

A G E N D A

A meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas to be held on **Thursday, December 14, 2023 at 5:30 p.m.** in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Heritage Preservation Commission Members:	Peggy Crabtree, Chair Jacqueline Montejano, Vice Chair Curtiss Thompson Michelle Haye Ronald Finch Adam Graves Kelly Savell
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Planning & Zoning Commission Liaison:	Bonney Ramsey
Heritage Preservation Officer:	Eleana Tuley
City Council Liaison:	Patrick Souter

1. Call to Order
2. ***Public Comments:*** Persons may address the Heritage Preservation Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
3. Approve the minutes of the regular meeting of November 9, 2023
4. Consider final approval of work signatures for façade grant work at 209 S. College Street per Historic Waxahachie grant program
5. Consider Downtown Building Grant Application for property located at 217 E. Main Street
6. Consider new business sign at 212 W. Jefferson Street, Suite 3
7. Consider Certificate of Appropriateness for 210 E. University Avenue
8. Consider Applications for Historic Property Tax Exemption
9. Consider expenditure of registration costs and associated fees for interested Commissioners to attend the “Real Places Conference” hosted by the Friends of the Texas Historical Commission
10. Comments by Commission members and Heritage Preservation Officer
11. Adjourn

The Heritage Preservation Commission reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein. This meeting location is wheelchair-accessible. Parking for mobility impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting by contacting the City Secretary at (469) 309-4006 or (TDD) 1-800-RELAYTX.

Notice of Potential Quorum

***One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.***

MINUTES

A meeting of the **Heritage Preservation Commission** of the City of Waxahachie, Texas was held in the Hatchet Conference Room, Beatty Municipal Services Building, 408 S. Rogers on **Thursday, November 9, 2023 at 5:30 p.m.**

Heritage Preservation Commission Members present: Peggy Crabtree (arrived late)
 Ronald Finch
 Curtiss Thompson
 Jacqueline Montejano
 Kelly Savell
 Adam Graves
 Michelle Haye

Planning & Zoning Commission Liaison: Bonney Ramsey

City Council Liaison: Patrick Souter

Heritage Preservation Officer: Eleana Tuley

Guests: City Councilperson Travis Smith, Deputy City Manager Albert Lawrence, Senior Director of Economic Development Warren Kettelman and Charity Fitch, Waxahachie Sun

1. Call to Order

Jackie Montejano called the meeting to order at 5:33 p.m.

2. Public Comments

No public comments.

3. Approve the minutes of the Regular Meeting of October 12, 2023 and Work Session of November 1, 2023

Michelle Haye made a motion to approve the minutes on October 12, 2023. Kelly Savell seconded the motion. **All ayes.**

Michelle Haye made a motion to approve the minutes of the work session on November 1, 2023. Ronald Finch seconded the motion. **All ayes.**

4. Discuss the November 1, 2023 Heritage Preservation Commission workshop results and the revised boundary for the Historic Overlay and take any necessary action.

Downtown Manager, Eleana Tuley begin the discussion with a review of properties under consideration. She recommended "cleaning up" outlier properties on the west side of Monroe Street. Leaving the Women's Building as part of the proposed expanded overlay. Following much discussion from Commission members, Councilmember Smith and staff, the Commission agreed that the following additional properties would be recommended for inclusion in the expanded overlay: The Women's Building at 407 W. Jefferson, two parcels at Railyard Park, 441 S. College, 415 S. Flat Street, 200 S. Clift Street, 300 Smokey Lane, 308 Smokey Lane, 308 N. College, 301 N. College, 311 N. College, 306 N. Rogers Street, 300 N. Rogers Street, 315 N. Rogers Street and 308 N. Monroe Street. Staff will be responsible for taking the necessary steps to notify the affect property owners.

Michelle Haye made a motion to approve the recommendations as presented. Curtiss Thompson seconded the motion. **All ayes.**

5. Comments by Commission members and City staff

Peggy Crabtree expressed interest in attending the Real Places Conference in April 2024 in Austin hosted by the Friends of the Texas Historical Commission. She encouraged other Commissioners to consider attending as well and asked that this item be on the next agenda. Ronald Finch expressed his intent to submit an application for a Certificate of Appropriateness for another property owner looking to make some improvements to his historic home consistent with the original architecture and design. Peggy expressed interest in reviewing it at the next HPC meeting.

No other comments made.

6. Adjourn

Meeting adjourned at 6:45 pm.

Respectfully submitted by Warren Kettelman

Gloria Mata
209 S. College

(4)



**HISTORIC WAXAHACHIE, INC.
FACADE RESTORATION GRANT PROGRAM
APPLICATION APPROVAL SIGNATURE PAGE**



Pre-Approval of Work Signatures

The signatures below by the Heritage Preservation Officer (HPO) and the Heritage Preservation Commission (HPC) Chair confirms that the proposed work in the attached application will be done as defined by the plans submitted.

HPO: [Signature] Date: 8/10/2023

HPC Chair: [Signature] Date: 8/10/2023

Pre-Approval of Grant Funding Signature

The signature below by the HWI Board President confirms that the grant amount of \$ 5,000. has been approved by the HWI Board of Trustees for the work defined in the attached application. The grant amount will only be provided if HPC final approval is granted.

HWI Board President: [Signature] Date: 11/16/23

Final Approval of Work Signatures

The signatures below by the Heritage Preservation Officer (HPO) and the Heritage Preservation Commission (HPC) Chair confirms that the work in the attached application has been completed as defined in the attached application and the work meets all conditions of the HPC Downtown Guidelines Standards.

HPO: _____ Date: _____

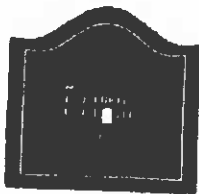
HPC Chair: _____ Date: _____

Final Grant Funding Signature

The signature below by the HWI Board President confirms that HPC has approved all final work as stated in the attached application per HPC standards and guidelines and the grant amount of \$ _____ can be released.

HWI Board President: _____ Date: _____

(4)



HISTORIC WAXAHACHIE, INC.
FAÇADE RESTORATION GRANT PROGRAM
APPLICATION



Name (Owner of Building): Gloria Maffei
Building Address: 209 S. College St. Waxahachie TX 75165
Mailing Address: 168 Robnett Rd Waxahachie TX 75165

Describe the buildings important historical characteristics and designations. Include old and new photos that show the façade, if possible.

The building is classic examples of vernacular one-story commercial building; flat roof, paraped with stepped corbeling.

Description of proposed work to be done: Patina roof cover (front store)
with new metal roof/R-panel patina cover (same structure).

Total Cost of Project: \$15,482.12 Grant Request: \$7,500.00

Expected Start Date: 9/15/2023 Expected Completion Date: 10/30/2023

Attachments: (Discuss with HWI Representative if there is any difficulty providing these attachments.)

- Provide copies of 2 bids for the work.
- Include a copy of the description of work as presented to the City of Waxahachie Heritage Preservation Commission (HPC).
- Construction must be completed within twelve (12) months of HWI pre-approval.

Mail Application to: HWI Façade Grant Committee P.O. Box 22 Waxahachie TX 75168
or

Email Application to: historicwaxahachieinc@gmail.com

I have met with the Historic Waxahachie Inc. (HWI) representative and the City of Waxahachie Heritage Preservation Commission (HPC). I fully understand the procedures established by the HPC for the work I am undertaking on my historic building. I understand that if I am awarded the HWI Façade Grant, any deviation from this agreement will result in the withdrawal of the grant.

Applicant Signature: Gloria Maffei Date: 09/05/23

(4)

ESTIMATE



Prepared For

GLORIA MATA
209 S COLLEGE ST
WAXAHACHIE, TX 75165

BIG TEX ROOFING & CONSTRUCTION

PO BOX 1713
Midlothian, TX 76065
Phone: (469) 774-7406
Email: rmartinez@bigtexroofing.com

Estimate # 327
Date 06/05/2023
PO # COLLEGE ST

Description

Total

209 S COLLEGE ST \$14,000.00

EXTERIOR STORE FRONT:
REMOVE & REPLACE = R&R

R&R EXISTING 6X21 PATIO ROOF COVER (FRONT STORE) WITH NEW METAL ROOF/ R-PANEL PATIO COVER
(SAME STRUCTURE)

R&R EXISTING CEILING WITH NEW T1-11 WHITE PINE WOOD
PAINT WHITE CEILING (SAME STRUCTURE)

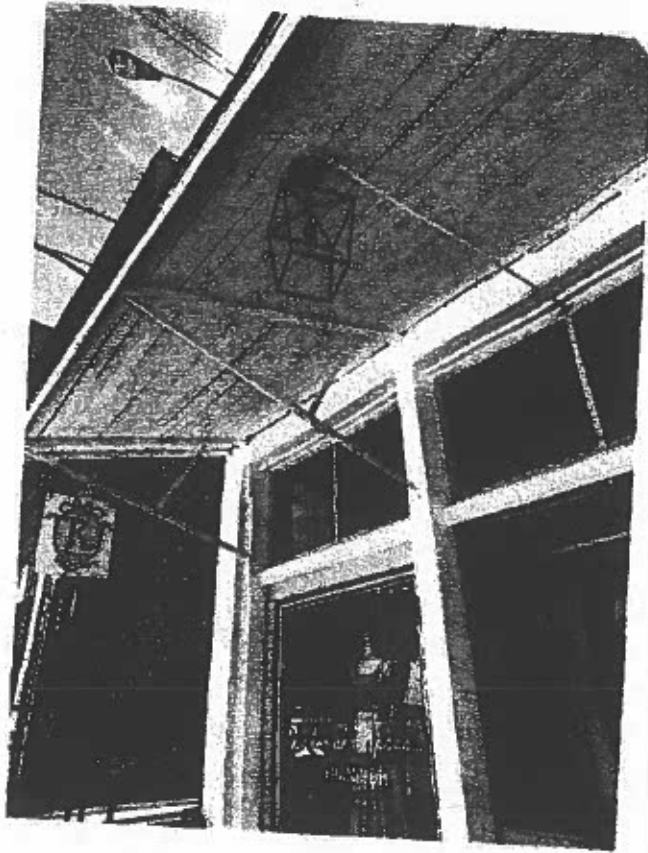
NEW PAINT EXTERIOR EXISTING TRIM (PINK TRIM ONLY) FRONT WINDOWS/ FRONT DOORS
INSTALL ADDITIONAL NEW EXTERIOR/INTERIOR DOOR KEY LOCK ENTRY (ANTIQUE TYPE)

(THERE ARE NO CHANGES ON THE EXISTING STRUCTURE/LAYOUT EVERYTHING REMAINS THE SAME TYPE AS
EXISTING
WITH NEW MATERIAL TO MATCH EXISTING STRUCTURE)

