



**CITY OF NEW BRAUNFELS, TEXAS  
HISTORIC LANDMARK COMMISSION  
MEETING  
TEJAS ROOM  
550 LANDA STREET**



**TUESDAY, FEBRUARY 13, 2024 at 8:30 AM**

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

- A) Approval of the January 9, 2024, regular meeting [24-90](#) minutes.

**4. CITIZENS' COMMUNICATIONS**

*This time is for citizens to address the Historic Landmark Commission on issues and items of concerns not on this agenda. There will be no Historic Landmark Commission action at this time.*

**5. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) HLC Case HST23-492: Discuss and consider an [24-91](#) application for the Historic Tax Relief for the property located at 708 W Mill, an individual historic landmark.
- B) HLC Case HST24-033: Discuss and consider a [24-159](#) Certificate of Alteration to perform exterior alterations to the building located at 111 W San Antonio, in the Downtown Historic District.

**6. STAFF UPDATE**

- A) Staff update & discussion regarding the Draft Guidelines [24-27](#) for Additions
- B) Discuss and consider changing the day and/or time of [24-195](#) the HLC regular meetings.
- C) Staff update regarding violations and proactive efforts. [24-161](#)

**7. COMAL COUNTY HISTORICAL COMMISSION UPDATE**

**8. ITEMS FOR MARCH MEETING**

**9. ADJOURNMENT**

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

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Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.



## Historic Landmark Commission Agenda Item Report

550 Landa Street  
New Braunfels, TX

**2/13/2024**

Agenda Item No. A)

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**SUBJECT:**

Approval of the January 9, 2024, regular meeting minutes.

**Historic Landmark Commission  
Meeting Minutes  
January 9, 2024**

**Members Present**

Chair Teresa Johnson  
Vice-Chair Nathan Feingold  
Justin Ball  
Richard Hillyer  
Christi Sims  
Thomas Tumlinson

**Staff Present**

Nathan Brown, Assistant City Attorney  
Christopher Looney, Planning & Development  
Services Director  
Katie Totman, Historic Preservation Officer  
Colton Barker, Assistant Planner  
Evin Wilson, Assistant Planner

**Members Absent**

Jillian Bliss  
Susan Sonier

**1. CALL TO ORDER**

Chair Johnson called the meeting to order at 8:31 am.

**2. ROLL CALL**

Roll was called and a quorum was declared.

**3. APPROVAL OF MINUTES**

Motion by Commissioner Ball, seconded by Commissioner Hillyer, to approve the regular meeting minutes of December 12, 2023. Motion carried (6-0-0).

**4. CITIZENS COMMUNICATION**

No one spoke.

**5. ITEMS FOR CONSIDERATION**

- A) HST23-513: Discuss and consider a Certificate of Alteration to install additional tile on the exterior of the building located at 204 W San Antonio, in the Downtown Historic District.**  
*Presented by Katie Totman, Historic Preservation Officer*

Katie Totman presented the staff report.

Chair Johnson asked Totman what the proposed hexagonal tiles intend to cover.

Applicant, Cameron Corzine, stated that the glass on the window has concrete behind it and it will be covered to match the building façade.

Commissioner Sims and Totman discussed when the windows may have been built.

Chair Johnson asked Corzine if there are plans to place tile on all sides of the façade.

Commissioner Tumlinson said he is not a fan of the hexagonal tiles, adding that he finds it to be chaotic because colors contrast.

Chair Johnson said there have been numerous changes to this building over the years and has already been surveyed in the National Register. She expressed concern that if alterations continue, the building may not meet the historic criteria, and could become a non-contributing structure. She added that the canopy and balconette are not original to the structure.

Commissioner Ball asked if there were any further plans to alter the exterior.

Corzine said there are no plans in the works besides the proposed Certificate of Alteration.



Commissioner Sims asked for more details about the National Register.

Chair Johnson said it'll still be in the National Register district, but it will not be a contributing member to it.

Commissioner Sims said that if the goal of the Commission is to preserve the integrity of the building, then the request to add tile to the floor conflicts with historic preservation efforts.

Chair Johnson said this request will add to one of many alterations that have already been completed.

Commissioner Hillyer said he does not like the tile either, but he does not think the tile would subtract from the historical significance of the building.

Chair Johnson stated that an aesthetic preference is not part of the consideration.

Commissioner Sims said that the approval of this request could create a snowball effect, because after this meeting new alterations could be proposed to the structure.

Commissioner Ball asked Totman if the stucco is original to the façade.

Totman said she is unsure, and that the building façade may have been wood or brick.

Commissioner Ball asked if the building is architecturally compromised.

Corzine stated that the building façade was originally brick, and that he can provide pictures as proof. He added that the building was remodeled in either the 40s or 50s, which was also when awnings and windows were added.

Commissioner Sims asked Totman if the windows covering the tile were part of the original structure.

Totman said it is hard to tell with certainty because the old photos were taken from far away.

Commissioner Sims asked if the applicant was only planning on covering the black part of the glass.

Corzine said the tile will only go over the black glass.

Chair Johnson asked if there was any further discussion or a motion.

Motion by Feingold, seconded by Ball, to approve a Certificate of Alteration to install additional tile on the exterior of the building located at 204 W San Antonio, in the Downtown Historic District. Motion failed (3-3-0), with Commissioner Hillyer, Commissioner Sims, and Commissioner Tumlinson in opposition.

Commissioner Hillyer asked if the applicant could do the flat tile over the black glass instead of the hexagonal tile.

Commissioner Tumlinson objected to the request because of the hexagonal tile. He stated it is too "chaotic" and agreed with Hillyer.

Chair Johnson asked the applicant what he thought about that.

Corzine said he is open to their idea.

Commissioner Sims asked if the request for alteration can be postponed to the next meeting to get a better understanding of any other potential alterations that could be proposed.

Totman said there are no additional plans for alteration according to the applicant.

Commissioner Hillyer stated that a better rendering is needed because he finds it difficult to visualize the request.

Vice-Chair Feingold stated that the extent of the tile work needs to be explicitly stated so that the applicant cannot alter the entire façade. He added that there is too much uncertainty with what the proposal will look like on the façade.

Commissioner Sims said the Commission should not be concerned with the aesthetics of the tile and that the vote should not be dependent on the style of tile.

Commissioner Tumlinson asked Totman if the Commission has an obligation to consider the colors associated with alteration requests.

Totman explained that the code does not dictate the color of the building, but rather if the proposal is consistent with the color of the building.

Vice-Chair Feingold asked if the Commission could do a revote.

Totman asked if anyone wished to propose a motion.

Motion by Vice-Chair Feingold, seconded by Commissioner Ball, to approve a Certificate of Alteration to install additional tile on the exterior of the building located at 204 W San Antonio, in the Downtown Historic District. Motion carried (4-2-0), with Commissioner Hillyer and Commissioner Tumlinson in opposition.

## **6. STAFF REPORT**

### **A) Update from staff regarding proactive efforts and violations.**

Totman pitched the idea of providing updates on violations to the commission.

Commissioner Hillyer left the dais at 8:58 am.

Chair Johnson liked the idea proposed by Totman.

### **B) Update from the Heritage Society of New Braunfels**

Commissioner Ball announced that the historic house at 242 Cowald St will be moved to the Heritage Village campus and will be restored back to its original 1853 configuration.

### **C) Update from the Comal County Historical Commission**

Chair Johnson has no updates from the Comal County Historical Commission.

## **7. ITEMS FOR FEBRUARY MEETING**

Totman said she is working on the new historic guidelines and wanted to provide a draft and receive feedback from both the Commission and the public.

Vice-Chair Feingold asked if there is a list of current Fachwerk buildings in town.

Totman said she will look into Vice-Chair Feingold's question and discussed potentially using a surveying app to create a digital list.

Chair Johnson asked if there were plans to do a city-wide historic survey.

Totman said she is working on getting a grant to do so.

Nathan Brown stated that the Commission should only discuss items that are on the agenda.

## **7. ADJOURNMENT**

There being no further business, Chair Johnson adjourned the meeting at 9:04 am.

