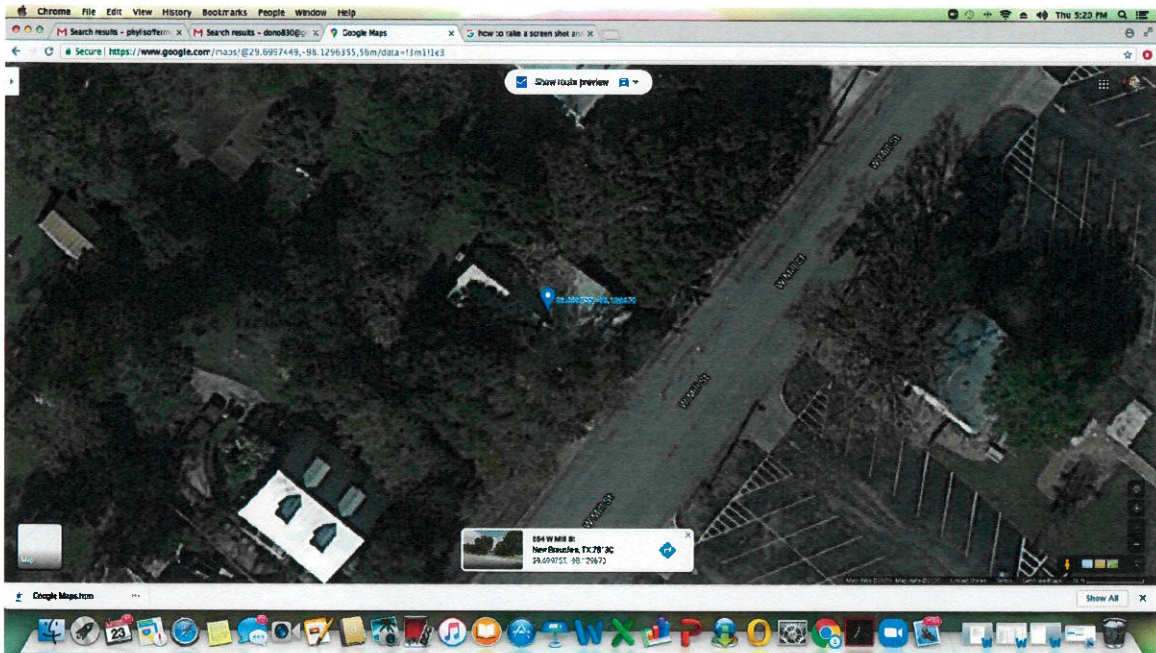


Texas Historical Commission,

I am respectfully submitting my proposal of the renovation project to be completed at the George Ullrich house, located at 554 W. Mill, Street New Braunfels, TX.



First and foremost, it is our intention to restore this home to be as close to what it was when it was originally constructed in 1855. We are also planning to add a master bedroom suite and utility room to bring the home up to more modern living standards. It is my understanding that the THC is less concerned with the addition, so I do not plan to go into great detail on that portion of the project, but I will explain how it 'connects' to the original historical structure.

Current Structure that holds the THC Medallion



We plan to keep this structure exactly the same except for these alterations:

Roof Material- Current roof material will be replaced with a composite cedar shake to match the original cedar shake roof. (see original cedar shakes under the tin in the photo below)



We plan to use a 'composite' cedar shake manufactured by Brava (product brochure is attached)

Front & Side Porch Post- The current porch post are constructed of a stripped cedar beam that is wrapped in wood. The original porch post would have been a stripped

cedar post. Wood porch post will be restored to original stripped cedar beam.

Side Porch Height- The current outside height of the side porch is less than 6' tall and poses a safety issue.



We plan to increase the height of the exterior (lowest point) to approximately 6'8" to be consistent with the minimum standard door height in current homes

Connection to Addition: We plan to extend the existing kitchen straight back approximately 10' toward the rear of the property to access the master suite addition. We will maintain the current roof line and re-use the clapboard on the from the rear exterior wall.