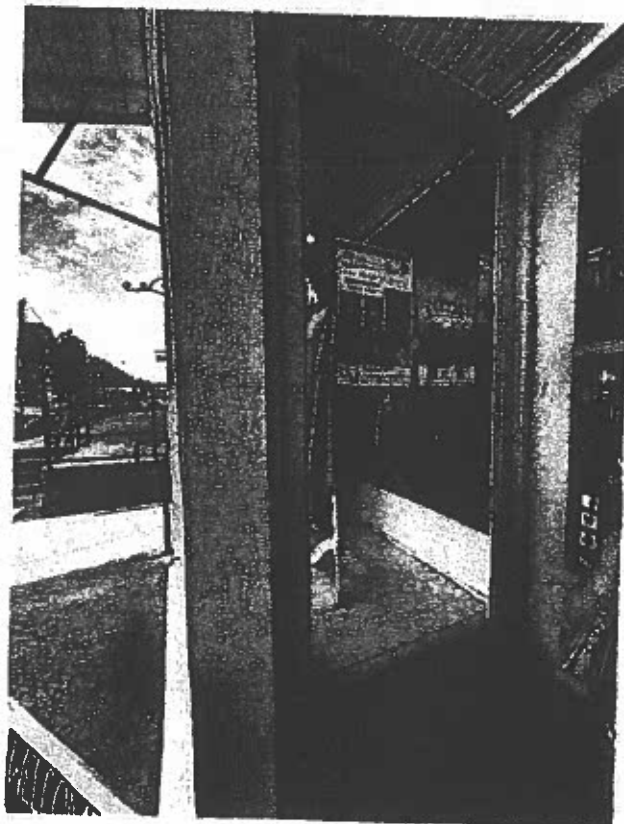
Subtotal \$14,000.00

Total \$14,000.00

(4)



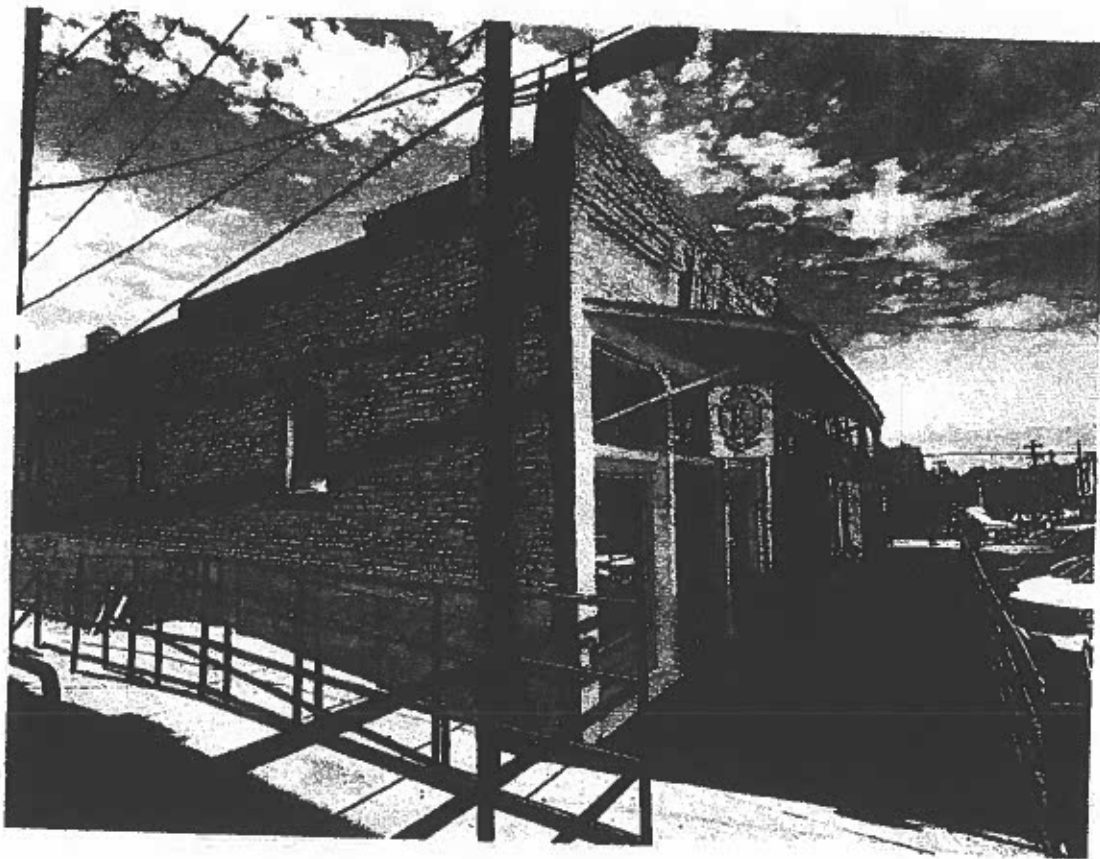
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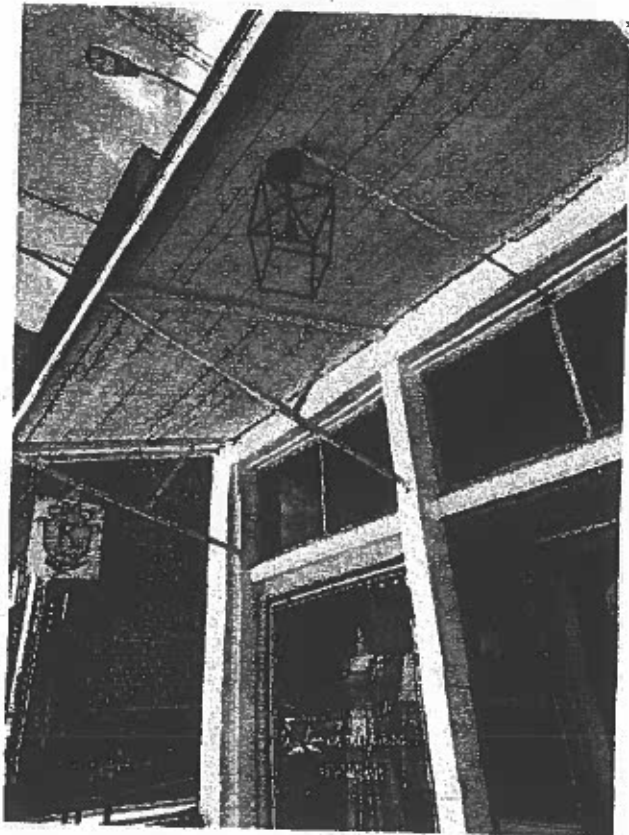
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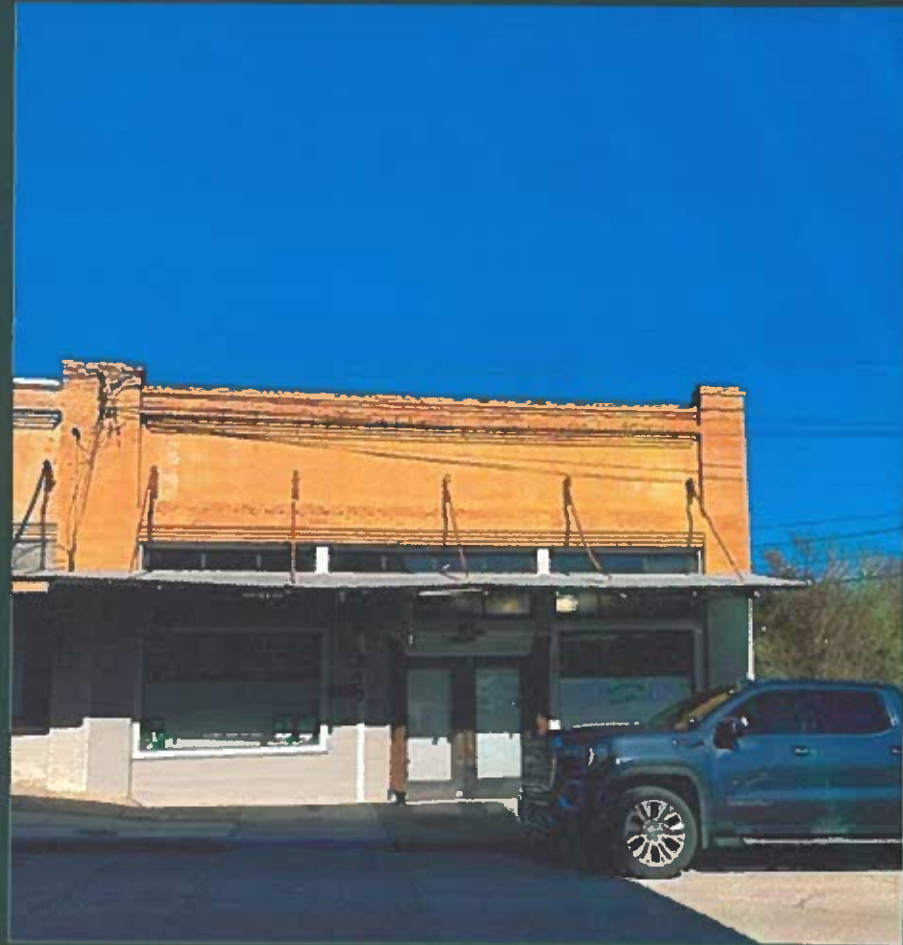


Awning Photos and Diagrams

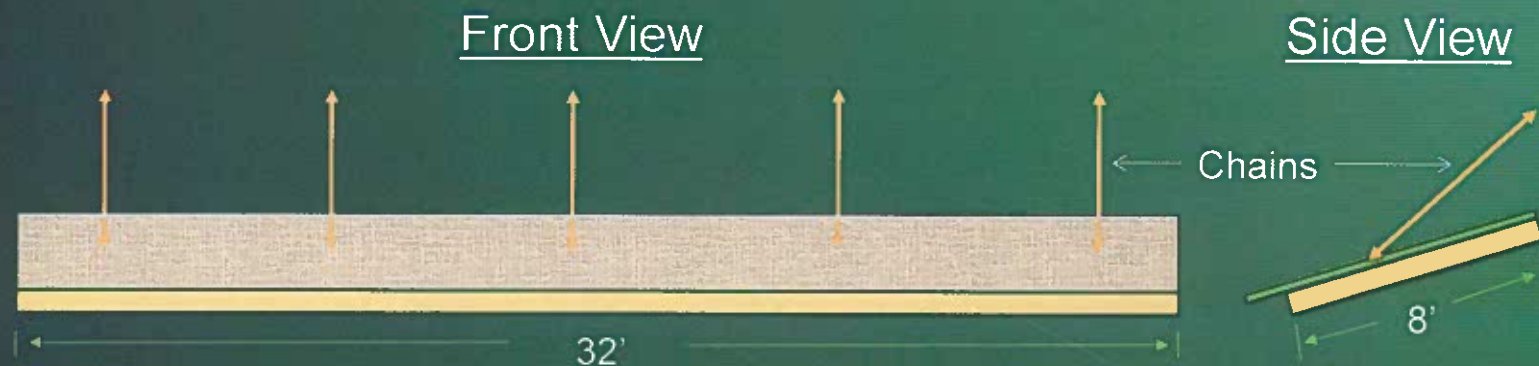
for Downtown Building Improvement Grant

217 E Main St

Building
Front
Facade



Awning Dimensions



- Awning will be rebuilt to original specs using the existing awning as a template