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**Chair**

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**Date**

2/13/2024

Agenda Item No. A)

**PRESENTER:**

Katie Totman, HPO

**SUBJECT:**

HLC Case HST23-492: Discuss and consider an application for the Historic Tax Relief for the property located at 708 W Mill, an individual historic landmark.

**DEPARTMENT:** Planning & Development Services**COUNCIL DISTRICTS IMPACTED:** 1**APPLICABLE CITATIONS:***Code of Ordinances, Chapter 66 - Historic Preservation**Sec. 66-57. Alteration certificates for alteration or new construction affecting landmarks or historic districts.*

No person shall carry out any exterior alteration, restoration, reconstruction, new construction, removal, or relocation of any city designated historic landmark or on any property within a city designated historic district which may affect the appearance and cohesiveness of any historic landmark or any property within a historic district without first obtaining an alteration certification authorizing the change.

*Sec. 66-57.1. Incentives.*

- (a) *Purpose.* To promote and protect the rich heritage of the city, and to encourage the designation of structures as historic landmarks, and the designation of historic districts this section of the city's historic preservation ordinance provides a tax relief for the stabilization, rehabilitation, and renovation of property (s) that are designated by the city as historic landmarks or located within a local historic district.
- (b) *Rehabilitation tax relief.* From the date of passage of this section, the owner of property (structure and land) having historic, architectural, and cultural significance, and so designated by the city's historic landmark commission, planning commission, and city council, as a historical landmark or located within a local historic district shall be eligible to apply for relief in property taxes for a period of five years. Said property, whether owned by the same individual or not, shall be eligible for such relief an additional five years. The total period of time that any one property shall be eligible to receive such tax relief shall be ten years, whether such relief is granted for two consecutive five-year periods or separate terms. For a property to be considered for a consecutive five-year period, an application shall be made during the fourth year of the original request. Whether the application is for consecutive or future periods each request shall be considered separately and must qualify as outlined below. Upon the expiration of a relief period, the property shall be placed on the tax rolls at the new appraised value and taxed accordingly. Provided,

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however, that should an application be received and approved during the fourth year of the first request no new appraised value will be assessed or taxed.

An application for tax relief pursuant to this section shall be made prior to the first of July of the tax year in which the relief would be granted. Application shall be made to the city's historic landmark commission with a recommendation to the city council for final action. If requested, the historic preservation officer may assist the owner in filing for such relief. A structure must be designated as a historic landmark as provided for in section 66-54 or located within a local historic district as provided for in section 66-55.

- (1) *Qualification for tax relief.* The owner of a property, applying for tax relief, shall be entitled to such, provided that the improvement(s), renovation(s), or restoration(s) to the structure is at least ten percent of the value of the property value reflected on the tax rolls of the Comal or Guadalupe Appraisal District office. The tax relief shall commence after the first of January in the tax year immediately following the year in which the work is completed.

The tax relief shall be determined in the following manner. The Comal or Guadalupe Appraisal District shall cause said improvement(s), renovation(s), or restoration(s) to the structure to be appraised on or before December 31 the year the work was completed. This new appraised value less the present property value shall be shown on the tax rolls of the Comal or Guadalupe Appraisal District as the new property value. However, said improvement(s), renovation(s), or restoration(s) shall not cause the value of the property to be less than the present value prior to completion of the work.

- (2) *Eligible costs.* Eligible costs shall include exterior and interior improvements to the frame, walls, floor, ceiling, plumbing, electrical wiring and mechanical items, such as heating and air conditioning systems. Fixtures, decorative items, and/or fencing shall not be eligible for consideration unless such items were original fixtures and/or decorative items of the structure. Materials and labor for repairing, replacing, or adding any of the following shall be eligible:

- a. Structural walls;
- b. Structural subfloors;
- c. Structural ceilings;
- d. Exterior doors;
- e. Exterior paint (consistent with those colors available during the time period the structure was built);
- f. Mechanical equipment;
- g. Windows;
- h. Exterior brick veneers or treatments;
- i. Plumbing;
- j. Electrical wiring;
- k. Roof and gutter where necessary for structural integrity;
- l. Facade items;
- m. Elevators;
- n. Foundations;
- o. Termite damage and treatment;
- p. Security and/or fire protection systems;
- q. Architectural and engineering services if directly related to the eligible costs described above;
- r. Plumbing and electrical fixtures documented as historic fixtures; and
- s. Limited demolition, not more than 15 percent of the original structure, and cleanup related to the eligible costs described above.

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- (3) *Ineligible costs.* Ineligible costs include the following:
- a. Overhead;
  - b. Taxes;
  - c. Supervisor payroll;
  - d. Repairs of construction equipment;
  - e. Tools; and
  - f. Any other items not directly related to the exterior appearance or the structural integrity or viability of the structure.
- (c) *Tax exemption for historic districts.* For properties located within a city designated historic district, property owners in the historic district will qualify for an ad valorem tax exemption of 20 percent of the assessed city ad valorem property tax. This tax exemption shall begin on the first day of the first tax year after designation of the historic district.
- (d) *Building permit fees waived.* Upon approval of a certificate of alteration, the property owner will present said certificate to the building department and all building permit fees will be waived.

## **FINDINGS:**

a. The primary structure located at 708 W Mill is a 1-story, single family residence constructed circa 1890, and is an example of German vernacular. The property is a locally designated historic landmark, and the applicant is requesting the historic rehabilitation tax relief for the property.

b. **QUALIFICATIONS** - To qualify for the rehabilitation tax relief, the improvements must represent at least 10% of the appraised property value and meet the qualifications set forth in the City's Code of Ordinances, Section 66-57.1. The improvements the property owner has completed relate to repairing the foundation, repairing the original windows, reconstruction of the roof, exterior and interior walls, updating the plumbing, electrical and HVAC, renovating the kitchen, and adding on to the historic house. Work began on the house in 2021 and the property was appraised at \$342,420. The amount of the improvements is \$57,217.36, which exceeds the required 10% threshold.