We plan to restore and re-use all existing windows and doors on the home that are in usable condition. For any that are unusable we plan match with like materials. We will

use plaster and like lumber on all exterior walls of the home. We plan to stabilize the foundation, replace all electrical and plumbing to the home.

In summary the only aesthetic changes to the original home are to slightly increase the height of the side porch for safety reasons and to extend the kitchen back approximately 10' to allow for the addition. We believe these changes are minor and are being made in the spirit of preserving the historical integrity of the home. We hope the THC agrees and will approve this restoration. We are happy to answer any questions you may have.

Best regards,

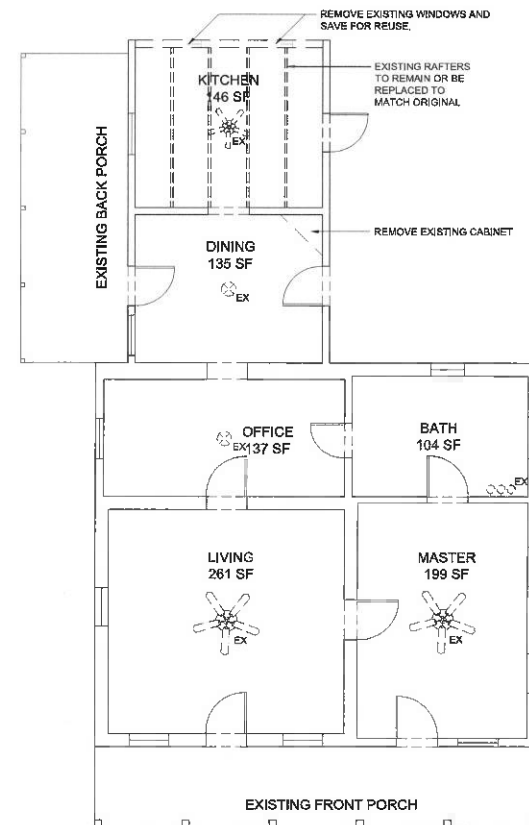
Steve & Rachelle Keller

RCP LEGEND:

- EXISTING WALL SCONCE TO BE REMOVED.
 EXISTING LIGHT TO BE REMOVED.
 EXISTING CEILING FAN TO BE REMOVED.

GENERAL NOTES:

1. ALL EXISTING WINDOWS TO BE REMOVED AND RESTORED BY OWNER.
2. ALL EXISTING EXTERIOR SIDING TO BE REMOVED. PREP FOR NEW SIDING, SHEATHING, INSULATION.
3. NEW COMPOSITE CEDAR SHAKE ROOF TO BE SELECTED BY OWNER.
4. ALL EXISTING WOOD FLOORING TO REMAIN UNLESS NOTED OTHERWISE. ADD ANY ADDITIONAL SUB FLOOR AS REQUIRED. RE FINISH WOOD AS REQUIRED.
5. ALL CEILING AND WALLS TO BE PREPPED FOR NEW PAINT (SCRAPE ANY HIGHLY TEXTURED CEILINGS AND OR WALLS). ANY EXPOSED BRICK WALLS TO REMAIN UNLESS NOTED OTHERWISE.
6. ALL EXISTING LIGHTING & FANS TO BE REMOVED. PATCH AS NEEDED. ALL ELECTRICAL TO BE BROUGHT UP TO CODE. REFER TO ELECTRICAL PLAN.
7. ALL EXISTING PLUMBING & PLUMBING FIXTURES TO BE REMOVED AND REPLACED WITH NEW.
8. EXISTING ELECTRICAL PANEL TO BE REMOVED AND RELOCATED. VERIFY NEW LOCATION WITH OWNER.
9. REMOVE ALL EXTERIOR WOODEN POSTS ON PATIOS TO BE RESTORED OR REPLACE WITH NEW CEDAR POSTS.



