stated the removal will not change the building and asked if the basement will still be accessible. Mr. Mammele stated they want to permanently seal it off but not fill it in so that it could be opened later. Mr. Penick asked if the wall is stone and Mr. Mammele noted it was concrete. Mr. Penick then asked if it is concrete over stone and stated he doesn't want the original stone damaged. Mr. Penick explained as they remove it, they will find out more and could possibly build up the framework so the stone won't be damaged. Mr. Laughlin stated no one will ever know the basement is there is if its decked over so they should maybe consider using a different brick so it leaves a ghost mark. Mr. Mammele commented he did not like the idea of intentionally putting in a ghost mark that doesn't belong. Mr. Penick stated he is willing to approve the general idea but would like to see more evidence of how it will be sealed and what is going to be removed. Mr. Penick also commented he would like details of how deep they will dig to make certain they will not remove something that should stay. This point was tabled and the applicants were asked to bring more information to the Board before a decision can be made. Mr. Mammele clarified that the Board would like something that delineates there is a staircase but agrees it could be made flat so they are able to get rid of the railing and brick wall.

6. Remove existing planters and plants and install two new planters that will double as benches. Mr. Mammele stated they would like to start over with nice landscaping and make it an area to gather and rest. Mr. Mammele also noted they would like to make the patio surface traditional flagstone and continue that type of walkway from the White Elephant Saloon. Mr.

Penick stated his preference is to eliminate the planters from the application because they were never there in the first place. Mr. Penick noted if they want planters, they should cut holes in the paving where the posts are for the landscaping and add real benches. Mr. Penick noted there were no raised landscaping areas on Main Street and they could provide the feeling they described with regular benches while keeping more in line with what was originally there. Mr. Muraglia stated if that is the case they will probably just leave it as it is. Mike Penick moved to deny point number 6 and noted if they put in planters they be put in at grade level and if they provide seating to do it in an auxiliary bench type. Mr. Penick added if they take the posts to grade level they may provide a limestone base rather than brick and approved the extension of flagstone for the walkway. Charles Schmidt seconded the motion. Sharon noted this part of the application is only advisory. All voted in favor of Mike's suggestion.

7. Add three gas lantern pendants below the patio on the first level. Mr. Mammele stated they placed the lanterns where the oldest photo they have found shows them and commented they are trying to bring a warm feeling with the gas light. Richard Laughlin moved to approve this point if the fire code allows for it. Eric Parker seconded the motion. All voted in favor and the motion carried.

8. Remove rough sawn plywood from patio ceilings and replace with beaded board. Mr. Mammele commented the plywood that is covering the ceiling is falling down and something needs to be done. David Bullion moved to approve and Burleigh Arnecke seconded the motion. All voted in favor and the motion carried.

There then followed more discussion about the posts in the front of the building and it was clarified the posts were a mandatory function of the Board as opposed to advisory. Mike Penick moved to reconsider the motion for the planters and posts and changed his motion to state if the posts go to the ground level they be put back the way they were with brick at the base and not on a raised planting surface, but to the sidewalk level and support their own. Richard Laughlin seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Eric Parker moved to adjourn. Richard Laughlin seconded the motion. All voted in favor and the meeting was adjourned at 6:30 p.m.

PASSED AND APPROVED this the 10th day of January, 2012.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	11-82
Date:	January 5, 2012
Address:	408 W. Travis
Owner:	Forrest Armstrong
Applicant:	Laughlin Homes
Rating:	High
Proposed Modifications:	See attached.
Neighborhood Characteristics:	Historic Landmark.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

(1) Removal, addition or modification of architectural detail. The distinguishing historic qualities or character of a building, structure, or site and its environment shall not be destroyed. Removal or modification of any historic material or distinctive architectural features may be accomplished upon issue of certificate of appropriateness; however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry, or stone elements.
(2) Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, dark deep shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.
(3) New construction in historic districts. The board will review all new construction plans within Historic Districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, design harmony and setback.

The advisory functions of the Board include the following:

(1) The effect of the proposed change on the general historic, cultural, and architectural nature of the historic district or landmark.
(2) The appropriateness of exterior architectural features which can be seen from a public street, alley, or walkway.
(3) The general design, arrangement, texture, color, and material of the building, or structure, and the relation of such factors to similar features of buildings, or structures, in the district. This consideration shall not be the aesthetic appeal of the structure to the board nor the proposed remodeling, but rather its conformity to the general character of the particular historic area involved.
(4) Conformance of signage to the general historic, cultural, and architectural character of the historic district or landmark.
(5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
(6) The general and specific Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as issued by the secretary of the interior.
(7) The importance of finding a way to meet the current needs of the property owner and the importance of approving plans that will be economically reasonable for the property owner to carry out.

Preservation Priority Rating. Three-tier rating system used in the 2002 *Fredericksburg Historic Resource Survey* to evaluate all properties within, and adjoining to, the City's Historic District. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change.

HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

MEDIUM rating. Properties 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 that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual fifty (50) year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than fifty (50) years of age, but which nevertheless may have relative value within the Historic District, meriting preservation. 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.

406 W. Travis

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	939
Address	406 W. Travis
Date	1870
Stylistic Influence	vernacular; Queen Anne
GCAD Hyperlink	R14245
Owner	JOHNSON, CARLOS M ETUX
Historic District	No Local Landmark
Assessment	Example of a distinctive building plan or architectural style.

1983 Historic Resources Survey

Previous Site No.	807
Previous Ranking	2
Previous Photo References	
Roll	1
Frame	11

Notes Walter Jenschke Sunday House; historic garage and shed.

408 W. Travis

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	938
Address	408 W. Travis
Date	1890
Stylistic Influence	vernacular
GCAD Hyperlink	R21593
Owner	LOCHTE, ATLEE G
Historic District	No Local Landmark
Assessment	Example of a distinctive building plan or architectural style.

1983 Historic Resources Survey

Previous Site No.	808
Previous Ranking	2
Previous Photo References	
Roll	1
Frame	10

Notes Historic rear addition, dilapidated hen shed, and non-historic concrete cistern building.

508 W. Travis

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	1263
Address	508 W. Travis
Date	1930
Stylistic Influence	no style
GCAD Hyperlink	R20011
Owner	KLEIN, ALTON W
Historic District	No Outside Historic District
Assessment	Example of a common building form, architectural style, or plan type that has suffered minor or no alterations. Resource is a good example of its type.

1983 Historic Resources Survey

Previous Site No.	809
Previous Ranking	4
Previous Photo References	
Roll	1
Frame	7

Notes exterior siding changed; 2 sheds at rear

604 W. Travis

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	1264
Address	604 W. Travis
Date	1900
Stylistic Influence	Folk Victorian
GCAD Hyperlink	R21268
Owner	SCHMIDTZINSKY, HENRY FRANK ETUX
Historic District	No Outside Historic District
Assessment	Example of a distinctive building plan or type that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character. Resource is a good example of its type.

1983 Historic Resources Survey

Previous Site No.	810
Previous Ranking	3
Previous Photo References	
Roll	31
Frame	31

Notes 1 shed; 1 garage; changed porch deck; historic addition at rear

606 W. Travis

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	1268
Address	606 W. Travis
Date	1930
Stylistic Influence	Craftsman
GCAD Hyperlink	R21270
Owner	LANGEHENNIG, RUBY L MRS
Historic District	No Outside Historic District
Assessment	Example of a common building form, architectural style, or plan type that has suffered minor or no alterations.

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

Notes asbestos siding added to exterior walls

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11-82

Application for Certificate of Appropriateness

Application Date: 12-12-2011 Application Complete: _____

Property Address: 408 West Travis St.

Owner: Forrest Armstrong Phone No. 1-713-295-9914

Address: _____

Applicant: Laughlin Homes & Restoration Phone No. 830-997-4974

Address: 616 W. Main St. Fredericksburg, Texas 78624

Description of External Alteration/Repair or Demolition: See attachment

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: _____

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: _____

None

☒ Drawing ☐ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: JAN 2012 Desired Completion Date: _____

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction 1915+ -

APPLICANT SIGNATURE: _____

The Applicant *certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property*

_____ Date 12/12/11 ☐*Insignificant* ■*Significant*

Building Official's Determination *(Max 7 days)*

_____ Date _____ ☐*Insignificant* ☐*Significant*

Chairman's Determination *(Max 7 days)*

Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

APPLICATION FEE:-*$10.00 plus ☐ Board Review*; CERTIFICATE OF APPROPRIATENESS-*$20.00*

LAUGHLIN

HOMES + RESTORATION
DESIGN AND BUILD

ATTACHMENT FOR CERTIFICATION OF APPROPRIATENESS

408 W. TRAVIS ST.

1 a. Replace existing wood windows with Marvin Alum clad wood windows (matching Existing profiles and lite arrangement.) Exterior cladding to be Wineberry

b. Shorten window on East wall of frame structure (facing Pecan St.) approximately 16" to allow placement of new kitchen base cabinet with sink under window sill

2 a Remove abandoned brick chimney from frame structure to allow for new kitchen

b. Remove abandoned brick chimney from basse block structure to allow for new door

3 a. Move existing wood door on front porch back to the original position as per "ghost" Marks on siding

b. Add window back into original position on front porch as per "ghost" marks

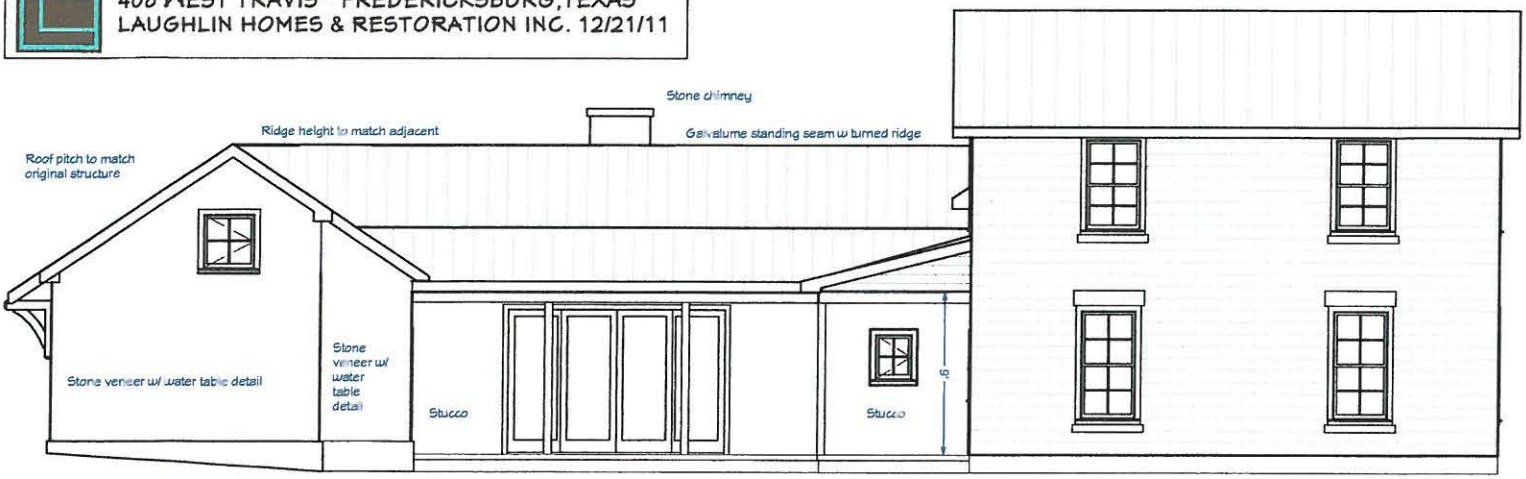
4 Paint wood siding with Sherwin-Williams paint Clary Sage SW 6178

Paint ginger bread trim, facia and soffit Ibis White SW7000

5 Add addition to North (rear) of existing structure with same exterior paint scheme

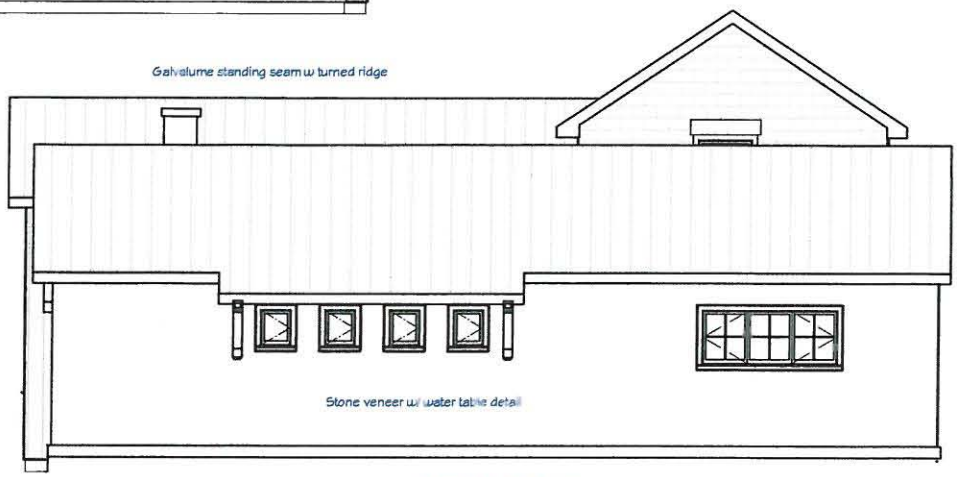
616 WEST MAIN | FREDERICKSBURG, TX 78624 | T. 830.997.4974 | F. 830.990.0754 | HILLCOUNTRYBUILDER.COM

