

CITY OF NEW BRAUNFELS, TEXAS HISTORIC LANDMARK COMMISSION MEETING ZOOM 550 LANDA STREET



TUESDAY, JANUARY 12, 2021 at 8:30 AM

To participate via Zoom use the following link: https://us02web.zoom.us/j/89348648525 or call (833) 926-2300 with ID#: 893 4864 8525

TO PROTECT THE HEALTH OF THE PUBLIC AND LIMIT THE POTENTIAL SPREAD OF COVID-19, NO IN-PERSON PUBLIC ACCESS TO THIS MEETING IS AVAILABLE. READ BELOW FOR WAYS TO PARTICIPATE IN THIS MEETING.

To participate via Zoom use the following link: https://us02web.zoom.us/j/89348648525 or call (833) 926-2300 with ID#: 893 4864 8525

AGENDA

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. APPROVAL OF MINUTES
 - A) Approval of the November 10, 2020 regular meeting minutes.

4. IN-PERSON CITIZENS' COMMUNICATIONS IS TEMPORARILY SUSPENDED

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. <u>INDIVIDUAL ITEMS FOR CONSIDERATION</u>

- A) HST20-302 Public hearing and recommendation to City Council for the landmark designation of the property currently addressed as 210 S. Castell Ave, a commercial space commonly known as the Producer's Co-Op building.
 - Caleb Gasparek, Historic Preservation Officer
- B) HST21-001 Discuss and consider a Certificate of Alteration to demolish a single-family dwelling located at 456 Magazine Avenue, located within the Sophienburg Hill Historic District.
 - Caleb Gasparek, Historic Preservation Officer

6. STAFF REPORT

7. **ADJOURNMENT**

CERTIFICATION

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

Caleb Gasparek, 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 1/12/2021

550 Landa Street New Braunfels, TX

Agenda Item No. A)

Historic Landmark Commission Regular Meeting Minutes November 10, 2020

Members Present

Chair Yvonne Hoffmann Vice Chair Bonnie Leitch Nathan Feingold Katie Totman Melinda Poss Thomas Tumlinson

Staff Present

Caleb Gasparek, Assistant Planner Sam Hunter, Planning Technician Chris Looney, Planning Director Nathan Brown, Assistant City Attorney

Members Absent

Nathan Feingold Teresa Johnson Joel Rector

1. The above meeting was called to order by Chair Hoffmann at 8:30 a.m.

2. ROLL CALL

Roll was called, and a quorum was declared.

3. APPROVAL OF MINUTES

Chair Hoffmann approved the October 13, 2020 meeting minutes as presented.

Commissioner Poss was marked present at 8:32 a.m.

4. CITIZENS COMMUNICATION

None.

5. ITEMS FOR CONSIDERATION

None.

6. STAFF REPORT

A) Review, discussion and possible recommendation on draft amendments to the City's Code of Ordinances regarding tree preservation within historic districts and designated historic properties.

Mr. Gasparek presented on the draft ordinance, Sec. 66-69 "Tree Preservation and Protection with Designated Historic Districts and Historic Landmarks".

Discussion followed on potential revisions to the draft ordinance and points of clarification.

Motion by Vice Chair Leitch, seconded by Commissioner Poss, to recommend approval to Planning Commission and City Council the code amendment to The City of New Braunfels Code of Ordinances Sec. 66-69 "Tree Preservation and Protection with Designated Historic Districts and Historic Landmarks" with a request to recommend applicants to provide an arborist report.

Discussion followed.

Motion carried (6-0-0).

B) Discussion of an honorary program to officially recognize buildings and areas in New

Braunfels that have historic value and are important to the community.

Chair

Mr. Gasparek presented on the potential creation of a program which recognizes 100-year-old properties in The City of New Braunfels without designating the homes as a Historic Landmarks.

Discussion followed on points in the comprehensive plan which support the creation of the program.

Commission Poss asked if there is an existing survey of fachwerk houses.

Mr. Gasparek stated he can look into if there is an existing survey of this nature.

Discussion followed.

Chair Hoffmann stated her approval to move forward with the creation of a program.

ADJOURNMENT

There being no further business, Chair Hoffman adjourned the meeting at 9:05 a.m.

Date



Historic Landmark Commission Agenda Item Report

550 Landa Street New Braunfels, TX

1/12/2021

Agenda Item No. A)

Presenter/Contact

Caleb Gasparek, Historic Preservation Officer (830) 221-4086 - CGasparek@nbtexas.org

Subject:

HST20-302 Public hearing and recommendation to City Council for the landmark designation of the property currently addressed as 210 S. Castell Ave, a commercial space commonly known as the Producer's Co-Op building.

Background:

Case #: HST20-302

Owner/Applicant: Ronald B. Snider

186 S. Castell Ave.

New Braunfels, TX 78130

The subject property is an irregularly shaped lot fronting onto S. Castell Ave., with additional frontage along W. Coll St. and Hill Ave. The property is directly adjacent to the Downtown Historic District and directly north of the Sophienburg Hill Historic District.

Historic Context:

The Producer's Co-Op of New Braunfels was established on November 1st, 1944 to provide agricultural products to Comal and other surrounding counties. The Co-Op experienced rapid growth following its establishment, and by 1946 required additional space for its operations.

Sanborn maps from 1907 to 1922 indicate that the site was previously occupied by the Dittlinger Cotton Gin. A railroad track led directly to the cotton gin for the loading and unloading of products. By 1922 only a small portion of the Dittlinger Cotton Gin remained, though a timber frame warehouse owned by local contractor A.C. Moeller had been erected in the rear of the lot adjacent to the railroad track. The Producer's Co-Op purchased the warehouse building in 1946. That same year the Co-Op hired local architect Jeremiah Schmidt to design an 80x80 ft. warehouse to meet their growing needs. A building permit issued on August 9th, 1946 indicates that the building was originally valued at \$29,000, and was built by local contractor Edwin Hanz. The Schmidt building was added on to in the rear several times after it was constructed in 1947, though the primary structure on Castell designed by Schmidt remains unchanged. The Producer's Co-Op remains in business to this day.

Architecturally, the Producer's Co-Op building is one of the few intact late Art Deco/Moderne style buildings in New Braunfels. Identifying characteristics include glass-block windows, stucco exterior, flat roof, and horizontal grooves or lines on the façade.

Request:

The applicant is requesting landmark designation for the property addressed at 210 South Castell Avenue, commonly known as the Producer's Co-Op building.

Staff Analysis:

Deco/Moderne style.

According to Chapter 66 of the New Braunfels Code of Ordinances, a historic landmark may be designated if it meets at least 1 of the 6 criteria as established in subsection 56 "Criteria for the designation of historic landmarks and districts."

- Possesses significance in history, architecture, archaeology, or culture.
 The Producer's Co-Op has significance in its association with the agricultural history of the community following WWII. Architecturally, the Schmidt building is indicative of the late Art
- 2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.

The Producer's Co-Op is significant in its contribution to local agricultural history.

- 3) Is associated with the lives of persons significant in our past.

 While the site is mostly associated with the Co-Op itself, founding members of the Co-Op include prominent members of the community.
- 4) Embodies the distinctive characteristics of a type, period, or method of construction.

 N/A
- 5) Represents the work of a master designer, builder, or craftsman.

 Associated with locally renowned architect Jerimiah Schmidt and contractor Edwin Hanz.
- 6) Represents an established and familiar visual feature of the neighborhood or city.

 The Producer's Co-Op is a familiar feature along Castell Ave. and the downtown area.

Chapter 66 subsection 54 further states that upon recommendation of the Historic Landmark Commission, the proposed historic landmark will then follow the regular zoning procedure and be reviewed by the Planning Commission and City Council for final determination.

Attachments:

- 1. Application
- 2. Location Map
- 3. Sanborn Maps
- 4. Photographs

HST20-302,





APPLICATION FOR HISTORIC DESIGNATION

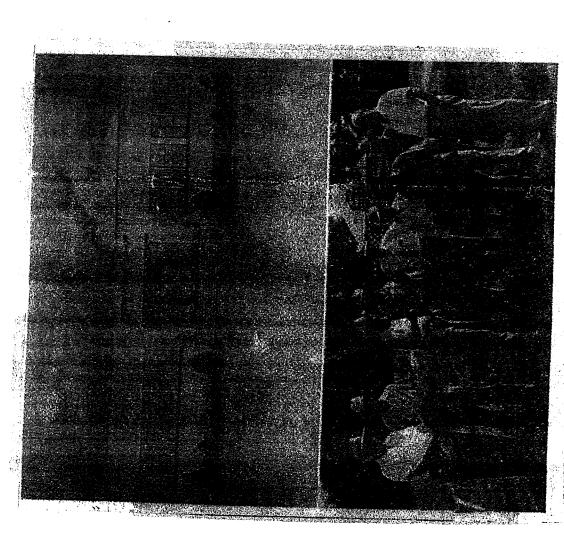
City of New Braunfels, Planning and Environmental Department 424 S. Castell Avenue, New Braunfels TX 78130 (830) 221-4057

1.	Name of proposed Landmark: The Producer's Co-Op
2.	Address of Landmark: 210 S Castell Ave
3.	CITY BLOCK 1003, LOT 204-205 & W 21.06 LT 203 & S 13 LT 206 & N 83 W 40, LT206 & PT LTS 195-196 & NE PT LT 197-198-199 & PT LT 200
4.	Owner Name: Ronald B Snider, Fredrick Heimer, Michael Meyer
5.	Owner Address: 186 S. Castell Ave., New Braunfels, TX, 78130
6.	Contact phone numbers: 210-273-8118
7.	HISTORY: a brief history is required and should be attached to this application. The following information should be included, if known:
o the Ordinar written Braunfe	Original owner/builder/architect/bibliography and footnotes Subsequent owners Original and subsequent uses of significance Dates of the above Any anecdotes concerning the landmark and/or its owners Photographs of facades General description of the structure Pereby request consideration of the above described structure/site as a historic landmark according provisions of the New Braunfels Historic Landmark Preservation Ordinance. I have read this nice and fully understand its effect on my property. This application shall be considered as my permission as owner of the above described property for historic designation by the New els City Council. Date Date
\ nnlinni	FOR OFFICE USE ONLY
	tion received by: Date:
	RECOMMENDATIONS FOR APPROVAL
HISTOF	RIC LANDMARK COMMISSION: Date:
LANN	ING COMMISSION: Date:

The Producers Cooperative (Brief Building History)

Established in 1944, The Producers Co-Op experienced rapid growth and found themselves in need of a larger warehouse. In spring of 1946, the property adjacent to the "Herald Building" (188 South Castell) was placed under contract and an architect from San Antonio, Jeremiah Schmidt, was hired to begin working on the 80x80 concrete and steel structure.