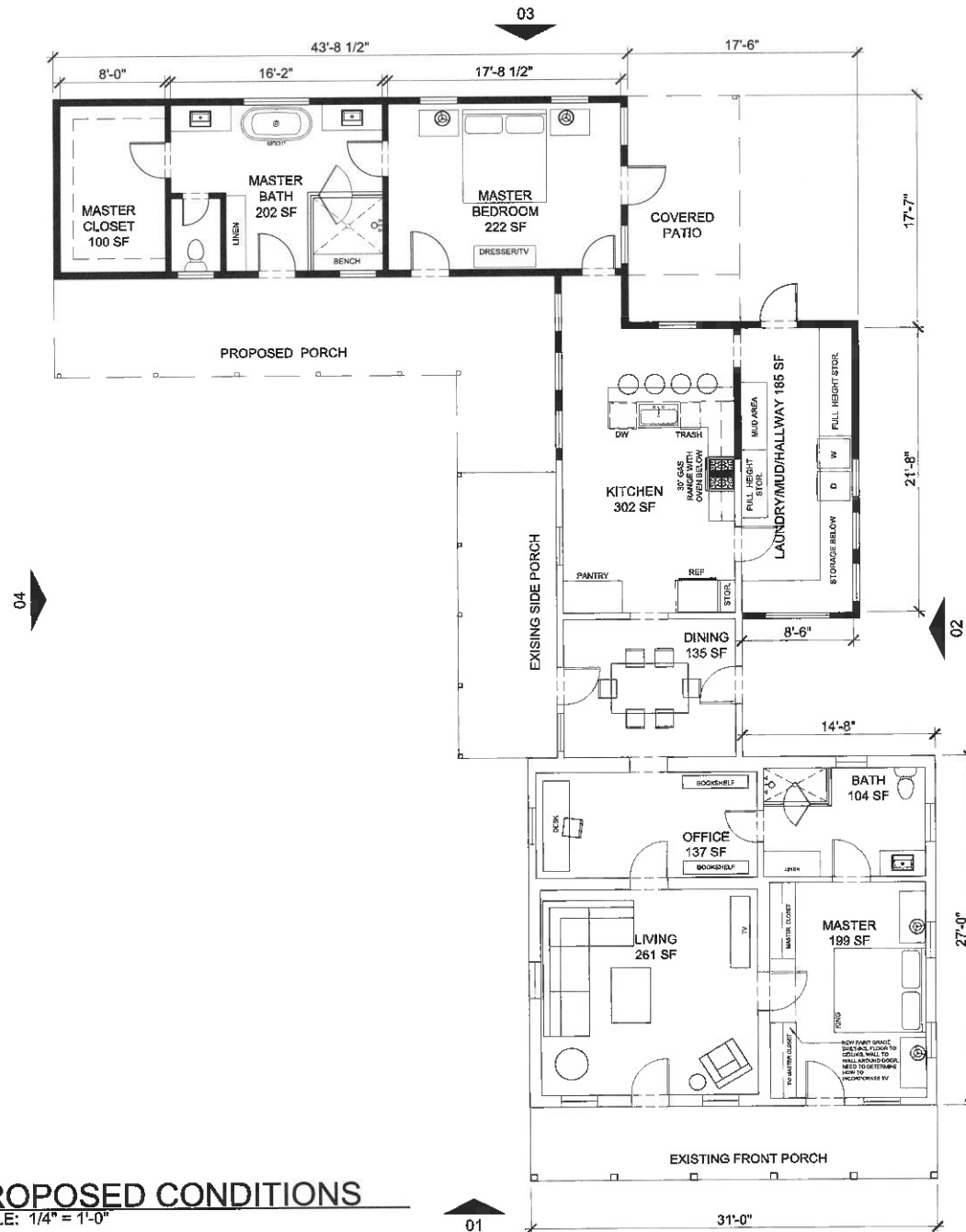
ORIGINAL SQUARE FOOTAGE	1154 SF
NEW ADDITION	963 SF
TOTAL SQUARE FOOTAGE	2117 SF