ARMSTRONG PROJECT
408 WEST TRAVIS * FREDERICKSBURG, TEXAS
LAUGHLIN HOMES & RESTORATION INC. 12/21/11

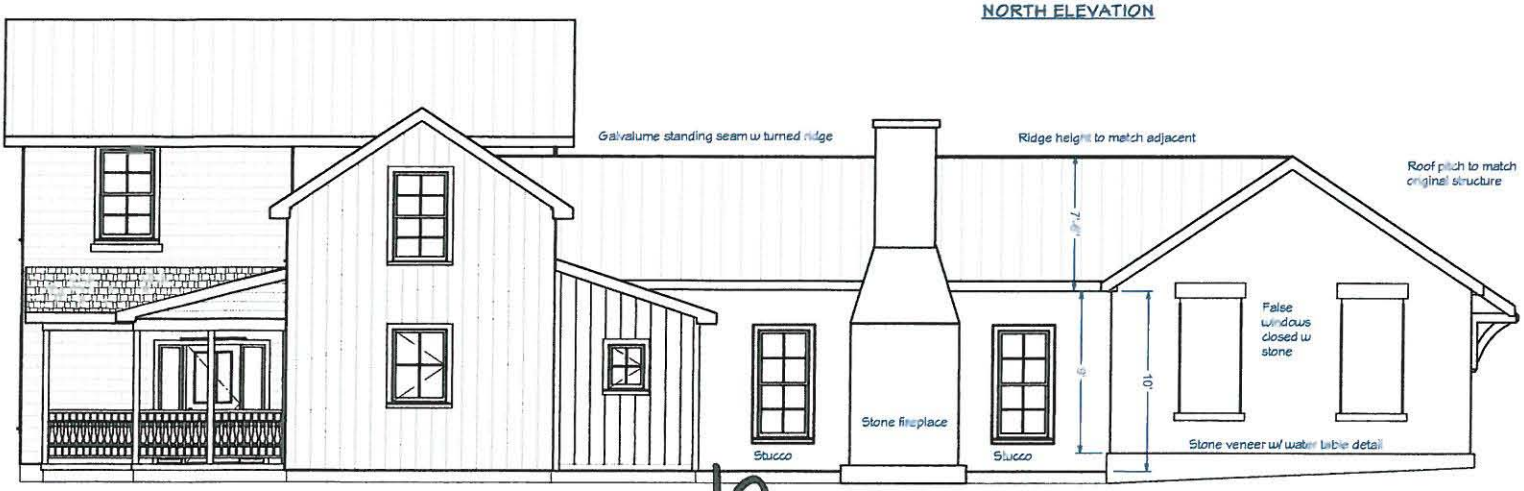


WEST ELEVATION

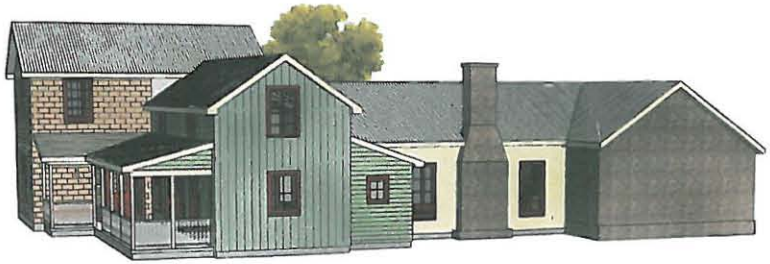
SOUTH ELEVATION



NORTH ELEVATION

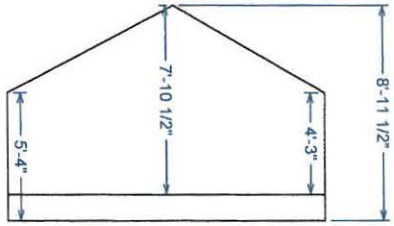


EAST ELEVATION

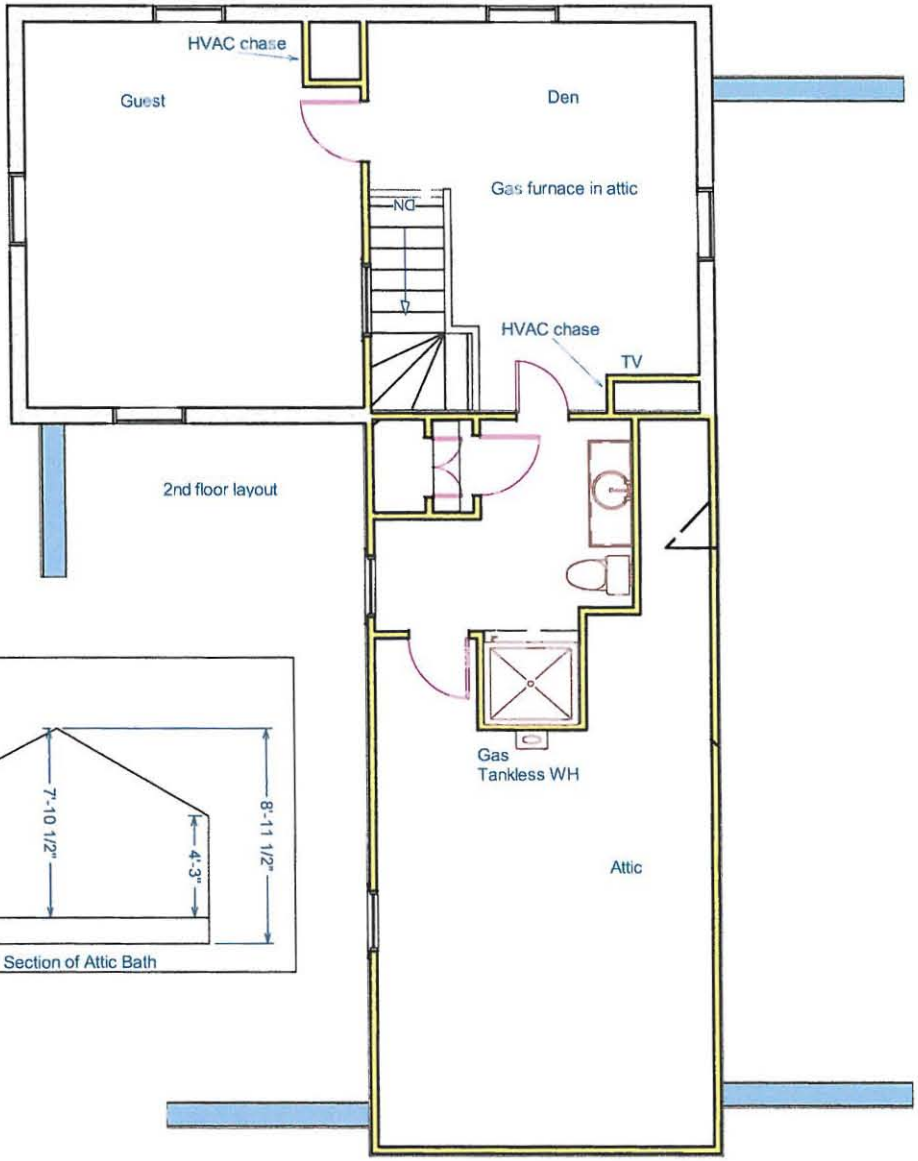


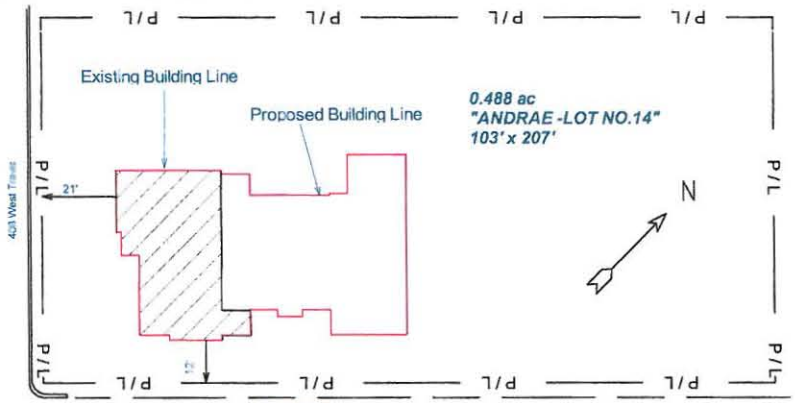
View from East NTS

View from North West NTS



Cross Section of Attic Bath

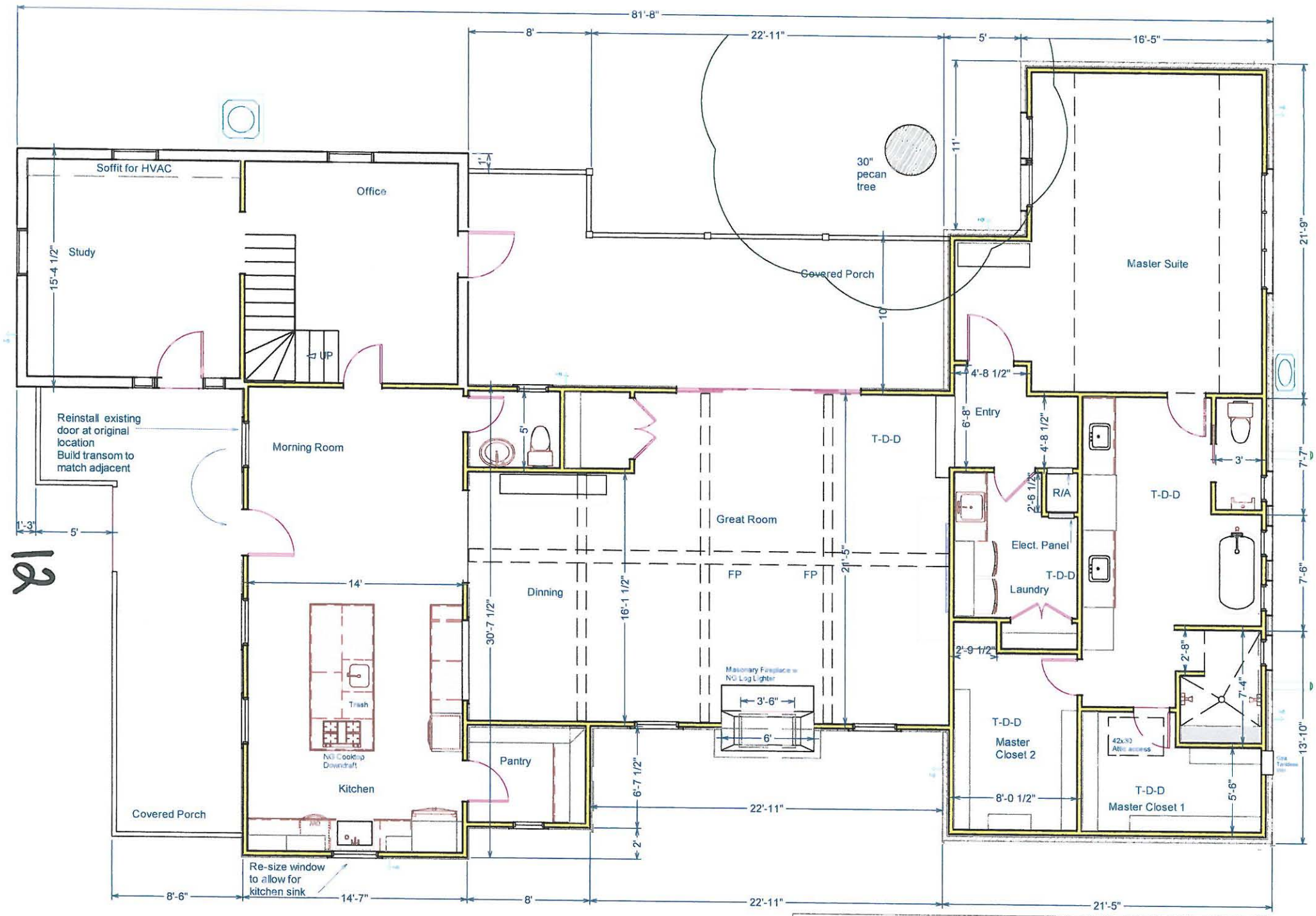




NTS

LAUGHLIN
HOMES + RESTORATION
DESIGN AND BUILD

Forest and Carmen Armstrong
408 West Travis St.
Fredericksburg, Texas ¼"=1'