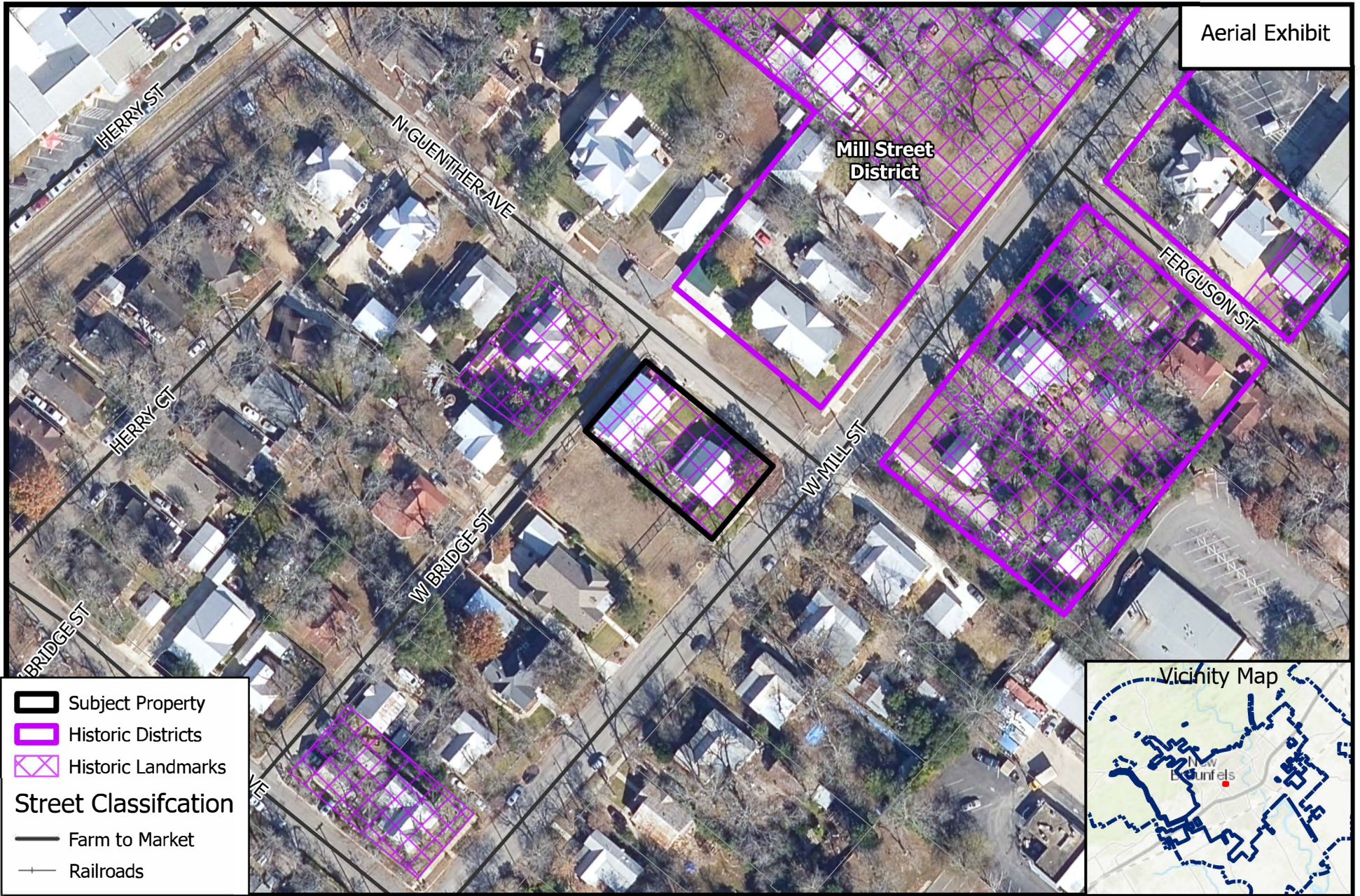
## **STAFF ANALYSIS:**

Based on the information provided by the applicant and the qualify items listed in the ordinance, staff finds that the property meets the eligibility requirements for the historic tax relief ordinance.

## **ATTACHMENTS:**

1. GIS Location Map
2. Combined Pictures
3. Receipts and scope of work



























## 708 W Mill Street Renovation Plan

Add approximately 535 square feet to existing structure. Retain as much original material and form as possible. Repair foundation. Use existing original windows on front exterior façade, anything that faces the street. Update plumbing, electrical, and HVAC. Repair/renovate kitchen. Repair roof.

### Costs:

Lights \$2,248.85

Lights: \$923.55

Lights: #1,269.00

Lights: \$2,248.85

Bath fixtures: \$2057.02

Tile: \$798.84

Tile: \$6,506.67

Drywall: \$524.08

Trim: \$1,040.40

Ceiling boards: \$3,302.50

Stucco skirting: \$2,285.25

Misc building materials: \$1,119.46

Exterior doors: \$1,799.79

Fixed glass: \$680.00

Cabinet: \$550.00

Wood: \$5,111.95

Electrical labor: \$27,000

Total (does not include labor or tax): \$57,217.36



Order #WB29881457

Placed on: Nov 11, 2022

## Billing Information

Doreen Fisher  
708 W Mill St  
New Braunfels TX 78130

Item	Price/Item	Qty	Line Total
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## Ship To Home (2 items)

708 W Mill St , New Braunfels, TX 78130

Halo RL 4 in. White Integrated LED Recessed Ceiling Light Trim at Selectable CCT (2700K-5000K), Extra Brightness (915 Lumens)	\$25.47	55	\$1,400.85
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Expect it on Nov 15

Commercial Electric 4 in. White Recessed Non-IC New Construction Housing (6-Pack)	\$106.00	8	\$848.00
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Expect it on Nov 15

*Received 11/13/22*

Subtotal	\$2,248.85
Shipping	FREE
Sales Tax	\$156.64
<b>Total</b>	<b>\$2,055.28</b>
You Saved	\$350.21

## Need help?

Online Customer Support:  
1-800-430-3376

Call 7 days a week:  
6 a.m. to 2 a.m. EST



## Invoice



Page 1/1  
 Invoice 20248179  
 Date 12/14/2022

**Superior Lighting**  
 3530 N.W. 53rd Street  
 Ft. Lauderdale FL 33309

Bill To: DOREEN FISHER

Ship To: DOREEN FISHER

708 W Mill St  
 New Braunfels, Texas 78130  
 (800) 555-1212 Ext. 0000 (000) 000-0000 Ext. 0


708 W Mill St  
 New Braunfels, Texas 78130  
 (800) 555-1212 Ext. 0000 (000) 000-0000 Ext. 0000

Purchase Order No.		Customer ID		Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
1298124		127072			UPS-GROUND	CREDIT CARD	12/15/2022	265,815
Ordered	Shipped	B/O	Item Number	Description	Discount	Unit Price	Ext. Price	
3	3	0	UCA-12-WHT	Adjustable LED Under Cabinet Light 12 inc	\$0.00	\$74.95	\$224.85	
2	2	0	SLUCA-21-WHT	Adjustable LED Under Cabinet Lights 21 in	\$0.00	\$95.95	\$191.90	
1	1	0	SLUCA-24-WHT	Adjustable LED Under Cabinet Lighting 24	\$0.00	\$101.95	\$101.95	
1	1	0	UCA-33-WHT	Adjustable LED Under Cabinet Lighting 33	\$0.00	\$124.95	\$124.95	
2	2	0	SLUCA-42-WHT	Adjustable LED Under Cabinet Lighting 42	\$0.00	\$139.95	\$279.90	

Subtotal	\$923.55
Fuel Surcharge	\$0.00
Tax	\$0.00
Freight	\$9.95
Trade Discount	\$0.00
Total	\$933.50
Amount Paid	\$933.50
Amount Due	\$0.00



## CHECKOUT - VERIFY YOUR ORDER

PRODUCT	PRICE	SHIPS IN	QTY	TOTAL PRICE
<b>Mini Vogue Bathroom Vanity</b> <b>Light</b> <b>by Modern Forms</b>  WS-21724-30-CH Chrome / White Width: 25.8" Color Temp: 3000K	\$211.65	100+ in stock total <b>Usually leaves warehouse in 3-5 business days</b> <b>On sale item</b>	QTY: <input type="text" value="6"/>	<b>\$1,269.90</b> <a href="#">Remove</a>

Discount Code / Gift Card Number

### Shipped To (edit)

Doreen Fisher  
708 W Mill St  
New Braunfels TX 78130  
United States

Shipping Method: UPS Ground

Special Instructions:  
-none-

### Billed To (edit)

Doreen Fisher  
708 W Mill St  
New Braunfels TX 78130  
United States

5124264292  
onlineorderingonly@earthlink.net

VISA  
This order will be immediately charged to your



Subtotal	\$1,269.90
Sales Tax TX (8.00%)	\$101.59
Shipping	\$0.00
<b>Order Total</b>	<b>\$1,371.49</b>
<b>Amount Due</b>	<b>\$1,371.49</b>

### What happens after you place your order?

After your order is submitted, please check for an e-mail confirmation sent to the address connected to your Lightology account. Once your order is shipped, you will receive a second e-mail with tracking information so you know when to expect your package.

### Products eligible for return/exchange include:

Items in original, new, uninstalled condition with all original parts, tags, and packaging. Restocking fees may apply. All returns must be pre-approved within 60 days of receipt and have a valid Return Number. 1 Year Warranty on all items Excluding Light Bulbs.

### Products not eligible for return/exchange include:

Incandescent bulbs, custom / special orders, floor models, large orders (single fixtures over \$5,000, or orders totaling over \$5,000 on multiple quantities of the same fixture), overstock items, open box items and closeout items.

Please inspect your Lightology order

Inspect your order Within 48 hours, or two business days of receiving your order. Lightology cannot be held responsible for any missing, or damaged goods if we are not notified within this time period.

