CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
Tuesday, August 12, 2014
City Hall
Conference Room
126 W. Main St.
5:30 P.M.

1. Call to Order

2. Approve Minutes of July 2014 Regular Meeting *Pp 1 - 2*

APPLICATIONS

3. Application #14-53 by Rick Hartmann on behalf of Zion Lutheran Church to remove three non-functioning chimneys at 415 W. Austin *Pp 3 - 8*

4. Application #14-54 by David and Gwen Fullbrook at 312 E. Travis to move 12' x 20' cabin to rear of structure and connect to existing deck *Pp 9 - 17*

5. Application #14-55 by Angela Moga at 313 W. Austin to install a two car, 20' x 21' carport *Pp 18 - 23*

6. Application #14-58 by H & H Vinyl Fencing on behalf of Melvin and DeLana Littleton to replace approximately 215 linear foot of wood privacy fence with simulated stone vinyl fencing at 202 S. Bowie *Pp 24 – 31*

7. Application #14-63 by Laughlin Homes & Restoration on behalf of Dr. John & Suzanne Shore at 522 W. Austin to construct a 5,655 square foot addition to existing structure *Pp 32 - 41*

DISCUSSIONS

8. Old Methodist Episcopal Church – 600 E. Main Street

9. 107 N. Orange – removal of architectural detail

SIGN OFF APPLICATIONS

10. #14-56 – Install fence on east side and rear – 209 E. Creek (Defazio)
11. #14-57 – Replace entry steps, add ramps and paint exterior – 108 N. Edison (Stotz)
12. #14-59 – Convert existing carport to porch & add covered walkway – 1004 N. Llano (Padgett)
13. #14-60 – Add folding glass panels to interior face of courtyard arbor – 305 W. Main (Klenzing)
14. #14-61 – Replace fence – 508 W. San Antonio (Shelton)
15. #14-62 – Add fence in front of building & reinstall door – 203 E. San Antonio (August E's)
16. #14-64 – Replace roof and add gable dormer on front – 110 S. Acorn (Gentry
17. #14-65 – Replace sash windows with transom windows – 103 E. Creek (Floyd)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
July 15, 2014
5:30 PM

On this 15th day of July, 2014 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

SHARON JOSEPH
STAN KLEIN
KAREN OESTREICH
CHARLES SCHMIDT
ERIC PARKER
DAVID BULLION

ABSENT: MIKE PENICK
LARRY JACKSON

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
PAT MCGOWAN – City Attorney
KYLE STAUDT - Building Official

The meeting was called to order at 5:30 PM by Sharon Joseph.

MINUTES

Eric Parker moved to approve the minutes from the June 2014 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #14-51 by Arthur Campos on behalf of Bill and Patty Sutherland to construct a new home on vacant lot at 212 E. Schubert – Arthur Campos, architect for the project, presented the application and stated the project will be a two story house, approximately 3000 square feet, wood construction with stone exterior and stucco on the rear. Mr. Campos noted the stone walls will define two courtyards, one on the south and one on the north. Mr. Campos presented elevation drawings of the proposed house and noted the street is lower than the lot so the house will sit higher than street level and the garage will be setback approximately 50 feet. Mr. Campos noted there will be a balcony off the studio above the garage that will be made from cable reel material. Mr. Campos noted the house will sit beyond the stone walls that make up the courtyard on the N. Lincoln side and stated the structure will be simple and familiar to Fredericksburg and added they are not trying to create a false sense of history.

Sharon Joseph noted she would like to see how the house fits in the neighborhood. Kyle Staudt, Building Official, showed street elevations of the surrounding properties. Bill Sutherland, owner

of the property, described the houses in the neighborhood and the direction the structures face. Mr. Sutherland noted the proposed house will have simple, clean lines with a Texas look that they believe will fit into Fredericksburg. Mr. Sutherland noted the exterior walls along the front property line will be four feet high and the walls on the sides of the house will be eight feet high. David Bullion noted the powerpoint presentation shows the side walls to be eleven feet high and Mr. Campos noted those will be brought down to eight feet. Stan Klein asked if a topographical survey would be done and Mr. Campos noted there would be one done. Mr. Klein noted the elevations will have some impact on the drawings and some adjustments may have to be made before the final approval will be granted. Mr. Campos noted he understands the approval would be conditioned upon certain items. There followed more discussion about the grade of the lot and Mr. Sutherland stated they would adjust the walls around the property line depending on the grade. Mr. Klein noted his concern is that the drawings do not represent the conditions of the lot and while he believes it will be a great compliment to the neighborhood, he would like to see a drawing that represents the true elevation. There followed much discussion about the height of the walls on the perimeter of the property. Sharon Joseph noted the scale of construction needs to be addressed because that is a responsibility of the Board. Mr. Klein noted the finished floor still needs to be established and the grades determined so the Board can get a true perspective of the project. From a building standpoint, Mr. Klein commented the house seems to be a project with contemporary interpretations that blends with the neighborhood. Mr. Klein noted his concerns with this project are the trees that could be lost during construction and not knowing the grade elevation. David Bullion noted the overall scale seems to fit in well with the neighborhood and the materials complement the houses across the street. There then followed discussion on how the measurement of height is calculated and Mr. Jordan explained how it is determined for building codes.

David Bullion moved to approve the design of the house presented on Application #14-51 with the exception of limiting the rock wall on the side streets, Schubert and Lincoln, to four feet high from the grade level of the house. Eric Parker seconded the motion. Mr. Klein noted during the due diligence process the applicants may find there is something else they didn't consider on the wall and if so, the Board is open to further evaluation. Mr. Bullion noted the Board is enforcing stricter restrictions than the City imposes in their zoning ordinance. All voted in favor and the motion carried.

Karen Oestreich thanked Mr. Jordan for his work in getting the wayfinding signs installed because she believes it adds a lot to the community.

ADJOURN

With nothing further to come before the Board, Larry Jackson moved to adjourn. Charles Schmidt seconded the motion. All voted in favor and the meeting was adjourned at 6:35 p.m.

PASSED AND APPROVED this the 14th day of August, 2014.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	14-53
Date:	August 8, 2014
Address:	415 W. Austin
Owner:	Zion Lutheran Church
Applicant:	Rick Hartmann
Rating:	Medium
Proposed Modifications:	Chimney removal.
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

(1) Removal, addition or modification of architectural detail. The distinguishing historic qualities or character of a building, structure, or site and its environment shall not be destroyed. Removal or modification of any historic material or distinctive architectural features may be accomplished upon issue of certificate of appropriateness; however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry, or stone elements.
(2) Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, dark deep shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.
(3) New construction in historic districts. The board will review all new construction plans within Historic Districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, design harmony and setback.