GENERAL NOTES:

1. NEW EXTERIOR SIDING TO BE PLASTER OR WOOD TO MATCH ORIGINAL. REFER TO EXTERIOR ELEVATIONS.
2. NEW COMPOSITE CEDAR SHAKE ROOF TO BE SELECTED BY OWNER.
3. NEW TILE FLOORING IN KITCHEN & BATHROOMS. SELECTED BY OWNER.
4. NEW PAINT ON ALL WALLS, CEILINGS & TRIM WORK.
5. NEW MILL WORK TO BE PAINT GRADE.
6. APPLIANCES BY OWNER.
7. DECORATIVE LIGHTING SELECTED BY OWNER. INSTALLED BY GC.
8. NEW TANKLESS WATER HEATER. VERIFY EXACT PLACEMENT WITH OWNER.
9. NEW SHOWER TO HAVE TILE ON TWO EXISTING WALLS TO PROTECT EXISTING BRICK WALL. OTHER 2 SHOWER WALLS TO BE GLASS.
10. LIVING ROOM: NEW WOOD BURNING FIREPLACE. VERIFY EXACT LOCATION WITH OWNER.
11. BUILD EXTERIOR BRICK CHIMNEY OUTSIDE MASTER BEDROOM TO MATCH ORIGINAL. REFER TO ORIGINAL EXTERIOR ELEVATIONS.

01 PROPOSED CONDITIONS

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



3

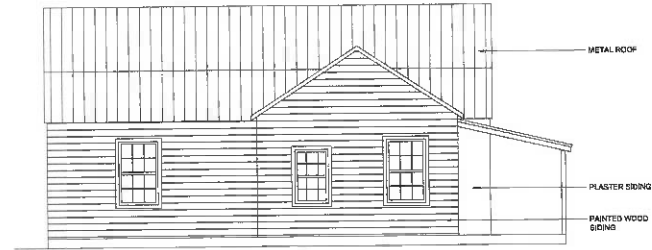
Issued: 5.17.21

Floor Plan
Proposed Conditions
Scale: 1/4" = 1'-0"

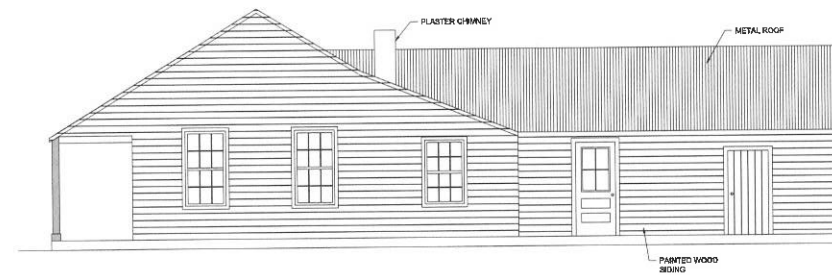
Project Address:
554 W. Mill St.
New Braunfels, TX 78130

Ashley Bruchas
New Braunfels Remodeling, LLC
118 Briarwood Dr
New Braunfels, TX 78130
830.515.9747