Forest and Carmen Armstrong
408 West Travis St.
Fredericksburg, Texas ¼"=1'

Gordon Ransleben

From: <rl@hillcountrybuilder.com>
To: <gr@hillcountrybuilder.com>
Sent: Thursday, December 22, 2011 2:52 PM
Attach: IMG00646-20111221-1436.jpg
Subject: IMG00646-20111221-1436.jpg

Photo is sample of exterior rock to be used on new addition

14

B

SW 7000
Ibis White

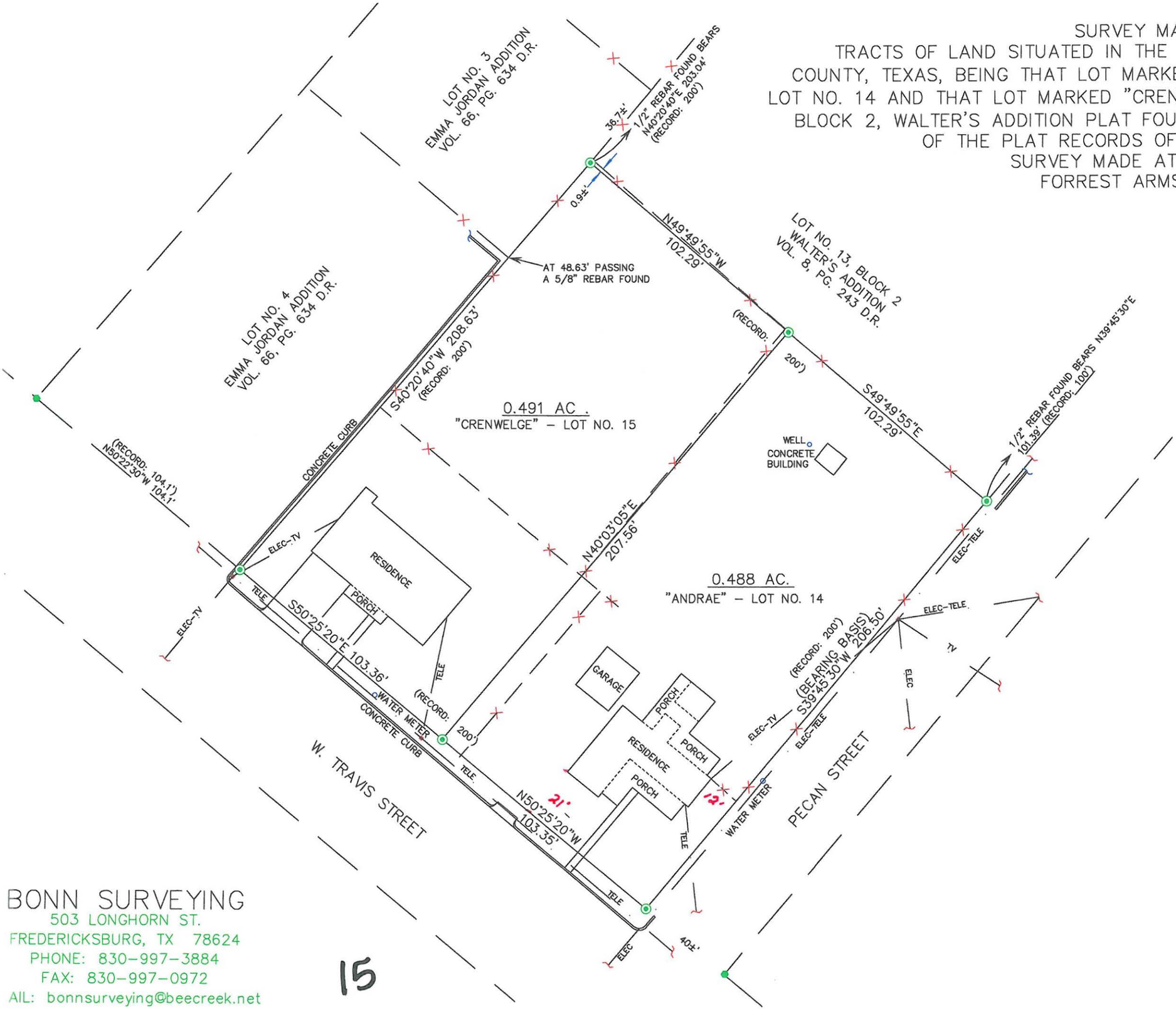
SW 6178
Clary Sage

WINEBERRY

MARVIN
Windows and Doors

Armstrong Colors - 408 West Travis

SURVEY MAP SHOWING
TRACTS OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING THAT LOT MARKED "ANDRAE" AND COMMONLY KNOWN AS LOT NO. 14 AND THAT LOT MARKED "CRENWELGE" COMMONLY KNOWN AS LOT NO. 15, BLOCK 2, WALTER'S ADDITION PLAT FOUND OF RECORD IN VOLUME 8, PAGE 243 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
SURVEY MADE AT THE REQUEST OF
FORREST ARMSTRONG, ET AL.



SCALE 1" = 40'

LEGEND

- 3/8" DIA. REBAR FOUND
- 1/2" DIA. REBAR SET (CAPPED: BONN 4447)
- UTILITY POLE
- FENCE

NOTE: REFERENCE IS HERETO MADE TO ACCOMPANYING FIELD NOTES OF EVEN DATE.

SURVEYED SEPTEMBER 28, 2011

CAREY BONN
REG. PROF. LAND SURVEYOR NO. 4447

BONN SURVEYING
503 LONGHORN ST.
FREDERICKSBURG, TX 78624
PHONE: 830-997-3884
FAX: 830-997-0972
AIL: bonnsurveying@beecreek.net

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Historic Review Board
Application Information

Application Number:	11-84
Date:	January 5, 2012
Address:	301 E. Main
Owner:	Milton Crenwelge
Applicant:	Stadler Commercial
Rating:	Low
Proposed Modifications:	See attached.
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

(1) Removal, addition or modification of architectural detail. The distinguishing historic qualities or character of a building, structure, or site and its environment shall not be destroyed. Removal or modification of any historic material or distinctive architectural features may be accomplished upon issue of certificate of appropriateness; however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry, or stone elements.
(2) Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, dark deep shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.
(3) New construction in historic districts. The board will review all new construction plans within Historic Districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, design harmony and setback.

The advisory functions of the Board include the following:

(1) The effect of the proposed change on the general historic, cultural, and architectural nature of the historic district or landmark.
(2) The appropriateness of exterior architectural features which can be seen from a public street, alley, or walkway.
(3) The general design, arrangement, texture, color, and material of the building, or structure, and the relation of such factors to similar features of buildings, or structures, in the district. This consideration shall not be the aesthetic appeal of the structure to the board nor the proposed remodeling, but rather its conformity to the general character of the particular historic area involved.
(4) Conformance of signage to the general historic, cultural, and architectural character of the historic district or landmark.
(5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
(6) The general and specific Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as issued by the secretary of the interior.
(7) The importance of finding a way to meet the current needs of the property owner and the importance of approving plans that will be economically reasonable for the property owner to carry out.

Preservation Priority Rating. Three-tier rating system used in the 2002 *Fredericksburg Historic Resource Survey* to evaluate all properties within, and adjoining to, the City's Historic District. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change.

HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

MEDIUM rating. Properties 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 that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual fifty (50) year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than fifty (50) years of age, but which nevertheless may have relative value within the Historic District, meriting preservation. 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.

307 (rear) E. Main

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	646
Address	307 (rear) E. Main
Date	1960
Stylistic Influence	
GCAD Hyperlink	R18447
Owner	CRENWELGE, MILTON M & JACQUELYN J
Historic District	Yes Historic District
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.
Notes	Primary entrance is a metal horizontal sliding door.

1983 Historic Resources Survey

Previous Site No. ____

Previous Ranking ____

Previous Photo References

Roll ____

Frame ____

307 E. Main

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	609
Address	307 E. Main
Date	1935
Stylistic Influence	
GCAD Hyperlink	R18447
Owner	CRENWELGE, MILTON M & JACQUELYN J
Historic District	Yes Historic District
Assessment	Example of a more recent common local building form, architectural style or plan type with no known historical associations.
Notes	Primary entrance is a metal horizontal sliding door.

1983 Historic Resources Survey

Previous Site No. ____

Previous Ranking ____

Previous Photo References

Roll ____

Frame ____

307 (rear) E. Main

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	637
Address	307 (rear) E. Main
Date	1960
Stylistic Influence	
GCAD Hyperlink	R18447
Owner	CRENWELGE, MILTON M & JACQUELYN J
Historic District	Yes Historic District
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.
Notes	Building is a shop building to the rear of 307 E. Main (see site ID# 450).

1983 Historic Resources Survey

Previous Site No. ____

Previous Ranking ____

Previous Photo References

Roll ____

Frame ____

310 E. Main

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	395
Address	310 E. Main
Date	1908
Stylistic Influence	Victorian Italianate
GCAD Hyperlink	R16416
Owner	WATSON, DEANE JR & ROBERT R
Historic District	Yes Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Outstanding decorative features contribute to the resource's significance.
Notes	Robert G. Striegler Home

1983 Historic Resources Survey

Previous Site No. 423

Previous Ranking 2

Previous Photo References

Roll 35

Frame 15

11-84

Application for Certificate of Appropriateness

Application Date: 12/22/2011 Application Complete: _____

Property Address: 301 E. Main street, Fredericksburg

Owner: Kühl Ventures, LLC Phone No. 210.787.6918

Address: 463 S. Main Boerne, TX 78006

Applicant: STADLER Commercial (BRON LEATHAM) Phone No. 210.833.1160

Address: 32335 Hwy 2801 NORTH, BULVERDE, TX 78163

Description of External Alteration/Repair or Demolition: REPLACE GARAGE DOORS WITH NEW DOORS OF SIMILAR DESIGN / REMOVE ROTTEN FRAMING ABOVE STOREFRONT GLASS + REPLACE WITH ALUMINUM FRAME STOREFRONT GLASS / REPLACE TWO WINDOWS ON LEFT ELEVATION WITH INSULATED WINDOWS OF SIMILAR DESIGN.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: NO PROPOSED MODIFICATION TO ORIGINAL BUILDING EXTERIOR - JUST REPLACING MATERIALS THAT ARE IRREPAIRABLE WITH NEW MATCHING MATERIALS THAT PROVIDE AN INSULATED BUILDING ENVELOPE.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: _____

☐ Drawing ☑ Sketch Date Submitted: 12/22/2011 ☐ Historic Photograph

Desired Starting Date: 1/10/2012 Desired Completion Date: 4/1/2012

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: _____

The Applicant *certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property*

_____ Date _____ ☐*Insignificant* ☐*Significant*

Building Official's Determination *(Max 7 days)*

_____ Date _____ ☐*Insignificant* ☐*Significant*

Chairman's Determination *(Max 7 days)*

Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

APPLICATION FEE:-*$10.00 plus* ☐ *Board Review*; CERTIFICATE OF APPROPRIATENESS-*$20.00*

ADDITIONAL NOTES:

COLOR SELECTIONS ARE PROPOSED AS FOLLOWS

- NEW STOREFRONT GLASS - CLASSIC BRONZE
- NEW ALUMINUM GARAGE DOORS - BRONZE ANODIZED
- NEW FRONT DOOR - PAINTED TO MATCH EXISTING BUILDING EXTERIOR COLOR
- NEW WINDOWS @ LEFT ELEVATION - BRONZE
- NEW HOLLOW METAL DOOR + FRAME @ REAR - PAINT TO MATCH EXISTING BUILDING EXTERIOR COLOR

Tammie Loth

From: bron@stadlercommercial.com
Sent: Thursday, December 22, 2011 7:02 PM
To: TLoth@FBGTX.org
Cc: Belinda Muniz; Bill Richter; Julia Grossman
Subject: Kuhl Yogurt - Application for Certificate of Appropriateness

Attachments: Application for Certificate of Appropriateness 2011.12.22.pdf; Exhibit - Certificate of Appropriateness 2011.12.22.pdf; Historic Photos.pdf; Storefront Systems Series 400 & 450.pdf; US Aluminum - Color Selection Guide.pdf; Wayne-Dalton - Aluminum Full View 451 & 452.pdf; Series 700 from Universal Window and Door.mht; Universal Window and Door Colors.mht; Ceco Door Designs.pdf; Insulated Polystyrene Foam Core Doors.mht; Therma-Tru Doors Steel Entry Door Systems - Profiles.mht

Application for Certificate of... | Exhibit - ertificate of Appro | Historic Photos.pdf (1 MB) | Storefront ystems Series 400 | US Aluminum - Color Selection ... | Wayne-Dalton - Aluminum Full V... | Series 700 from Universal Wind...