The advisory functions of the Board include the following:

(1) The effect of the proposed change on the general historic, cultural, and architectural nature of the historic district or landmark.
(2) The appropriateness of exterior architectural features which can be seen from a public street, alley, or walkway.
(3) The general design, arrangement, texture, color, and material of the building, or structure, and the relation of such factors to similar features of buildings, or structures, in the district. This consideration shall not be the aesthetic appeal of the structure to the board nor the proposed remodeling, but rather its conformity to the general character of the particular historic area involved.
(4) Conformance of signage to the general historic, cultural, and architectural character of the historic district or landmark.
(5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
(6) The general and specific Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as issued by the secretary of the interior.
(7) The importance of finding a way to meet the current needs of the property owner and the importance of approving plans that will be economically reasonable for the property owner to carry out.

Preservation Priority Rating. Three-tier rating system used in the 2002 *Fredericksburg Historic Resource Survey* to evaluate all properties within, and adjoining to, the City's Historic District. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change.

HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

MEDIUM rating. Properties that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the Historic District's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the Historic District or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

LOW rating. Properties that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual fifty (50) year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than fifty (50) years of age, but which nevertheless may have relative value within the Historic District, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

14-53

Application for Certificate of Appropriateness

Application Date: July 3, 2014 Application Complete: July 3, 2014

Property Address: 415 W. AUSTIN St. FBG, TX 78624

Owner: Zion Lutheran Church Phone No. 830-997-2195

Address: 415 W. AUSTIN St, FBG, TX 78624

Applicant: Rick Hartmann, pastor Phone No. 830-383-9310

Address: 424 W. MAIN St. FBG, TX 78624 Fax No. 830-997-9835

Description of External Alteration/Repair or Demolition: There are 3 non-working chimneys on the roof, 2 on the west side, one on the peak of the east side (harder to see in the picture) They are dangerous & need to be removed.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: We could perhaps leave the one on the South west side, but from the enclosed picture the integrity of the house remains intact.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance:

Unaware / not sure

☒ Photos ☐ Drawing ☐ Sketch Date Submitted: July 7, 2014 ☐ Historic Photograph

Desired Starting Date: July 25, 2014 Desired Completion Date: 8/15/2014

SURVEY RATING: ☐High ☐Medium ☐Low ☒None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE:

The Applicant *certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property*

Date ☐*Insignificant* ☐*Significant*

Building Official's Determination *(Max 7 days)*

Date 7/15/14 ☒*Insignificant* ■*Significant*

Chairman's Determination *(Max 7 days)*

Meeting Date (40 days max. after complete application) Notice to Applicant:

APPLICATION FEE:-*$10.00 plus ☐Board Review*; CERTIFICATE OF APPROPRIATENESS-*$20.00*

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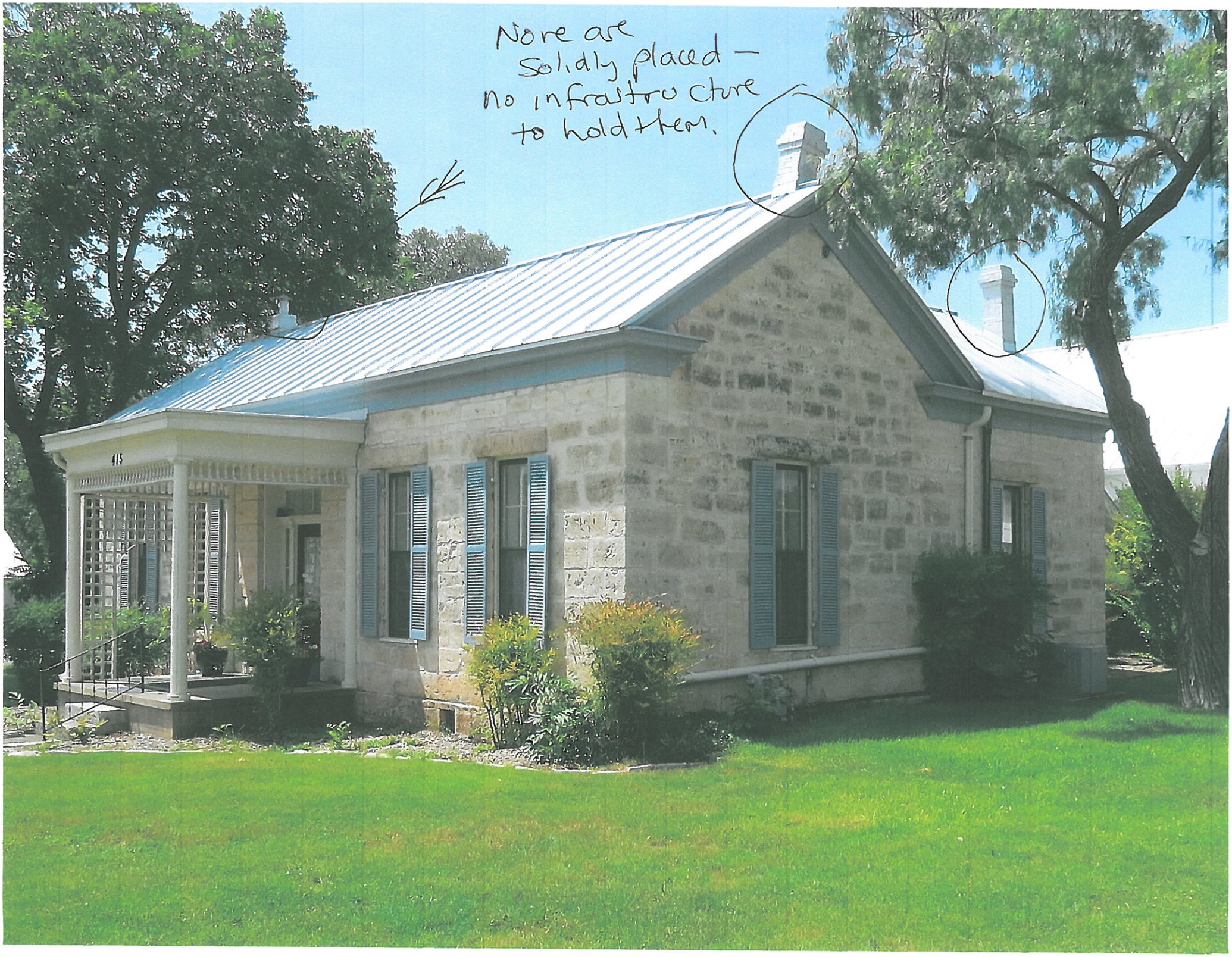
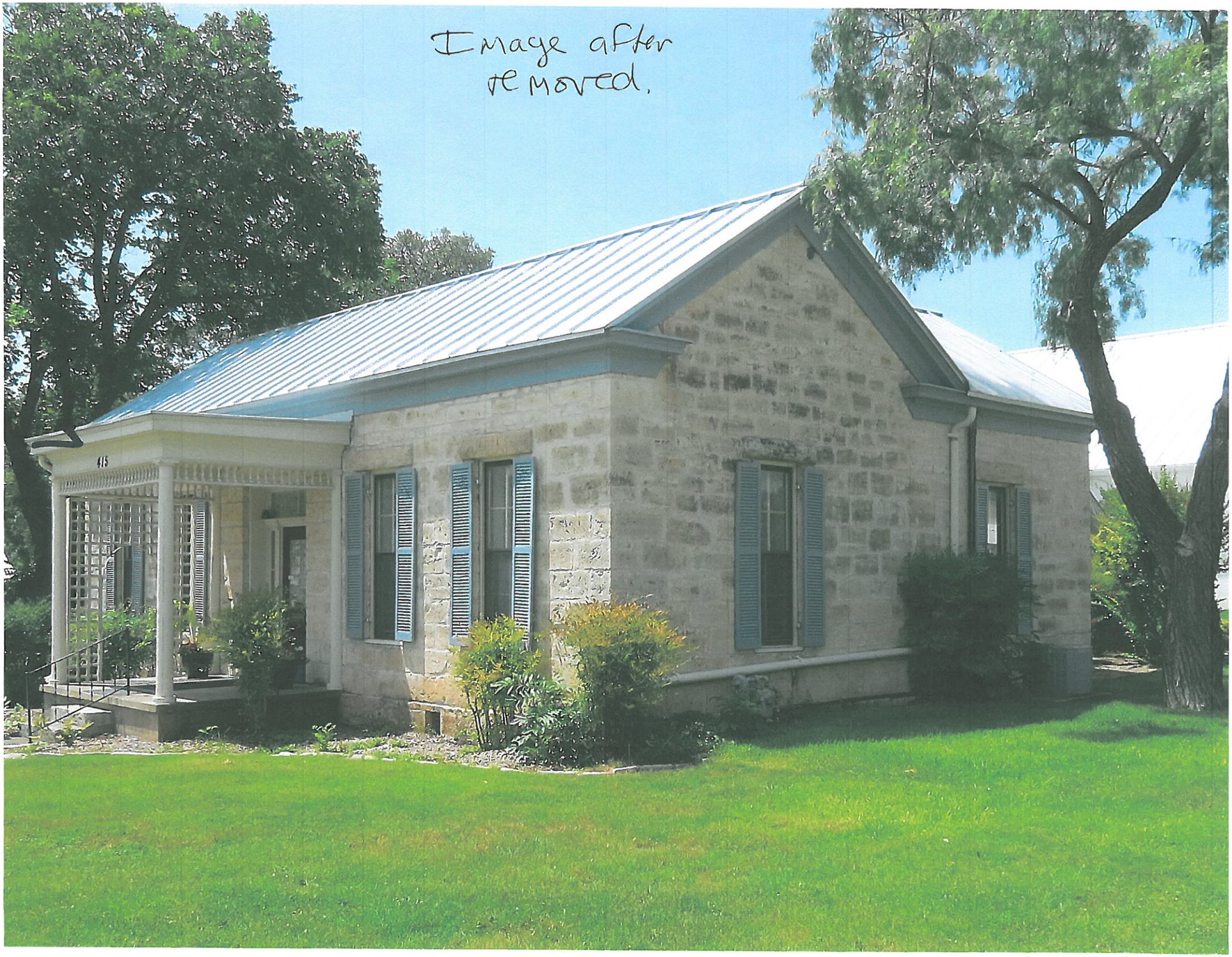
5