Project Timeline



(5)

DOWNTOWN BUILDING IMPROVEMENT GRANT APPLICATION

Supported by the City of Waxahachie and Waxahachie Main Street Program

APPLICANT INFORMATION:

Building Owner: Big Blue Truck, LLC Date: 10/23/23
Tenant (if applicable): _____
Mailing Address: 1023 W Main St. Waxahachie, TX 75165
Building Address: 217 E Main St. Waxahachie, TX 75165
Contact Name(s): Greg Nehib
Contact Phone Number: 972-039-9441 Email: gsnehib@yahoo.com

BUILDING INFORMATION:

Physical Address: 217 E Main St.
Property Legal Description: A part of BLK 40 and an abandoned portion of Flat St.
Year of Construction: 1930 Number of Stories: 1
Building Space Type (check one):
☐ Commercial ☒ Retail ☐ Restaurant ☐ Office ☐ Other

Details of planned improvements: (attach additional pages if necessary)

Repair to existing front awning - rebuild as original

ATTACH THE FOLLOWING REQUIRED DOCUMENTS:

- Scaled drawings/plans of proposed work and description of materials to be used
- Photos of current building conditions
- Copy of current commercial property insurance policy
- Licensed Contractor quotes/bids (minimum of 3 proposals unless the work is self-contracted)

(1) Contractor name: Colonial Restoration

Cost Estimate: \$ 8466.50

(2) Contractor name: _____

Cost Estimate: \$ _____

(3) Contractor name: _____

Cost Estimate: \$ _____

self-contracted

Quotes/bids submitted by an applicant must be current and dated no earlier than sixty (60) days prior to the application request. Quotes/bids shall be submitted on the contractor's or project architect's letterhead and shall contain the contractor's name, address, and telephone number.

Total Cost of Building Improvement Project: \$ 8,466.50

Total Grant Amount Requested: \$ 4,233.29

DOWNTOWN BUILDING IMPROVEMENT AGREEMENT FORM

I, Greg Nehib, fully understand the Downtown Building Improvement Program procedures and details established by the City of Waxahachie. I intend to use this program for the aforementioned planned improvement to forward the efforts of downtown revitalization and overall aesthetic improvement of the downtown area. I affirm and understand that:

- a) The information submitted herein is true and accurate to the best of my knowledge.
- b) I have read and understand the City of Waxahachie's Downtown Building Improvement Project Guidelines and agree to be bound by and abide by these conditions.
- c) I understand that approval of a Downtown Building Improvement grant shall be communicated to the applicant in writing by the City of Waxahachie via a Downtown Building Improvement Commitment Letter.
- d) I understand that receipt of a Downtown Building Improvement Commitment Letter from the City of Waxahachie does not constitute application or approval for a City of Waxahachie building permit.
- e) I understand that any changes made to the approved building improvements without the approval of the selection committee will be cause for the City of Waxahachie to withdraw its funding commitment.

Big Blue Truck, LLC
Business/Organization Name

A. M. V. 10/23/23
Property Owner/Applicant's Signature Date

(5)

Colonial Restoration
PO Box 2868
Waxahachie, TX 75168

Estimate

Date	Estimate #
8/25/2023	1658

Name / Address
Big Blue Truck LLC 217 Main Waxahachie, TX. 75165

			Project
			217 Main
Description	Qty	Cost	Total
Demolition		775.00	775.00
Lumber and Material for Jobs		398.19	398.19
Equipment Rental-scaffolding		950.00	950.00
Millwork and Trim-fascia		820.00	820.00
Roof Framing-reframe awning and repair/replace broken joists and rehang cable/chain ties		2,175.00	2,175.00
Painting		952.00	952.00
Clean-up & Restoration		150.00	150.00
Sanitation-debris removal and haul off		190.00	190.00
Overhead & Profit	6,410.19	0.27	1,730.75
General liability	8,140.94	0.04	325.64
		Total	\$8,466.58

Phone #	Fax #
972-938-3383	972-938-3382

(u)

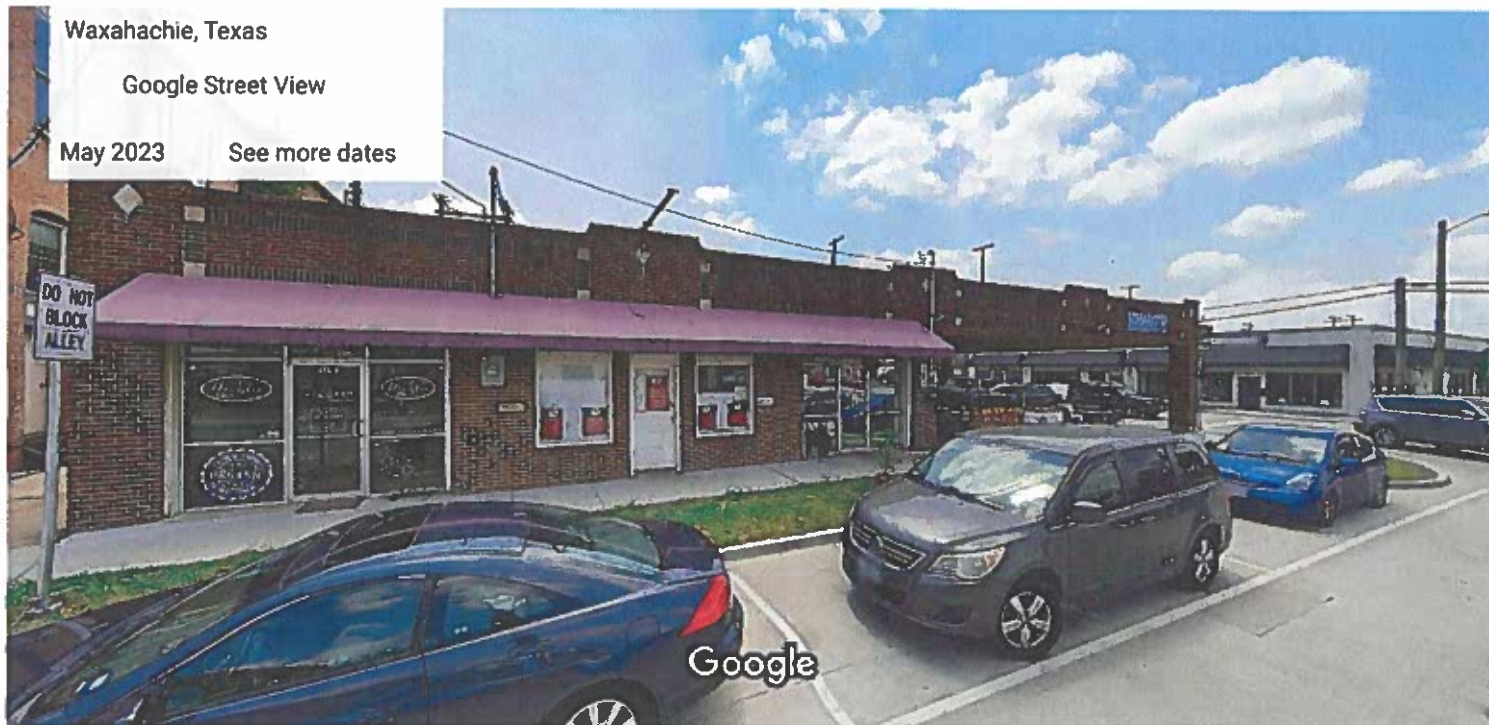


Image capture: May 2023 © 2023 Google



CUSTOMER INFO

Contact: Matthew Aleman
 Company: Hairquarters Barber...
 Phone #: 469-383-4280
 Email: -



JOB DESCRIPTION

(6)

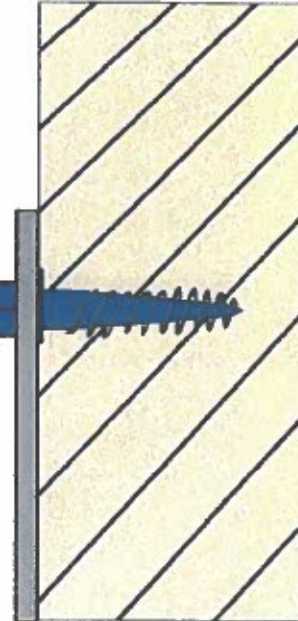
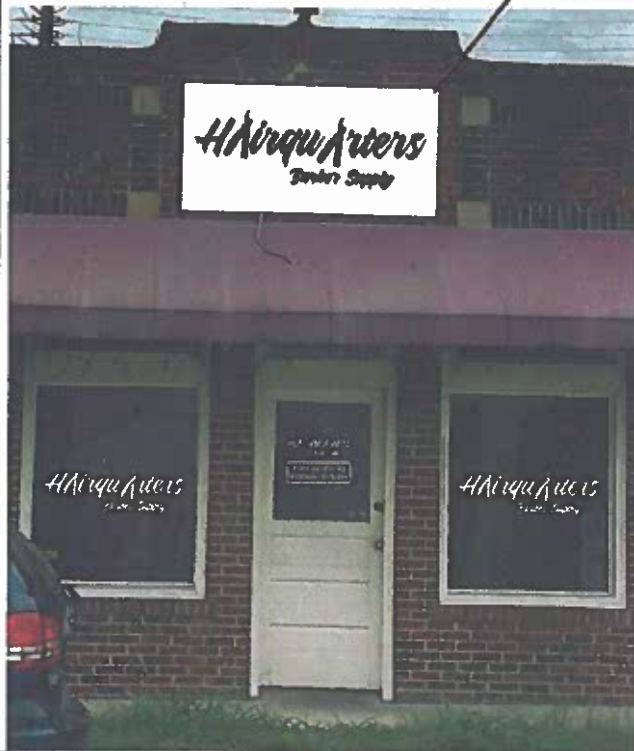
PRICE

Date: October 23rd, 2023

212 W. Jefferson
 Suite 3

36" X 72"

Alum 080

Non
Lighted

Ultimate load values in 2,000 psi concrete

SIZE	MIN. EMBEDMENT	BOLT SIZE	WALL CUTTING	ENFATHEN
1/4"	1-1/8"	1/4"	577	1002
5/16"	1-1/8"	5/16"	682	1100
3/8"	1-1/2"	3/8"	1325	2238
1/2"	2-1/4"	1/2"	2908	5584
5/8"	3-0/4"	5/8"	5749	6188
3/4"	3-1/4"	3/4"	4078	9370
7/8"	3-7/8"	7/8"	6294	13067
1"	4-1/2"	1"	7329	17712
1-1/4"	5-1/2"	1-1/4"	13162	24208

PLEASE PROOF READ CAREFULLY.