In early 1947, The Producers Co-Op had completed their new building and have remained the sole occupants until 2021. Through out the years, additions have been made but the primary structure has remained unchanged.



dont Willard Hill, with pick; Vice-President and chairman of building committee E. E. Volgi handles shovel; From left to right looking at blue-print: Leslie Ehlers, Mgr., and Otto Tim-Classen, A. Weidner, Ben Wolle and H. Laubach. LAYING THE CORNER-STONE on the Producer's Co-Op new warehouse are Presi-

Spring - 1946

Producers Co-Op Lets Contract for New Building on South Castell St.; Remarkable 18 Months Growth

Contract for erection of a new cent to the new Herald Building, warehouse, office building and dis-Op on South Castell. Street adjaplay apace for the Producers Cowas revealed this week.

Contract was let to Edwin Hanz, begin this week and the building local contractor. Construction will is expected to be ready for occupancy by about next January 1. fereniah Schmidt is: architect and will be a fireproof building of stoel consulting engineer. The new building will be 80x80 feet, or about 6,square feed of floor space. It concrete with steel windows ciliard Simpson of San Antonio and concrete floor and roof. and,

tion rooms will take up the front Offices, display rooms and receppart of the building with warehouse space in the back.

The new building, besides affording considerably increased storage ginal site was the former wool and space for the organization, affords a front on a main struct. The oribesides the real estate on adjacent to the railroad tracks has struction which, when completed, will house a fedd grinder and a feed mohair warehouse on Hill Street; Castell Street, a large warehouse wen purchased and a 40x40 cement tile building is already under conind molasses mixer.

keling Association, familiarly known stock which today has risen to 289 The Producers Cooperative Marganized on November 1, 1944, with as the Producers Co-Op, was or-142 members and \$18,000 capital members with \$50,000 in stock subscribed and paid in. Over 1,200 ga trans were served in 1945.

crated solely by producers of agriand surrounding counties, and sels out to do four distinctive sims and purposes, according to E. E. Voigi, publicity chairman: The organization is owned and opcultural products, serving

I. To sell and buy in line with other competetive business;

2. To see that producers of agricultural products receive the highest possible price for their commodities thru the method of returning to each individual the zavings dividend. In so doing, members and which have accumulated thru the non-members are on an equal foot-- the so-called patronag

ple of the rural districts in order to have a better understanding, so they can be served to their beat 3 To get in closer contact the peoadvantage.

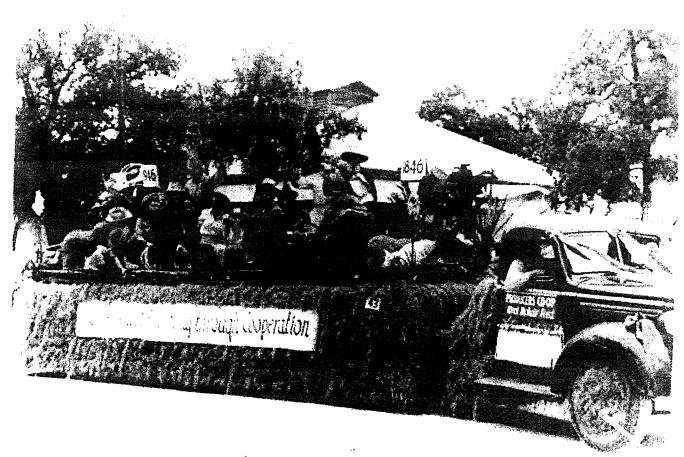
ral residents, by having to rent or 4. To render special service to ruloan implements and where needed,

The business specializes in handlmohair, feeds, seeds, and vetarinarian supplies. During the first year in business it handled three-quarters of a million pounds of wool and mohain and this spring the highest sales of mohair of the season, netting the producers 5814 to 5912 cents per pound for grown was credited with making one of and 75% to 75% cents for kid. ing wool,

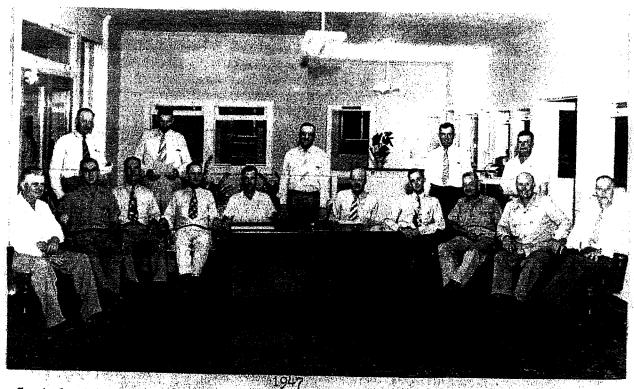
On completion of the new build. ing a grand opening is planned to further acquaint members and pafrom with the services offered by

Officers include Willard Hill, president, E. E. Voigt, vice-preal-John Karbach, Arthur Weldner, R. ager. Other directors are C. L. Me-R. Coreth, Herman Hitzfelder, D. L. Knibbe, Gus Krause and Ben Timmermann, Secretary and Leslie Ehlers, treasurer-manterole, John P. Classen, Herm. Laubach, Gus Schaefer, Herman Blank dent, Otto



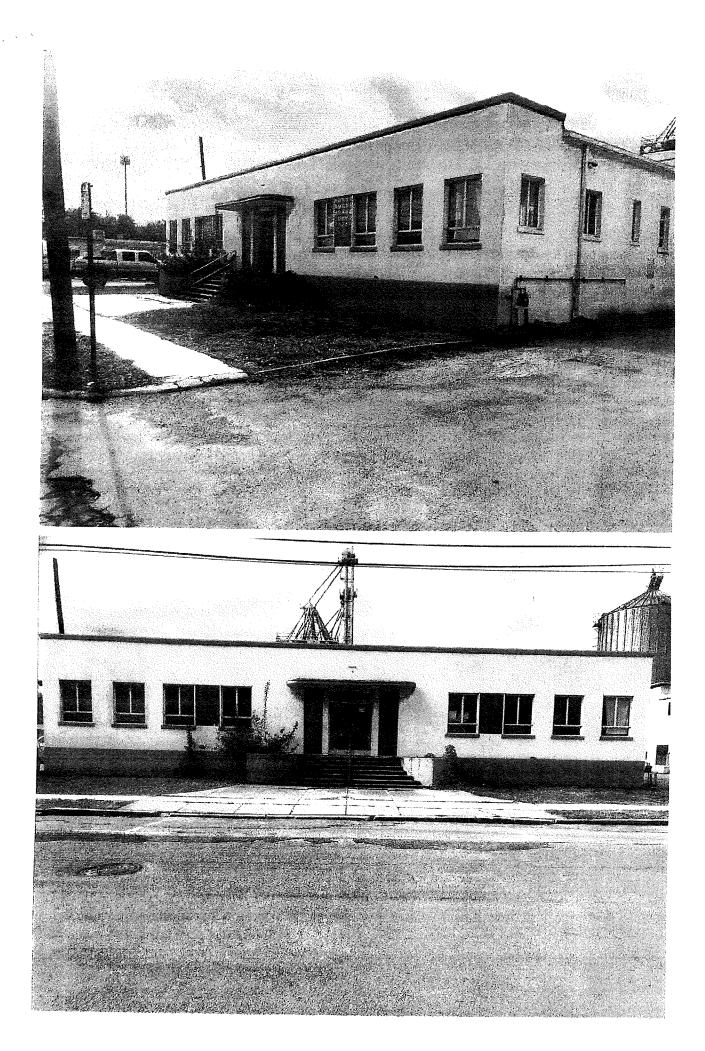


1926 - New Praymoralo Consumer at Tamata

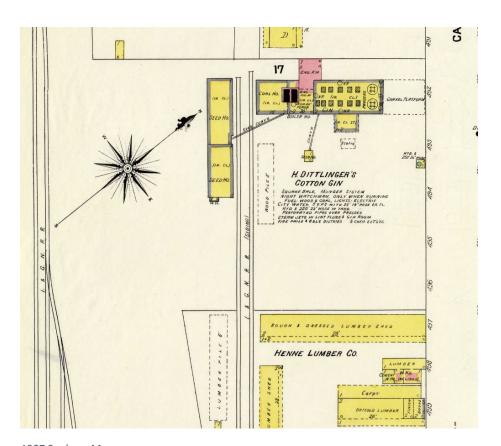


Seated: Otto Timmermann, Ben Wolle, Herman Blank, R.R. Coreth, Leslie Ehlers, John Classen, Sr., John Karbach, W.D. Hill, C.L. Meserole, Gus Schaefer Standing: Arthur Weidner, H.J. Laubach, Ervin Voigt, Herman Hitzfelder, D.L. Knibbe

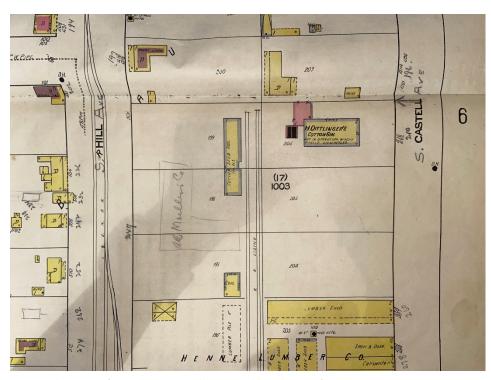






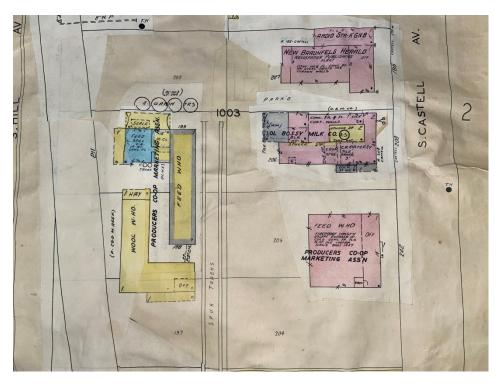


1907 Sanborn Map



1922 Sanborn Map (Note the A.C. Moeller Co. Building drawn in)





1930 Sanborn Map

1949 Sanborn updated through 1960's















Historic Landmark Commission Agenda Item Report

550 Landa Street New Braunfels, TX

1/12/2021

Agenda Item No. B)

Presenter/Contact

Caleb Gasparek, Historic Preservation Officer (830) 221-4086 - Cgasparek@nbtexas.org

Subject:

HST21-001 Discuss and consider a Certificate of Alteration to demolish a single-family dwelling located at 456 Magazine Avenue, located within the Sophienburg Hill Historic District.