None are
Solidly placed –
no infrastructure
to hold them.
415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418

409 W. Austin

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	148
Address	409 W. Austin
Date	1920
Stylistic Influence	Craftsman
GCAD Hyperlink	R1285
Owner	ZION EVANGELICAL LUTHERAN CHURCH
Historic District	Yes Historic District
Assessment	Outstanding example of a unique building plan that displays distinctive stylistic features and retains original materials. Outstanding decorative features contribute to the resource's significance.
Notes	

1983 Historic Resources Survey

Previous Site No.	87
Previous Ranking	3
Previous Photo References	
Roll	18
Frame	32

412 W. Austin

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	57
Address	412 W. Austin
Date	1890
Stylistic Influence	vernacular
GCAD Hyperlink	R23492
Owner	SCHLIETER, ROBERT A & PATRICIA
Historic District	Yes Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	

1983 Historic Resources Survey

Previous Site No.	88
Previous Ranking	2
Previous Photo References	
Roll	24 24
Frame	30 31

414 W. Austin

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	56
Address	414 W. Austin
Date	1865
Stylistic Influence	vernacular
GCAD Hyperlink	R25175
Owner	GRAHAM, JOHN JR ETUX
Historic District	Yes Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	Strackbein-Roeder Home.

1983 Historic Resources Survey

Previous Site No.	89
Previous Ranking	1
Previous Photo References	
Roll	24 24 24
Frame	26 37 28

207 S. Columbus

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	1032
Address	207 S. Columbus
Date	1915
Stylistic Influence	vernacular
GCAD Hyperlink	R22440
Owner	BURNETTE, NANCY S
Historic District	No Outside Historic District
Assessment	Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.
Notes	addition; siding changes

1983 Historic Resources Survey

Previous Site No.	90
Previous Ranking	2
Previous Photo References	
Roll	18 18
Frame	33 34

415 W. Austin

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	147
Address	415 W. Austin
Date	1870
Stylistic Influence	vernacular
GCAD Hyperlink	R2613
Owner	ZION LUTHERAN CHURCH
Historic District	Yes Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character. Outstanding decorative features contribute to the resource's significance.
Notes	Recent addition at rear

1983 Historic Resources Survey

Previous Site No.	90
Previous Ranking	2
Previous Photo References	
Roll	18 18
Frame	33 34

Historic Review Board
Application Information

Application Number:	14-54
Date:	August 8, 2014
Address:	312 E. Travis
Owner:	David and Gwen Fullbrook
Applicant:	Gwen Fullbrook
Rating:	High
Proposed Modifications:	See attached.
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

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(1) The effect of the proposed change on the general historic, cultural, and architectural nature of the historic district or landmark.
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(3) The general design, arrangement, texture, color, and material of the building, or structure, and the relation of such factors to similar features of buildings, or structures, in the district. This consideration shall not be the aesthetic appeal of the structure to the board nor the proposed remodeling, but rather its conformity to the general character of the particular historic area involved.
(4) Conformance of signage to the general historic, cultural, and architectural character of the historic district or landmark.
(5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
(6) The general and specific Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as issued by the secretary of the interior.
(7) The importance of finding a way to meet the current needs of the property owner and the importance of approving plans that will be economically reasonable for the property owner to carry out.