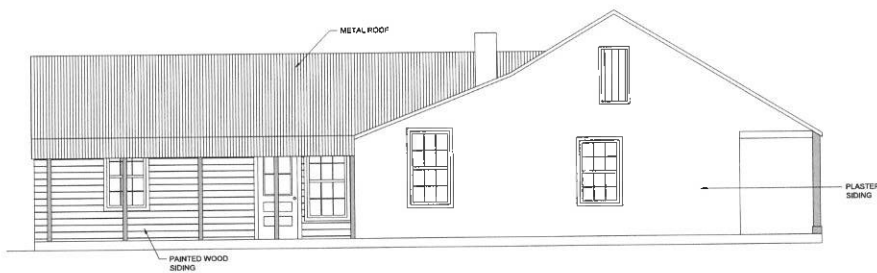




03 EXISTING ELEVATION - Rear
SCALE: 1/4" = 1'-0"



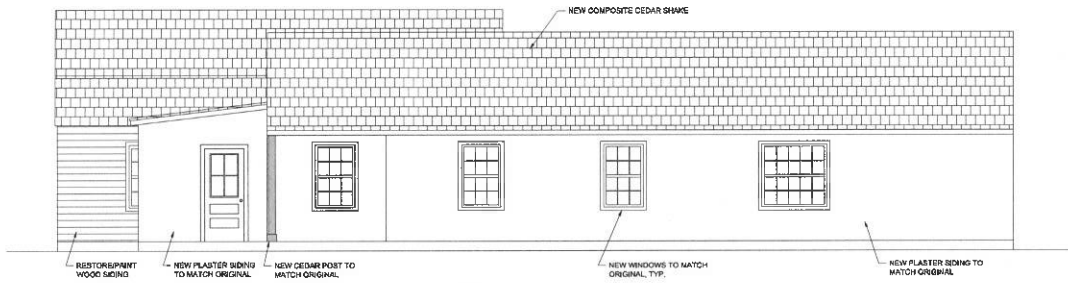
02 EXISTING ELEVATION North
SCALE: 1/4" = 1'-0"



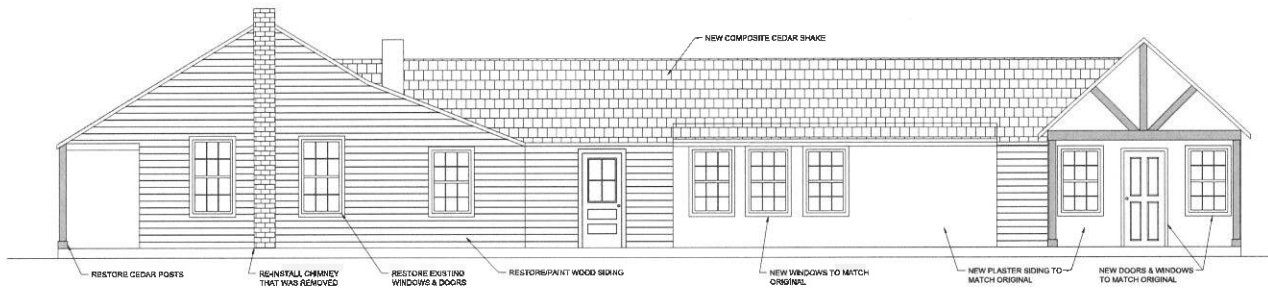
04 EXISTING ELEVATION South
SCALE: 1/4" = 1'-0"



01 EXISTING ELEVATION Front
SCALE: 1/4" = 1'-0"



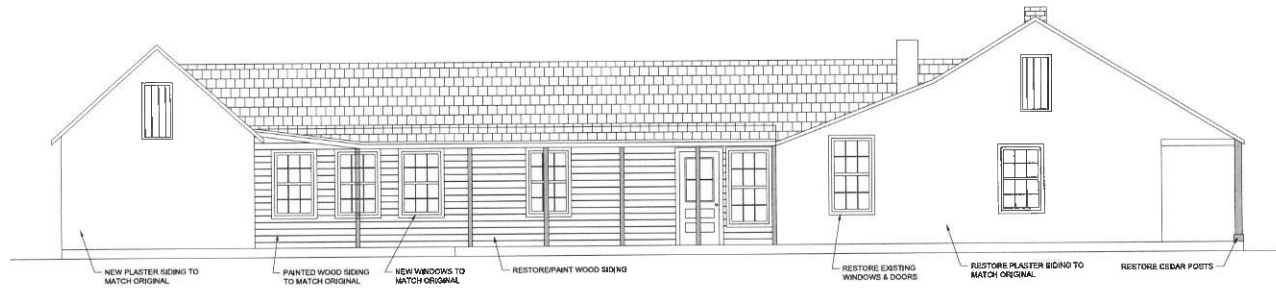
03 PROPOSED ELEVATION - Rear
SCALE: 1/4" = 1'-0"