Background:

Case #: HST21-001

Owner: Ryan McWhirter & Monica Jergins

Applicant: David Walters

220 Lark Lane

New Braunfels, Tx 78130

Architect: Christian Laijas, Laijas Project Resource Group

PO Box 310394

New Braunfels, Tx 78130

The subject property is a rectangular shaped lot of approximately 17,500 square feet on the south side of Magazine Avenue, within the Sophienburg Hill Historic District. In the Summer of 2020, a historic aged accessory structure and driveway were demolished on site without a permit. The property owners received a notice of violation and are going through the resolution process on that action. In the meantime, they are seeking appropriate authorization to demolish the principal structure on the lot.

Historic Context:

The Comal's Appraisal District indicates that the current dwelling was constructed in 1948. This is consistent with the 1949 Sanborn Fire Insurance map which shows the building in its existing footprint. The demolished accessory structure also appears on the 1949 map. Prior to construction in 1948, a single-family dwelling and accessory retail store were present on the property.

Deed records indicate that Monroe and Alice Nuhn lived in the house from 1948 to 1967. Monroe was a proprietor of beer before serving as a fire captain with the City of New Braunfels throughout the 1940's and 1950's.

Architecturally the dwelling is a modest example of the colonial revival ranch style house. With the exception of the rear patio, the building's footprint is largely unchanged from when it was constructed in 1948.

Request:

The applicant is requesting a certificate of alteration to demolish the 1948 single family dwelling. Only the demolition is under review at this time, the applicant has provided renderings of the proposed building to be built in its place for comment, though will return at a later date for review of the new construction.

Staff Analysis:

According to Chapter 66 subsection 60, a certificate of alteration is required for the demolition of any historic landmark or property located within a historic district.

Though the dwelling is one of the later to be constructed in the Sophienburg Hill Historic District, the building appears to be largely unaltered with the exception of the rear patio from when it was constructed in 1948. Though a comprehensive survey of the Sophienburg has not been conducted, it appears the structure maintains a mid to high level of integrity of a building of this age and time period.

Attachments:

- 1. Application
- 2. Location Map
- 3. 1949 Sanborn Map
- 4. Future Architectural Plans
- 5. Photographs



Planning & Development Services
Historic Preservation
550 Landa Street

550 Landa Street New Braunfels, Texas 78130 (830) 221-4086 <u>www.nbtexas.org</u>

Case No:	
Meeting Date:	
☐ Historic District	
☐ Historic Landmark	
	Submittal date – office use only

APPLICATION FOR A CERTIFICATE OF ALTERATION FOR A CITY LANDMARK OR LOCAL HISTORIC DISTRICT

NO FEE

Submit this Certification of Alteration application for review prior to submitting for any required building permit applications. Any variances, special exceptions or special approvals must be approved prior to submitting this application and any approvals shall be included in the application. A Certificate of Alteration does not substitute for or supersede any other permit reviews.

The Historic Preservation Officer (HPO) may approve certain minor projects without a review by the Historic Landmark Commission. Minor projects include routine maintenance and repair and limited minor alterations. Contact Caleb Gasparek (830-221-4086 or CGasparek@nbtexas.org) if you have questions about whether or not your project qualifies for administrative approval.

1.	APPLICANT IN Name: DAV				
	Mailing Addres	ss: 220 LARK LANE			
		NEW BRAUNFELS			
				davidwalters15@yahoo.com	
2.	PROPERTY ON *Letter of Author	WNER (IF NOT APPLICA Prization is required if the a	ANT*): applicant is CA JERGI	not the property owner.	
	City/State/ZIP:	NEW BRAUNFELS,	TX 78130		
				ryan@lushgreenscape.com	
3.	ARCHITECT O	R CONTRACTOR:			
	Company Nam	ne: LAIJAS PROJE	CT RESO	URCE GROUP	
	City/State/ZIP:	NEW BRAUNFELS, 1	X 78130		
		210-710-2667		claijas20@gmail.com	

Legal Description: Name of Subdivision: Lot(s): Block(s): RESIDENTIAL Existing Use of Property: SCOPE OF WORK (ATTACH ADDITIONAL PAGES IF NECESSARY): DEMOLISH EXISTING RESIDENTIAL STRUCTRUE AND CONSTRUCT AN STRUCTURE	S, TEXAS 78130						
Lot(s):Block(s): Existing Use of Property:RESIDENTIAL SCOPE OF WORK (ATTACH ADDITIONAL PAGES IF NECESSARY): DEMOLISH EXISTING RESIDENTIAL STRUCTRUE AND CONSTRUCT A N							
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	SCOPE OF WORK (ATTACH ADDITIONAL PAGES IF NECESSARY):						
STRUCTURE	EW RESIDENTIAL						

The Historic Landmark Commission (HLC) reviews proposed exterior and site changes to City Historic Landmarks and properties in Local Historic Districts to assist owners in retaining the character-defining architectural features of important historic sites and districts. An approved Certificate of Alteration from the HLC is required in advance of performing all non-routine exterior and site work, including installation of signage. Your building permit will not be released without an approved Certificate of Alteration review by the City Historic Preservation Officer (HPO) or the HLC.

A Certificate of Alteration is required for all non-routine exterior work, including:

- Alterations to historic materials;
- Alterations to the visual appearance of a site;
- Alterations to building façade;
- Additions to existing buildings;
- Re-cladding;

CUD IECT DDODEDTV

- Window replacement;
- Construction of new buildings;
- Changes in roof color or materials;
- Major landscape work (including pools);
- Changes in sidewalks; and,
- Changes in driveways.
- Demolition of buildings within historic districts

Historic Landmark Commission review is usually not required for ordinary maintenance work such as re-painting and performing routine repairs using like materials. Please check with the City HPO if you are uncertain whether an HLC review is required.

SUBMITTAL CHECKLIST:

STAFF:	APPLICANT:	
	X	Completed application
		Please note: Any application that is missing information will be considered incomplete and cannot be accepted.
	X	Dimensioned and scaled building plans
		Please note: For review purposes electronic submittal of plans in PDF format is preferred. If hard copies are submitted original plans should be no larger than 11" x 17" and be of a good, reproducible quality. Inaccurate or non-legible site plans can result in a delay with the application review.
		Must include the following documents:
		☐ Site plan (one for existing and one for proposed conditions. Must indicate all proposed site changes, such as additions, alterations, new construction or demolition)
		 □ Elevation plans (must specify all exterior changes and exterior building materials and finishes to be used, i.e., siding, roofing, windows, doors, fences, etc.) □ Floor plans □ Roof plan
	X	Material samples, specifications or manufacturer information
	X	Color photographs of the structure and site
		Please note: For review purposes electronic submittal of photos is preferred.
		Must include the following: ☐ Overall elevation views
		☐ Close-ups of all affected areas being modified
application	is being submitted	orizes City of New Braunfels staff to visit and inspect the property for which this d. The signature also indicates that the applicant or their agent has reviewed the on/checklist and all items on this checklist have been addressed and complied
Property Ov	wner's Signature:	
Applicant S	ignature:	

KEEP THIS SECTION FOR YOUR RECORDS

Submittal Process:

- 1. Complete the application for a Certificate of Alteration for a City Landmark or Local Historic District with all required information, plans, and photographs.
- 2. Submit all application materials to the HPO.
- 3. Preliminary Review by HPO.
 - Applicants may have their projects reviewed by the HPO prior to submitting for final review by the Historic Landmark Commission (HLC). The HPO provides informal review of projects, may suggest revisions to plans and specifications to meet standards, and makes recommendations to the HLC regarding applications.
- 4. Historic Landmark Commission Meetings.
 - The HLC generally meets on the second Tuesday of every month at 8:30 a.m., unless
 otherwise announced. Applicants or their agent are advised to attend the meeting to
 present information to the HLC and to answer any questions the HLC may have regarding
 the project. Failure to attend a HLC meeting may result in a postponement or denial of
 your application.
- 5. Reviewed plans.
 - Once reviewed by the HLC, the HPO will provide a signed Certificate of Approval to the
 applicant within 10 business days after the meeting, unless further information is required
 by the HLC for release of the permit. A copy of the signed Certificate of Approval should
 be submitted to the Building Division with the building permit application.

GENERAL DESIGN GUIDELINES USED FOR REVIEW OF CERTIFICATES OF APPROPRIATESS FOR CITY LANDMARKS

The following guidelines, based upon the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, are used to review projects in the Local Historic District and those that involve Local Historic Landmarks:

- 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.
- ➤ 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.
- 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.
- 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.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- 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.
- 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.
- Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- 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.