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LOW rating. Properties that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual fifty (50) year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than fifty (50) years of age, but which nevertheless may have relative value within the Historic District, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

14 - 54

Application for Certificate of Appropriateness

Application Date: 7-7-14 Application Complete: _____

Property Address: 312 E. TRAVIS

Owner: DAVID & GWEN FULLBROOK Phone No. (830) 997-3613

Address: 312 E. TRAVIS

Applicant: GWEN FULLBROOK Phone No. 456-2623 cell

Address: SAME ~~Fax No.~~ 997-9211 ofc

Description of External Alteration/Repair or Demolition:

Move in 12x20 Cabin to be connected to back deck. Exterior will be painted to match house

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site:

Building is wood siding, front porch, and tin roof. will be painted to match main House.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: _____

☑ Drawing ☐ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: 2 weeks

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: [signature]

The Applicant *certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property*

[signature] Date 7/7/14 ☐*Insignificant* ☐*Significant*

Building Official's Determination *(Max 7 days)*

[signature] Date _____ ☐*Insignificant* ☐*Significant*

Chairman's Determination *(Max 7 days)*

Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

APPLICATION FEE:-*$10.00 plus ☐Board Review*; CERTIFICATE OF APPROPRIATENESS-*$40.00*

~~Withdrawn~~ ~~8/1/14~~

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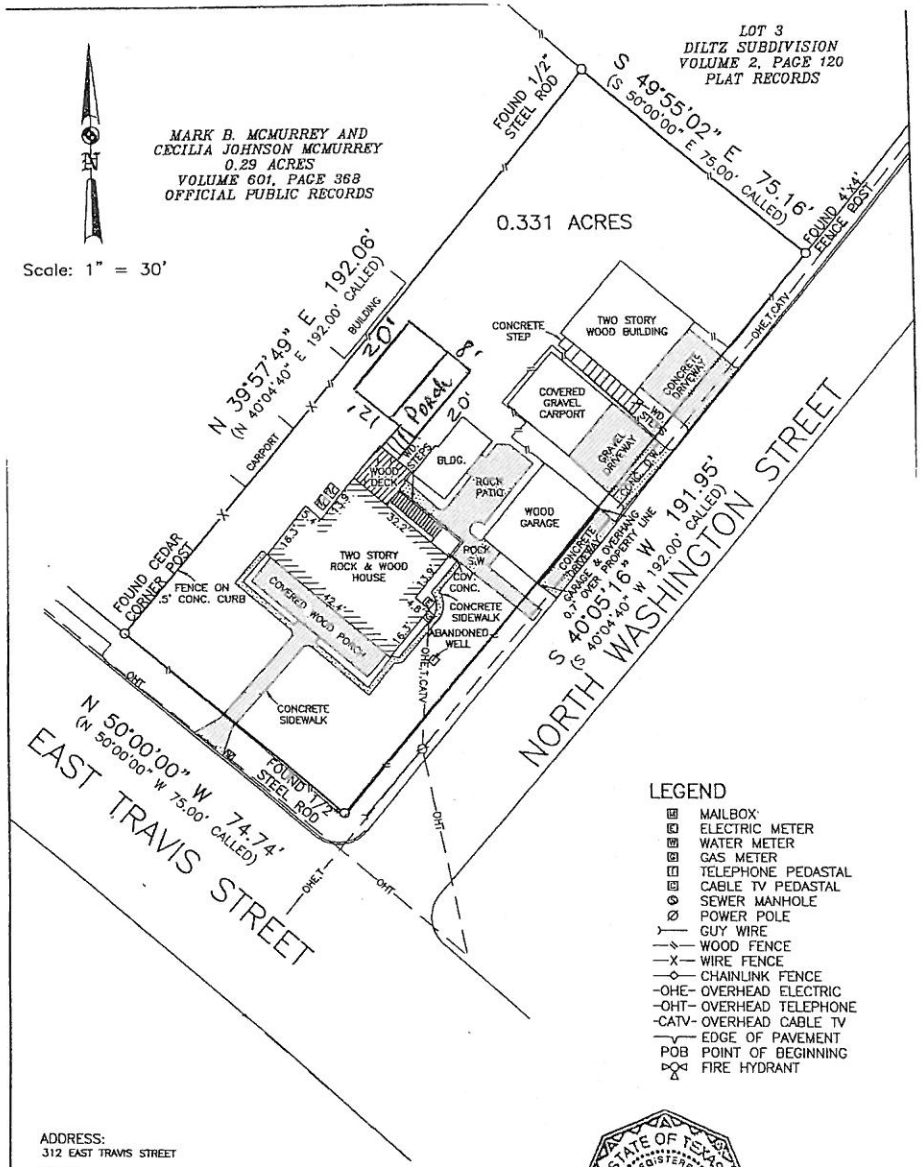

LEGEND

- MAILBOX
- ELECTRIC METER
- WATER METER
- GAS METER
- TELEPHONE PEDASTAL
- CABLE TV PEDASTAL
- SEWER MANHOLE
- POWER POLE
- GUY WIRE
- WOOD FENCE
- WIRE FENCE
- CHAINLINK FENCE
- -OHE- OVERHEAD ELECTRIC
- -OHT- OVERHEAD TELEPHONE
- -CATV- OVERHEAD CABLE TV
- EDGE OF PAVEMENT
- POB POINT OF BEGINNING
- FIRE HYDRANT

ADDRESS:
312 EAST TRAVIS STREET

NOTE:
1) BASIS OF BEARING WAS ESTABLISHED FROM THE STREET BEARING ALONG EAST TRAVIS STREET IN THE BELOW REFERENCED DEED.
2) A FIELDNOTE DESCRIPTION OF THE ABOVE SHOWN TRACT WAS PREPARED.

PLAT SHOWING: A 0.331 ACRE TRACT OF LAND OUT OF OUT LOT NO. 274 AS SAID OUTLOT IS SHOWN AND DESIGNATED ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, SAID 0.331 ACRE TRACT OF LAND ALSO BEING THAT CERTAIN 0.33 ACRE TRACT OF LAND CONVEYED TO DAVID FULLBROOK AND WIFE, GWEN FULLBROOK BY DEED RECORDED IN DOCUMENT NO. 20066507, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS.

HILL COUNTRY LAND SURVEYING, LLC
110 NORTH MILAM STREET
FREDERICKSBURG, TEXAS 78624
PHONE: (830) 990-2665

STATE OF TEXAS
REGISTERED
BRAD BRYAN SPENRATH
5357
PROFESSIONAL
LAND SURVEYOR

BORROWERS:
DAVID FULLBROOK AND GWEN FULLBROOK

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENT OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.

BRAD BRYAN SPENRATH
REGISTERED PROFESSIONAL LAND SURVEYOR
5357
TEXAS REGISTRATION NO.