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a MORSCO brand

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1941 N INTERSTATE 35  
NEW BRAUNFELS, TX 78130-2507  
Phone 830-620-0771  
Fax 830-625-6724



## Acknowledgement

ORDER DATE	ORDER NUMBER
12/06/2022	S114403212
PLEASE REMIT TO: MORRISON SUPPLY PO BOX 841183 DALLAS, TX 75284-1183 Phone 830-620-0771	
PAGE NO.  1 of 1	

SOLD TO:

SHIP TO:

PLUMBER CASH ACCOUNT  
1941 IH 35  
NEW BRAUNFELS, TX 78130

PLUMBER CASH ACCOUNT  
1941 IH 35  
NEW BRAUNFELS, TX 78130

CUSTOMER NUMBER		CUSTOMER PO NUMBER		JOB NAME / RELEASE NUMBER		SALESPERSON	
82596		DOREEN FISCHER				House/Branch Sales	
WRITER		SHIP VIA		TERMS		SHIP DATE	FREIGHT ALLOWED
Bradley Hill		PICK UP				12/06/2022	No
ORDER QTY	PRODUCT ID	DESCRIPTION				UNIT PRICE	EXT PRICE
2ea	198605	*KOHLER MEMOIRS STATELY COMFORT HEIGHT TOILET PN: K-6669-0				471.203/ea	942.41
2ea	54309	*KOHLER CACHET TLT SEAT-EB QUIET CL WHT PN: K-4636-0				53.134/ea	106.27
1ea	661391	*KOHLER UNDRSCRE 60X30 TUB ONLY APR RH DRN WHT PN: K-20201-RA-0				892.620/ea	892.62
1ea	60518	*KOHLER POLC ARCHER BTH DRN PN: K-7272-CP				115.721/ea	115.72
<div>ORDER SUMMARY</div> <div>Total Sales for Order2226.72</div> <div>Payments to Date-2226.72</div> <div>Balance0.00</div>							
12/06/22		2226.72		Credit Card			

All sales are subject to Reece's Terms and Conditions which are available in each branch and at [www.reece.com](http://www.reece.com). A customer's acceptance of the goods is evidence of acceptance of such Terms and Conditions of Sale and waiver of any conflicting terms.

Subtotal	2057.02
S&H Charges	0.00
Tax	169.70
Pymt & Disc	0.00
Amount Due	2226.72

[www.reece.com](http://www.reece.com)



# ProSource

## WHOLESALE

Products & Pros for Home & Commercial Projects

### PS BEXAR COUNTY, INC

12919 FLAGSHIP DRIVE  
SAN ANTONIO, TX 78247  
210-829-8290

**Order Date:** 1/30/2023

**Salesperson:** MARISA HERNANDEZ

**Sold To:**

FISHER, DOREEN  
708 W MILL ST  
NEW BRAUNFELS, TX 78130  
512-426-4292

**Ship To:**

**Order Number:** BX922049

**PO Number:** SCHLUTER/ CHAIR RAIL

Description	Quantity	Unit Price	Amount
RONDEC 3/8 MATTE WHITE: SCHLUTER	15 PC	\$24.05	\$360.75
THASSOS POLISHED CHAIR RAIL: THASSOS	17 PC	\$25.77	\$438.09
FREIGHT	1 EA	\$55.00	\$55.00

**Sales tax:** \$70.44

**Total:** \$924.28

**Paid:** \$0.00

**Balance Due:** \$924.28

APPROVE AND PAY

SAVE PDF

> **Terms and Conditions**

72  
1/30/23  
cc owner

# ProSource

## WHOLESALE

Products & Pros for Home & Commercial Projects

### PS BEXAR COUNTY, INC

12919 FLAGSHIP DRIVE  
SAN ANTONIO, TX 78247  
210-829-8290

Order Date: 5/24/2022

Salesperson: MARISA HERNANDEZ

Sold To:  
FISHER, DOREEN  
708 W MILL ST  
NEW BRAUNFELS, TX 78130  
512-426-4292

Ship To:

Order Number: BX918893

PO Number: 708 W MILL ST

Description	Quantity	Unit Price	Amount
EARTH 3X12: EARTH PEARL 3"X12"	53.8 SF	\$5.66	\$304.51
SPA WHITE MATTE 12X24: PS.SPA.WHMA.077.3001.1	155 SF	\$4.04	\$626.20
RR21-PATC - DUTCH EAST INDIES-BALI 12 X 12 PEBBLE: DUTCH EAST INDIES-BALI	21 SF	\$16.82	\$353.22
SOURCE 3IN HEX MOSAIC 10X12: PURE WHITE	187.11 SF	\$5.75	\$1,075.88
ICY BRICK 11.75 X 11.75: ICY BRICK 11.75 X 11.75	27 SH	\$18.40	\$496.80
002536MOD1P4 - 3X6 MOD 0025 ICE WHITE STD: BRIGHT&MATTE PROFILE	75 SF	\$3.54	\$265.50
RIAZZA HEX 9": RIAZZA HEX BLUE 9"	24.21 SF	\$6.76	\$163.66
SUME-PENR ATAMINAT - TOZEN PENNYROUND SELENIUM NATURAL GLASS: SELENIUM - PAPER FACED MOSAIC	14.4 SF	\$45.35	\$653.04
FREIGHT	1 EA	\$150.00	\$150.00
Sales tax			\$337.33

Total: \$4,426.14


Balance Due: \$0.00

Payment Date	Credit Card	Reference	Paid
5/26/22	Visa - 7620		\$4,426.14
Total: \$4,426.14			

SAVE PDF

PAID IN FULL

APPROVED



BY: Doreen Fisher  
 DATE: 5/26/22 7:07 PM

> Terms and Conditions



Order #WB29881457

Placed on: Nov 11, 2022

## Billing Information

Doreen Fisher  
708 W Mill St  
New Braunfels TX 78130

Item	Price/Item	Qty	Line Total
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### Ship To Home (2 items)

708 W Mill St , New Braunfels, TX 78130

Halo RL 4 in. White Integrated LED Recessed Ceiling Light Trim at Selectable CCT (2700K-5000K), Extra Brightness (915 Lumens)	\$25.47	55	\$1,400.85
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Expect it on Nov 15

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Expect it on Nov 15

*Received 11/13/22*

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Shipping	FREE
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<b>Total</b>	<b>\$2,055.28</b>
You Saved	\$350.21

### Need help?

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Call 7 days a week:  
6 a.m. to 2 a.m. EST



*Fisher*

**How doers  
get more done.**

1360 IH-35 N  
NEW BRAUNFELS, TX 78130 (830)625-4089

8520 00016 69530 03/13/23 12:25 PM  
SALE CASHIER DEBORAH

081099221644 250 JT TPE <A> 3.11  
DRYWALL JOINT TAPE-PAPER 250'

Instant Vol Savings

0000-597-794 1/2" 4X8 TR <A>

1/2"X4"X8' GP TOUGHROCK LITE DRYWALL

5009.95 497.50

MAX REFUND VALUE \$417.90/50

Instant Vol Savings -79.60

SUBTOTAL 421.01

SALES TAX 34.73

TOTAL \$455.74

USD\$ 455.74

AUTH CODE 001188

Chip Read

AID A0000000042203

Verified By PIN

Debit

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-6920 SUMMARY

THIS RECEIPT PO/JOB NAME: fisher

2023 DIA VIDA DEMO 02/12/23



**How doers  
get more done.**

1360 IH-35 N  
NEW BRAUNFELS, TX 78130 (830)625-4089

3520 00002 83069 02/28/23 03:42 PM  
SALE CASHIER LILL

004325 CANDY <A> 2.07

MAXS PEANUT KS 3.2702

049000300443 200Z COKE <A> 2.07

200' CLASSIC COCA-COLA

081999 25464 5/8 DRYWALL <A>

5/8" (4'X8' FIRECODE TYPE X DRYWALL

8012.88 103.04

*Fisher*

111.54 SUBTOTAL 106.33

SALES TAX 8.94

TOTAL \$117.33

USD\$ 117.33

AUTH CODE 002221

Chip Read

AID A0000000042203

Verified By PIN

Debit

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-6920 SUMMARY

2023 PRO XTRA SPEND 02/27: \$621.50

As of 02/28/2023 your Point Rewards

Summ 1000 60-0000 10





BMC Texas Sales LLC  
9815 Signal Hill  
Helotes TX 78023  
512-378-9320



# INVOICE

INVOICE DATE	INVOICE NUMBER
02/21/23	73040518-00
CUSTOMER P.O. NUMBER	ACCOUNT NUMBER
	275869
TERMS	REFERENCE
NET10TH PROX	
DUE DATE	INVOICE TOTAL
03/10/23	1,123.64
PLEASE REMIT PAYMENT TO:	
BMC 1611 P.O. Box 847795 Dallas, TX 75284-7795	