02 PROPOSED ELEVATION North
SCALE: 1/4" = 1'-0"



01 PROPOSED ELEVATION Front
SCALE: 1/4" = 1'-0"



04 PROPOSED ELEVATION *South*
SCALE: 1/4" = 1'-0"

7

Issued: 5.17.21

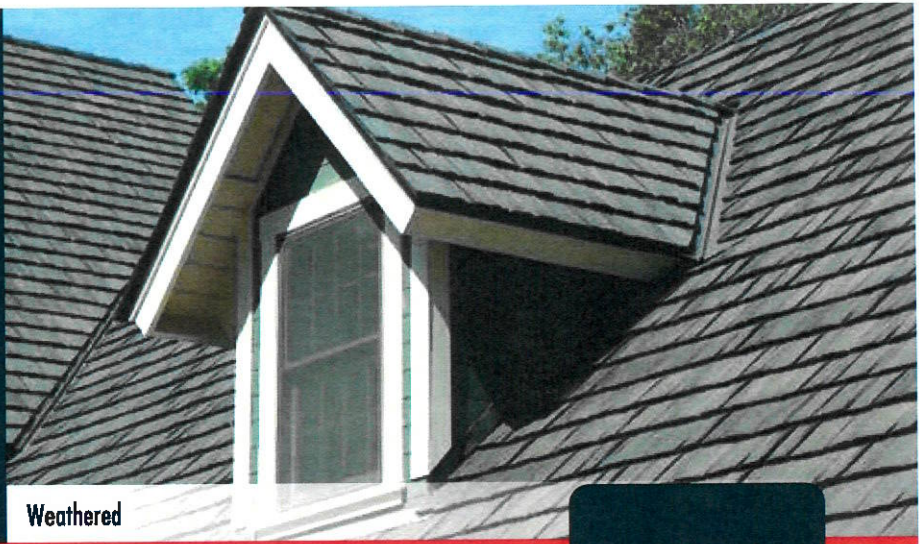
Exterior Elevations
Scale: 1/4" = 1'-0"

Project Address:
554 W. Mill St.
New Braunfels, TX 78130

Ashley Bruchas
New Braunfels Remodeling, LLC
118 Briarwood Dr
New Braunfels, TX 78130
830.545.9747



CEDAR SHAKE



Weathered

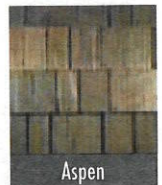
BRAVA'S Cedar Shake offers the rustic charm of an authentic hand-split cedar shake roof, in a maintenance-free synthetic material. The charm and beauty of a natural hand-split cedar shake roof has long been limited by its inability to stand the test of time against Mother Nature. With BRAVA'S Cedar Shake product, you can now have the beautiful look of a cedar shake roof you've always desired without any of the maintenance.