DATE: 9 JULY 2007

JOB #: 07-5175


15

309 E. Travis

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	846
Address	309 E. Travis
Date	1990
Stylistic Influence	vernacular
GCAD Hyperlink	
Owner	
Historic District	Yes Potential Historic District
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.
Notes	

1983 Historic Resources Survey

Previous Site No.	780
Previous Ranking	3
Previous Photo References	
Roll	
Frame	

309 (side) E. Travis

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	847
Address	309 (side) E. Travis
Date	1990
Stylistic Influence	
GCAD Hyperlink	R27070
Owner	JARREAU, JAMES W & DANITA J
Historic District	Yes Potential Historic District
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.
Notes	

1983 Historic Resources Survey

Previous Site No.	780
Previous Ranking	3
Previous Photo References	
Roll	31
Frame	18

310 E. Travis

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	654
Address	310 E. Travis
Date	1900
Stylistic Influence	Queen Anne; Craftsman
GCAD Hyperlink	R1678
Owner	
Historic District	Yes Potential Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	

1983 Historic Resources Survey

Previous Site No.	781
Previous Ranking	3
Previous Photo References	
Roll	1
Frame	30

311 E. Travis

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	845
Address	311 E. Travis
Date	1900
Stylistic Influence	vernacular
GCAD Hyperlink	R22213
Owner	
Historic District	Yes Potential Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	Exterior wall materials and shed roof additions are historic alterations.

1983 Historic Resources Survey

Previous Site No.	782
Previous Ranking	2
Previous Photo References	
Roll	31
Frame	17

312 E. Travis

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	651
Address	312 E. Travis
Date	1890
Stylistic Influence	vernacular
GCAD Hyperlink	R13364
Owner	
Historic District	Yes Potential Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	House has a rear circa 1920 addition (likely rear porch that was enclosed). Resource has two buildings to the rear (see #s 652 and 653).

1983 Historic Resources Survey

Previous Site No.	783
Previous Ranking	2
Previous Photo References	
Roll	1
Frame	31

17

Historic Review Board
Application Information

Application Number:	14-55
Date:	August 8, 2014
Address:	313 W. Austin
Owner:	Estate of Deborah Howard
Applicant:	Angela Moga
Rating:	Medium
Proposed Modifications:	Install metal carport.
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

(1) Removal, addition or modification of architectural detail. The distinguishing historic qualities or character of a building, structure, or site and its environment shall not be destroyed. Removal or modification of any historic material or distinctive architectural features may be accomplished upon issue of certificate of appropriateness; however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry, or stone elements.
(2) Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, dark deep shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.
(3) New construction in historic districts. The board will review all new construction plans within Historic Districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, design harmony and setback.

The advisory functions of the Board include the following:

(1) The effect of the proposed change on the general historic, cultural, and architectural nature of the historic district or landmark.
(2) The appropriateness of exterior architectural features which can be seen from a public street, alley, or walkway.
(3) The general design, arrangement, texture, color, and material of the building, or structure, and the relation of such factors to similar features of buildings, or structures, in the district. This consideration shall not be the aesthetic appeal of the structure to the board nor the proposed remodeling, but rather its conformity to the general character of the particular historic area involved.
(4) Conformance of signage to the general historic, cultural, and architectural character of the historic district or landmark.
(5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
(6) The general and specific Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as issued by the secretary of the interior.
(7) The importance of finding a way to meet the current needs of the property owner and the importance of approving plans that will be economically reasonable for the property owner to carry out.

Preservation Priority Rating. Three-tier rating system used in the 2002 *Fredericksburg Historic Resource Survey* to evaluate all properties within, and adjoining to, the City's Historic District. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change.

HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

MEDIUM rating. Properties that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the Historic District's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the Historic District or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

LOW rating. Properties that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual fifty (50) year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than fifty (50) years of age, but which nevertheless may have relative value within the Historic District, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

14-55

Application for Certificate of Appropriateness

Application Date: 7/9/14 Application Complete: _____

Property Address: 313 W. Austin St., Fredericksburg, TX

Owner: Estate of Deborah Howard (Angela Howard POA) Phone No. 817-808-6531

Address: 10401 Bear Hollow Dr., Keller, TX 76248

Applicant: Angela Moga (POA) Phone No. 817-808-6531

Address: 10401 Bear Hollow Dr., Keller, TX 76248 Fax No. _____

Description of External Alteration/Repair or Demolition:

Install 2 car Carport (See attached info)
(Structure 20x21 w/ Gable and both sides enclosed.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site:

Carport to be located a rear of property
approx 150+ft. form street.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance:

None known.

☐ Drawing ☐ Sketch Date Submitted: _____ ☐ Historic Photograph (See attached) info.

Desired Starting Date: with in 30 days from approval Desired Completion Date: (A.S.A.P.) with in 60 days from approval.

SURVEY RATING: ☐High ■Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Angela M. Moga

The Applicant *certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property*

_____ Date _____ ☐*Insignificant* ☐*Significant*
Building Official's Determination *(Max 7 days)*

S. Joseph Date 7/15/14 ☐*Insignificant* ■*Significant*
Chairman's Determination *(Max 7 days)*

Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

APPLICATION FEE:-*$10.00 plus ☐ Board Review*; CERTIFICATE OF APPROPRIATENESS-*$40.00*

RECEIVED
JUL 09 2014

EagleCarports™

"Flying High With Great Deals"

STANDARD CARPORTS

PRICES VALID FOR :AL, AR, GA, IN, KY, LA, MO, MS, NC, OK, SC, TN, TX, VA

14 Gauge Certified 20psf/110mph, 12 Gauge Certified 30psf/120mph

Certified price is based on concrete installations, for ground installations see options on reverse side.

ALSO AVAILABLE
GARAGES, TRIPLE WIDES, BARNS, STORAGE UNITS, 60' WIDE AVAILABLE

Regular Style

Trimmed For Finished Appearance

STANDARD FEATURES INCLUDE:
14 gauge frame - 29g roofing –5 Foot Legs - Bows 5' o.c. Braces On All Center Bows - Braces On Corners For Added Strength

12x21 $595	18x21 $695	20x21 $995	22x21 $1195	24x21 $1295
12x26 $895	18x26 $995	20x26 $1195	22x26 $1495	24x26 $1595
12x31 $1095	18x31 $1195	20x31 $1495	22x31 $1795	24x31 $1995
12x36 $1295	18x36 $1395	20x36 $1795	22x36 $2095	24x36 $2295
12x41 $1495	18x41 $1695	20x41 $2095	22x41 $2495	24x41 $2695

M.H. Anchors available.

Beckers™

20 Year Limited* Warranty on Roofing Materials for 14 and 12 Gauge Units

We Accept

VISA MasterCard DISCOVER

Engineer Plans Available at additional Cost.

FREE Installation On Your Level Land

Concrete Anchors included.

Vertical Roof Style

Boxed Eve style with Vertical Roof.

