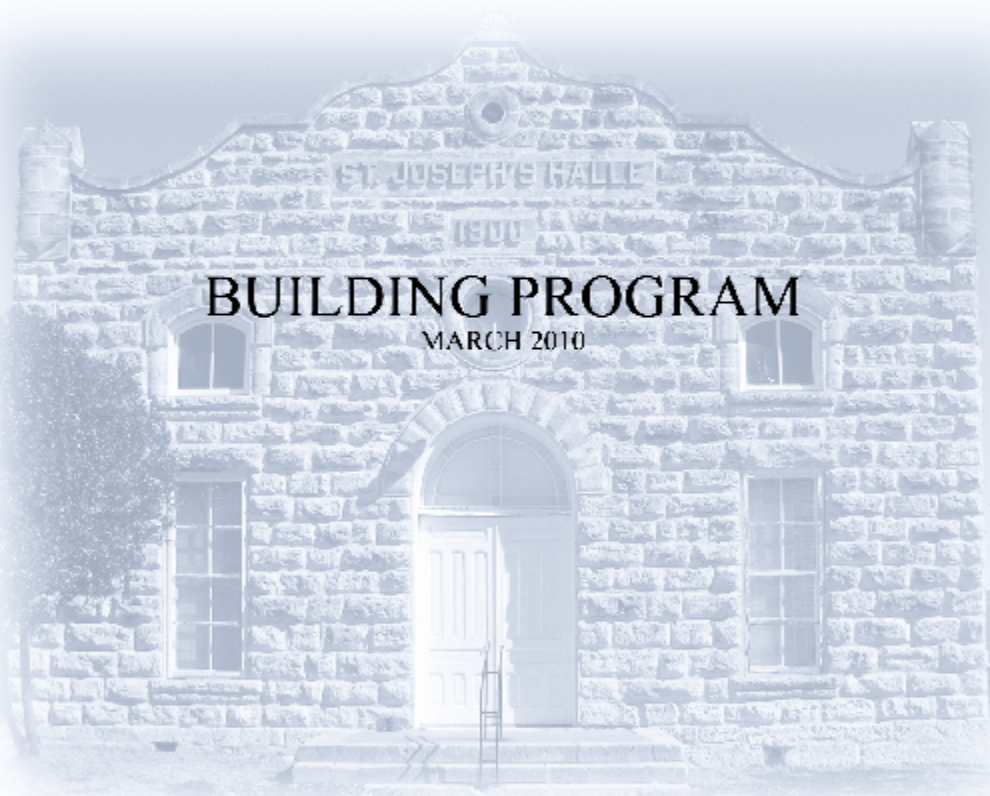


**ST. JOSEPH'S
HALLE RESTORATION**
FREDERICKSBURG, TEXAS



BUILDING PROGRAM
MARCH 2010

Stehling · Klein · Thomas · Architects P.L.L.C.
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The Building Program for the St. Joseph's Halle Restoration was developed collaboratively by the following:

Building Committee:

Carlos Juenke - President

Jeff Dittmar – Vice President

Darin Holmes - Treasurer

Wade Boone - Secretary

Hank Sauer

Jeremy Itz

Tom Jung

Danny Pohler

Bobby Sagebiel

Architect:

Randy R. Stehling, AIA - Project Architect
Stehling · Klein · Thomas · Architects, P.L.L.C.

Purpose

St. Joseph's Society has been an integral part of St. Mary's Parish in Fredericksburg, Texas since its establishment by Fr. Joseph Roch in February of 1899. Since the completion of its construction and dedication in 1900 St. Joseph's Halle has, and continues to be the site for meetings of various Parish organizations, Parish and School gatherings, and social and entertainment events of all types. In 2009 alone St. Joseph's Halle hosted over 200 such events.

Over the past 110 years St. Joseph's Halle has been lovingly cared for by the St. Joseph's Society. As with many buildings of this type and age, maintaining the building has primarily been of the serviceable nature. Considering the age and current condition of the building the St. Joseph's Society has decided to restore the Halle to its original character while at the same time improving its functionality, and sustainability as a special place to meet, learn, and share.

The first step to the realization of this objective is the development of the Building Program

The purpose of the Building Program will be to:

- Summarize the Society's goals for the restoration of the Halle
- Identify immediate and long range needs
- Define fundamental functional, spatial, and visual relationships among components of the project
- Identify specific space needs and requirements

Introduction

Built in 1900 St. Joseph's Halle is today notably one of the most architecturally significant buildings in the local area. Built in the Mission Revival style it is an excellent example of early Texas architecture built primarily of local materials by early settlers to the area.

Additions to the original building include a small wood framed, metal clad addition on the north side of the building; likely built in the 1940's, and a more recently added masonry addition on the west side of the building.

St. Joseph's Halle has undergone several remodelings and renovations during its history, some of which have significantly impacted the original character of the building. Consistent with one of the primary goals for this project, each of these conditions should be carefully evaluated for its compatibility with the Building Program and where necessary removed or modified to best compliment the character of the original building.