- > **AUTHENTIC LOOK** – BRAVA's products are the end result of a painstakingly detailed engineering process undertaken by the Design Team at BRAVA Roof Tile, the goal of which was to create a synthetic roof tile so authentic in its look that no one could tell the difference when placed side-by-side with its natural counterparts – even up close.
- > **LONG-LASTING PERFORMANCE** – backed by a 50-year limited warranty, BRAVA is designed to withstand even the most severe weather, boasting a Class 4 impact resistance rating (the highest hail performance certification recognized in the industry), Miami Dade approval, wind protection in excess of 110 MPH and either Class C or Class A fire rating.
- > **ENHANCED CURB APPEAL** – the curb appeal of a property directly correlates with owner satisfaction and higher property value, and few features can add to curb appeal like the aesthetics of a gorgeous cedar shake roof.
- > **EASE OF INSTALL** – at only 355 pounds per square, BRAVA Cedar Shake allows for easy installation without the need for costly structural modifications or special installation techniques.
- > **COLOR TECHNOLOGY** – BRAVA'S proprietary multi-coloring process means you get the authentic appearance of a natural product, complete with variegated colors throughout the entire product. Thanks to its patent-protected coloration process, BRAVA turns any color you can imagine into a reality for your custom roof – with the help of BRAVA's Design Team, the possibilities are truly limitless.
- > **DURABLE** – BRAVA's proprietary formulation ensures virtually no breakage. This extreme durability surpasses that of its natural counterparts, as well as other synthetics, where breakage in shipping and installation can be a very costly concern.
- > **ENVIRONMENTALLY FRIENDLY** – Made in the USA, BRAVA uses recycled material to create a beautiful and durable roof that itself is fully recyclable.
- > **COMPLETE** – BRAVA's full line of accessory tiles (including Solids for valleys and gables) make it the most complete and authentic synthetic roof system on the market.

Beauty, long-lasting performance and total peace of mind highlight the benefits of BRAVA Roof Tile.