STANDARD FEATURES INCLUDE:
14 gauge frame - 29g roofing -6 Foot Legs - Bows 5' o.c. - Braces On All Center Bows - Braces On Corners For Added Strength

12x21 $995	18x21 $1095	20x21 $1295	22x21 $1595	24x21 $1695
12x26 $1395	18x26 $1495	20x26 $1695	22x26 $1995	24x26 $2095
12x31 $1695	18x31 $1795	20x31 $1995	22x31 $2395	24x31 $2595
12x36 $1995	18x36 $2095	20x36 $2395	22x36 $2795	24x36 $2995
12x41 $2295	18x41 $2495	20x41 $2695	22x41 $3295	24x41 $3495

29 Gauge Steel Roof And Siding

Boxed Eve Style

With horizontal roof

STANDARD FEATURES INCLUDE:
14 gauge - 29g roofing - 6 Foot Legs - Bows 5' o.c. Braces On All Center Bows - Braces On Corners For Added Strength

12x21 $695	18x21 $795	20x21 $1095	22x21 $1295	24x21 $1395
12x26 $995	18x26 $1095	20x26 $1295	22x26 $1595	24x26 $1695
12x31 $1195	18x31 $1395	20x31 $1595	22x31 $1895	24x31 $2145
12x36 $1395	18x36 $1595	20x36 $1895	22x36 $2195	24x36 $2495
12x41 $1695	18x41 $1895	20x41 $2295	22x41 $2695	24x41 $2895

CLAY | BLACK | RAWHIDE | BARN RED | EVERGREEN | QUAKER GRAY | WHITE | SLATE BLUE | EARTH BROWN | BURGUNDY | PEWTER GRAY | PEBBLE BEIGE | SANDSTONE

NOTE: frame lengths are 20',25',30',etc., horizontal roofs have 6" overhang front and back, optional vertical roofs have no overhang front or back.

"ALL PRICES SUBJECT TO CHANGE WITHOUT NOTICE"

Actual colors may vary slightly

12/11


W. AUSTIN
N

311 W. Austin

Site ID No.	155
Address	311 W. Austin
Date	1940
Stylistic Influence	
GCAD Hyperlink	R24880
Owner	REINBACH, FELIX TIMOTHY & BARBARA QUINTERO
Historic District	Yes Historic District
Assessment	Typical example of a distinctive building plan that has suffered minor or no alterations.

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Notes

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312 W. Austin

Site ID No.	61
Address	312 W. Austin
Date	1880
Stylistic Influence	vernacular; Craftsman
GCAD Hyperlink	R20631
Owner	BRANDES, ROBERT R
Historic District	Yes Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

1983 Historic Resources Survey

Previous Site No.	80		
Previous Ranking	2		
Previous Photo References			
Roll	24	24	25
Frame	36	37	3

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Notes Porch exhibits Craftsman influence, likely added c. 1920.

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313 W. Austin

Site ID No.	154
Address	313 W. Austin
Date	1920
Stylistic Influence	Queen Anne
GCAD Hyperlink	R22359
Owner	HOWARD, DEBORAH L
Historic District	Yes Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration. Resource displays distinctive stylistic elements.

1983 Historic Resources Survey

Previous Site No.	81
Previous Ranking	2
Previous Photo References	
Roll	18
Frame	24

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Notes Large rear addition

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315 W. Austin

Site ID No.	153
Address	315 W. Austin
Date	1910
Stylistic Influence	vernacular
GCAD Hyperlink	R19182
Owner	JENSCHKE, ELENORA MISS
Historic District	Yes Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Outstanding decorative features contribute to the resource's significance.

1983 Historic Resources Survey

Previous Site No.	82
Previous Ranking	2
Previous Photo References	
Roll	18
Frame	25

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Notes

Historic Review Board
Application Information

Application Number:	14-58
Date:	August 8, 2014
Address:	202 S. Bowie
Owner:	Melvin and DeLana Littleton
Applicant:	H & H Vinyl Fencing
Rating:	Medium
Proposed Modifications:	Install 215' of vinyl fence.
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

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(1) Removal, addition or modification of architectural detail. The distinguishing historic qualities or character of a building, structure, or site and its environment shall not be destroyed. Removal or modification of any historic material or distinctive architectural features may be accomplished upon issue of certificate of appropriateness; however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry, or stone elements.
(2) Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, dark deep shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.
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The advisory functions of the Board include the following:

(1) The effect of the proposed change on the general historic, cultural, and architectural nature of the historic district or landmark.
(2) The appropriateness of exterior architectural features which can be seen from a public street, alley, or walkway.
(3) The general design, arrangement, texture, color, and material of the building, or structure, and the relation of such factors to similar features of buildings, or structures, in the district. This consideration shall not be the aesthetic appeal of the structure to the board nor the proposed remodeling, but rather its conformity to the general character of the particular historic area involved.
(4) Conformance of signage to the general historic, cultural, and architectural character of the historic district or landmark.
(5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
(6) The general and specific Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as issued by the secretary of the interior.
(7) The importance of finding a way to meet the current needs of the property owner and the importance of approving plans that will be economically reasonable for the property owner to carry out.

Preservation Priority Rating. Three-tier rating system used in the 2002 *Fredericksburg Historic Resource Survey* to evaluate all properties within, and adjoining to, the City's Historic District. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change.

HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

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14-58

Application for Certificate of Appropriateness

Application Date: 7.25.14 Application Complete: 7.25.14

Property Address: 202 South Bowie Street, Fredericksburg, TX 78624

Owner: Melvin and DeLana Littleton Phone No. 361.749.7333

Address: 420 E. Cotter Ave Port Aransas, TX 78373

Applicant: H&H Vinyl Fencing on behalf of the Littletons Phone No. (830) 779-5050

Address: 3902 FM 775 La Vernia, Tx 78121

Description of External Alteration/Repair or Demolition: Remove approximately 215 linear feet of existing wood privacy fence and replace with approximately 215 linear feet of Simulated stone vinyl fencing that will closely match the existing stone columns.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Simulated stone will closely match in color and style the existing stone columns. Material comes with a 25-year to lifetime warranty, has a wind rating that meets Dade County Florida hurricane requirements, is fade & graffiti resistant, & is maintenance free.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance:

None

☐ Drawing ■ Sketch Date Submitted: ☐ Historic Photograph

Desired Starting Date: Summer 2014 Desired Completion Date: Summer 2014

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ BTHL: Estimated Date of Construction

APPLICANT SIGNATURE: Theresa Pinnell

The Applicant *certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property*