AFTER APPROVAL. QUICKWAY SIGNS WILL NOT BE FINANCIALLY RESPONSIBLE FOR ERRORS ON PROOF.
 CUSTOMERS MUST PAY A 50% MINIMUM DEPOSIT BEFORE ANY OFFICIAL PRODUCTION OF PROJECTS.

- ☐ I have verified the artwork.
☐ I have verified the colors.
☐ I have verified the text and spelling.
☐ I have verified the layout.
☐ I have read and agree to all disclaimers.
- ☐ Approved. No Changes Required
☐ Please make the noted changes



306 W. Main St.
 Waxahachie, TX 75165
 972-937-7446

info@quickwaysignstx.com

Signature

Date

(u)

Ketteman, Warren

From: Driscoll, Perla
Sent: Monday, November 27, 2023 5:01 PM
To: Ketteman, Warren; King, Zack
Cc: Tuley, Eleana; Garten, Kevin
Subject: Sign Permit: SIGN-004483-2023 (212 W JEFFERSON ST Unit:3 WAXAHACHIE, TX 75165)

Hello,

We've received a call from applicant about their sign permit. With Eleana being out, could we have some help with her part of the review?

Sign Review - 2 of 3 Reviews Completed



Submittal Status	Due Date	Start Date	Blue Beam Session ID
In Review	11/17/2023	11/02/2023	878-563-229

Item reviews

Name	User	Status	Assigned	Due	Cor
Building Permit Review	Kevin Garten	Acceptable	11/02/2023	11/17/2023	11/
No comments yet...					
Downtown Development Review	Eleana Tuley	In Review	11/02/2023	11/17/2023	
No comments yet...					
Planning/Zoning Permit Review	OANH VU	Acceptable w/ comments	11/02/2023	11/17/2023	11/

PLEASE SEE ELEANA TULEY TO SEE IF THE SIGN NEEDS TO GO THROUGH HPC FOR APPROVAL. IF HPC APPROVAL IS REQUIRE SEEK APPROVAL. ONCE APPROVED BY HPC, WALL SIGN (ONLY) IS ACCEPTABLE. IF THE TENANT IS INSTALLING WINDOW SIGN WILL NEED TO INCLUDE IT IN THIS PERMIT OR A SEPARATE PERMIT.

Thank you,



Perla Driscoll
Building & Community Services
City of Waxahachie
408 S Rogers St, Waxahachie, TX 75165
(469)309-4020/ ext. 4132

(7)

**CITY OF WAXAHACHIE
CERTIFICATE OF APPROPRIATENESS
FOR HISTORIC PROPERTY RESTORATIONS
APPLICATION AND CHECKLIST**

Case Number _____

Date Filed: _____

Date for Consideration by the Heritage Preservation Commission: _____

Applicant Charles A. Sims and/or Agent _____

Mailing Address – Applicant/Agent (circle one) 210 East University Ave
Waxahachie, Tx 75165

Historic Structure Address 210 East University Ave Waxahachie, Tx 75165

Is this structure for residential or non-residential use? (circle one)

Has this structure been designated as a Historic Resource? Yes X No _____
(If it has not been designated, the property owner must request designation as a historic resource prior to applying for a Certificate of Appropriateness.)

Is this structure in the Historic Overlay District? Yes _____ No X

The Commission is appointed to assist you, but it also has the responsibility of protecting significant historic properties from inappropriate changes. It is important to remember that the Heritage Preservation Commission will not approve your project unless the Commission is shown to its satisfaction that the project is consistent with the historical character of the property. Answer the following statements carefully and provide as much information as possible so the Commission can make an informed decision.

1. Description of Project: I would like to remove sunroom on back of home

(not original) & add Master Suite as well as laundry room.

~~This sunroom is a flat roof~~

This is to accommodate my family as well as maintain the historical
1924 Craftsman Style of the home & neighborhood.

2. Reason(s) you feel the proposed exterior work is consistent with the historical character of the property (use additional space on the back of this form or by attaching additional sheets if necessary).

The sunroom was added later than 1924 & a flat. It
developed leaks and needs the new addition to continue
the roofline of the original home. This will strengthen
the integrity of the home & continue the historical Craftsman
charm originally created in 1924. I will not touch
the front of the home. Only fresh paint to restore to
original glory.

CERTIFICATE OF APPROPRIATENESS REQUIREMENTS

The following items are a minimum requirement for submitting a Certificate of Appropriateness for any project. Please check that you have completed all and sign prior to applying for a Certificate of Appropriateness.

- Location map of proposed buildings and structures
- Current photograph(s) of the existing structure
- Historic photographs (if available) upon which the proposed work is based
- NOTE: Please research the history of your property before you begin planning your project. Sims Library and the Ellis County Museum are good places to start.**
- Elevation drawing(s) of any part of structure that is visible from the public right-of-way
- Details drawn to scale for work to be done
- Materials for all exterior surfaces and/or signs must be addressed
- Details of proposed lighting fixtures
- Sample(s) of material(s) to be used
- Specifications of work, timeframe of project, dollar value of improvements to be made.

It is imperative that research be done *before* the project is submitted to the Heritage Preservation Commission. It is also recommended that you secure a copy of the Secretary of the Interior's Standards for Rehabilitation (it is used by the Commission as a guideline) to review as you plan your project. You may obtain a copy online at www.nps.gov/history/hps/tps/tax/rhb/stand.htm or by contacting the Heritage Preservation Officer.

Pre-hearing planning information can be obtained at a regularly scheduled meeting of the Heritage Preservation Commission or by appointment with the Heritage Preservation Officer. This meeting might be necessary depending on the size and complexity of the project. The Heritage Preservation Commission or City staff may require other information and data for certain projects.

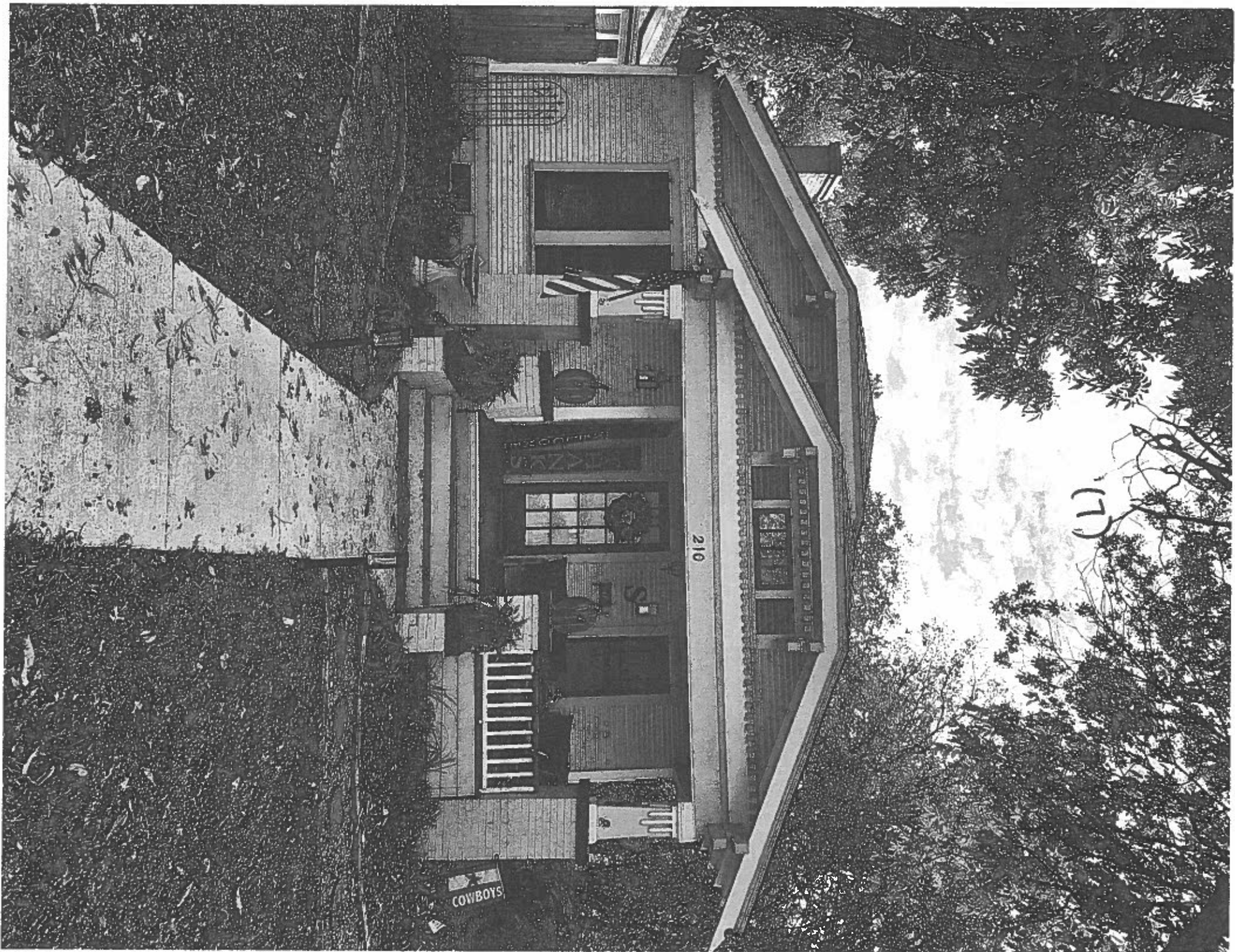
NOTE: Ten (10) copies of plans and/or specifications must be on file with the Heritage Preservation Officer at least 20 days before the Heritage Preservation Commission meeting date.