Jniversal Window and Door Colo... | Ceco Door esigns.pdf (299 KB | Insulated lystyrene Foam C | Therma-Tru coors Steel Entry D

Tammie,

Per our conversation this afternoon, attached is our application for the exterior work we are proposing for the new Kuhl Yogurt store in Fredericksburg. I have attached the following items as part of this application. If you don't mind, please print and attach this email to the application as it will provide some explanation for each of the attachments for the Building Official to review.

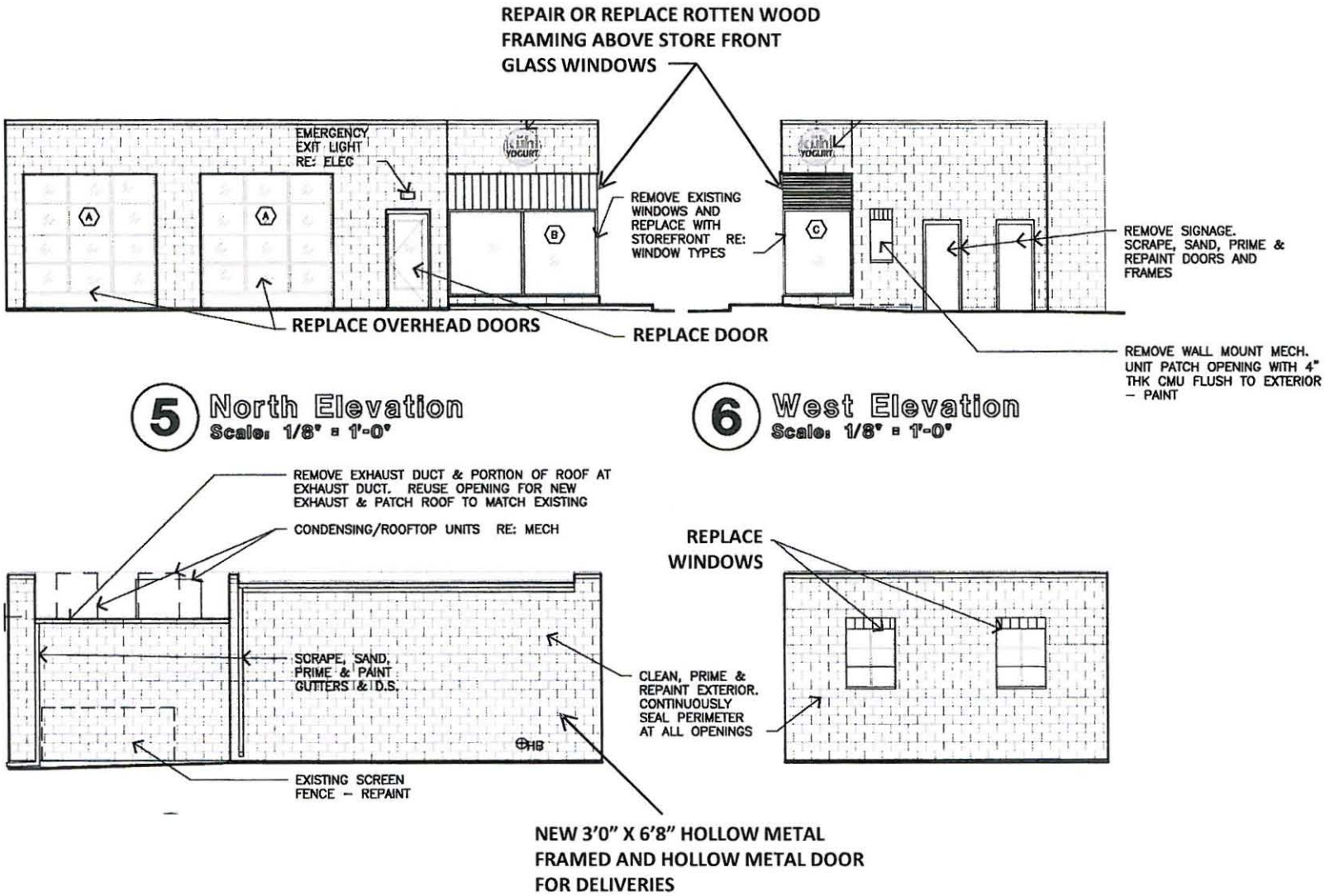
1. Signed Application for Certificate of Appropriateness 2. Exhibit - Showing Building Elevations and Proposed Improvements 3. Historic Photos - For your reference 4. Storefront Systems Series 400 & 450 - This is the proposed new storefront glass 5. US Aluminum - Color Selection Guide - Proposed color of storefront frames is CLASSIC BRONZE 6. Wayne-Dalton - Aluminum Full View 451 & 452 - Proposed garage door replacements in a BRONZE ANODIZED finish to match new storefront 7. Series 700 from Universal Window and Door - Proposed window replacements for Left Elevation 8. Universal Window and Door Colors - Proposed window frame color is BRONZE 9. Ceco Door Designs - Proposed Delivery Door in style "F"
10. Insulated Polystyrene Foam Core Doors - Proposed Hollow Metal Door and Frame for Delivery Door painted to match existing exterior building color.
11. Therma-Tru Doors Steel Entry Door Systems - Profiles - Proposed 3'0"x6'8" metal full lite front door replacement painted to match existing exterior building color.

Should you have any questions or if you need any additional information for this Application, please contact me directly at 210.833.1160. Also, will you please reply to this email to confirm your receipt of this email so we can be assured that this application will be reviewed for the January 10th meeting?

Thank you for your assistance today. I look forward to working with you on this and other projects.

Sincerely,

Bron Leatham
Project Manager
Stadler Commercial


REPAIR OR REPLACE ROTTEN WOOD FRAMING ABOVE STORE FRONT GLASS WINDOWS
EMERGENCY EXIT LIGHT RE: ELEC
REMOVE EXISTING WINDOWS AND REPLACE WITH STOREFRONT RE: WINDOW TYPES
REMOVE SIGNAGE. SCRAPE, SAND, PRIME & REPAINT DOORS AND FRAMES
REPLACE OVERHEAD DOORS
REPLACE DOOR
REMOVE WALL MOUNT MECH. UNIT PATCH OPENING WITH 4" THK CMU FLUSH TO EXTERIOR – PAINT
5 North Elevation
Scale: 1/8" = 1'-0"
6 West Elevation
Scale: 1/8" = 1'-0"
REMOVE EXHAUST DUCT & PORTION OF ROOF AT EXHAUST DUCT. REUSE OPENING FOR NEW EXHAUST & PATCH ROOF TO MATCH EXISTING
CONDENSING/ROOFTOP UNITS RE: MECH
REPLACE WINDOWS
SCRAPE, SAND, PRIME & PAINT GUTTERS & D.S.
CLEAN, PRIME & REPAINT EXTERIOR. CONTINUOUSLY SEAL PERIMETER AT ALL OPENINGS
EXISTING SCREEN FENCE – REPAINT
NEW 3'0" X 6'8" HOLLOW METAL FRAMED AND HOLLOW METAL DOOR FOR DELIVERIES

21

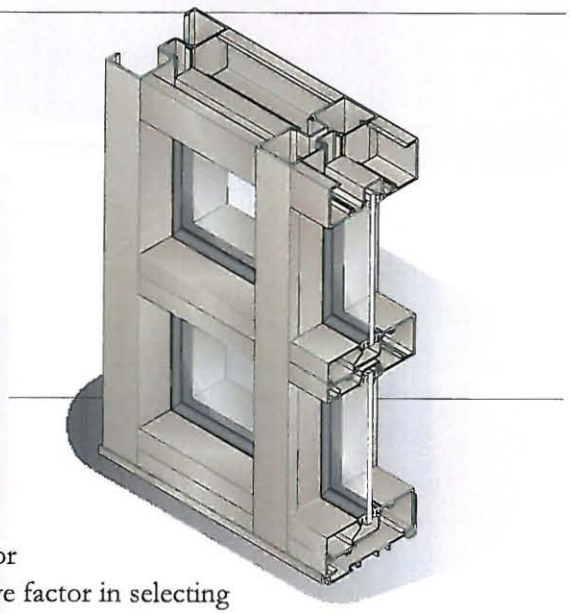

MAGNOLIA
Mobilgas
GRAND
OPENING


rication
Mobiloil
MAGNOLIA
Mobilgas
GRAND

STOREFRONT SYSTEMS

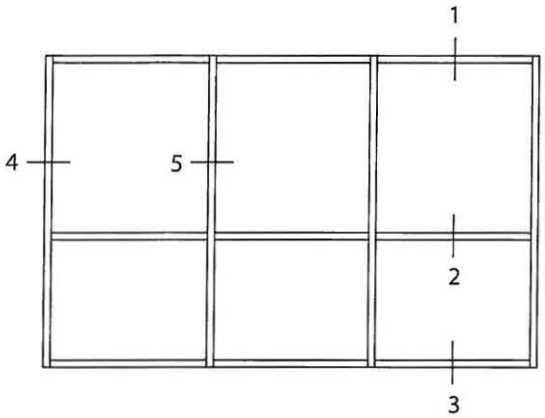
SERIES 400 & 450 CENTER GLAZE

- Series 400 - 1-3/4" x 4" (44.5 x 101.6 mm)
- Series 450 - 1-3/4" x 4-1/2" (44.5 x 114.3 mm)
- 1/4" or 3/8" (6 or 10 mm) Glazing Infills
- Injection Molded Water Deflectors
- Screw Spline Assembly
- Shear Block Assembly
- Stacking Installation Option
- Full Range of Accessory Components
- Available in Anodized or Painted Finishes
- Interior or Exterior Glazed

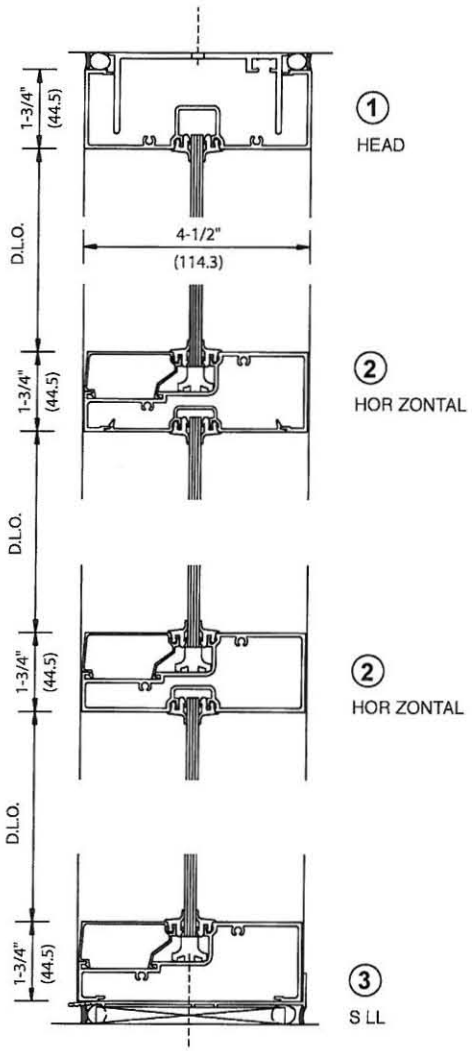


Fabrication and installation labor costs have always been a decisive factor in selecting framing systems for storefront projects. United States Aluminum offers cost efficient versatile Center Glazed Systems with clean lines and superb performance. All series may be interior or exterior glazed. A top load E.P.D.M. gasket is used to position and weatherseal the glass in the aluminum pocket. Center Glazed Systems are compatible with most United States Aluminum Entrance Doors.

SERIES 400 & 450 STOREFRONTS
TYPICAL DETAILS

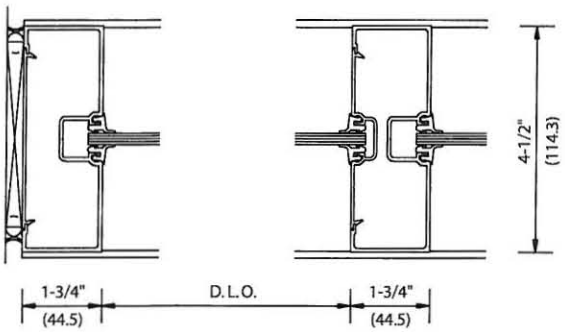


TYPICAL ELEVATION



Series 450 details shown; Series 400 are similar.
Our Center Glazed Systems can be interior or exterior glazed, with Screw Spline or Shear Block Assembly.