Date 8/4/14 ☐*Insignificant* ■*Significant*

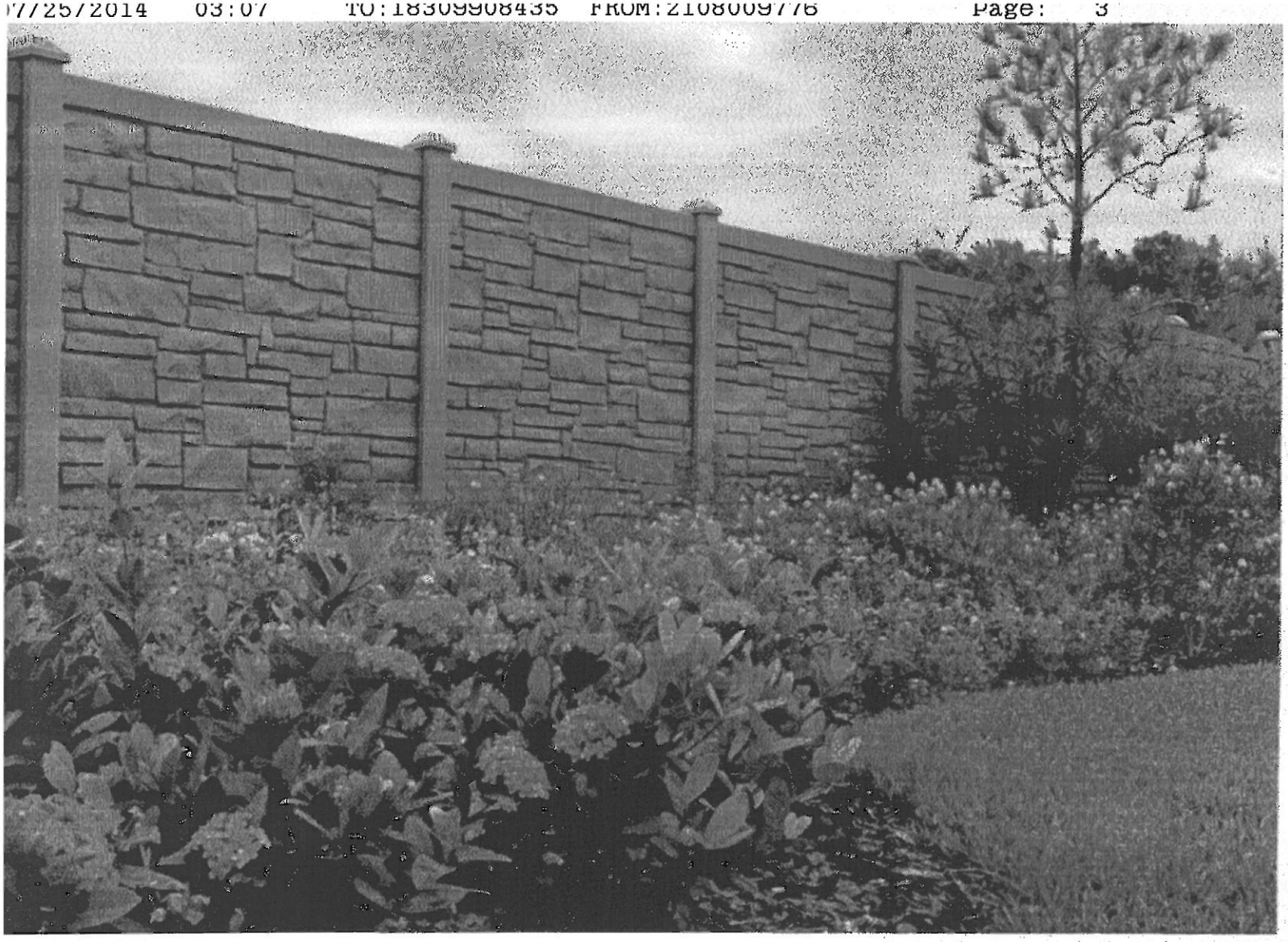
Building Official's Determination *(Max 7 days)*

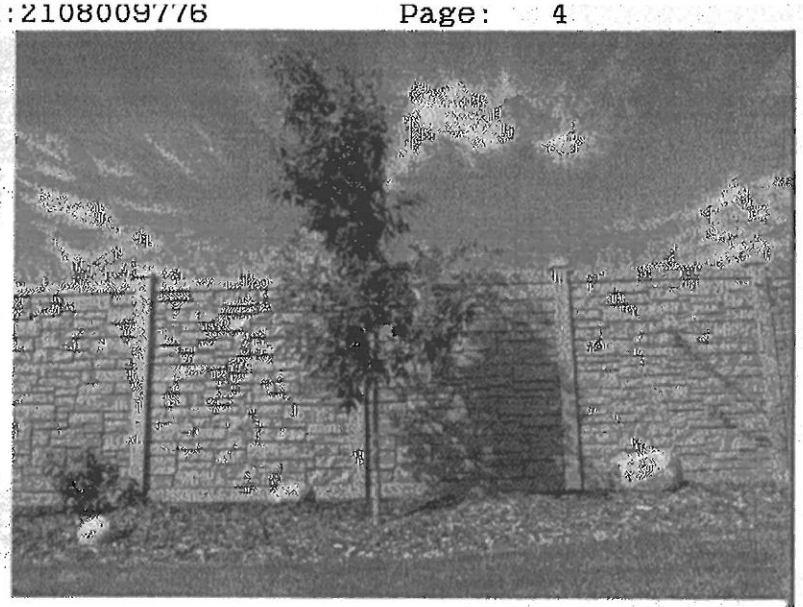
Date 8/4/14 ☐*Insignificant* ■*Significant*