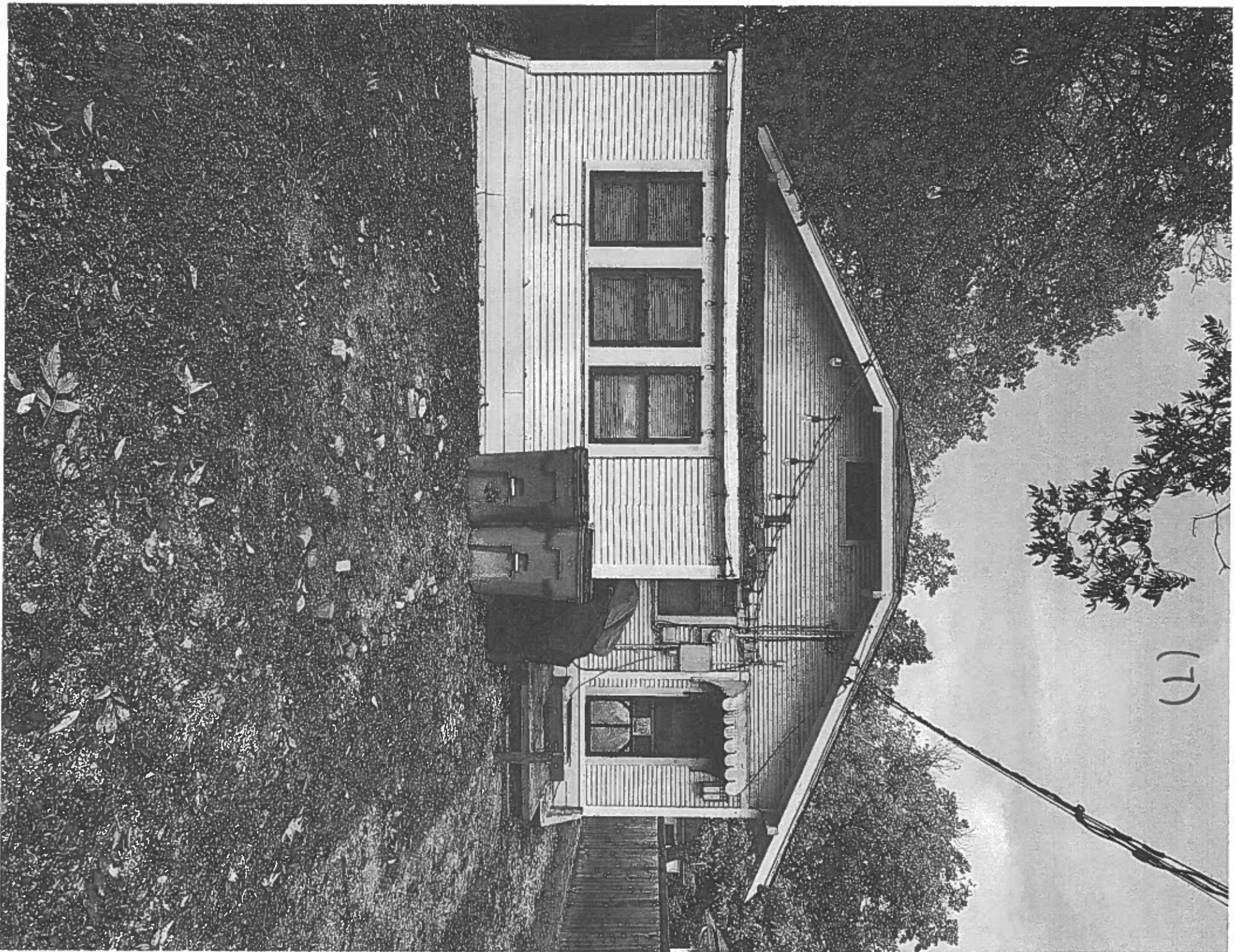
Signature of Property Owner or Agent: Charles A. Sims Date: 11/22/23

Commission Action: Requires Signature of Chair of the Heritage Preservation Commission

Date: _____ Preliminary Approval YES ____ NO ____

Date: _____ Final approval after work is YES ____ NO ____
inspected and completed









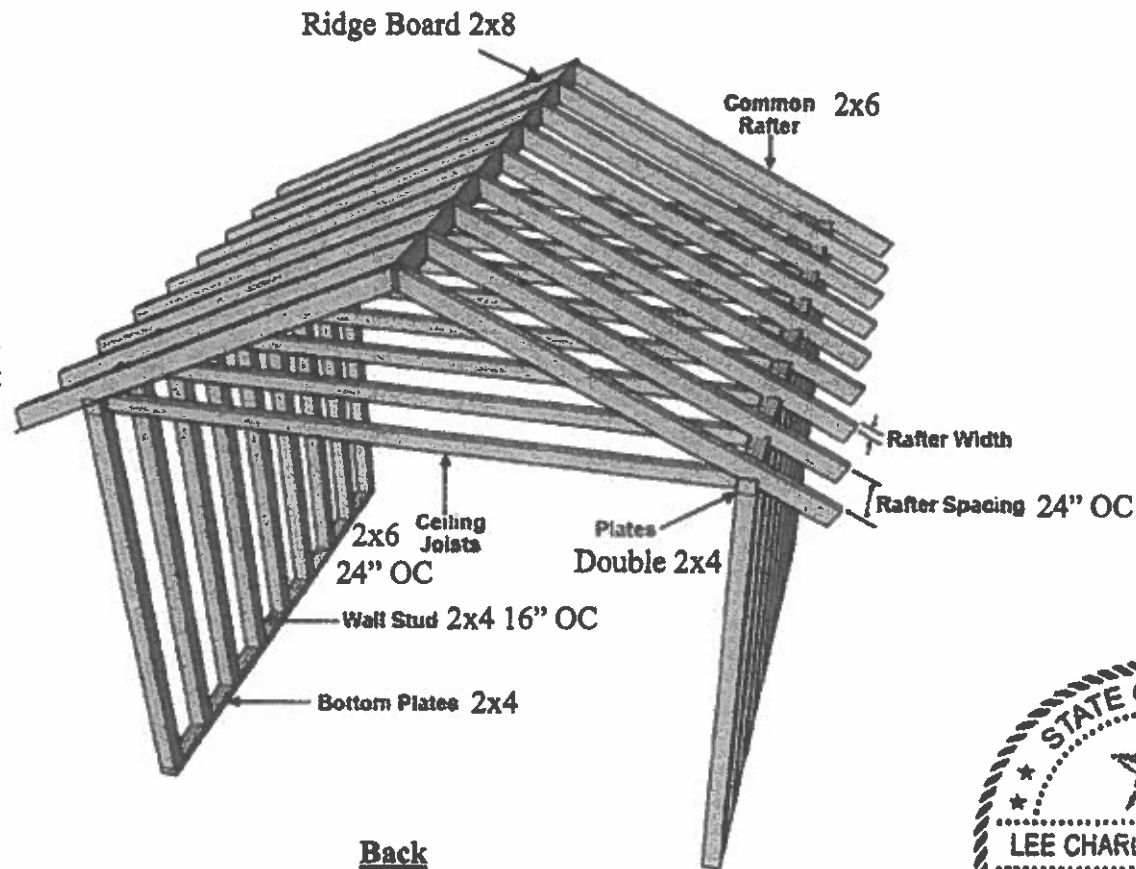
(7)

Not To Scale
Pier and Beam
1-Story residence

Addition Framing Details

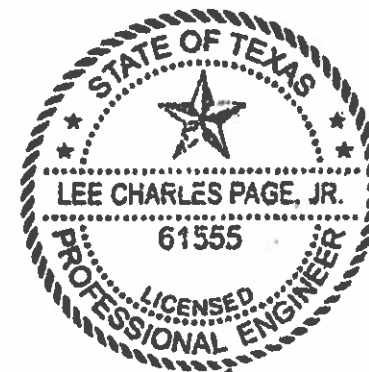
Note:

2x4 Collar ties
 will be added no
 less than 4' apart
 tying opposing rafters.
 2x6 purlins will be
 continuous along rafters.
 Maximum ceiling height
 10".



Note: All measurements
 are to be field verified.

Back



Page Two Inspection Services
 315 Farrar Road
 Waxahachie, Texas 75165
 Registration # F-20584

Gonzales House Leveling
 Mr. Robert Gonzales
 Tel: 214-949-5009

Plan View

210 East University Avenue
 Waxahachie, Texas 75165

Lee Charles Page

Date 10-12-2023

SK-5

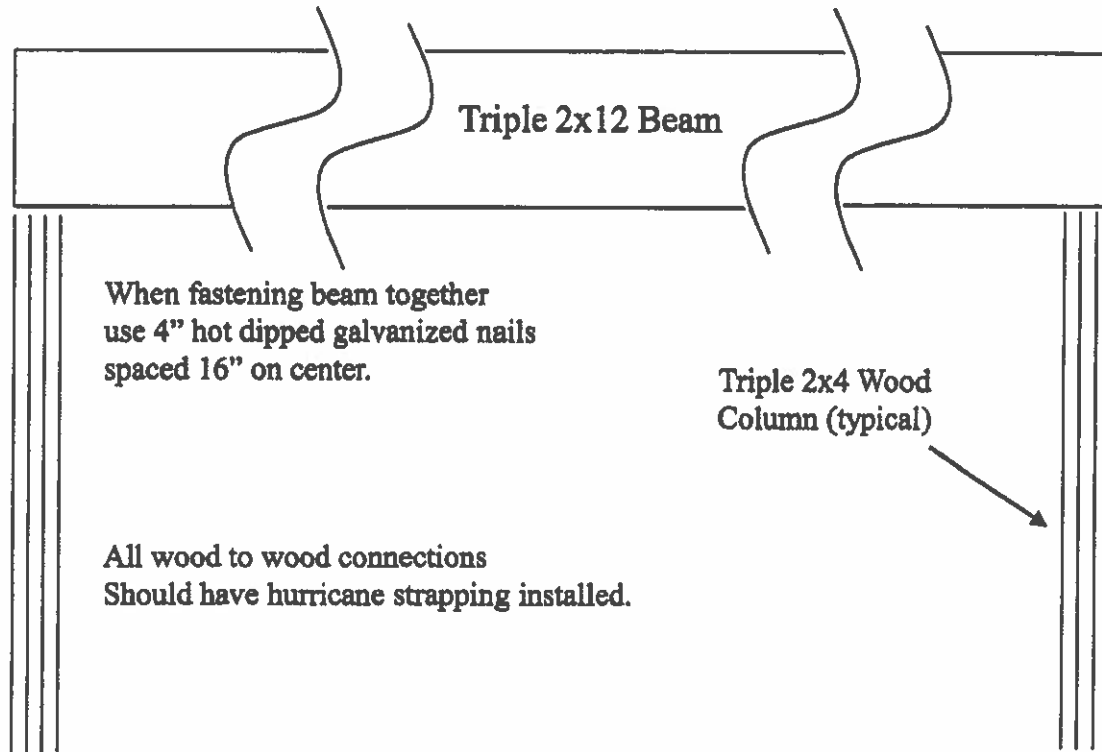
(1)

Not To Scale
Pier and Beam
1-Story residence

Wood Beam Support System

Option B

Max Span 12'-0"

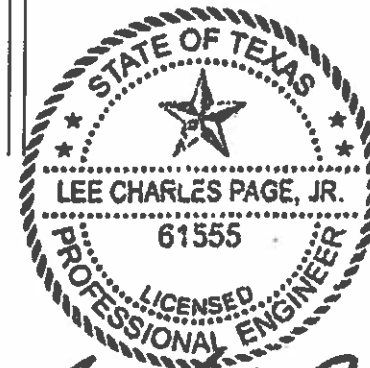


Note: All measurements
to be field verified.