## BILL TO:

WIMBERLEY WOODWORKS  
10 HERRY CT  
NEW BRAUNFELS, TX 78130

## SHIP TO: 708WMILL

708 W MILL ST  
3018 WEST END 4  
708 W MILL ST  
NEW BRAUNFELS, TX 78130

LINE NO.	QTY	U/M	PRODUCT AND DESCRIPTION	UNIT PRICE/EXT FOOTAGE	TOTAL
SHIP TO NOTE: CHARLIE WIMBERLEY 830-832-6920 charlie@wimberleywoodworks.com **CALL CHARLIE IF ANY DELIVERY QUESTIONS 830-832-6920 ***					
2	10.00	PC	rl1616p	31.08	310.80
			REAL TRIM 1X6X16 PRIMED	80.00	
3	80.00	PC	Y14163	9.12	729.60
			YELLOW PINE 1X4X16 #3 NGM	426.64	
TOTAL FOOTAGE				506.64	
LINE SUBTOTAL					1,040.40
TAX(ST: 6.25%: CITY: 1.75%)					83.24
ORDER TOTAL					1,123.64
<p><b>Thank you for your Business.</b> <b>Please visit <a href="http://BMC.Billtrust.com">BMC.Billtrust.com</a></b> <b>to view and pay your</b></p>					INVOICE TOTAL
					1,123.64

This invoice should be paid by the due date above. Finance charges will be assessed on past due balances. Claims, disputes, or requests for corrections to this invoice must be made in writing within 5 days of receipt of the invoice or they shall be waived. Non-stock items are non-refundable. A full set of our Terms and Conditions of Sale can be viewed on our website at [www.buildwithbmc.com/bmc/s/master-sales-agreement](http://www.buildwithbmc.com/bmc/s/master-sales-agreement).

TO VIEW YOUR BILL ONLINE GO TO: <http://bmc.billtrust.com>

USE THIS ENROLLMENT CODE: HMB WQF FGB





## ORDER ACKNOWLEDGEMENT

PAGE 1 of 1

ORDER NUMBER: 73114507-00 [SO]

ORDER DATE: 03/08/23

DELIVERY DATE: 03/10/23

SHIP VIA: Any Truck

CUSTOMER #: 275869

QUOTE NO:

TERMS: NET10TH PROX

PRINTED: 03/16/23: 11:17AM

INSTR:

ENTERED BY: jjb

MATL CODE:

REP: Voss, Matthew P

ORDER DISP:

WHSE: 5700

CPO: BEADED CEILING

REF:

SOLD TO: WIMBERLEY WOODWORKS  
10 HERRY CT  
NEW BRAUNFELS, TX 78130

SHIP TO: 708WMILL  
708 W MILL ST  
3018 WEST END 4  
708 W MILL ST  
NEW BRAUNFELS, TX 78130

FROM: New Braunfels LBM  
BFS GROUP LLC.  
3620 FM 482  
NEW BRAUNFELS, TX 78132  
PHONE # (830)606-7020/

LN# TYPE	QTY ORD UOM	PRODUCT ID PRODUCT DESCRIPTION	UNIT PRICE FOOTAGE	UOM DISCOUNT	TOTAL	P
SHIP TO NOTE:						
CHARLIE WIMBERLEY 830-832-6920 charlie@wimberleywoodworks.com						
**CALL CHARLIE IF ANY DELIVERY QUESTIONS 830-832-6920 ***						
1 NS	250.00 EACH	OE73114507-1 1X4-16'YP BEADED CEILING PO#:5972628	13.21 0.00	EACH	3302.50	O
TOTAL FOOTAGE			0.00			
TOTAL WEIGHT			0.00			
Sub Total					3302.50	
TAX (ST: 6.25%; CITY: 1.75%)					264.20	
Addons					0.00	
Order Discount						
Down Payment					0.00	
Balance Due					3566.70	

Last Page

NOTICE: For terms, conditions, product sizes and nominal descriptions, visit: [buildwithbmc.com/bmc/s/termsandconditions](http://buildwithbmc.com/bmc/s/termsandconditions)



Contractors Invoice	
<div> <div> Charles Wimberley 708 W Mill St New Braunfels Tx </div> <div> NOVA PERFORMED BY </div> </div>	
<div> 3/15/2023 </div>	<div> </div>
<div> DESCRIPTION OF WORK PERFORMED </div>	
<div> stucco work </div>	
<div> 303' x 6.75' </div>	<div> \$ 2045.25 </div>
<div> 6 stucco vents </div>	<div> + 240.00 </div>
	<div> \$ 2285.25 </div>
<div> 255 WATSON LN E NEW Braunfels Tx 78130 830-708-8358 </div>	
<div> Julio Rivas </div>	
<div> Material is guaranteed to be as specified, and this above work was performed in accordance with the drawings and specifications provided for the work and was completed in a substantial workmanlike manner for the agreed sum of </div>	
<div> Dollars (\$ ) </div>	
<div> a <input type="checkbox"/> Partial <input type="checkbox"/> Full invoice due and payable by: </div>	
<div> In accordance with our <input type="checkbox"/> Agreement <input type="checkbox"/> Proposal No. Dated </div>	

Sent from my iPhone



Fisher



Fisher  
How does  
get more done.

at Centers  
1365 IH 35  
TX 78130  
629-1111

NTITY ITEM NUMBER AMOUNT  
2 186 7 20  
size BW Scan PDF per page

SUB-TOTAL 7 20  
TAX 0 59  
TOTAL 7 79  
CUST # NB1135-001376  
M/C 7 79  
CHANGE 0 00

\*\*\*\*\*4427 037245 2304111041

voice Number : 56008  
to : 04 11 23  
ne : 10 41 AM

Thank you

Fisher



LOVE'S HOME CENTERS, LLC  
1455 IH 35 SOUTH  
NEW BRAUNFELS, TX 78130 (830) 625-4610

SALL

560  
38  
35

SALES# 52012000 540962 TRANS# 065411 04 03-23

1217539 TREX TROSTER SAND 16 41 546.80  
13 3 41.50  
14.06102 TREX HIDDEN DECK CLIP 149.60  
SUBTOTAL 683.80  
TAX 56.91  
GRAND TOTAL 740.71  
DEBIT 746.71

DEBIT:XXXXXXXXXX4427 AMOUNT: 746.71 AUTHCD:028771  
CHIP REFID:20120129294 04/03/23 15:39:28  
\*PIN Verified  
TRACE:00402059  
PURCHASE CASH BACK TOTAL DEBIT  
746.71 0.00 746.71  
APL: Debit PUR: 8000042203  
ID: 80000000042203 ISI: 6090

STORE: 2012 TERMINAL: 01 04/04/23 15:40:49  
# OF ITEMS PURCHASED: 14  
CASH BACK: 0.00



How does  
get more done.

1360 IH-35 N  
NEW BRAUNFELS, TX 78130 (830) 625-4089  
8526 00001 99034 03/30/23 11:01 AM  
SALE CASHIER APRIL

76154 12609 2X4-96 KD-HT <A> 6.70  
2X4-96" PRIME KD-HT WHITEWOOD STUD 31.28  
203.35  
07:257012812 12' PLASTIC <A> 27.88  
12'X400' .31MIL PAINTERS PLASTIC 21.68  
638060659702 SB SHARP 3PK <A>  
SCOTCHBUL 1.88" SHARP LINES 3PK  
081099403412 4 SEAL JCOM <A>  
51 79 ALL PURPOSE PAINT READY MIX

SUBTOTAL 87.54  
SALES TAX 7.22  
TOTAL \$94.76  
XXXXXXXXXXXX4427 DEBIT

AUTH CODE 002359 USD\$ 94.76  
Chip Read Verified By PIN  
ATD A0000000042203 Debit

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-6920 SUMMARY  
2023 PRO XTRA SPEND 03/29: \$2 080 14