For Specifications, Details, and Testing Data go to **usalum.com**.



4 JAMB

5 VERT CAL

NOT TO SCALE

United States Aluminum
Color Selection Guide

FLUROPON® COLORS

Black
JKA0004

Sandstone
393B170

Redwood
394A847

Regal Blue
396B823

Bone White
391B178

Charcoal
392B729

Aged Copper
395C342

Stone Gray
392B727

Boysenberry
394A848

Military Blue
396B819

Classic Bronze
397B509

Teal
395C395

Hartford Green
395C341

Pueblo Tan
393B184

Ivy
395C382

Stone White
391B137

FLUROPON CLASSIC® II COLORS

Asti
399C800

Sea Spray
399C752

Gold
399C796

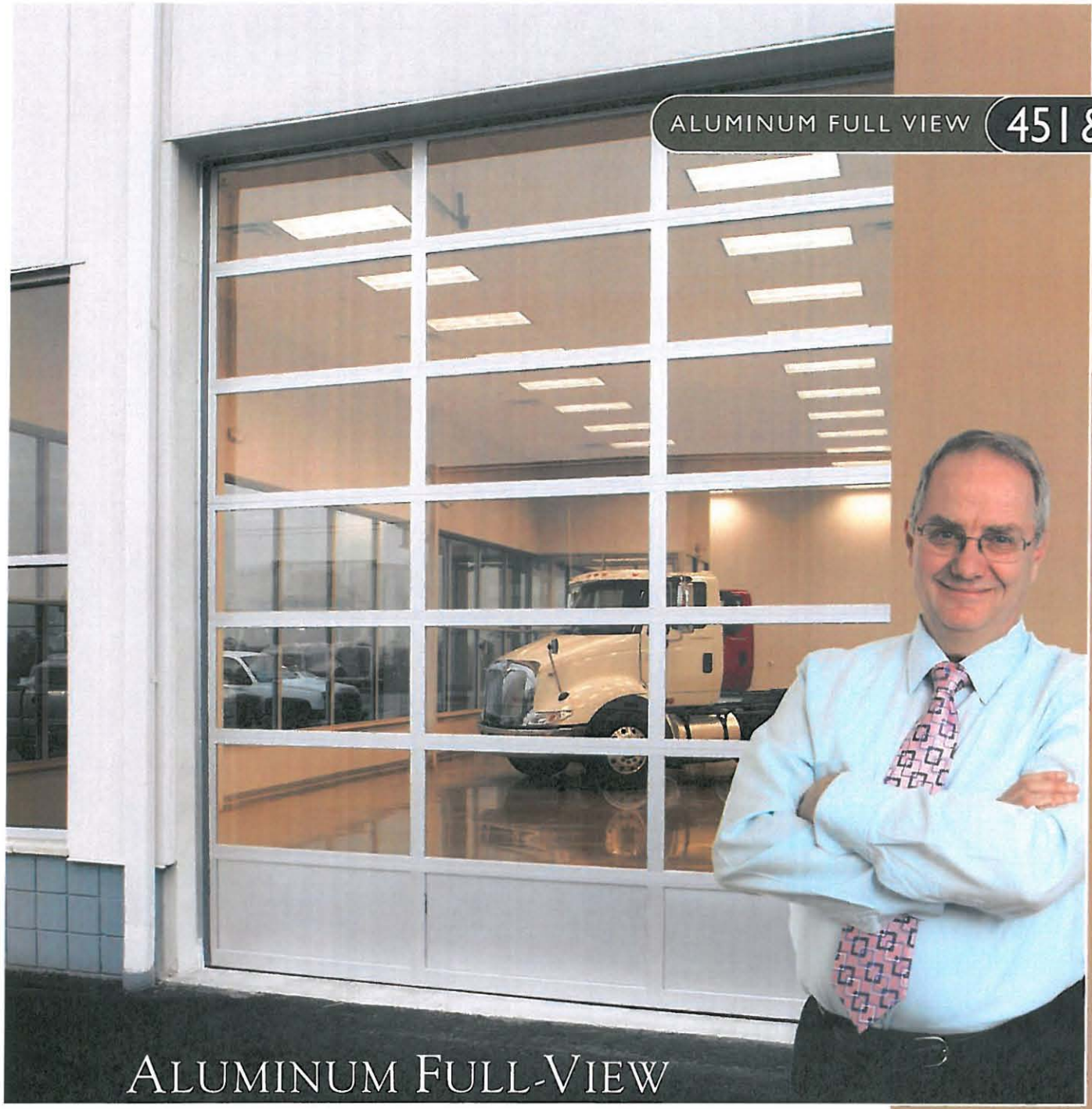
Warm Silver
399C795

Medium Bronze
399A845

Light Bronze
w399X419

Champagne
399X383

These color samples are as close as possible to the actual colors offered with the limitations of color-chip reproduction.



ALUMINUM FULL-VIEW
SECTIONAL DOOR SYSTEMS

WHEN VISIBILITY AND LIGHT TRANSMISSION ARE KEY

Wayne-Dalton's Aluminum Full-View doors are the preferred choice when visibility and light transmission are just as important as aesthetics. Aluminum Full View sectional doors are weather-resistant and virtually maintenance-free, and are ideal for commercial applications such as service stations, car washes, and auto dealerships.

Wayne Dalton

- MAXIMIZES LIGHT AND VISIBILITY
- CHOOSE FROM DSB GLASS, ACRYLIC, POLYCARBONATE THICK PLATE GLASS, OR INSULATED GLASS PANELS
- STANDARD SIZES UP TO 16'2" WIDE AND 16'1" HIGH

ALUMINUM FULL-VIEW 451 & 452

Perfectly suited for applications where maximum light and visibility are desired, Wayne-Dalton's Aluminum Full-View doors help create a pleasant interior environment while offering a warm and open look from the exterior. Aluminum Full-View doors feature an aluminum bottom section with three to seven clear upper sections, depending upon size.

Model 451

Glazed with 1/8" DSB glass held in place with aluminum molding and sealed with butyl glazing tape, the Aluminum Full-View 451 is ideal for applications up to 16'2" x 16'1". Acrylic (plexiglass) or polycarbonate (lexan) panels, in thicknesses of 1/8" and 1/4" can be substituted for DSB glass.

Model 452

Ideal for larger installations and applications where insulation and durability are important, the Aluminum Full-View 452 features 1/2" insulated SSB glass, held in place with aluminum molding and sealed with butyl glazing tape. Alternative glazing options include 1/4" thick plate and wire polished glass.

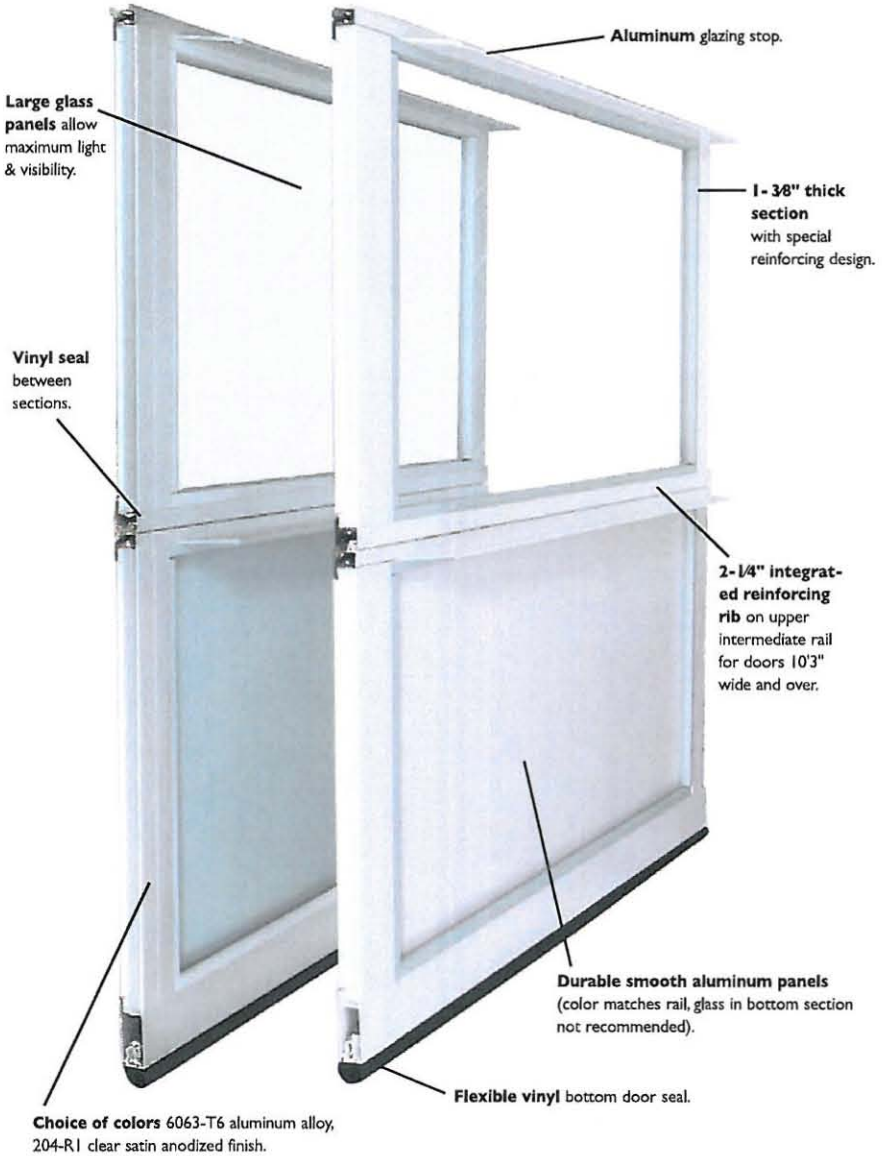
Materials & Construction

Aluminum Full-View doors are manufactured using high-quality materials for excellent durability. All stiles and rails are extruded aluminum alloy 6063T6 and feature a beveled edge around panels. Stiles and rails can be clear anodized (standard) or finished with white or brown powder coat finish. Tracks and hardware are manufactured from hot-dipped galvanized steel, and the doors feature vinyl seals between sections and on the bottom of the door.

Contact Wayne-Dalton for additional sizes and colors.

Finishes

- Clear Satin Anodized (standard)
- Bronze Anodized
- Black Anodized
- White/Brown Acrylic
- Custom Powder Coat



STANDARD SIZES UP TO:
16'2" WIDE & 16'1" HIGH

ENERGY EFFICIENCY VALUES:
R = 1.8

WINDLOAD:
Wayne Dalton Certified windSAFE

MEET OR EXCEED
ANSI/DASMA 102-2003
IN ACCORDANCE WITH
ASTM E-330-70.

BEST APPLICATIONS:
Where high visibility or natural light is needed

General Operating Clearances

Type	Headroom***		Sideroom**		Depth Into Room	Center Line of Springs	
	2" track	3" track	2" track	3" track	2" & 3" track	2" track	3" track
Standard Lift Manual12"R	12½-17"	NA	4½"	5½"	Opening Height +18"	Opening Height +12"	NA
Standard Lift Manual15"R	14½-20"	15½-21"				Opening Height +13"	Opening Height +14"
Standard Lift Motor Oper. 12"R	15-19½"	NA			Opening Height +66"	Opening Height +12"	NA
Standard Lift Motor Oper. 15"R	15-19½"	18-23½"				Opening Height +13"	Opening Height +14"
High Lift Manual	Door Height +12"				Opening Height – Lift +30"	Opening Height +Lift +6½"	Opening Height +Lift +7½"
High Lift Motor Oper.			24" One Side				
Vertical Lift Manual 12"R	Door Height +20"		4½"	5½"	Opening Height +18"	Double Door Height +13"	
Vertical Lift Motor Oper. 12"R			24" One Side				
Low Headroom Manual*	6-14½"	6-14½"	6"	9"	Opening Height +20" - 26"	Does Not Apply	
Low Headroom Motor Oper.*	8½-17"	8½-17"			Opening Height +66"		

***Note:** Rear mount torsion requirements shown on chart. See drawings for front mount torsion clearances.

****Note:** 8" sideroom required, one sidefor doors having chain hoist. 24" side room required, one side for doors having jackshaft operators.