The following summaries outline functional and esthetic architectural goals identified in the programming process which are to serve as the framework for the Restoration of St. Joseph Halle.

Goals

Goals are the comprehensive objectives that should be achieved with the implementation of the Building Program by means of design and construction. The following goals for the restoration of St. Joseph's Halle were identified during the programming process.

Restore the Halle to its original character with the intent to...

- Maintain the simple and austere character of the building intended by the original builders
- Provide new opportunities to tell the history of St. Joseph's Society and evidence its belief of the Catholic Faith
- Comprehensively evaluate, improve, and, as needed, provide the necessary support spaces, features, equipment, and technology which are compatible with the design and architecture of the original Halle and yet typical to a modern meeting facility
- Make functional and aesthetic improvements to the building which will support the missions of the Society and generate sustainable income through rentals of the Halle
- Improve the energy efficiency of the building through better thermal building design features and energy conserving mechanical systems
- Bring the building up to current building and accessibility code requirements
- Make site improvements such as improved handicap access to the building, site lighting, parking, service access to the building, landscaping, and irrigation

Building Phases

St. Joseph Society's goal is to construct the entire project at one time. If it is determined that the project needs to be constructed in phases, the limits of those phases will be determined during the development of the final plans and specifications for construction.

Governing Codes and Regulations

All buildings and site improvements must adhere to all applicable building codes and regulations including but not necessarily limited to:

- The City of Fredericksburg ordinances and regulations
- The International Building Code (IBC)
- The International Energy Conservation Code (IECC)
- The Texas Accessibility Standards (TAS)

Meeting Hall (existing)

General

- Restore to original condition including:
 - Restoration of windows and doors with new concealed weather stripping
 - Replacement of exposed A/C ducts with concealed ducts
 - Replacement of all exposed electrical and mechanical piping with concealed conduits and piping
 - Restoration of original materials and finishes
- Provide new general lighting and controls
- Provide new professional grade audio / video system

Stage

- Restore to original condition to the extent consistent with the features of a modern stage of this type and size
- Upgrade access to current code requirements including accessibility by the disabled
- Provide new stage lighting and controls
- Upgrade stage equipment consistent with a modern stage of this type and size
- Relocate HVAC equipment to a dedicated mechanical space other than the stage area

Storage (new)

General

- Conveniently located for easy access from the Hall, Kitchen, and the exterior of the building
- Large enough for storage of all the tables and chairs from the Hall, seasonal, and special events items
- Direct access from the exterior via double passage doors
- Well ventilated, heated, and cooled
- Ample lighting
- Durable wall and floor surfaces

Kitchen (existing)

General

- Separate access to the Hall from access to the Restrooms
- Improve access to the outdoor storage area
- Evaluate layout and features, and modify as needed to achieve optimum design as a catering kitchen

Restrooms (existing)

General

- Verify compliance with applicable codes
- Modify entrances to provide visual privacy
- Evaluate layout and fixture count, and modify as needed to comfortably accommodate peak building occupancy count

Basement (existing)

General

- Provide new, convenient access to the main floor level above
- Restore windows with concealed weather stripping and provide drainable areaways as needed for weather tight condition.
- Provide new lighting, ventilation, heating and cooling
- Provide new finishes consistent with the finish out of the main floor level.

Meeting Room (new)

General

- Similar in size to the existing basement but located on the main floor level
- Conveniently located for easy access to the Hall, Kitchen, and restrooms
- Separate outdoor entrance
- Storage closet
- Windows optional
- Separate heating and air conditioning
- Ample lighting
- Provisions for a built-in projector and electric projection screen

Outdoor Cooking Area (new)

General

- Covered area conveniently located, but out of view of the public as much as possible
- Directly accessible from the Kitchen
- Concrete floor for easy cleaning
- Gas and electrical connections for cooking equipment
- Well ventilated
- Well shaded and protected from sun and rain
- Ample lighting
- Designed such to allow being enclosed in the future if needed

Signatures

6.1

This Building Program was developed and approved by the following:

Building Committee:

_____ Carlos Juenke President	(Signature)	_____ Date
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_____ Jeff Dittmar Vice President	(Signature)	_____ Date
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_____ Darin Holmes Treasurer	(Signature)	_____ Date
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_____ Wade Boone Secretary	(Signature)	_____ Date
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_____ Hank Sauer Member	(Signature)	_____ Date
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_____ Jeremy Itz Member	(Signature)	_____ Date
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_____ Tom Jung Member	(Signature)	_____ Date
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_____ Danny Pohler Member	(Signature)	_____ Date
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_____ Bobby Sagebiel Member	(Signature)	_____ Date
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Architect:

_____ Randy R. Stehling, A.I.A. Stehling · Klein · Thomas · Architects, P.L.L.C.	(Signature)	_____ Date
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