**Builders**  
FirstSource  
BFS Group LLC  
4401 Burleson Road  
Austin TX 78744  
512-378-9320



# INVOICE

INVOICE DATE	INVOICE NUMBER
04/05/23	73163078-00
CUSTOMER P.O. NUMBER	ACCOUNT NUMBER
EXT DOORS	275869
TERMS	REFERENCE
NET10TH PROX	
DUE DATE	INVOICE TOTAL
05/10/23	1,948.27
PLEASE REMIT PAYMENT TO:	
BFS Group LLC 5799 P.O. Box 847795 Dallas, TX 75284-7795	

## BILL TO:

WIMBERLEY WOODWORKS  
10 HERRY CT  
NEW BRAUNFELS, TX 78130

## SHIP TO: 708WMILL

708 W MILL ST  
3018 WEST END 4  
708 W MILL ST  
NEW BRAUNFELS, TX 78130

LINE NO.	QTY	U/M	PRODUCT AND DESCRIPTION	UNIT PRICE/EXT FOOTAGE	TOTAL
SHIP TO NOTE: CHARLIE WIMBERLEY 830-832-6920 charlie@wimberleywoodworks.com **CALL CHARLIE IF ANY DELIVERY QUESTIONS 830-832-6920 ***					
1	1.00	EACH	OE73163078-1 ESO,SO,30,68,DB,LH,IS,PR LC: Exterior Door Slab Only, 3/0, 6/8, LH, Inswing, 1-3/4, Special Order No Insert, S/O Door Slab = 3068 4LT SMOOTH, S2103-SDLLE 4LT CLEAR, Double Bore, 2 3/8 Backset, Door Mortise Prep = 5/8 Inch Radius, Hinge Prep Only, Kerfed Bronze Sweep ***** DEAD BOLT BORE ONLY *****	786.77	786.77
2	1.00	EACH	OE73163078-2 ESO,SO,28,68,DB,LH,IS,PR LC: Exterior Door Slab Only, 2/8, 6/8, LH, Inswing, 1-3/4, Special Order No Insert, S/O Door Slab = 2868 3LT CRAFTSMAN SMTH, S4813-SDLF1LE 3LT, Double Bore, 2 3/8 Backset, Door Mortise Prep = 5/8 Inch Radius, Hinge Prep Only, Kerfed Bronze Sweep ***** DEAD BOLT BORE ONLY***** NO DOUBLE BORE CUSTOMER NEEDS DEAD BOLT BORE ONLY	1,013.02	1,013.02
	EC:				
TOTAL FOOTAGE				0.00	
LINE SUBTOTAL					1,799.79
TAX(ST: 6.25% CITY: 2.00%)					148.48
ORDER TOTAL					1,948.27
					INVOICE TOTAL
					1,948.27

This invoice should be paid by the due date above. Finance charges will be assessed on past due balances. Claims, disputes, or requests for corrections to this invoice must be made in writing within 5 days of receipt of the invoice or they shall be waived. Non-stock items are non-refundable. A full set of our Terms and Conditions of Sale can be viewed on our website at [www.buildwithbmc.com/bmc/s/master-sales-agreement](http://www.buildwithbmc.com/bmc/s/master-sales-agreement).

TO VIEW YOUR BILL ONLINE GO TO: <http://bmc.billtrust.com>

USE THIS ENROLLMENT CODE: HMB WQF FGB







# INVOICE

Cliff Jones  
CABINET SHOP

Ph: (830) 629-1595  
Cell: (830) 237-7740  
Mail: 1513 Kraft Lane  
New Braunfels, TX 78130

Bill To: \_\_\_\_\_  
client / company name WIMBERLEY A.W.  
address \_\_\_\_\_  
city NB state TX  
postal code \_\_\_\_\_ phone \_\_\_\_\_

Date: 4-19-23

PAYMENT DUE  
UPON RECEIPT

Project/ Job:  
name FISHER  
address MILL ST, NB, TX  
phone \_\_\_\_\_

Description of Work Completed	Price	Subtotal
-------------------------------	-------	----------

O.S. LINEN w/ DOORS

\$ 550.00

Paid 4-21-23  
CK # 3040

Subtotal	_____
Less Amt Paid	_____
Total Due	<u>\$ 550.00</u>

Please make all checks out to "Cliff Jones Cabinet Shop"

Thank you for your business!





BFS Group LLC  
4501 Burleson Road  
Austin TX 78744  
512-378-9320

# INVOICE

INVOICE DATE	INVOICE NUMBER
05/31/23	73562187-00
CUSTOMER P.O. NUMBER	ACCOUNT NUMBER
TRIM	275869
TERMS	REFERENCE
NET10TH PROX	
DUE DATE	INVOICE TOTAL
06/10/23	347.84
PLEASE REMIT PAYMENT TO:	
BFS Group LLC 5799 P.O. Box 847795 Dallas, TX 75284-7795	

BILL TO:

WIMBERLEY WOODWORKS  
10 HERRY CT  
NEW BRAUNFELS, TX 78130

SHIP TO: 708WMILL

708 W MILL ST  
3018 WEST END 4  
708 W MILL ST  
NEW BRAUNFELS, TX 78130

LINE NO.	QTY	U/M	PRODUCT AND DESCRIPTION	UNIT PRICE/ EXT FOOTAGE	TOTAL
SHIP TO NOTE:			CHARLIE WIMBERLEY 830-832-6920 charlie@wimberleywoodworks.com **CALL CHARLIE IF ANY DELIVERY QUESTIONS 830-832-6920 ***		
1	102.00	LF	14FPR	1.29	131.58
			1X4 RL FJ PRIMED S4S	33.97	
2	2.00	LEG	FJ491668F	8.87	17.74
			PINE FLAT JAMB 11/16 4-9/16 6/8 FJ		
3	12.00	PC	S8877FM	2.50	30.00
			PINE STOP 3/8X1-1/4 7/0 FJ MITERED WM887	12.00	
4	4.00	PC	S8878FM	2.98	11.92
			PINE STOP 3/8X1-1/4 8/0 WM887 FJ MITERED		
5	64.00	LF	16FPR	1.77	113.28
			1X6 RL FJ PRIMED S4S	32.00	
6	48.00	LF	LVLSH129PR	0.35	16.80
			LVL BASE SHOE 7/16X11/16WM129 PRIMED	48.00	
TOTAL FOOTAGE				125.97	
LINE SUBTOTAL					321.32
TAX(ST: 6.25%: CITY: 2.00%)					26.52
ORDER TOTAL					347.84
INVOICE TOTAL					347.84

This invoice should be paid by the due date above. Finance charges will be assessed on past due balances. Claims, disputes, or requests for corrections to this invoice must be made in writing within 5 days of receipt of the invoice or they shall be waived. Non-stock items are non-refundable. A full set of our Terms and Conditions of Sale can be viewed on our website at [www.bulldwithbmc.com/bmc/s/master-sales-agreement](http://www.bulldwithbmc.com/bmc/s/master-sales-agreement).

TO VIEW YOUR BILL ONLINE GO TO <http://bmc.billtrust.com>

USE THIS ENROLLMENT CODE **HMB WQF FGB**



# SOUTHERN

WOOD FLOORING & SUPPLY

7075 Twin Hills #100  
Dallas, Texas 75231

Twin Hills (214) 360-0123  
Plano Rd. (972) 380-9665  
Whitehall (817) 595-9500  
Wetmore (210) 664-9009  
Watters (469) 898-7052

## Invoice

Invoice Number: M042656-IN  
Invoice Date: 05/25/23  
Invoice Due Date: 5/25/2023  
Order Number: A026830  
Order Date: 05/25/23  
Salesperson: DS  
Customer Number: 5ZCASH

Sold To:

CASH COUNTER SALES  
TX

Ship To:

CASH COUNTER SALES  
TX

Confirm To:

Customer P.O.		Ship VIA		F.O.B.		Terms	
WIMBERLY WOODWORKS						NO TERMS	
Item Number	Unit	Ordered	Shipped	Back Ordered	Price	Amount	
SWPAH3.25 SEL	SF	103.75	103.75	0.00	10.50	1,089.38	
3 1/4" Antique Heart Pine		Whse: 005					

signature:

print name:

**ALL ELECTRONIC ITEMS ARE NON-RETURNABLE**

ALL MATERIAL WARRANTIES ARE PURELY THOSE OF MANUFACTURER. CUSTOMER AGREES TO LOOK SOLELY TO MANUFACTURER FOR ALL WARRANTY CLAIMS.