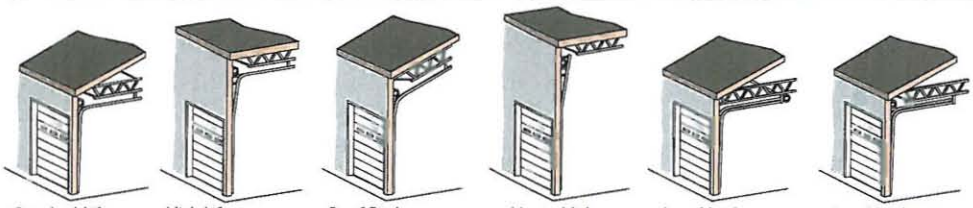
*****Note:** Clear headroom is based on cable size so please contact factory for specific headroom for your door.

Panel/Section Selection Guide

Door Width	No. Panels	Door Height	No. Sections
Up to 9'2"	2	Up thru 8'1"	4
9'3" to 12'2"	3	8'2" thru 10'1"	5
12'3" to 14'2"	4	10'2" thru 12'1"	6
14'2" to 16'1"*	8	14'2" thru 16'1"*	8
16'2" & up	Call Factory	16'2" & up	Call Factory

*Model 451 only

Track Selection Guide



Standard Lift | High Lift (break-away is standard, straight incline is available) | Roof Pitch (standard or high lift) | Vertical Lift | Low Headroom (rear mount torsion) | Low Headroom (front mount torsion)

Wayne Dalton
COMMERCIAL DOORS & OPERATORS

SECTIONAL DOOR SYSTEMS

ALUMINUM FULL-VIEW 451 & 452

Note to specifiers: Words in parentheses indicate frequently specified and highly recommended options.

PART I – GENERAL

1.01 Section Includes

A. Sectional overhead doors [manually] [motor] operated with accessories and components.

1.02 Related Work

A. Opening preparation, miscellaneous or structural steel work, access panels finish or field painting are in the scope of work of other trades and divisions of these specifications.

1.03 Reference Standards

A. **ANSI/DASMA 102** – American National Standards Institute [A216.1] Specifications for sectional overhead doors published by Door & Access Systems Manufacturers Association International in bulletin 102-1990.

B. **ASTM A123** – Zinc [hot-dipped galvanized] coatings on iron and steel products.

C. **ASTM A216** – Specifications for sectional overhead type doors.

D. **ASTM A229** – Steel wire, oil-tempered for mechanical springs.

E. **ASTM E330** – Structural performance of exterior windows, curtain walls, and doors by uniform static air pressure difference.

1.04 Quality Assurance

A. Sectional overhead doors and all accessories and components required for complete and secure installations shall be manufactured as a system from one manufacturer.

1.05 Systems Description

A. Sectional Overhead Door: Type: **AFV 451/452**

B. Mounting: Continuous angle mounting for [steel] [wood] jambs [bracket mounting for wood jambs]

C. Operation: [manual push-up] [chain hoist] [motor] [motor with chain hoist]

D. Material: Aluminum Alloy 6063 T6 [clear anodized] [acrylic enamel]

1.06 Submittals

A. Shop Drawings: Clearly indicate the following:
1. Design and installation details to withstand standard windload.
2. All details required for complete operation and installation.
3. Hardware locations.
4. Type of metal and finish for door sections.
5. Finish for miscellaneous components and accessories.

B. Product Data: Indicating manufacturer's product data, and installation instructions.

1.07 Delivery, Handling, Storage

A. Deliver products in manufacturer's original containers, dry, undamaged, seals and labels intact.

B. Store and protect products in accordance with manufacturer's recommendations.

1.08 Warranty

A. Provide manufacturer's standard ONE YEAR warranty against defects in workmanship and material.

PART II – PRODUCTS

2.01 Manufacturer

A. Wayne-Dalton or approved equal **AFV 451/452** overhead doors of aluminum alloy 6063-T6 construction complete as specified in this section and as manufactured by **Wayne-Dalton Corp.**

2.02 Materials

A. Door Sections: Shall be of aluminum alloy 6063-T6, 1 3/8" thick stiles and rails, joined with self tapping screws
1. Rails – Top and bottom rails with 3 1/2" wide, lower intermediate rail 1 3/8", upper rail 1 5/8", minimum wall thickness 0.062".
2. Stiles – Top, bottom, and end stiles are 3 1/2" wide, center stile 3" wide, minimum wall thickness 0.062".
3. Glazing – 1/8" DSB (451) or 1/2" double insulated SSB (452)

B. Track: Track design shall be [standard lift] [high lift] [vertical lift] [low headroom]. Vertical mounting angles shall be hot-dipped galvanized. Track size shall be [2"] [3"]. Vertical track shall be graduated to provide wedge type weathertight closing with continuous angle mounting for [steel] [wood] jambs, and shall be fully adjustable to seal door at jambs [bracket mounting for wood jambs]. Horizontal track shall be reinforced with continuous angle of adequate length and gauge to minimize deflection.

Note: Horizontal track applies to standard lift, high lift, low headroom and follow-the-roof designs only.

C. Hardware: Hinge and Roller Assembly:
1. Hinges and brackets shall be made from hot-dipped, galvanized steel.
2. Track rollers shall be case-hardened inner steel races with 10-ball [2"] [3"] rollers.
3. All factory authorized attachments shall be made at locations indicated.

D. Counterbalance:
1. Springs shall be torsion type, low-stress, helical wound, oil-tempered spring wire to provide minimum [10,000 standard] [25,000] [50,000] [100,000] cycles of use, on continuous steel [solid].
2. Spring fittings and drums made of die cast, high strength aluminum.
3. Pre-formed galvanized steel aircraft cable shall provide a minimum of a 5:1 safety factor.

2.03 Operation

A. Operation shall be [manual push-up] [chain hoist] [motor] [motor with chain hoist].

Note: Manufacturer does not recommend chain hoists or jack shaft operators on the following track applications.
- 15" radius standard lift with roof pitch less than 2:12
- Hi-lift less than 24"
- Hi-lift between 12" – 23" with roof pitch less than 1:12
- Low headroom track

Special chain hoist assemblies (using a trolley rail) are available for the above track systems.

2.04 Locks

A. Locks shall engage the right-hand vertical track and utilize [an interior side lock] [standard size rim cylinder].

2.05 Weatherstripping

A. Doors shall be equipped with vinyl joint seals between sections and vinyl "bulb" shaped astragal provided on the bottom section. Optional top seal and jamb seal are available.

2.06 Glazing

A. Optional.

2.07 Windload

A. Windload – per DASMA 102-2003 and as required by local codes.

PART III – EXECUTION

3.01 Installation

A. General:
1. Install doors in accordance with manufacturer's instructions and standards. Installation shall be by an authorized Wayne-Dalton representative.
2. Verify that existing conditions are ready to receive sectional overhead door work.
3. Beginning of sectional overhead door work means acceptance of existing conditions.

B. Install door complete with necessary hardware, jamb and head mold strips, anchors, inserts, hangers, and equipment supports in accordance with final shop drawings, manufacturer's instructions, and as specified herein.

C. Fit, align and adjust sectional overhead door assemblies level and plumb for smooth operation.

D. Upon completion of final installation, lubricate, test and adjust doors to operate easily, free from warp, twist or distortion and fitting for entire perimeter.

Note: Architect may consider providing a schedule when more than one sectional overhead door or opening type is required.

3.02 Materials (See note above.)

Specifications and technical information also available at www.arcat.com, SpecWizard™, and Sweets.com®.

Distributed By:

Wayne Dalton

COMMERCIAL DOORS & OPERATORS

For technical information, visit:
www.wayne-dalton.com/commercial

Mt. Hope, OH • Dalton, OH • Trail, OH • Pensacola, FL • Portland, OR

Printed in U.S.A.
Item #332549 Revised 9/2007

Series 700

Historic Steel and Wood Replica Windows / Heavy Commercial

- Specially designed for the narrow sightline needs of historic projects, approved on NPS funded buildings
- Fixed to vent sightlines can be made even, or stepped to faithfully meet design goals
- Multiple grid options to create Simulated Divided Lite (SDL), exterior, between glass or interior
- Designed with flexibility for single opening systems
- Allows replication of steel "floating vent" windows Utilizes complete Thermal Break vent and master frame for optimal insulating
- Features 1 1/8" clear insulating glass made with Super Spacer® , the world's only TrueWARM® edge technology
- Interior bead glazed for easy repair and insulation
- Heavy duty 4 bar stainless hinges with brass slide
- Special tubular vent design provides added strength and long life
- Cost effective: Installed at fraction of the cost to refurbish, or replace with new steel windows
-

PERFORMANCE

- AAMA/WDMA/CSA101/1S2/A440-05
- Structural rating AP-HC 80, @ 60x36" outward projecting
- Uniform structural load: 120psf
- Water resistance: @ 15 psf: No entry
- Air infiltration @ 6.24 psf: .10 cfm

OPTIONS

30

- Glazing: All types available including Low-E, Soft

- Exterior Panning Systems (square and colonial types)
- Interior Trim System
- Receptor Systems
- Self-Mulling, I-Mullions or Structural Mullions
- Flange Frame, Backer Rod Stops, Installation Clips
- Special finishes and custom Architectural finishes
- Internal or external Grids

SCREENS | GRIDS | COLORS

Before **After**

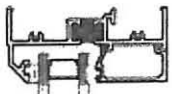
SPECIFICATIONS

- **General:** All projecting windows are the thermally improved Series 700 as manufactured by Universal Window and Door. They Include all necessary hardware and related items described and shown on the plans.
- **Material:** Aluminum used is heavy commercial quality extruded aluminum 6063-T5 alloy with an internal polyurethane-filled structural thermal barrier. Frame and sash are designed for inside glazing using snap-in aluminum extruded bead.
- **Construction:** All ventilator corners shall be mitered and reinforced with extruded keys that are crimped into place. All joints are sealed weathertight. Corners of frame are closely fitted, telescoped, butt-jointed and tightly joined by mechanical means. Ventilator sections will be double weather-stripped, with flexible EDPM seals keyed into extruded grooves.
- **Hardware:** Universal's ventilator windows incorporate two four-bar, heavy duty friction hinge assemblies securely fastened to the frame and vent members, operating in a track provided with an adjustable brass friction shoe that conceals when closed. Standard locking hardware consists of cam locking handles cast of white bronze, and secured with stainless steel fasteners.
- **Glazing:** At frames and vents, all glazing legs are 3/4" high with an inside surface to secure glazing tape or extruded EPDM seals. Glazing beads are extruded, snap-in type, no less than .050" and accommodate up to and including 1 1/8" glass, panels or louvers.
- **Screens:** The optional screens have extruded aluminum frames securely joined at the corners, and finish will match that of the window frame. Projected window frames feature a wicket door as standard. Screen cloth is 18 x 16 mesh fiberglass standard. WARNING: Insect screens are in-tended to provide reasonable insect control, and are not intended to provide for the retention of objects or persons from the interior.
- **Thermal Barrier:** The thermal barrier consists of a two-part, chemically curing, high strength polyurethane casting resin. This barrier provides a continuous, uninterrupted break around the entire

perimeter of the frame and vent, and it is not bridged by any metals, conductors or other materials.

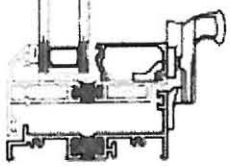
- **Finish:** Aluminum surfaces on the Series 700 are undercoated with a 5-stage chromate pre-treatment, then have an electrostatically applied, baked-on enamel finish conforming to AAMA 603.8 standards. Standard colors are white, black, bronze, green and beige. Special colors, architect-specified finishes and anodized finishes are available at an added cost.
- **Erection:** Window frames must be installed straight, plumb and level without springing or twisting, and securely fastened in place in accordance with manufacturer details and appropriate building codes.. Windows are to be caulked with a suitable compound and using appropriate joint design to accomplish a thoroughly water-tight installation around the interior and exterior perimeter of the window frame and wall opening. Intersecting joints, mullions, and panning must be sealed to address field conditions.

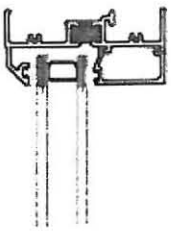
HEAD



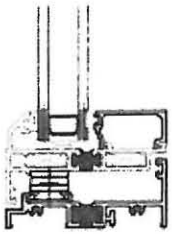
FIXED

PROJECT OUT





SILL



JAMB

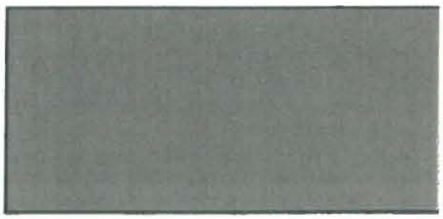
STANDARD COLOR FINISHES

Universal's standard finishes are electro-statically applied acrylic enamel with five stage chromate undercoating conforming to the AAMA 603.8 standard.