Note: All joist to
beam connections will
have steel joist hangers

When fastening beam together
use 4" hot dipped galvanized nails
spaced 16" on center.

All wood to wood connections
Should have hurricane strapping installed.



Page Two Inspection Services
315 Farrar Road,
Waxahachie, TX 75165
Registration # F-20584

Gonzales House Leveling
Mr. Robert Gonzales
Tel: 214-949-5009

Elevation View

210 East University Avenue
Waxahachie, Texas 75165

Lee Charles Page

(7)

Date 10-12-2023

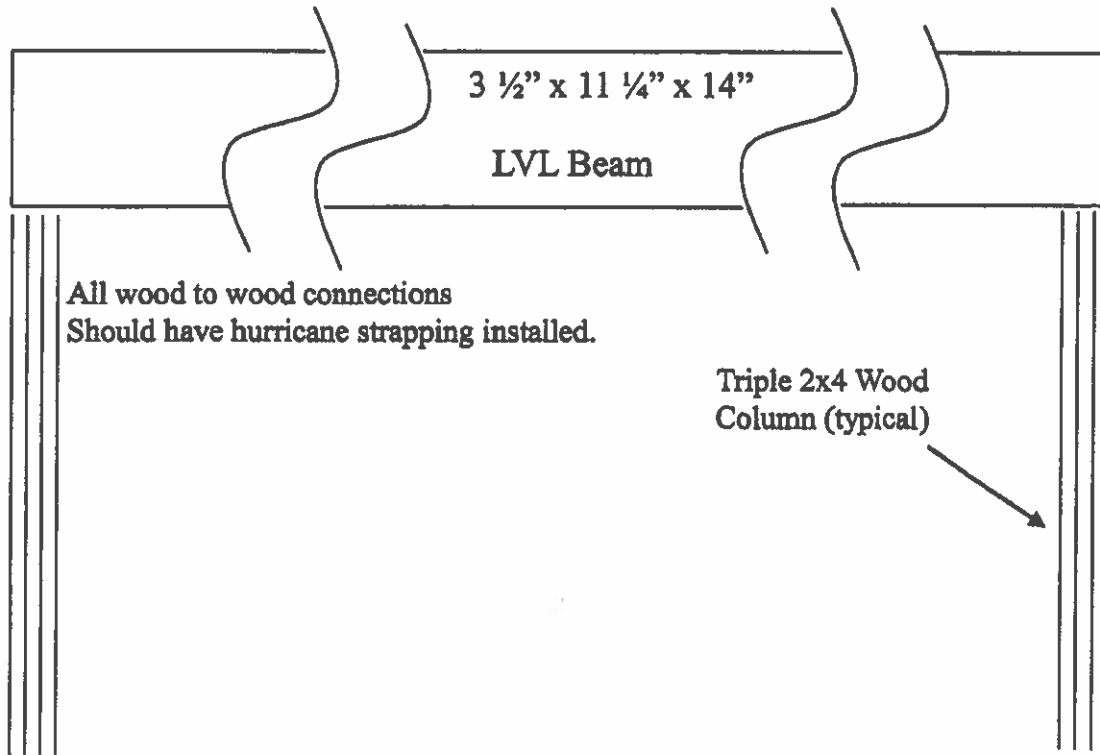
SK-4

Not To Scale
Pier and Beam
1-Story residence

Wood Beam Support System

Option A

Max Span 12'-0"

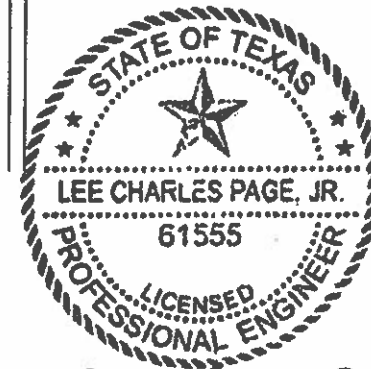


Note: All measurements
to be field verified.

All wood to wood connections
Should have hurricane strapping installed.

Note: All joist to
beam connections will
have steel joist hangers

Triple 2x4 Wood
Column (typical)



Page Two Inspection Services
315 Farrar Road,
Waxahachie, TX 75165
Registration # F-20584

Gonzales House Leveling
Mr. Robert Gonzales
Tel: 214-949-5009

Elevation View

210 East University Avenue
Waxahachie, Texas 75165

Lee Charles Page

Date 10-12-2023

SK-3

(17)

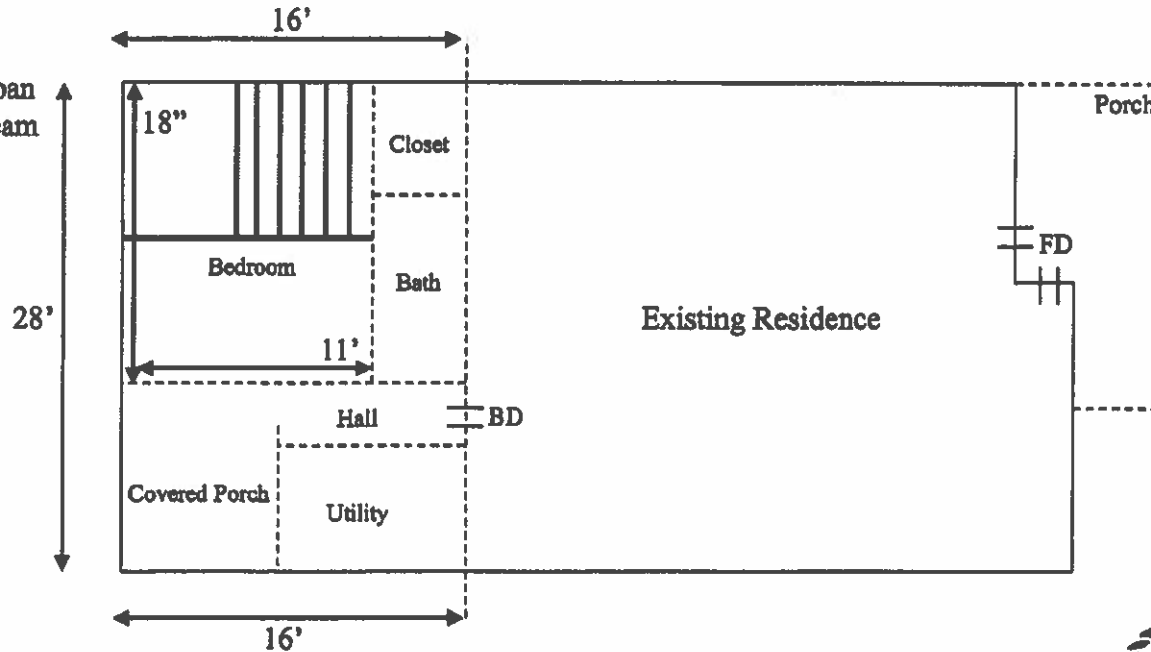
Not To Scale
Pier and Beam
1-Story residence

Proposed Addition Layout

Note: All measurements
are to be field verified.

Note:

If the bedroom span
Exceeds 10" a beam
Is to be added.



Back

Legend

Beam location ———

Joist direction |

Page Two Inspection Services
315 Farrar Road
Waxahachie, Texas 75165
Registration # F-20584

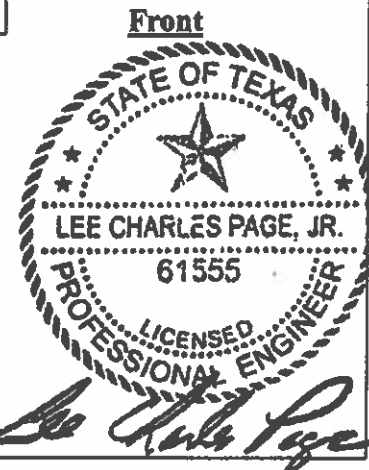
Gonzales House Leveling
Mr. Robert Gonzales
Tel: 214-949-5009

Date 10-12-2023

SK-2

Top View

210 East University Avenue
Waxahachie, Texas 75165



(7)

Page Two Inspection Services
CONSULTING ENGINEERS, STRUCTURAL, MECHANICAL
315 Farrar Road, Waxahachie, Texas 75165
Tel: (972) 268-4140 Fax: (972) 935-0184

(7)

Gonzales House Leveling
Mr. Robert Gonzales
Tel: 214-949-5009
Email: robertgonzalesconstruction@yahoo.com

November 08, 2023

Referenced Residence:

Re: Foundation details for the proposed pier and beam addition at 210 East University Avenue, Waxahachie, Texas 75165.

Preliminary Information: The existing site is a fairly flat lot for the residential addition. Based on information from the property owner the foundation will be enlarged for living space.

The property owner is responsible for all needed and required permitting zoning requirements.

Addition Foundation Details: The single story pier and beam addition will be used to enlarge the living space of the existing house. The existing layout is shown in SK-2. The pier and beam foundation is to be constructed using treated wood framing and concrete pad and block piers. The concrete pads are to be 16"x16"x4" and the blocks are to be 12"x12"x8". Smaller concrete blocks and shims can be used for fine leveling. The primary foundation support beams are to be 4"x6" or no less than doubled 2"x6". The secondary foundation supports are to be a minimum 2"x6" and spaced at a maximum 16" on center. Attach the new addition to the existing house as needed and required. Joist to bottom plate wood to wood connections will have Simpson strong tie connectors. Use no less than 3/4" decking for sub-flooring. All work is to meet or exceed the intent of the 2018 IRC Building Code.

The expansion and contraction joints are the responsibility of the contractor. The means and methods of installation are the responsibility of the contractor. All information and details were provided to this engineer by the contractor/homeowner. The main house and the addition are separate foundations and will move differently from each other.

I recommend the homeowner follow the enclosed Foundation Maintenance Program.