**READ BOTH SIDES BEFORE SIGNING**

Payment Type: Mastercard Auth #951753

Net Invoice: 1,089.38  
Less Discount: 0.00  
Freight: 0.00  
Sales Tax: 89.88  
Invoice Total: 1,179.26

Less Payment: 1,179.26  
Invoice Balance: 0.00





**SOUTHERN**  
WOOD FLOORING & SUPPLY

7075 Twin Hills #100  
Dallas, Texas 75231

Twin Hills (214) 360-0123  
Plano Rd. (972) 380-9665  
Whitehall (817) 595-9500  
Wetmore (210) 664-9009  
Watters (469) 898-7052

05/12/23 1:43 pm

Page:

1 37

**Invoice**

Invoice Number: M042461-IN  
Invoice Date: 05/12/23  
Invoice Due Date: 5/12/2023  
Order Number: A026767  
Order Date: 05/12/23  
Salesperson: DS  
Customer Number: 5ZCASH

Sold To:

CASH COUNTER SALES  
TX

Ship To:

CASH COUNTER SALES  
TX

Confirm To:

Customer P.O.	Ship VIA	F.O.B.	Terms
WIMBERLY WOODWORKS			NO TERMS

Item Number	Unit	Ordered	Shipped	Back Ordered	Price	Amount
SWPAH3.25 SEL	SF	352.50	352.50	0.00	10.50	3,701.25
3 1/4" Antique Heart Pine			Whse: 005			

*Paid business  
Debit Card*

*6/29.55*

signature: *Charles W. W.*

print name: CHARLES

**ALL ELECTRONIC ITEMS ARE NON-RETURNABLE**

ALL MATERIAL WARRANTIES ARE PURELY THOSE OF MANUFACTURER. CUSTOMER AGREES TO LOOK SOLELY TO MANUFACTURER FOR ALL WARRANTY CLAIMS.

**READ BOTH SIDES BEFORE SIGNING**

Payment Type: Mastercard Auth #934291

Net Invoice: 3,701.25  
Less Discount: 0.00  
Freight: 0.00  
Sales Tax: 305.36  
Invoice Total: 4,006.61

Less Payment: 4,006.61  
Invoice Balance: 0.00

P.O. Box 311199

New Braunfels, TX 78130

830-608-9170

airtex1@yahoo.com

**INVOICE****INVOICE #** 3830**DATE** 11/15/2022**DUE DATE** 06/30/2023**TERMS** Net 30**BILL TO**

Wimberley Charlie

Wimberley Wood Works LLC

10 Herry Ct

New Braunfels, Texas 78130

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>HVAC:Service</b>	1	0.00	0.00
	Attachment Original Invoice			
	<b>Sales</b>			14,500.00
	Lump Sum Total Job:\$14500.			
	<b>Sales</b>	0		
	Pd Check# 2949 60% \$8700			
	Invoice#15 of 2023			
	40% Due Upon Completion 2023			
	If you need to break up the payments after that wedding we'd understand lol			
	Heard it was a beautiful one and I was so disappointed to miss it!			

17,400

Paid CK#

Thank you for your business and have a great day!

Please remit payment online or send check:  
 Air-Tex Inc.  
 P.O. Box 311199  
 New Braunfels, Tx. 78131

<b>TOTAL</b>	14,500.00
<b>DEPOSIT</b>	8,700.00
<b>BALANCE DUE</b>	<b>\$5,800.00</b>

All Major Credit Cards Accepted. 2% Service Charge, per month for unpaid balances



# ELECTRICAL PRE BID-PROPOSAL

This form complies with professional standards in effect  
[www.lambariaelectric.com](http://www.lambariaelectric.com)

## LAMBARIA ELECTRIC, LLC

TECL-21595

DATE:

P.O. BOX 310375

PROPOSAL NO:

New Braunfels, TX. 78130 PH. 830-743-0715

	NAME		PHONE
			FAX
BUYER/ OWNER		CITY	STATE/ZIP
	RESIDENCE ADDRESS	CITY	STATE/ZIP

Construction To Begin: \_\_\_\_\_ Contract Completion Date: N/A

Date Of Plans: \_\_\_\_\_ Architect: \_\_\_\_\_ Engineer: \_\_\_\_\_

Work performed at **708 W. MILL ST. REMODEL AND ADDITIONS** ADDENDUMS REPORTED.

(street address and legal description if known)

We hereby propose to furnish the following work:

### GENERAL REQUIREMENTS:

- 1, SALES TAX INCLUDED.
- 2, GUARANTEE MATERIALS AND WORKMANSHIP FOR A PERIOD OF NOT LESS THAN (12) MONTHS

### WORK SCOPE:

- 1, Install all owner provided light fixtures
- 2, Install total of four ceiling fans. (owner provided)
- 3, Wiring per City and the latest National Electrical Code.
- 4, Install and hard wire smoke detectors w/battery backup. (owner provided)
- 5, Slide dimmers for light fixtures where shown on drawings, all others décor style.
- 6, Slide dimmers for ceiling fans.
- 7, Install all general purpose outlets (decor type) color by owner.
- 8, Install two bathroom exhaust fans. (owner provided).
- 9, GFCI where required by code.
- 10, ARCH fault circuit breakers as required by code.
- 11, Install under counter light fixtures. (owner provided)
- 12, City permit.
- 13, Furnace is gas powered.



**PROPOSED PAYMENT:** General Contractor agrees to pay Subcontractor a PROPOSED total price of **\$ 27,000 .**  
 Draws will be made accordingly as job progresses.

**Note:** This proposal may be withdrawn by us if not accepted within 15 days.

**ACCEPTANCE OF PROPOSAL**



2/13/2024

Agenda Item No. B)

**PRESENTER:**

Katie Totman, HPO

**SUBJECT:**

HLC Case HST24-033: Discuss and consider a Certificate of Alteration to perform exterior alterations to the building located at 111 W San Antonio, in the Downtown Historic District.

**DEPARTMENT:** Planning & Development Services**COUNCIL DISTRICTS IMPACTED:** 5**APPLICABLE CITATIONS:***Code of Ordinances, Chapter 66 - Historic Preservation**Sec. 66-57. Alteration certificates for alteration or new construction affecting landmarks or historic districts.*

No person shall carry out any exterior alteration, restoration, reconstruction, new construction, removal or relocation of any city designated historic landmark or on any property within a city designated historic district which may affect the appearance and cohesiveness of any historic landmark or any property within a historic district without first obtaining an alteration certification authorizing the change.

*Sec. 66-58. Criteria for approval of an alteration certificate.*

In considering an application for an alteration certificate, the commission shall be guided by any adopted design guidelines, and where applicable, the following from the secretary of the interior's standards for the rehabilitation of historic buildings. Any adopted design guidelines and secretary of the interior's standards shall be made available to the property owners of historic landmarks or within historic districts.

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed when possible. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

- 
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
  - (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
  - (6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
  - (7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
  - (8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
  - (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
  - (10) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

## **FINDINGS:**

a. The building located at 111 W San Antonio is a two-story commercial structure with brick exterior and was built circa 1980. It is in the Downtown Historic District.

b. **AWNINGS** - The applicant is requesting to install flat steel awnings over the existing second story windows and wood and steep canopies over the first story windows and openings. Per Criteria 1, every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration. Generally, the proposed awnings/canopies do not significantly alter the aesthetic cohesion of the district. Additionally, the awnings/canopies are generally consistent with Criteria 9 and 10 as the design appears to be compatible with the district as a whole and the removal of the elements in the future would not negatively impact the district or the structure.

c. **STOREFRONT CHANGES** - The applicant is requesting to change some of the existing window openings to door openings. Per Criteria 1, every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration. The proposed alterations at the first level do not significantly alter the aesthetic cohesion of the building or district.

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d. LIGHTING - The applicant is requesting to install up lighting on the building. The lighting appears to be compatible with the district as a whole and the removal of the elements in the future would not negatively impact the district or the structure.

e. SIGNAGE - The applicant has included additional signage in the rendering. At this time, staff does not have sufficient details on the signage to make an adequate recommendation, however, generally the illustrated placement and scale is consistent with the size of the building. Final sign designs and details will require approval from the Historic Landmark Commission at a later date.