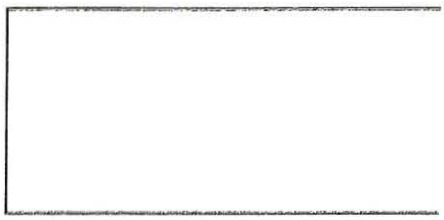
The colors shown here are approximate. For total accuracy, please request an actual sample of the color on aluminum stock.

The finish color for screen frames will be that of the windows with which they are matched.

Other architect specified finishes are available at additional cost.



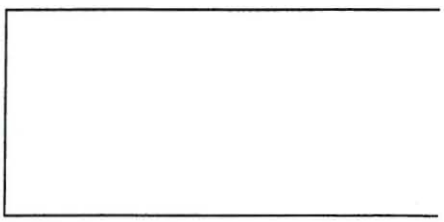
Bronze UC64105



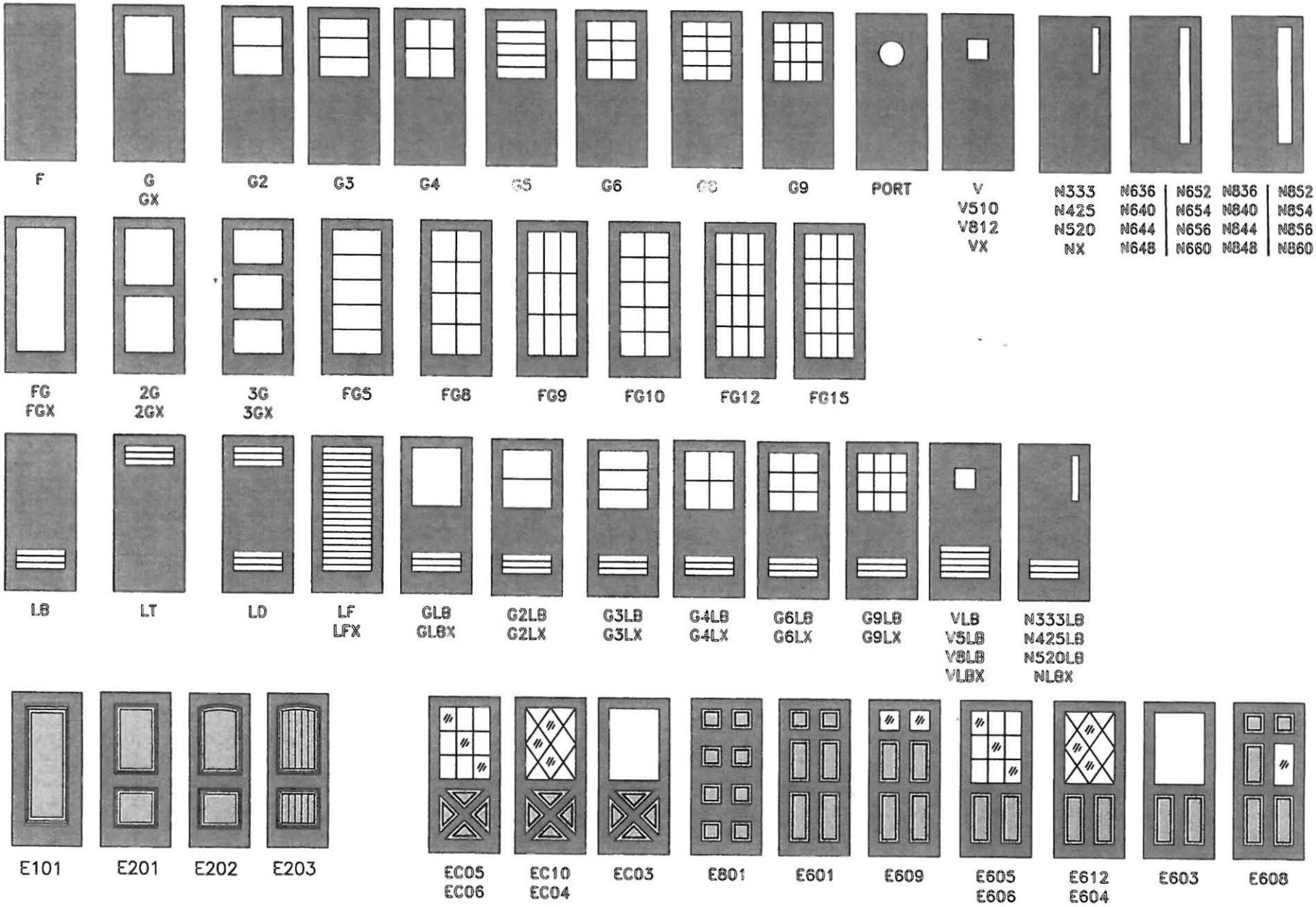
White UC71533

Black UC71339

Green UC62965



Beige UC67121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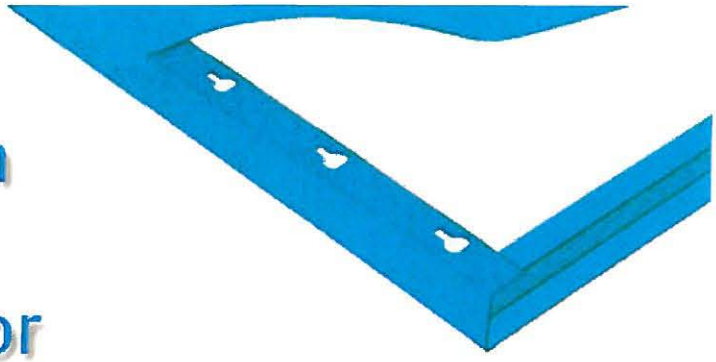
Ceco Door
ASSA ABLOY

Legion & UltraDor



Energy Efficient

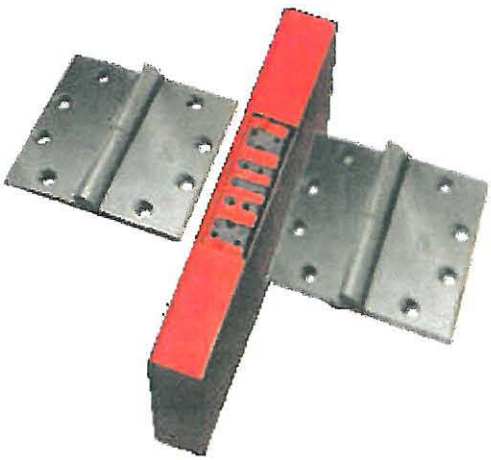
Insulated Polystyrene Foam Core Doors

Features:

- 1-3/4" (44.4 mm) insulated full flush design - rated for light to extra-heavy-duty use.
- Polystyrene core provides insulation characteristics and resistance to impact
- Core is chemically bonded to face sheets providing total surface support
- Mechanically interlocked, hemmed vertical edges or stitch-welded seamless edge for added strength and rigidity
- 7 gage (4.2 mm) steel hinge reinforcements
- Inverted end channels welded to both face sheets for added stiffness.
- High recycled steel content for LEED points up to 57.1%

Available Options:

- 14 gage (1.7 mm) closer reinforcement channel
- A60 Galvannealed or G90 galvanized Steel
- Textured pattern steel
- Steel end channel filler cap
- Stitch welded or epoxy filled seamless edge design
- Beveled or flush welded glass light trim
- Factory installed insulated glazing
- Embossed panel designs
- Factory applied ColorStyle® finish



.egion

36

- Door is handed at factory as specified
- Lock edge beveled 1/8" in 2" (1:16)
- For 4-1/2" (114.3 mm) or 5" (127.0 mm) standard or heavy-weight, full mortise hinges
- For cylindrical or mortise locks and other standard template hardware

UltraDor

- Door is handed at the time of installation
- Square lock edge
- For 4-1/2" (114.3 mm) standard or heavy-weight, full mortise hinges
- For cylindrical or mortise locks and other standard template hardware
- Embossed panel designs optional

Performance

Core material: Polystyrene

Thermal Characteristics:

- U Factor: Calculated Value of 0.157 (ASTMC518)
- R Factor: Calculated Value of 6.35 (ASTMC518)

Sound Transmission: STC 23 (18 Gauge operable)

Physical Endurance:

- 20 Gauge Level C 500.000 cycles
- 18 Gauge Level B 1,000,000 cycles
- 16 Gauge Level A 1,000,000 cycles

Legion and UltraDor Fire Doors

Legion and UltraDor Fire Doors. Polystyrene core. UL, or WH label. Classified for openings rated at up to three hours (Class A,B,C,D,E, and 20 minute) which have no temperature rise restrictions.

Maximum Size

20 Gauge:

- 4'0"x8'0" single
- 8'0"x9'0" pair

18 Gauge:

- 4'0"x9'0" single
- 8'0"x9'0" pair

More Information

- Legion Tech Data
- UltraDor Tech Data
- 1 Panel Promo Sheet
- 2 Panel Promo Sheet

Share this

Products Main

Entry Doors

Fiberglass Entry Door Systems

Steel Entry Door Systems

Profiles

Traditions

Fire-Rated Doors

Installation Instructions

System Components

Stain & Paint

Specifications

Warranties

Patio Doors

Multi-Family Doors

Trim & Millwork

New Products

Energy Efficiency

Energy Tax Credit

Steel Entry Door Systems

Profiles

Our Profiles™ steel doors have a wood edge and high definition style options. With our wonderful decorative glass options you will have a beautiful and durable entry door that won't crack, warp or yellow.

- Browse all doors in this collection.
- Find a Therma-Tru dealer near you.

Build Your Door

Choose your door and then personalize it with our wide variety of options.

Save My Door

Print Email Post It Share

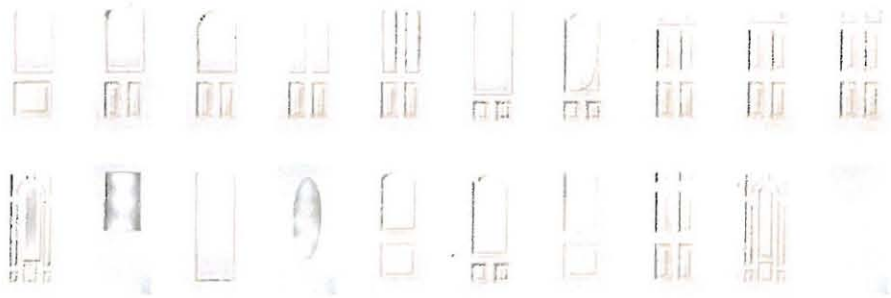
Pick Door Height: **6'8" Doors** 8'0" Doors

Pick a Configuration: 6 Available Styles

3'6" doors not available as double

Pick a Door Style:

Advanced Filters



Pick a Glass Style:


Keystone


Blackstone


Element


Sedona


Crystalline


Salinas


Saratoga


Texas Star


Maple Park


Avonlea


Wellesley


Concorde


Kensington


Crystal Diamonds


Frosted Images

Contemporary


Internal Blinds


Screen Vented Lites


Grilles

Clear

No Glass

Add Left Sidelite:

Add Right Sidelite:

Add Transom:

11 -83

Application for Certificate of Appropriateness

Application Date: 12-15-11 Application Complete:

Property Address: 337 E. Main

Owner: Gerald Howard Phone No. 8309904313

Address: 2004 N. Adams

Applicant: Billy & Sharon Grona Phone No. 8308892608

Address: 337 E. Main Fax No. 8309909716

Description of External Alteration/Repair or Demolition:

Replace Roof

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site:

Replacing with new standing seam roof

Any circumstances or conditions concerning the property which may affect compliance with the ordinance:

no

☐ Drawing ☐ Sketch Date Submitted: ☐ Historic Photograph

Desired Starting Date: Desired Completion Date:

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE:

The Applicant *certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property*