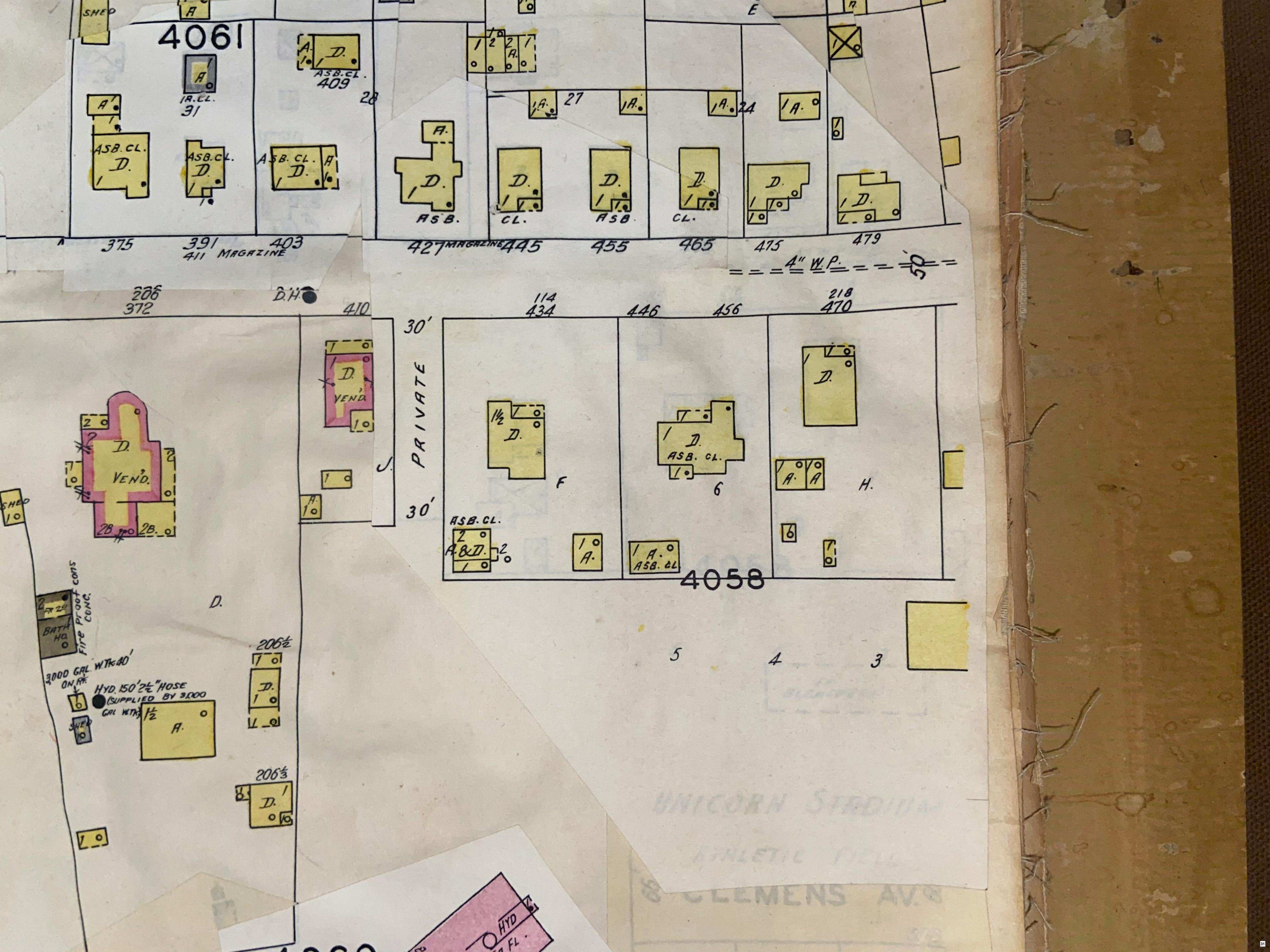


2020-2021 HISTORIC LANDMARK COMMISSION MEETING CALENDAR

MEETINGS ARE HELD VIA ZOOM UNTIL FURHTER NOTICE

Meeting Date (2 ND TUESDAY OF EVERY MONTH AT 8:30 AM)	Application Deadline
Tuesday, November 10, 2020	Tuesday, November 3, 2020
Tuesday, December 8, 2020	Tuesday, December 1, 2020
Tuesday, January 12, 2021	Tuesday, January 5, 2021
Tuesday, February 9, 2021	Tuesday, February 2, 2021
Tuesday, March 9, 2021	Tuesday, March 2, 2021
Tuesday, April 13, 2021	Tuesday, April 6, 2021
Tuesday, May 11, 2021	Tuesday, May 4, 2021
Tuesday, June 8, 2021	Tuesday, June 1, 2021
Tuesday, July 13, 2021	Tuesday, July 6, 2021
Tuesday, August 10, 2021	Tuesday, August 3, 2021
Tuesday, September 14, 2021	Tuesday, September 7, 2021
Tuesday, October 12, 2021	Tuesday, October 5, 2021
Tuesday, November 9, 2021	Tuesday, November 2, 2021
Tuesday, December 14, 2021	Tuesday, December 7, 2021





McWHIRTER RESIDENCE

456 MAGAZINE AVE. - NEW BRAUNFELS, TX 78130

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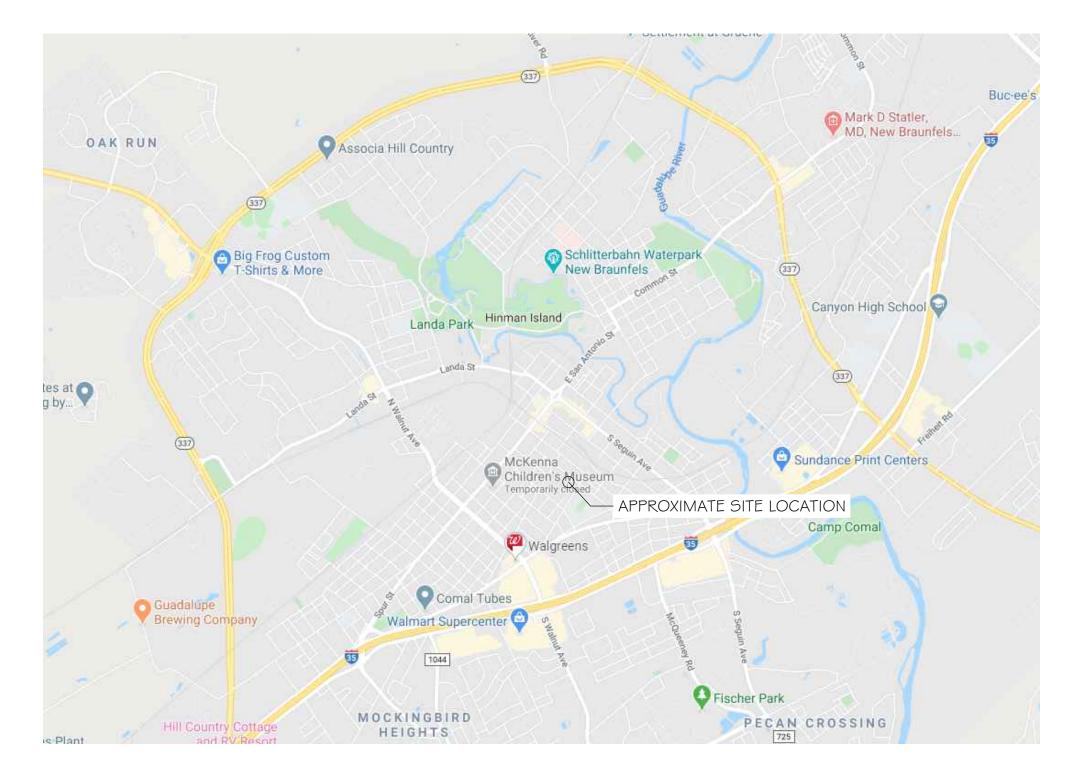
SHEET 1 EXISTING FLOOR PLAN
SHEET 2 EXISTING EXTERIOR ELEVATIONS

SHEET 3 EXISTING SITE PLAN SHEET 4 DEMOLITION PLAN

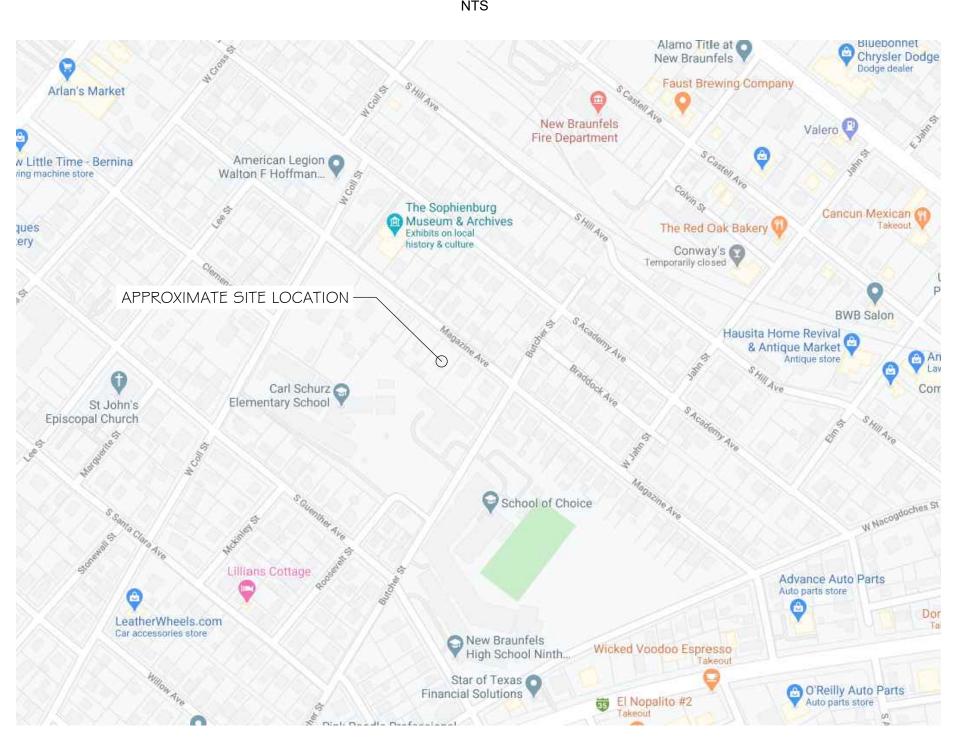
SHEET 5 PROPOSED FLOOR PLAN - MAIN HOUSE SHEET 6 PROPOSED FLOOR PLAN - GARAGE/OFFICE

SHEET 7 PROPOSED FLOOR PLAN - GARAGE/O
SHEET 7 PROPOSED FRONT ELEVATION

SHEET 8 PROPOSED SITE PLAN



VICINITY MAP



LOCATION MAP

GENERAL PROJECT NOTES

IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE DESIGNER OR OWNER BEFORE PROCEEDING WITH THE WORK.

ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.

BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.

WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE DESIGNE IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.

DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR NEGLIGENCE MADE BY ROOFING CONTRACTOR, CONCERING FLASHING & WATER PROOFING ON THIS PROJECT

THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.

DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK

ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS

THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING

AND FIELD CONDITIONS, CAN BE EXPECTED.

THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS DESIGNER.

VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.

THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.

THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.

PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS

WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.

THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.

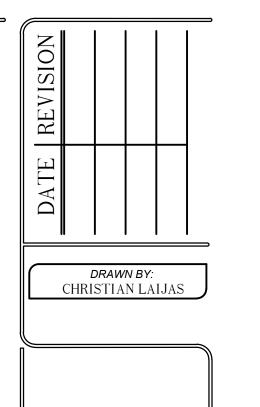
LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE.
CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE
STYLE AND SIZE.
APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR

ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.

HVAC SYSTEM SHALL BE DESIGNED BY MECHANICAL SUB-CONTRACTOR AND APPROVED BY GENERAL CONTRACTOR.