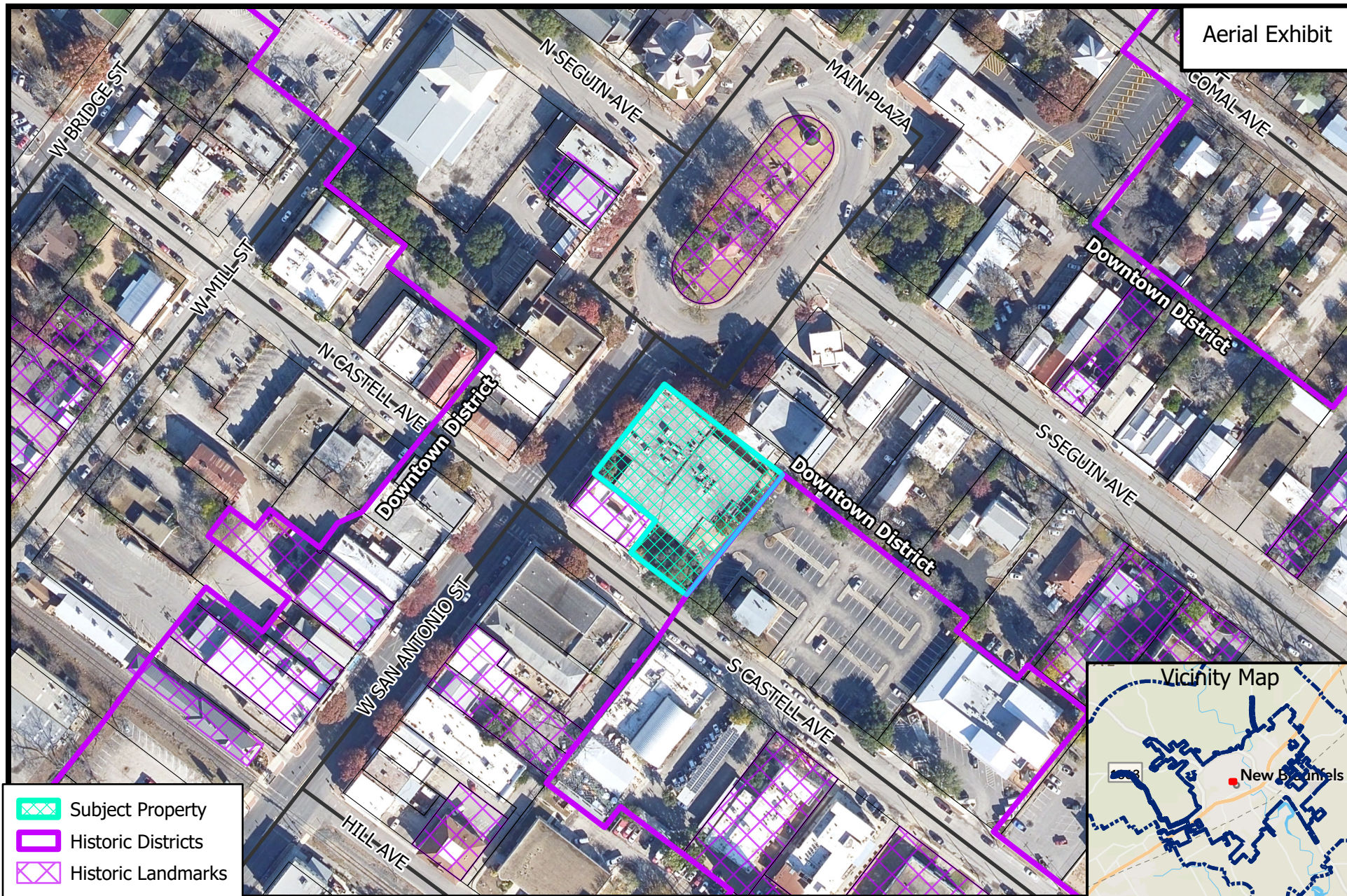
**STAFF ANALYSIS:**

Based on the scope of work that is proposed, staff finds that it is generally consistent with the criteria for approval as outlined in the code of ordinances.

**ATTACHMENTS:**

1. GIS Location Map
2. Combined Pictures and Renderings







111 W San Antonio st.



Existing Conditions

dy Bank

RE/MAX GO

68 154

Leach Jason M

Main Plaza

W San Antonio St

Twice Upon A Time  
Children's...

351

Reliance PMPros  
Trusted Property  
Managers - Do You H...

Comparion  
Insurance Agency

Phoenix Saloon

Reliance  
Residential Realty

45



# 111 W San Antonio st.



## Proposed Facade

Materials Specifications

- |   |                        |
|---|------------------------|
| 1 Slated Steel Shade Awning                 | 4 New Steel Canopy     |
| 2 New Steel Store Front with Steel Surround | 5 Wood Soffit          |
| 3 Clear Glass on Ground Level               | 6 Building Up Lighting |







2/13/2024

Agenda Item No. A)

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**PRESENTER:**

Katie Totman, HPO

**SUBJECT:**

Staff update & discussion regarding the Draft Guidelines for Additions

**DEPARTMENT:** Planning & Development Services

**BACKGROUND:** As part of the current effort to draft the Land Development Ordinance (LDO), staff has been working to draft new design guidelines to incorporate into the new historic preservation ordinance. The guidelines for additions addresses ways in which to best design additions to both residential and commercial buildings. There will be additional opportunities for public input as we continue to draft the LDO.



# Guidelines for Additions – DRAFT

## Sophienburg Hill, Stock, Mill Street Historic Districts

### Building Massing and Form

1. **Minimize visual impact**—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
2. **Historic context**—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
3. **Similar roof form**—Use a similar roof pitch and form as the historic structure for additions.
4. **Transitions between old and new**—Incorporate a recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
5. **Subordinate to principal facade**—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
6. **Rooftop additions**—Limit rooftop additions to the rear of the building to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are discouraged.
7. **Footprint**—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
8. **Height**—Generally, the height of new additions should be consistent with the height of the existing structure. Addition height should never be so contrasting as to overwhelm or distract from the existing structure. The maximum height of new additions shall also comply with all existing and adopted codes and ordinances for the base zoning of the property.

### Building Materials

1. **Use of complementary materials**—Use materials that complement the existing materials traditionally found in the historic district. Materials should not be so dissimilar as to distract from the historic appearance of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
2. **Roof materials**—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
3. **Synthetic materials** — Synthetic material such as fiberboard siding or brick and stone veneer may be appropriate for new construction if the new materials are visually similar to traditional material found in the district in terms of dimension, finish, and texture. For example, Hardie Board siding may be appropriate if the reveal is similar to those found historically in the district.

### Architectural Details

1. **Architectural details**—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district.

## **Downtown Historic District**

### **Building Massing and Form**

1. **Historic context**—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
2. **Preferred location**—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is discouraged.
3. **Similar roof form**—Incorporate a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
4. **Subordinate to principal facade**—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
5. **Transitions between old and new**—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
6. **Height**—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
7. **Total addition footprint**—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are discouraged.

### **Building Materials**

1. **Complementary materials**—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition should be compatible with the architectural style and materials of the original structure.
2. **Roof materials** — Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

### **Architectural Details**

1. **Historic context**—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
2. **Architectural details**—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
3. **Contemporary interpretations**—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide

visual interest while helping to convey the fact that the addition is new.

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2/13/2024

Agenda Item No. B)

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**PRESENTER:**

Katie Totman, HPO

**SUBJECT:**

Discuss and consider changing the day and/or time of the HLC regular meetings.

**BACKGROUND:**

This topic was broached to allow the Director or Assistant Director to attend the regular HLC meetings. Currently HLC meetings conflict with other mandatory meetings that prevent upper management from being able to attend.

**2/13/2024**

Agenda Item No. C)

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**PRESENTER:**

Katie Totman, HPO

**SUBJECT:**

Staff update regarding violations and proactive efforts.

**DEPARTMENT:** Planning & Development Services

**COUNCIL DISTRICTS IMPACTED:** All