Aged



Aspen



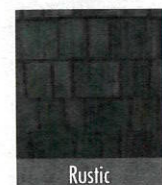
Charcoal



Lake Forest



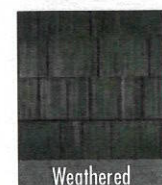
Natural



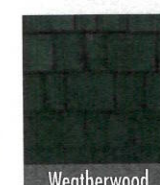
Rustic



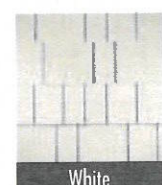
Sierra



Weathered



Weatherwood



White

CONTACT US
FOR CUSTOM COLORS
Your Custom Color



BRAVA Cedar Shake Specifications



Weathered



Sierra



3 Brown Blend

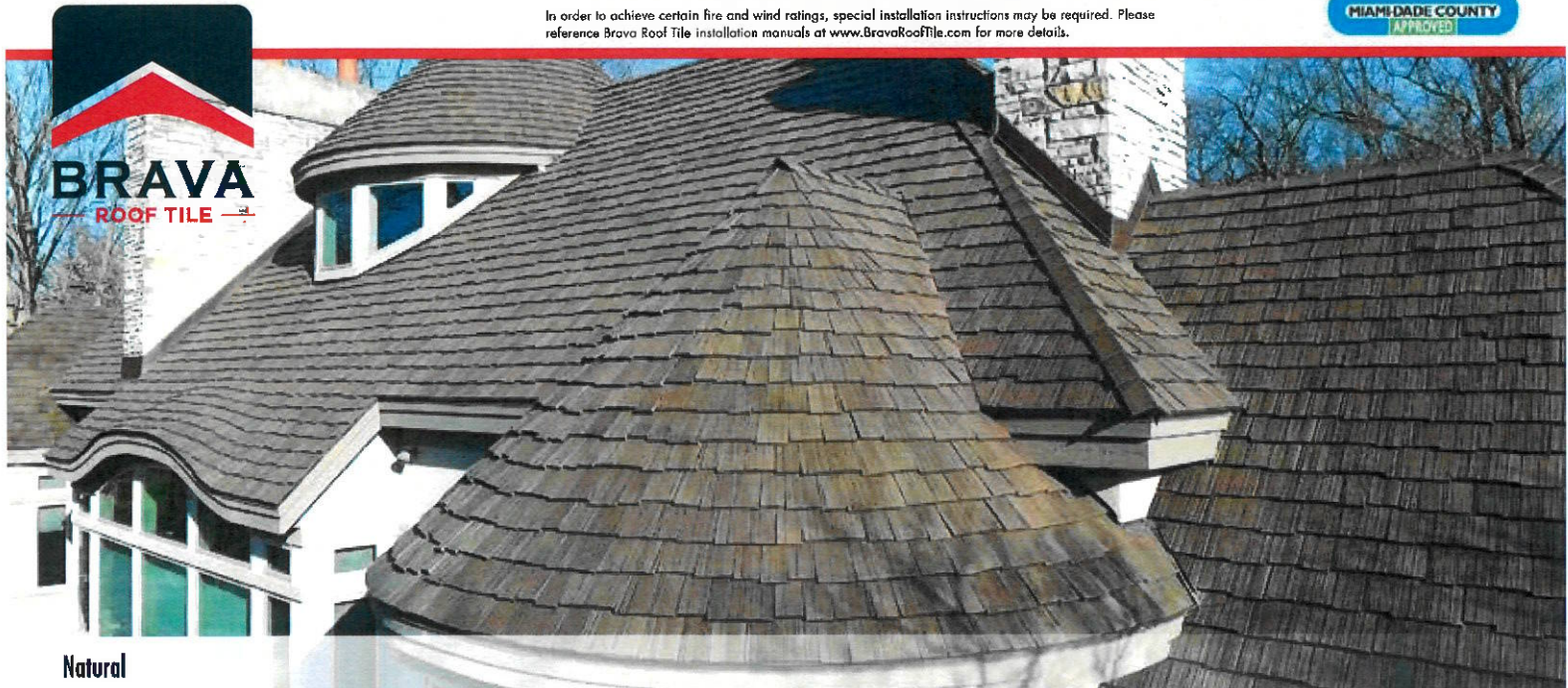
Description	Weight/Tile	Dimensions
Shake Field Tile 5"	1.5 lbs.	5" x 24 1/4"; 10" Exposure
Shake Field Tile 7"	1.8 lbs	7" x 24 1/4" 10" Exposure
Shake Field Tile 12"	3.0 lbs.	12 1/4" x 24 1/2"; 10" Exposure
Starter	2.0 lbs.	14" x 12"
Hip/Ridge	1.9 lbs.	14" x 5 3/8" x 6"
Solid Shake Accessory	4.8 lbs.	12 1/4" x 24 1/2"

BRAVA Roof Tile offers a complete line of synthetic architectural roofing products in natural profiles including: Spanish Tile, multi-width Cedar Shake, and Slate roofing. Each product line is composed of durable yet lightweight and environmentally friendly material, which combine to provide authentic beauty with long-lasting performance and total peace of mind.

AESTHETICS	BRAVA CEDAR SHAKE	NATURAL SHAKE
Authentic Look	✓	✓
5/8" to 1" Thickness	✓	Varies by manufacturer
Hand Split - True to Life Texture	✓	✓
Multi-Colored Process Allows True to Life Colors	✓	✓
PERFORMANCE	BRAVA CEDAR SHAKE	NATURAL SHAKE
Prohibited in Many Jurisdictions		✓
Fire Retardant: Class A or Class C	✓	Varies by manufacturer; needs treatment with corrosive chemicals
Wind Resistance: 110+ mph	✓	✓
Impact Resistance: Class 4	✓	Natural shake is vulnerable to hail
Freeze/Thaw Resistant	✓	
Maintenance Free	✓	Requires replacement of individual shakes throughout life cycle
Color-Fast	✓	
Hail Warrantied	✓	
INSTALLATION	BRAVA CEDAR SHAKE	NATURAL SHAKE
Factory-Collated Color Blends	✓	✓
Factory-Collated Widths	✓	✓
Estimated Waste Factor	Low	High, shakes too narrow or broken furring installation must be discarded

The printed colors shown in this website or brochure may vary from actual colors. Before making a final selection, be sure to review actual material samples and roof installations. Please contact your sales person for further assistance.

In order to achieve certain fire and wind ratings, special installation instructions may be required. Please reference Brava Roof Tile installation manuals at www.BravaRoofTile.com for more details.



Natural