DIMENSIONS SHOWN DO NOT ACCOUNT FOR INTERIOR OR EXTERIOR SHEETROCK AND/OR SIDING.

TILE WORK AND WATERPROOFING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.



McWHIRTER RESIDENCE 456 MAGAZINE AVE. – NEW BRAUNFELS, TEXAS EXISTING FLOOR PLAN

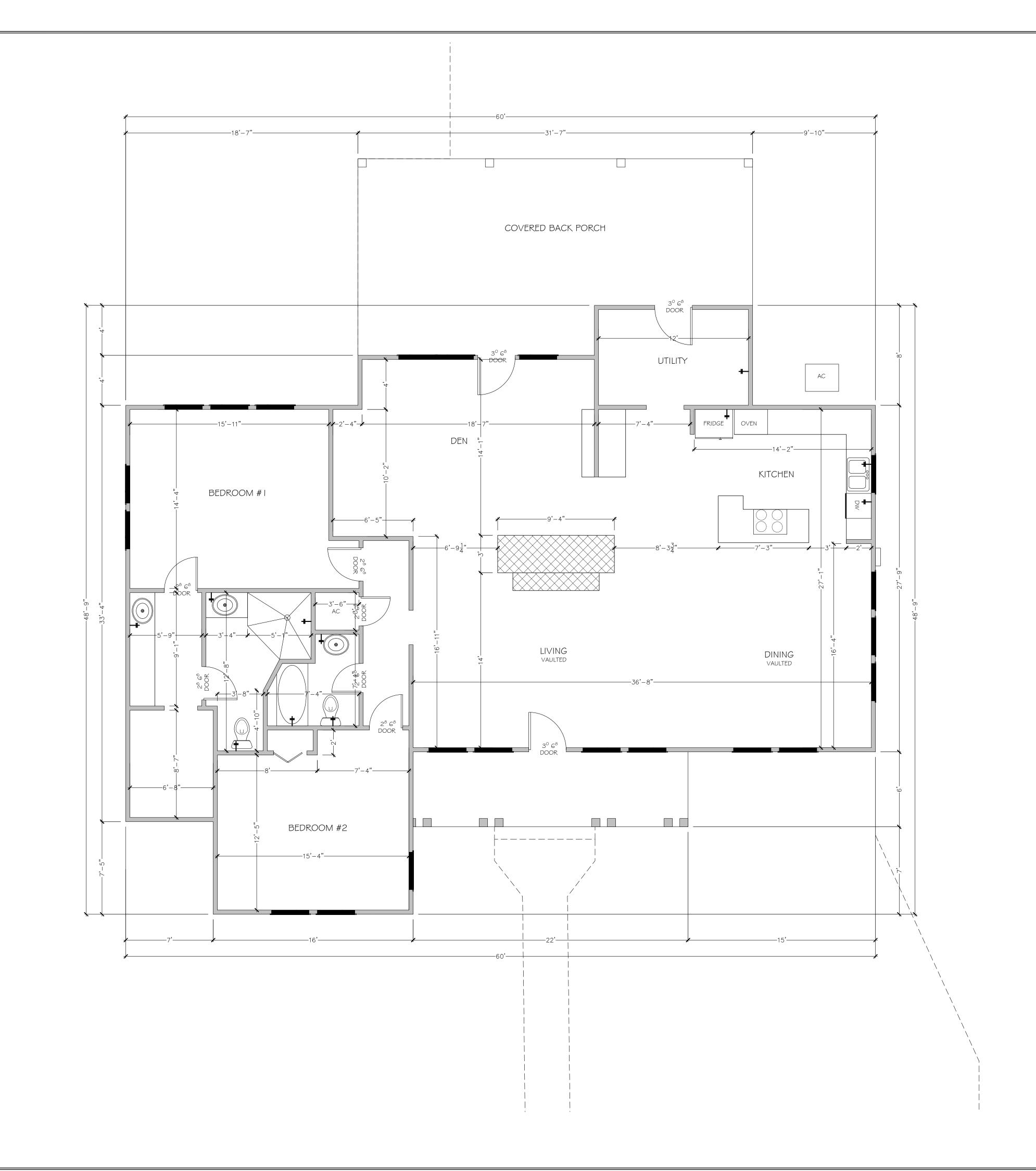
,	SQUARE FOO	ΓAGES
	HEATED	2,092
	FRONT PORCH	132
	BACK PORCH	446
	TOTAL	2,670

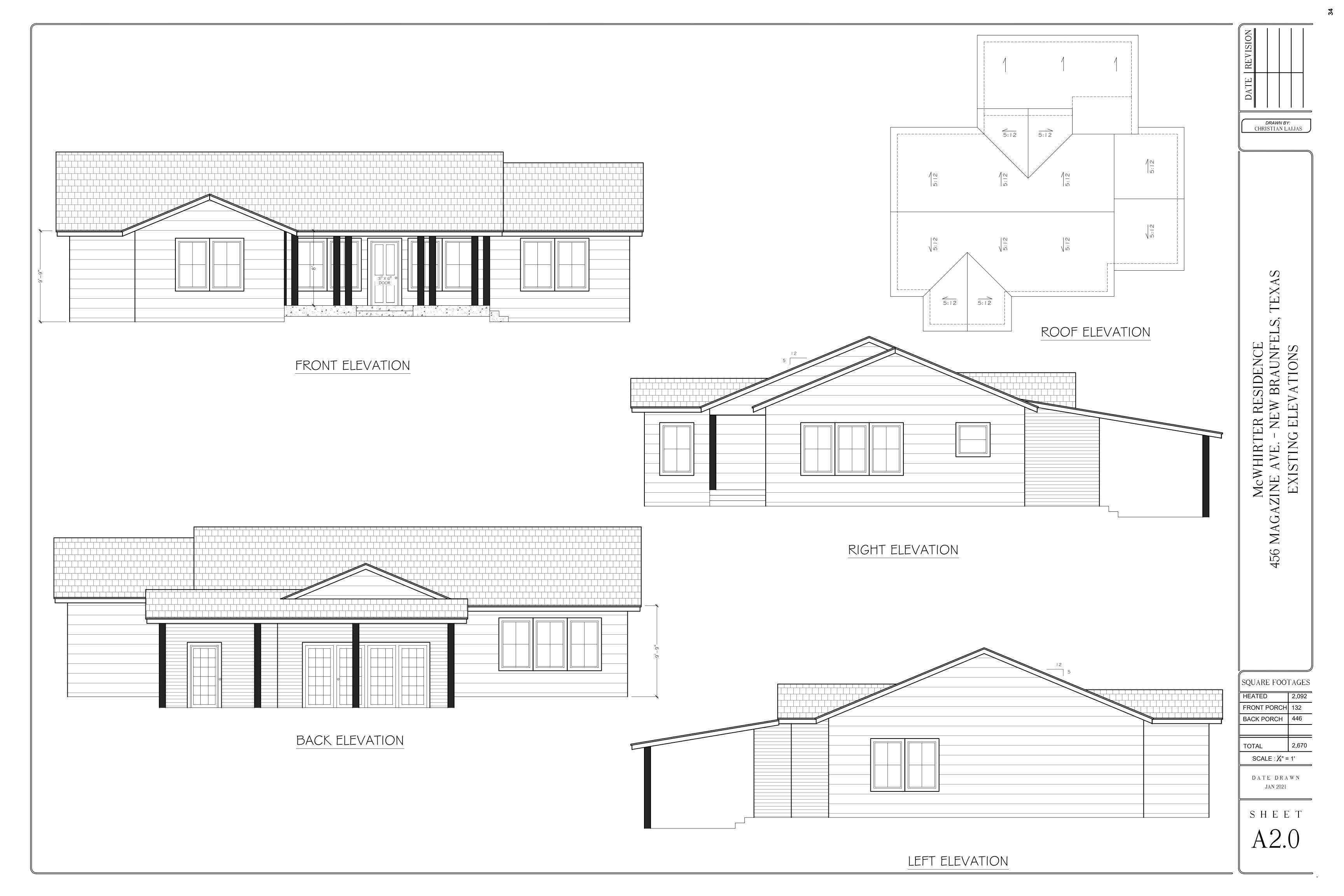
SCALE : 1/4" = 1'