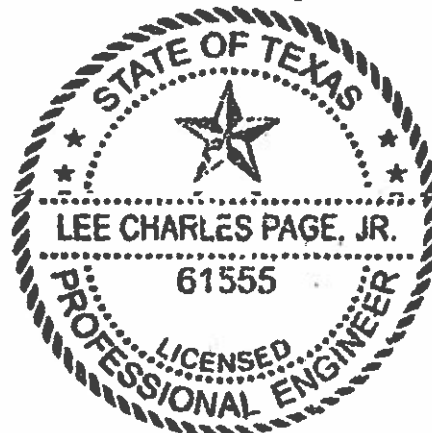
Disclaimer: The main house is excluded from this report. The report excludes electrical, architectural, framing, mechanical, plumbing, termites, wood rot, wood destroying insects, pre-existing house, sidewalk, driveway, and detached structures. No performance warranty of any kind is expressed or implied. Due to the soil type in the area, the foundation may experience movement/settlement in the future. If the local, city, county, state, federal, or any applicable code is more stringent than this report, then the code requirement overrules and takes precedent. Limit of liability shall be the fee paid for this report.

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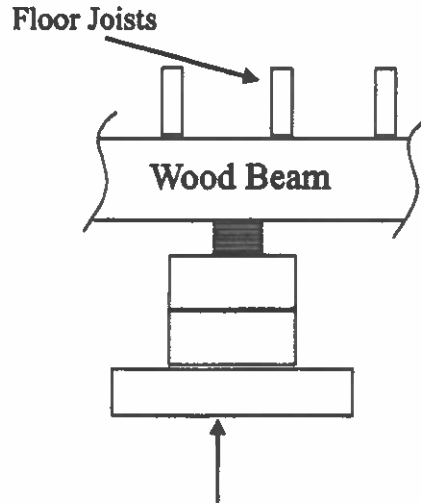
Sincerely,



Lee Charles Page, P.E. #61555
Page Two Inspection Services #F-20584



Typical Pier Detail



Wood Beam

Concrete Pad and Block Pier

- 16x16x4 inches Pre-cast Pads
- 8x8x16 inches Pre-cast Blocks
- Shims as Needed to Level

Support Detail

Piers are spaced at minimum 6'-0" and maximum 8'-0" on center.

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Date 11-08-2023

SK-1

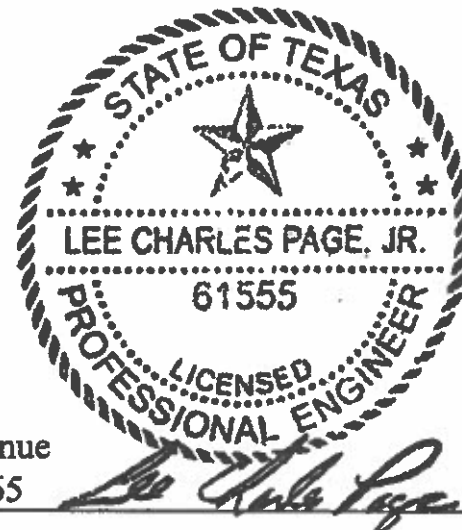
Foundation Plan

Concrete Pad and Block Piers

Not to Scale
Wood Siding
Pier and Beam

Residence
1 - Story

See SK-3 For Foundation
Details



Plan View

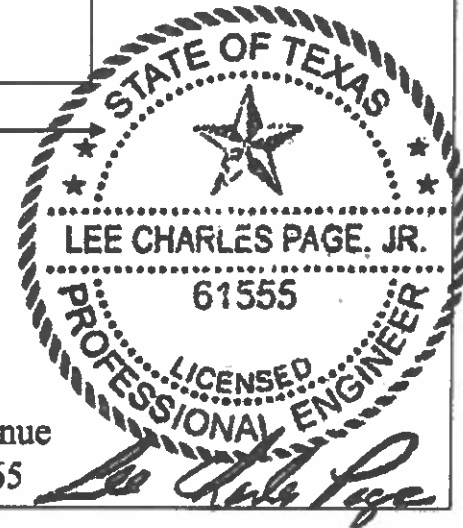
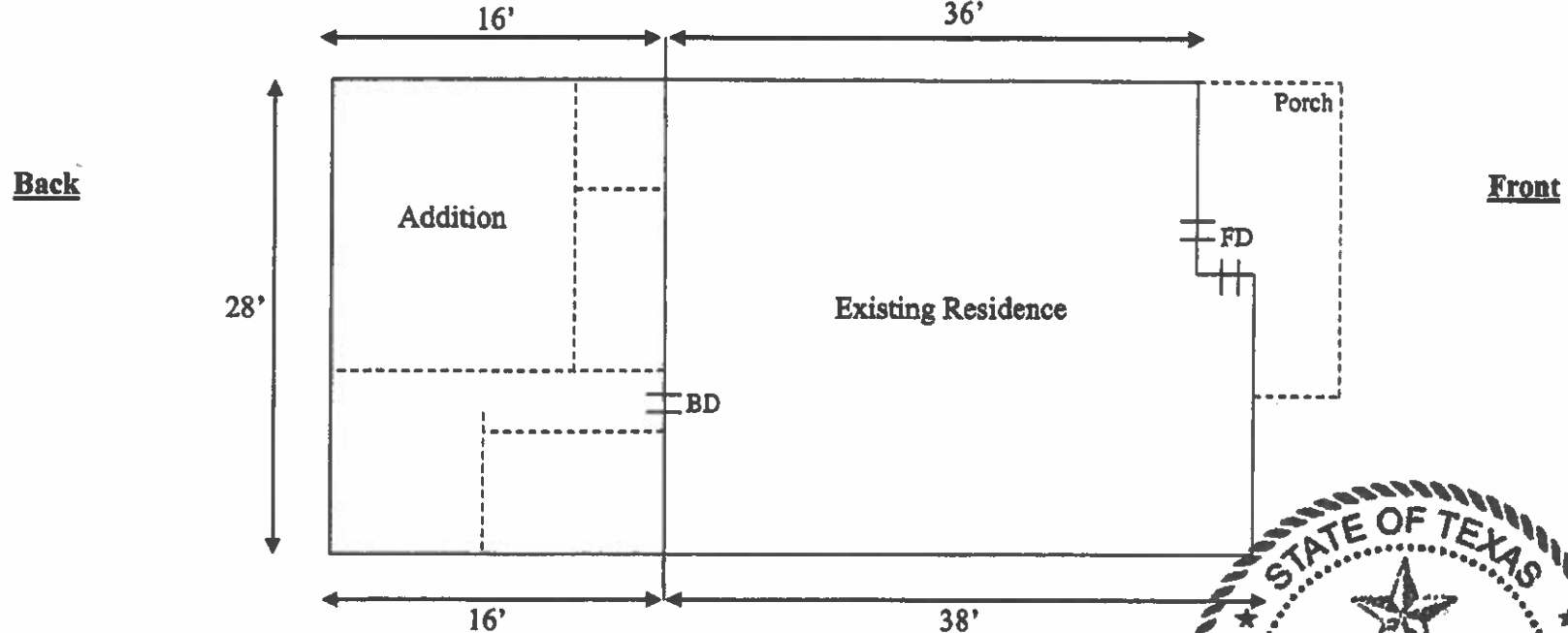
210 East University Avenue
Waxahachie, Texas 75165

(7)

Not To Scale
Pier and Beam
1-Story residence

Proposed Addition Foundation

Note: All measurements
are to be field verified.



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SK-2

Top View

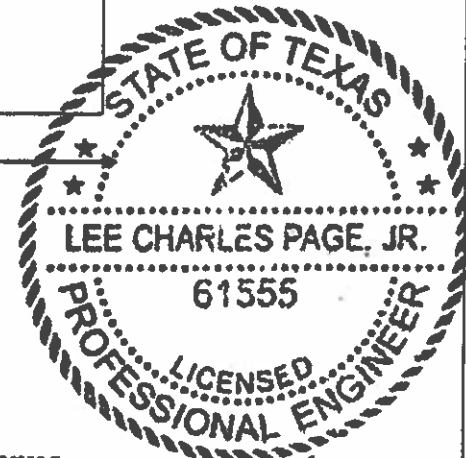
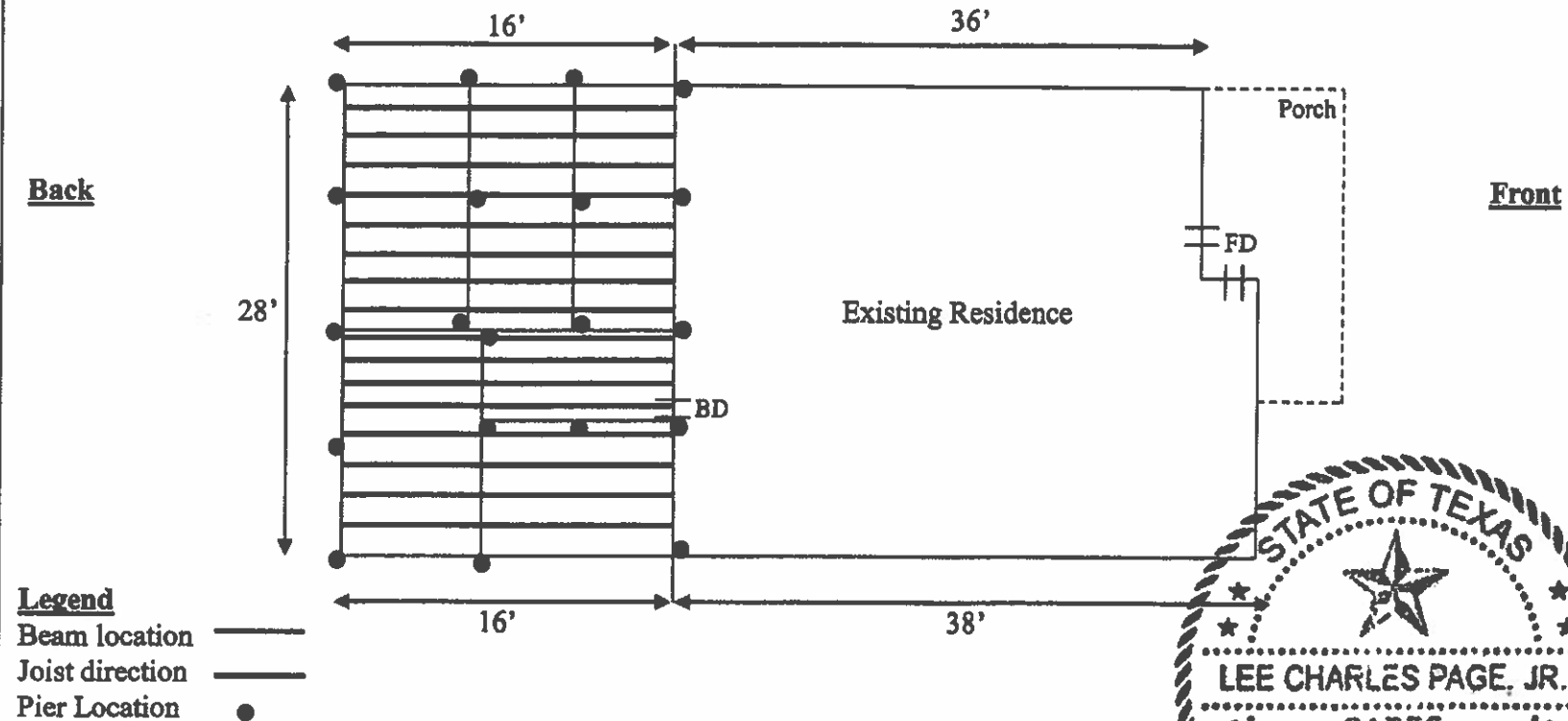
210 East University Avenue
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(7)