Date 12/19/11 ☐ *Insignificant* ☒ *Significant*

Building Official's Determination *(Max 7 days)*

Date 1/3/12 ☐ *Insignificant* ☐ *Significant*

Chairman's Determination *(Max 7 days)*

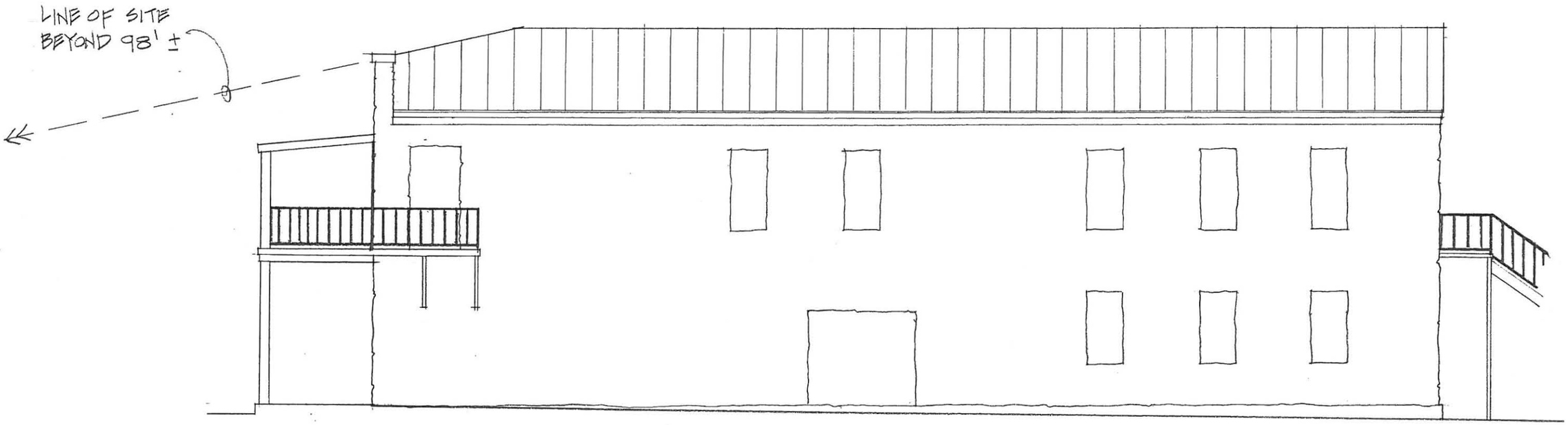
Meeting Date (40 days max. after complete application) Notice to Applicant:

APPLICATION FEE:-*$10.00 plus ☐ Board Review*; CERTIFICATE OF APPROPRIATENESS-*$20.00*

42

Shingle Hardie gable end in beige color


TOOTIE PIE CO.
Gourmet Café
BED & BREAKFAST



RIGHT SIDE (WEST) ELEVATION

1/8" = 1'-0"

FRONT (NORTH) ELEVATION

1/8" = 1'-0"

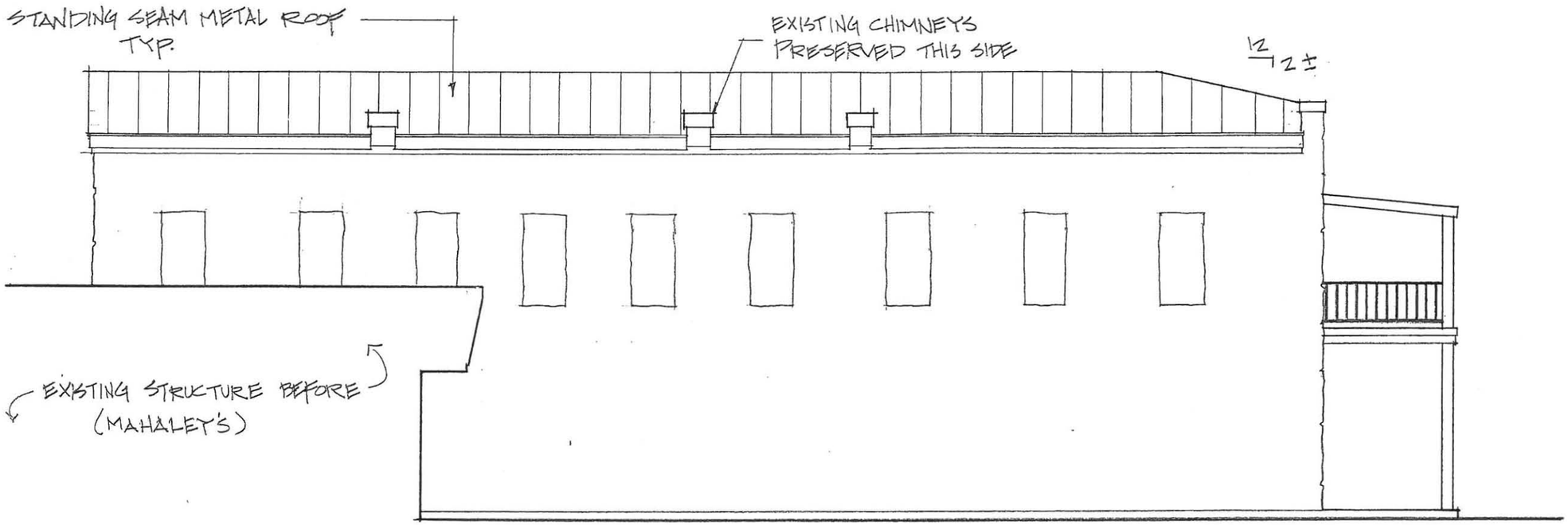
46

Prepared By
W. CASS PHILLIPS
PLANNING & DESIGN
1000 Hill Street
Fredericksburg, TX 78624
(830) 997-0169

JAN. 2012

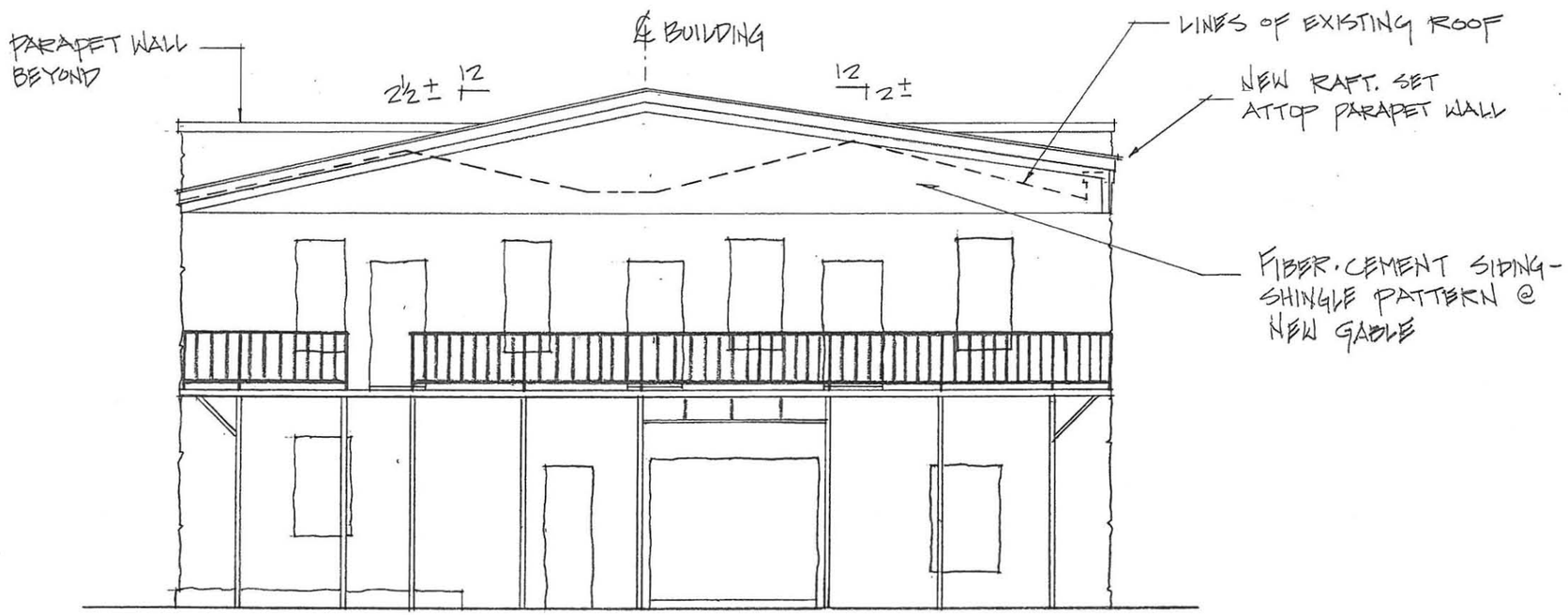
NEW ROOF @ 337 EAST MAIN
FREDERICKSBURG, TEXAS

2 OF 3



LEFT SIDE (EAST) ELEVATION

1/8"=1'-0"



41 REAR (SOUTH) ELEVATION

1/8"=1'-0"

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W. CASS PHILLIPS
PLANNING & DESIGN
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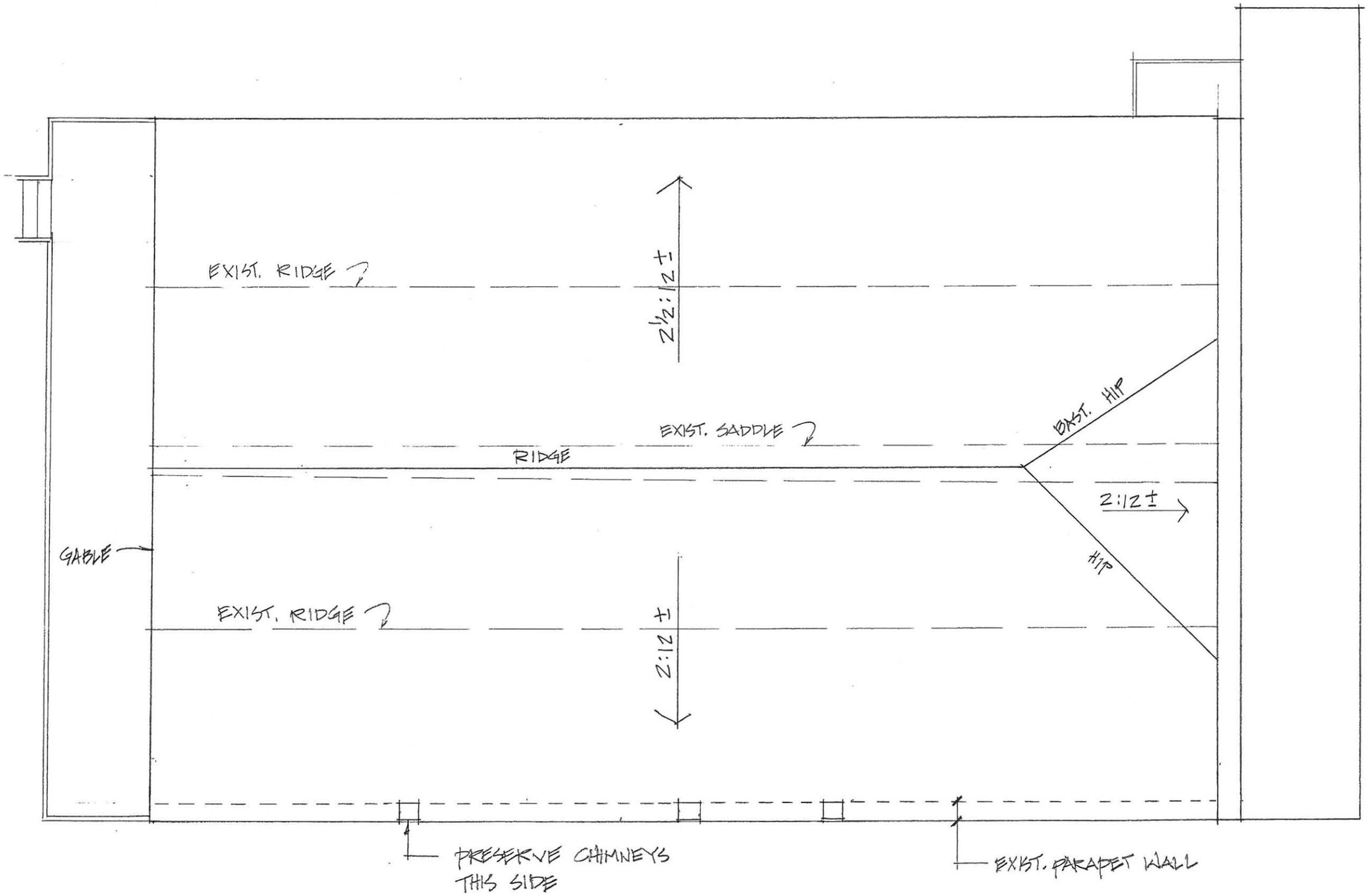
NEW ROOF @ 337 EAST MAIN
FREDERICKSBURG, TEXAS

3 of 3



ROOF PLAN

1/8" = 1'-0"

Prepared By
W. CASS PHILLIPS
PLANNING & DESIGN
1000 Hill Street
Fredericksburg, TX 78624
(830) 997-6109

JAN. 2012

NEW ROOF @ 337 EAST MAIN
FREDERICKSBURG, TEXAS

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