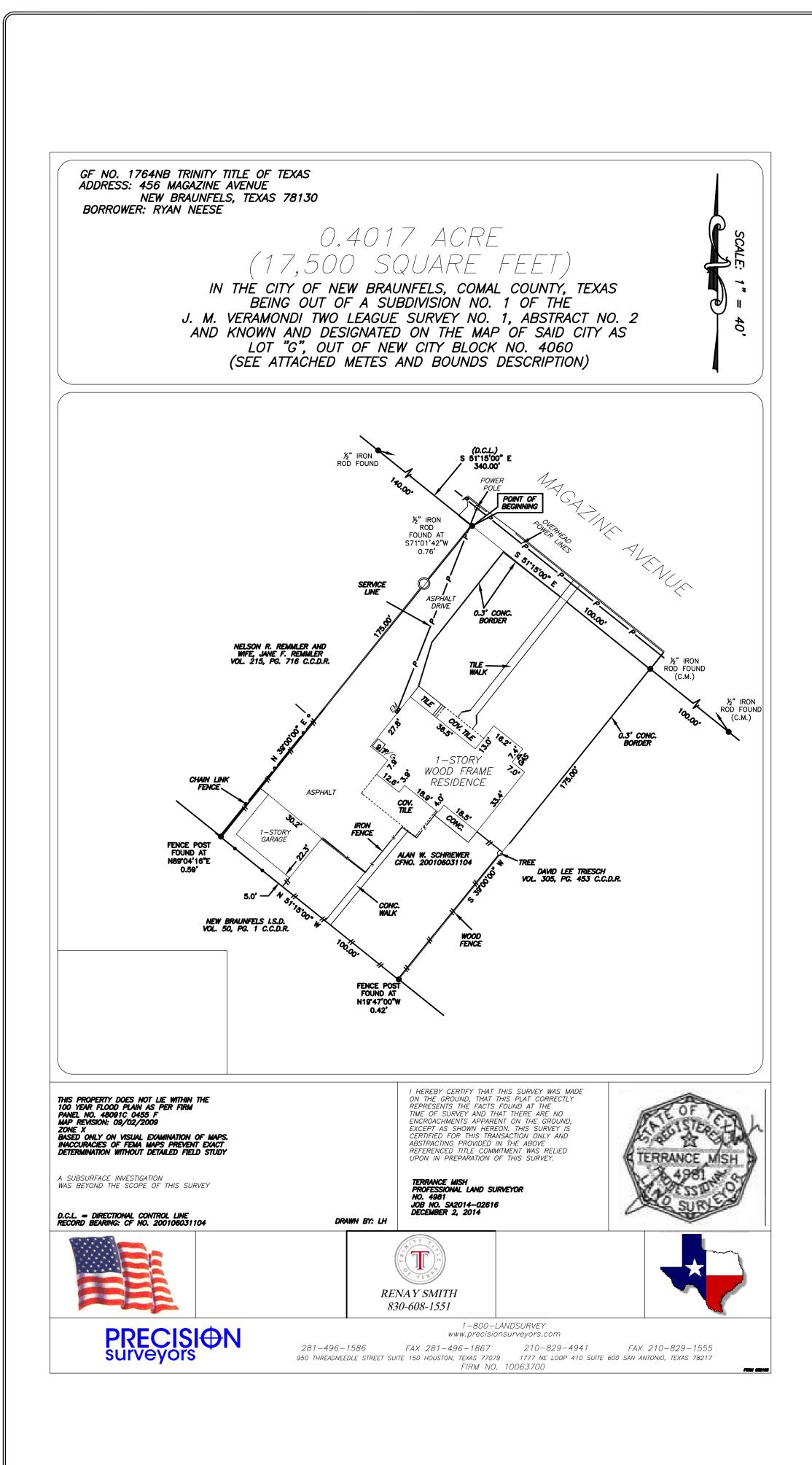
DATE DRAWN JAN 2021

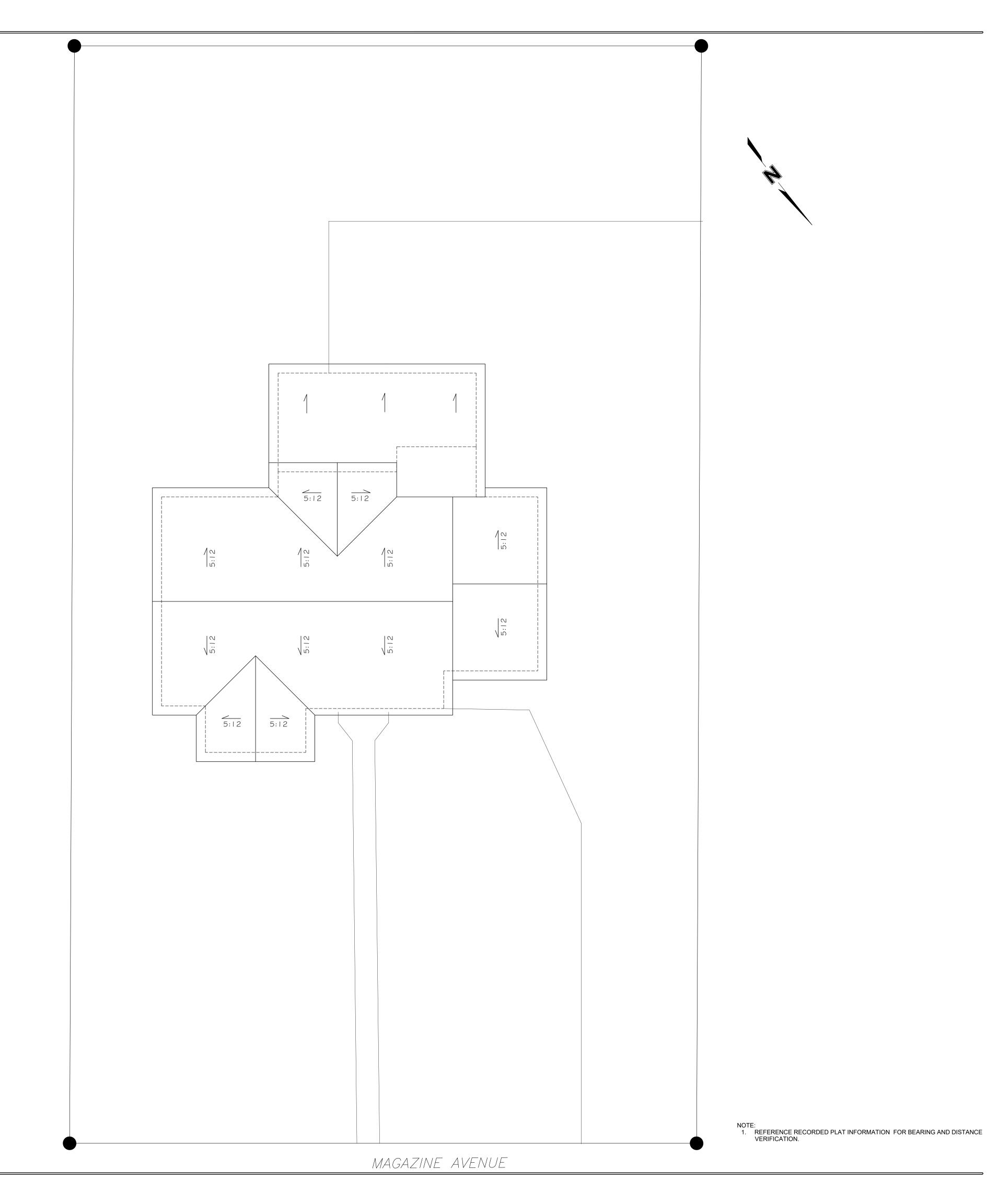
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DATE REVISION

CHRISTIAN LAIJAS

McWHIRTER RESIDENCE 456 MAGAZINE AVE. – NEW BRAUNFELS, TEXAS

SQUARE FOOTAGES

HEATED 2,092
FRONT PORCH 132
BACK PORCH 446

TOTAL 2,670

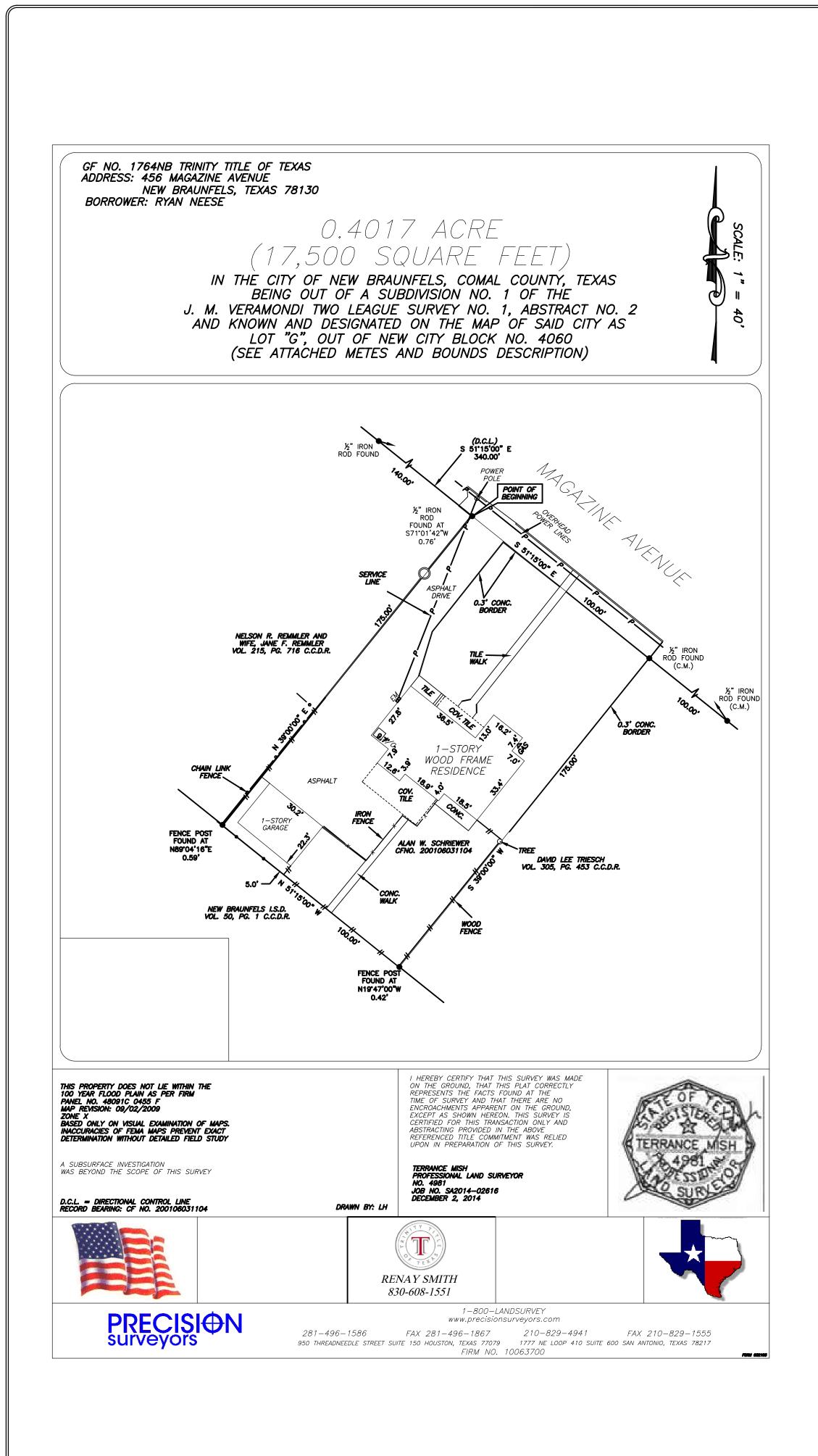
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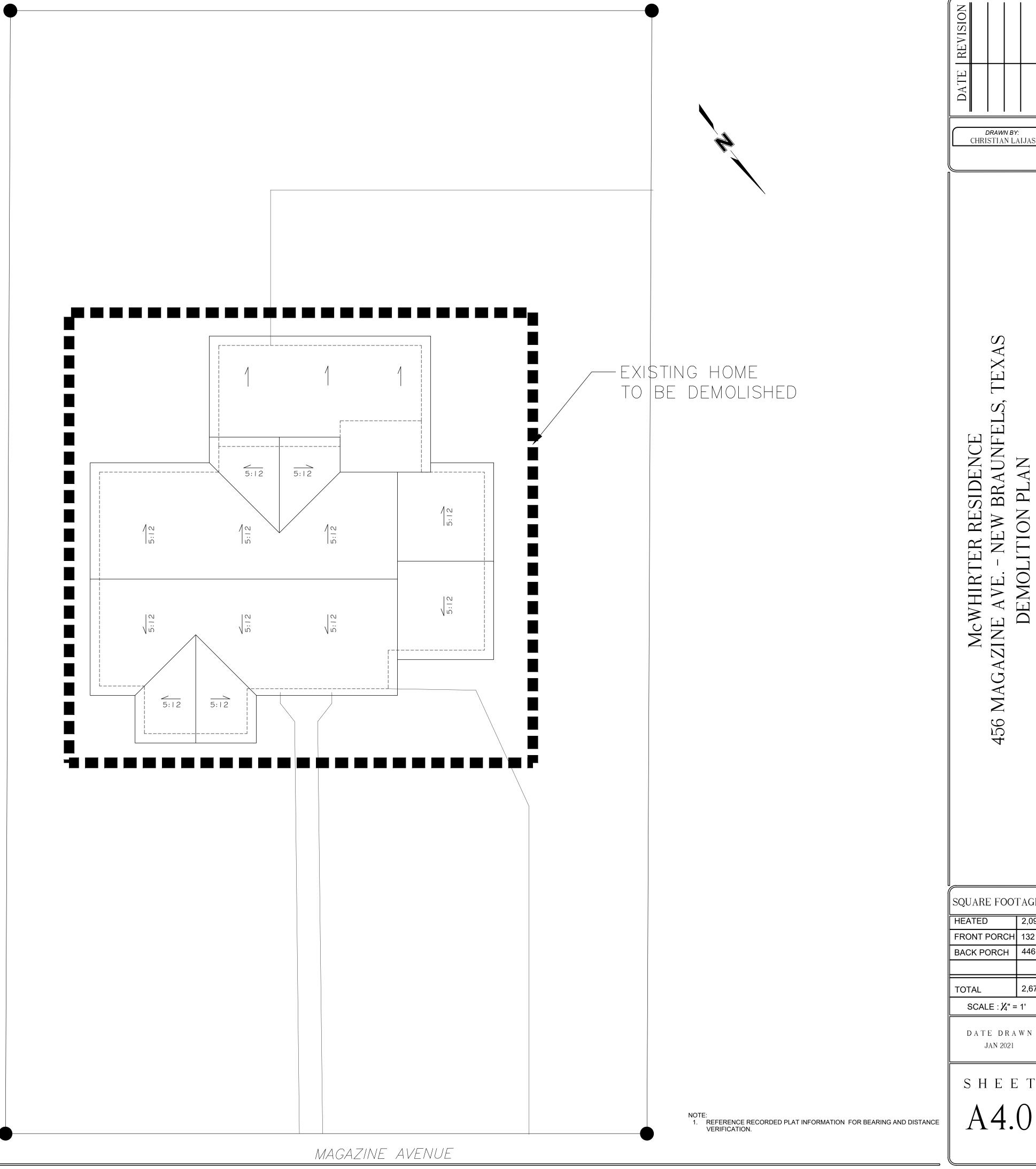
DATE DRAWN