Not To Scale
Pier and Beam
1-Story residence

Proposed Addition Foundation

Note: All measurements
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Top View

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SK-3

Lee Charles Page

(7)

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Foundation Maintenance Program

Highly plastic clay soils, as are typically found in the Dallas-Fort Worth area, exhibit a great amount of expansion and contraction caused by seasonal moisture changes and varying weather conditions. Clay soils that become too dry will shrink and not be able to maintain a physical elevation of a structure's foundation. High ambient temperatures and long periods of inadequate rainfall can cause moisture loss several feet below the surface and take a devastating toll on foundations in the DFW area. Conversely, clay soils that become overly saturated can lose their load bearing capacity.

Guidelines regarding residential foundations and soil moisture changes:

The key to maintaining foundation elevations is proper drainage. Water should always run away from the house with no pooling of water near the foundation. Soil should be about 2 inches below the top of the perimeter grade beams, and slope about 1-2 inches per foot for a minimum of 18 inches away from the perimeter. It is recommended to place fill dirt at perimeter grade beams, install gutters, and place splash blocks under downspouts. Only claylike soils should be added around the perimeter, NOT porous or sandy soils.

Keep an eye on the soil conditions around your house by looking at the "soil line," which is where the soil meets the concrete beam wall. If the soil line has pulled away from the foundation more than 1/8", it is time to water. Ideally, the soil should be snug against the wall. If you see that the soil has pulled away, it is recommended to not add water directly into the separation because it may settle under the beam and make the soil in that area too wet. Instead use a sprinkler or a soaker hose. The separation should close by itself in a few days.

The moisture content of the soil at the perimeter of the foundation should be slowly increased and maintained during all seasons. Water the foundation in a uniform and systematic manner with an automatic system or soaker hoses placed 12-18 inches from the perimeter beam wall. The key is to keep the soil moist but not muddy. Watering every other day for about 20 minutes is usually sufficient, but should be increased during very hot, dry periods when drying cracks occur. During hotter seasons, the South and West sides of the house might require more watering because of more direct exposure to the sun than on the North and East sides.

It is recommended to not plant trees or shrubs next to the foundation because their roots sap moisture from the soil, both at the foundation and under the slab. This then lowers the moisture content of the active supporting soil at various places, which can cause differential settlement of the foundation. Trees, in particular, should be planted no closer than their expected growth height (i.e. if a tree is anticipated to grow 30 feet tall, it should be planted at least 30 feet away from the house). Also, certain fast-growing bushes (like red-tipped photinias) should be avoided completely if possible because they consume large amounts of water, hence fast-growing.

Most major foundation movements can be prevented if the active supporting soil is well maintained. The extent of distress will be lessened and the service life of the residence will be considerably increased.

(9)

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PRESENTED BY THE FRIENDS OF THE TEXAS HISTORICAL COMMISSION IN PARTNERSHIP
WITH PHOENIX I RESTORATION AND CONSTRUCTION, LLC



REGISTRATION IS OPEN!

OVERVIEW

The Texas Historical Commission (THC) hopes you will join us in Austin or online for the eighth annual Real Places Conference.

Presented by the Friends of the Texas Historical Commission in partnership with Phoenix I Restoration and Construction, LLC, the conference provides an opportunity for preservationists and officials to network and learn with County Historical Commissions, Main Street managers and participants, historic preservation officers and design review boards, architects and engineers, historians, archeologists, curators, interpreters,

managers of museums and historic sites, as well as THC staff, Texas Heritage Trail Regions, and many partner organizations. (9)

Real Places will again be available to both in-person and virtual attendees. While we hope you'll join us at the Renaissance Austin Hotel, we understand that not everyone can make it. If you join us online, you'll be able to stream all conference sessions, and the recordings will be archived for viewing up to 60 days after the conference. In fact, the recordings will be available to all attendees—both in person and virtual—so you'll be able to watch those great presentations you had to miss because you had to choose between concurrent sessions.

In addition to the regular programming, Real Places 2024 will feature in-person pre-conference workshops for various audiences on Wednesday, April 3. As part of the conference, the THC's award-winning Texas Historic Courthouse Preservation Program will present special technical preservation sessions on maintaining historic buildings. We'll again offer continuing education credits for architects and planners.

We look forward to seeing you online or in Austin on April 3-5, 2024.

Why
Attend?

Schedule

Pricing

Plan
Your
Trip

Register Now

[Already registered?](#)

FEATURED PRESENTERS

**PRESENTED BY THE FRIENDS OF THE TEXAS HISTORICAL COMMISSION IN
PARTNERSHIP WITH PHOENIX I RESTORATION AND CONSTRUCTION, LLC**

PRICING DETAILS

We strive to keep the cost to attend the conference reasonable.

- Full or single-day registrations include all meals and snack breaks.
- Full and Thursday-only registrations include the Wednesday Opening Event and Thursday Awards Banquet.
- Pre-conference workshops and tours include lunches.
- Options are available to bring a guest to the Opening Event on Wednesday and the THC Awards Banquet on Thursday evening.

This chart will help you budget conference expenses. Selections are made during the registration process.

For any in-person registrations made together at the same time, there is a 10 percent discount applied to the second and subsequent registrations. This would apply for the full registration type as well as for the courthouse stewards and student registration types. The discount does not apply to virtual registrations or pre-conference workshops.

Stipends and Scholarships

We recognize that despite our best efforts to control attendance costs and provide a high-value experience, the costs may be difficult or unobtainable for some constituents. Therefore, we offer a limited number of competitive lodging stipends that can cover 1-3 nights of lodging at either the Renaissance Austin Hotel (the conference hotel) or the nearby Embassy Suites Hotel based on need for selected attendees. To apply, request a stipend application by emailing realplaces@thcfriends.org and submit by **December 15, 2023**.

Thanks to our sponsors, we are able to offer full-time students a discounted rate with a valid student ID. Sponsors and the Friends of the Texas Historical Commission will also assist a limited number of individuals by offering scholarships that will cover 50 percent of the total registration costs for qualifying students and 50-100 percent for qualifying community partner organizations. Scholarships are available for in-person or virtual

conference registrations. To apply, request a scholarship application by emailing realplaces@thcfriends.org and submit by **January 26, 2024**. (9)

Real Places 2024 + TAM 2024 Lubbock Rebate

Are you planning to attend both the Real Places Conference 2024 and the Texas Association of Museums 2024 Conference in Lubbock? We have a special offer just for you! Register for both conferences and receive a \$100 rebate for each after attending both events. To save up to \$200, register for both conferences—Real Places 2024 and TAM 2024 Lubbock — and fill out our Rebate Form by April 30, 2024. The Texas Historical Commission and the Texas Association of Museums are grateful for your commitment to preserving and promoting Texas heritage and culture.

IN-PERSON REGISTRATION OPTIONS

	EARLY BIRD (to 12/15)	REGULAR (to 2/29)	LATE (after 2/29)
In-Person Attendee	\$400	\$550	\$650
In-Person Student	\$225	\$275	\$375
Courthouse Stewards	\$325	\$450	\$550
Single Day (Thursday only)	\$300	\$325	\$400
Single Day (Friday only)	\$175	\$200	\$275

ADD-ON COST WITH REGISTRATION

	EARLY BIRD (to 12/15)	REGULAR (to 2/29)	SPECIAL EVENTS ONLY
TOUR: A Guided Tour of Austin Tax	\$119	\$149	

Credit Projects

(9)

WORKSHOP:	\$79	\$109
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Archives to
Airwaves:
Developing
Podcasts for
Museums and
Historic Sites

WORKSHOP:	\$79	\$109
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Disaster Strikes!
How to Prepare
and Recover

WORKSHOP:	\$79	\$109
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Empowering Local
Preservation:
Effective Tools for
County Historical
Commissions,
Certified Local
Governments, and
Main Streets

WORKSHOP:	\$79	\$109
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How
to Craft Your
Heritage Story to
Engage Audiences
Through a
Fragmented Media
Landscape

WORKSHOP:	\$119	\$149
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Interpreting
Slavery

WORKSHOP:	\$79	\$109
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Nonprofit Fund
Development—
The Numbers, The
Ask, and
Stewardship

(9)

WORKSHOP: Preserved in Perpetuity: Protecting Historic Concrete Grave Markers	\$124	\$154	
WORKSHOP: The Four Point Approach to Downtown Revitalization	\$79	\$109	
OPENING RECEPTION: Wednesday, 4/3, 6- 8 p.m.	Included	Included	\$100
THC AWARDS DINNER AND CEREMONY: Thursday, 4/4, 6-9 p.m.	Included	Included	\$150

VIRTUAL REGISTRATION OPTIONS

	EARLY BIRD (to 12/15)	REGULAR (to 2/29)	LATE (after 2/29)
Virtual Attendee Access to all keynote and breakout sessions. Recordings will be archived for viewing up to 60 days after the conference, so you can watch presentations missed while attending concurrent	\$175	\$200	\$225

sessions. Pre-conference workshops are not included.

(9)

Virtual Student

\$75

\$125

\$125

Access to all keynote and breakout sessions. Recordings will be archived for viewing up to 60 days after the conference, so you can watch presentations missed while attending concurrent sessions. Pre-conference workshops are not included.

REFUNDS AND CANCELLATIONS

A full refund, minus a \$40 cancellation fee per registrant, will be granted to written requests received on or before March 15, 2024. No refunds will be granted after March 15, 2024. Cancellations should be submitted through the registration website. Substitutions are permissible until March 29, 2024, and must be requested in writing to realplaces@thcfriends.org. No cancellations will be accepted by phone.

FEATURED SPONSORS

(9)



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