JAN 2021

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CHRISTIAN LAIJAS

SQUARE FOOTAGES

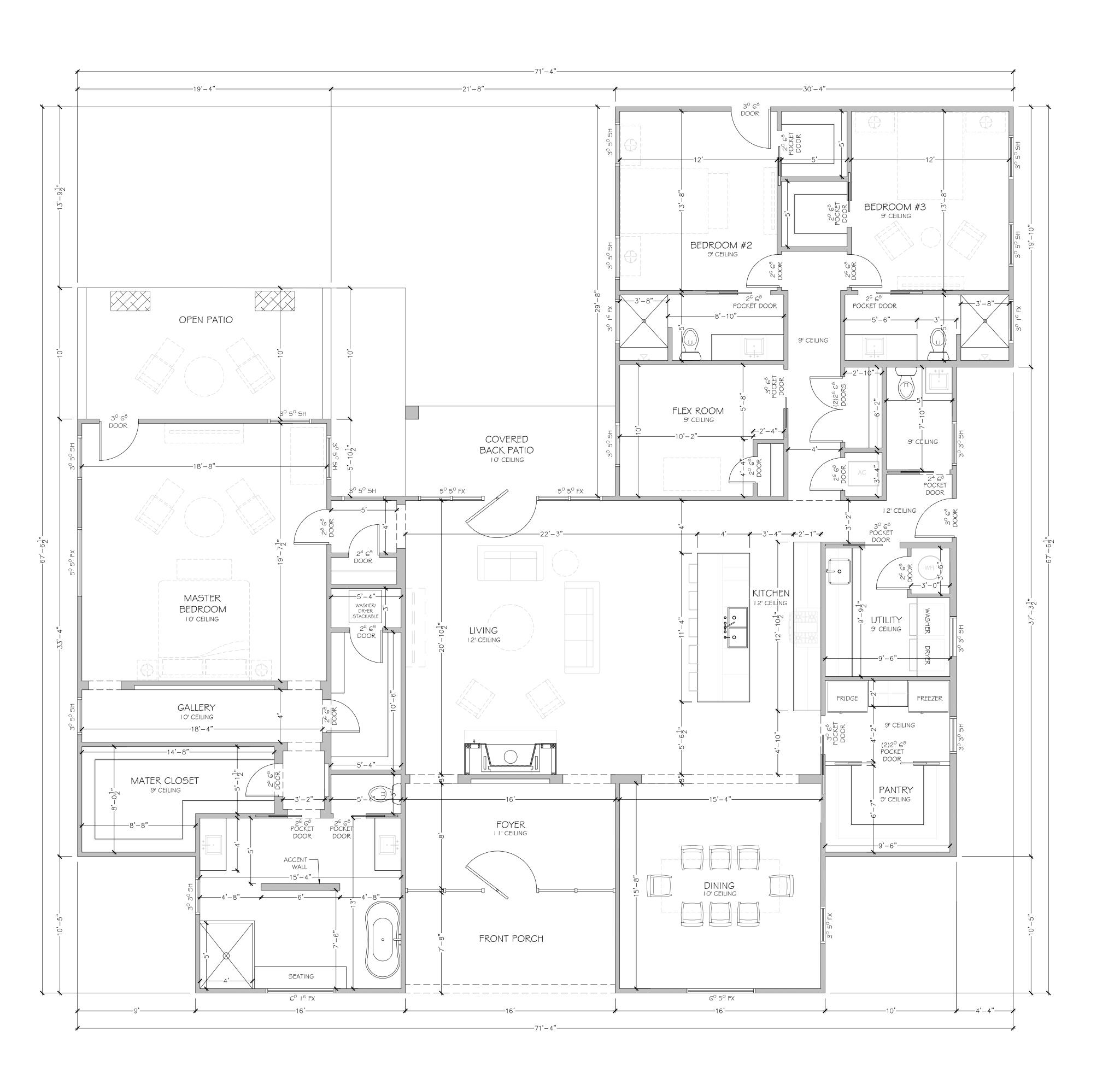
HEATED FRONT PORCH 132 BACK PORCH

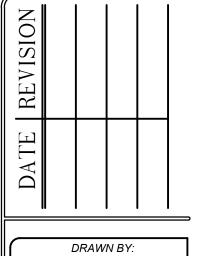
2,670 TOTAL

SCALE : 1/4" = 1'

JAN 2021

SHEET





CHRISTIAN LAIJAS

MAIN HOUSE McWHIRTER RESIDENCE 456 MAGAZINE AVE. – NEW BRAUNFEL PROPOSED FLOOR PLAN – MAIN HA

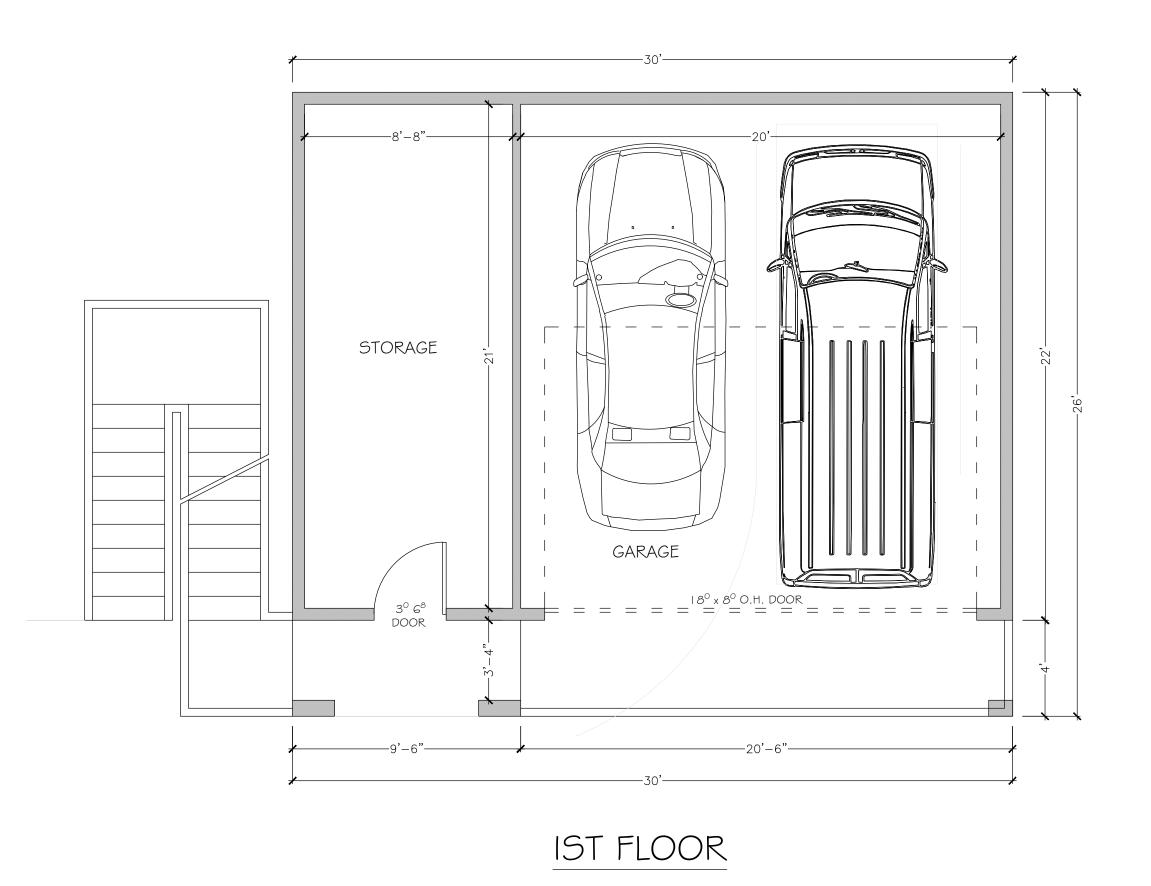
SQUARE FOOTAGES

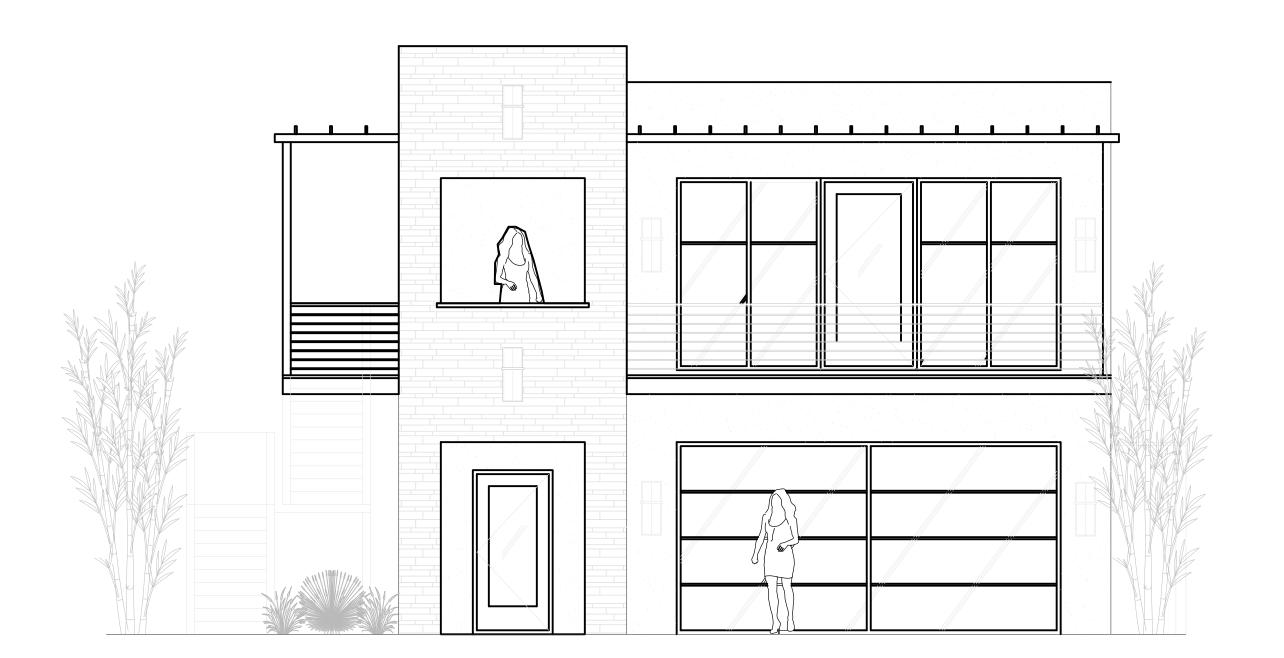
HEATED FRONT PORCH 117 BACK PATIO

3,421 TOTAL SCALE : 1/4" = 1'

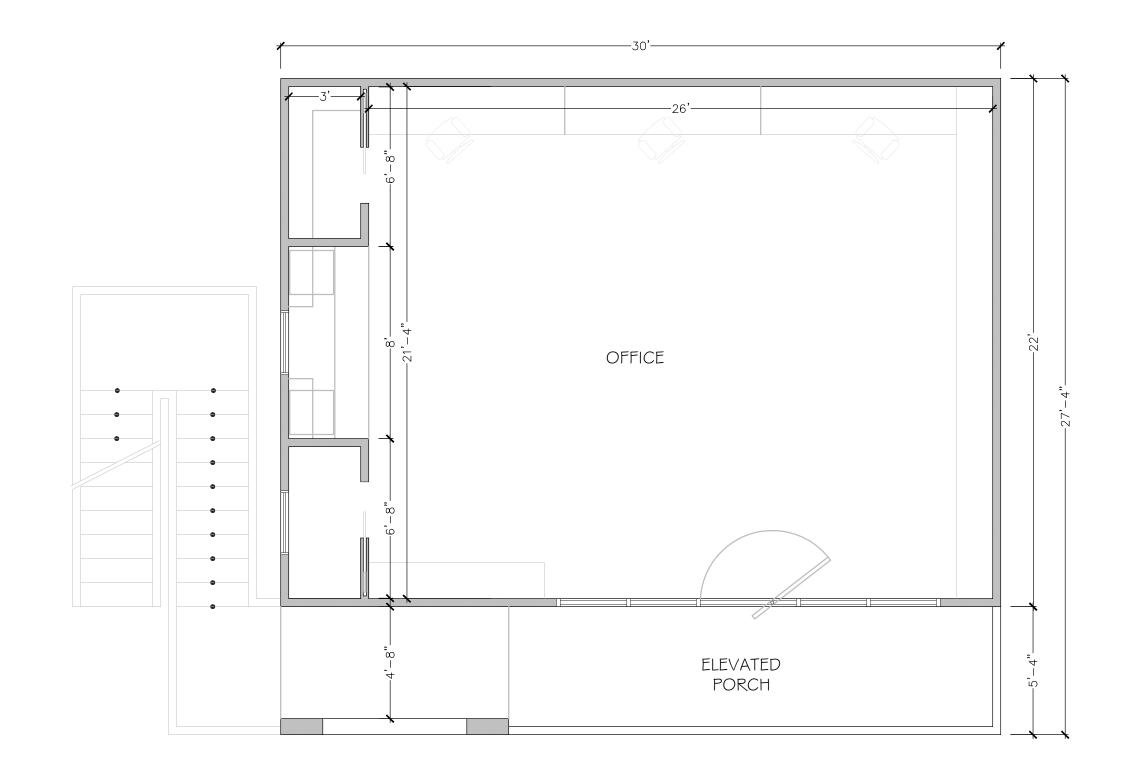
> DATE DRAWN JAN 2021

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FRONT ELEVATION



2ND FLOOR

SQUARE FOOTAGES

OFFICE 660

GARAGE 451

SQUINE 1 00	
OFFICE	660
GARAGE	451
STORAGE	209
ELEVATED PATIO	160
TOTAL	1,480
SCALE : 1/4" =	: 1'

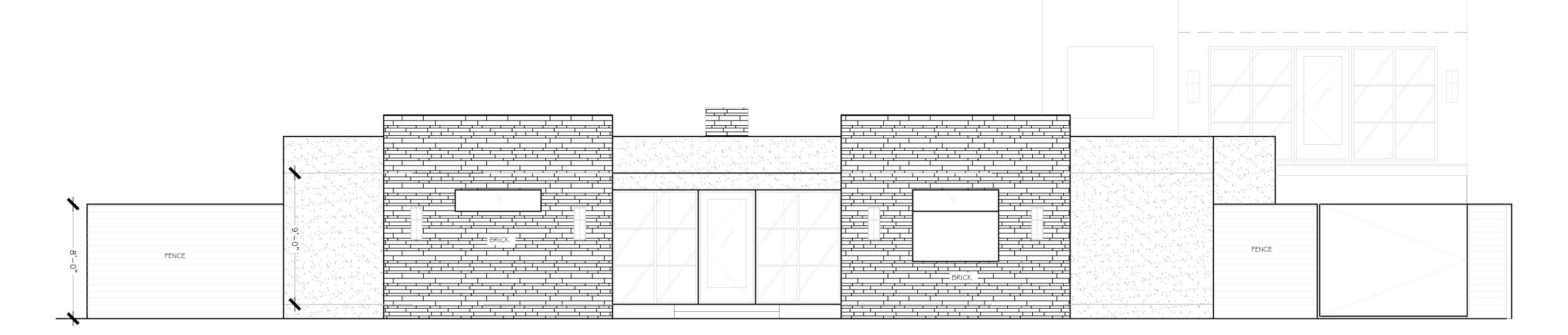
DATE DRAWN JAN 2021

SHEET

DRAWN BY: CHRISTIAN LAIJAS

McWHIRTER RESIDENCE 456 MAGAZINE AVE. – NEW BRAUNFELS, TEX PROPOSED FLOOR PLAN – GARAGE & OFFIC

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	DAIE				
		<i>L</i> CHRI	DRAW STIA	IJAS	



FRONT ELEVATION

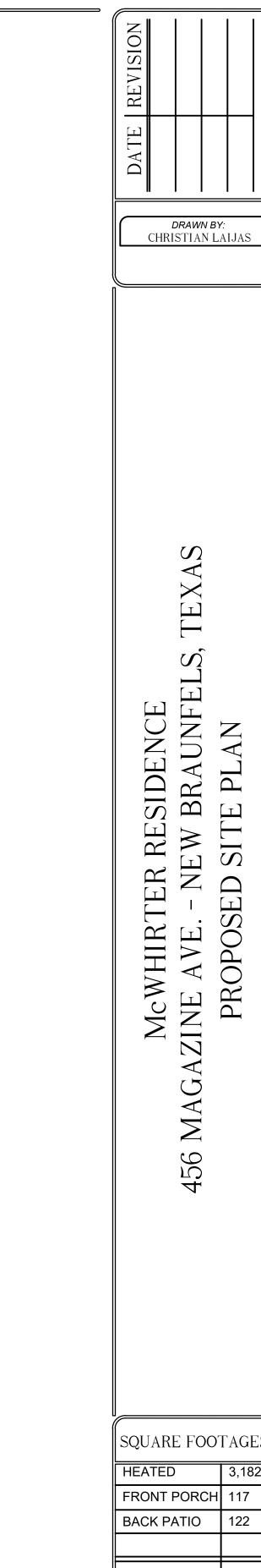
McWHIRTER RESIDENCE 456 MAGAZINE AVE. – NEW BRAUNFEL PROPOSED FRONT ELEVATION

	SQUARE FOO	ΓAGES
	HEATED	3,182
	FRONT PORCH	117
	BACK PATIO	122
	TOTAL	3,421
	SCALE : 1/4" =	: 1'

DATE DRAWN JAN 2021

SHEET

A7 ()



· ·	SQUARE FOO	ΓAGES
	HEATED	3,182
	FRONT PORCH	117
	BACK PATIO	122

DATE DRAWN