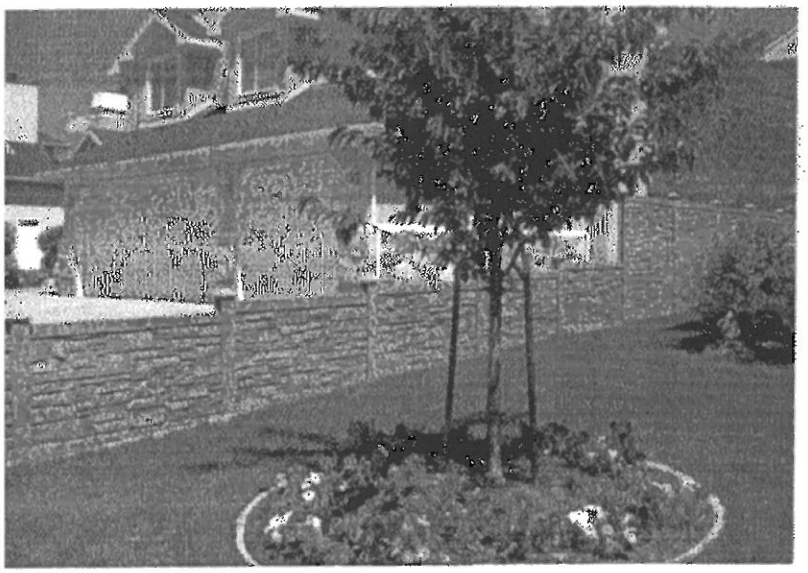
Chairman's Determination *(Max 7 days)*

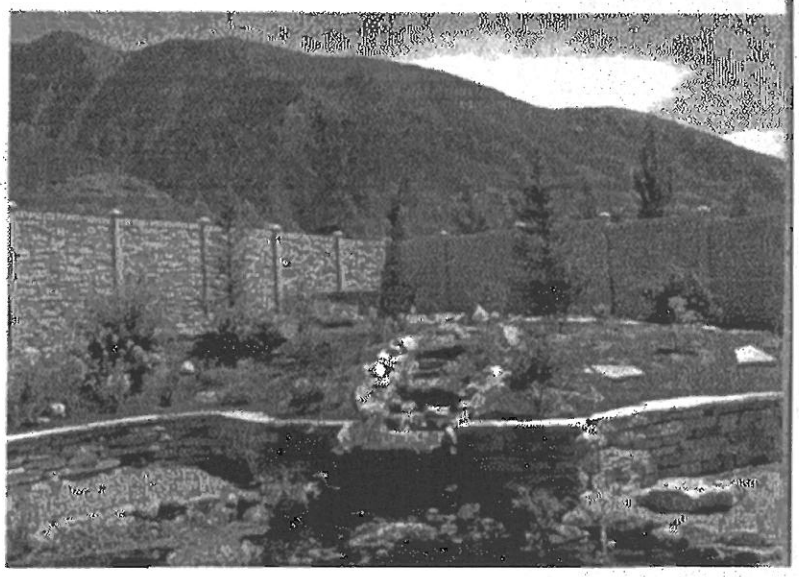
Meeting Date (40 days max. after complete application) Notice to Applicant:

APPLICATION FEE:-*$10.00 plus ☐ Board Review*; CERTIFICATE OF APPROPRIATENESS-*$20.00*

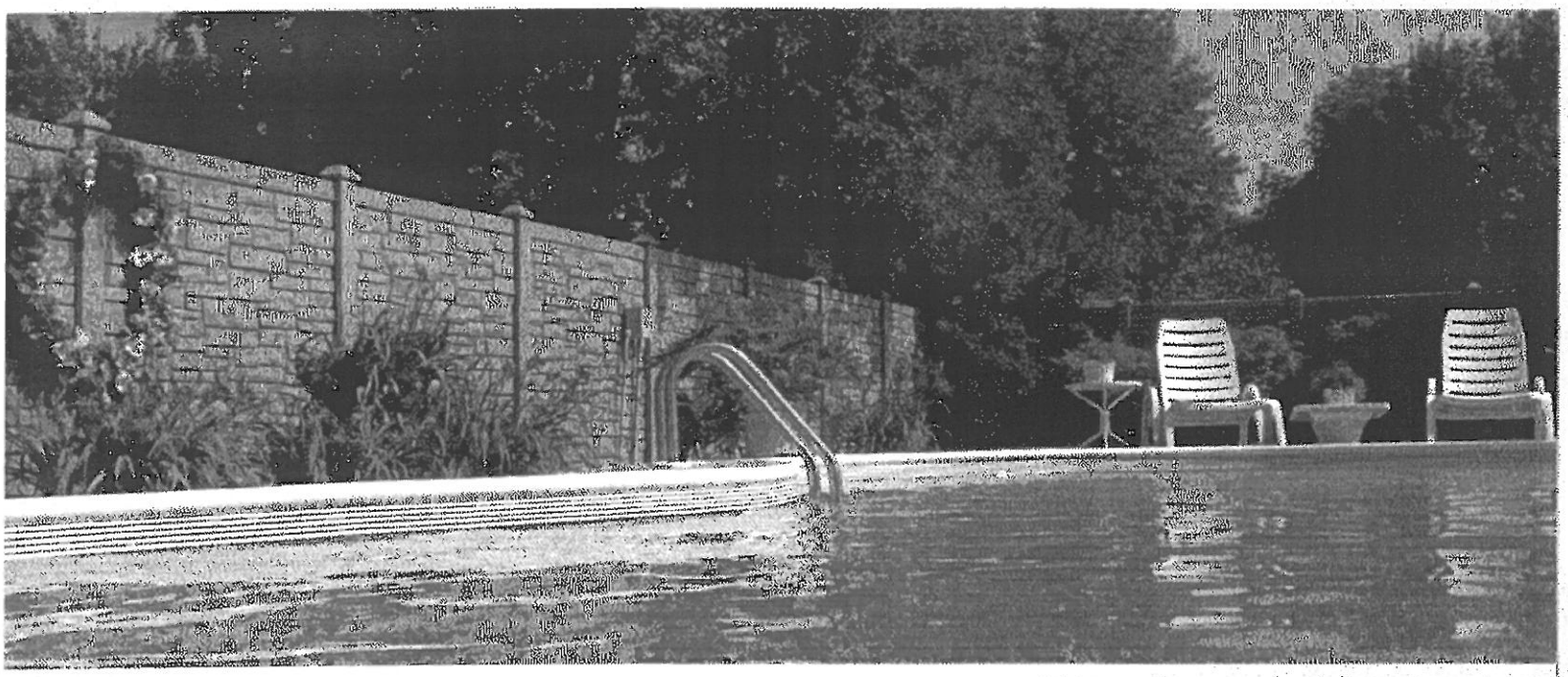








Stunning Beauty - Lifetime Durability



Authentic - Granite-look walls and gates.

Durable - Molded of exceptionally tough polyethylene, reinforced with galvanized steel.

Impact - Superior strength - baseballs, golf balls, and rocks bounce off.

Temperature - Stable in hot and cold weather extremes. Withstands tests at -40° to +140° F.

Wind - Superior wind resistance, 110 mph sustained, 130 mph gusts, certified to Dade County, Florida hurricane requirements.

Fade Resistant - UV stabilized for a lifetime of vibrant color.

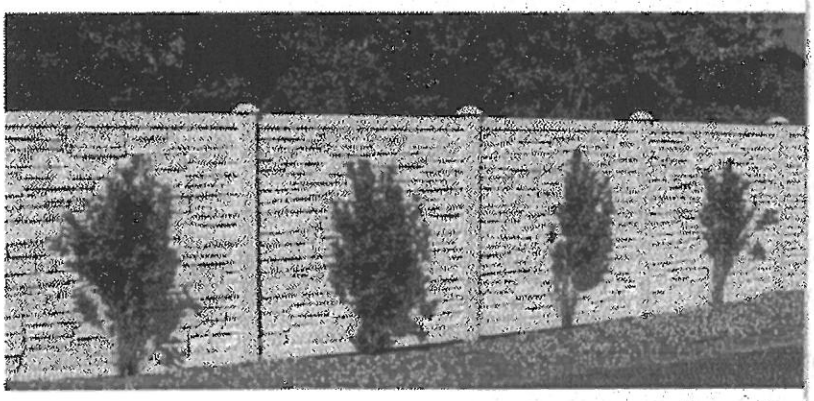
Sound Barrier - Blocks 98% of direct sound. Wood fences block 75%, concrete 100%.

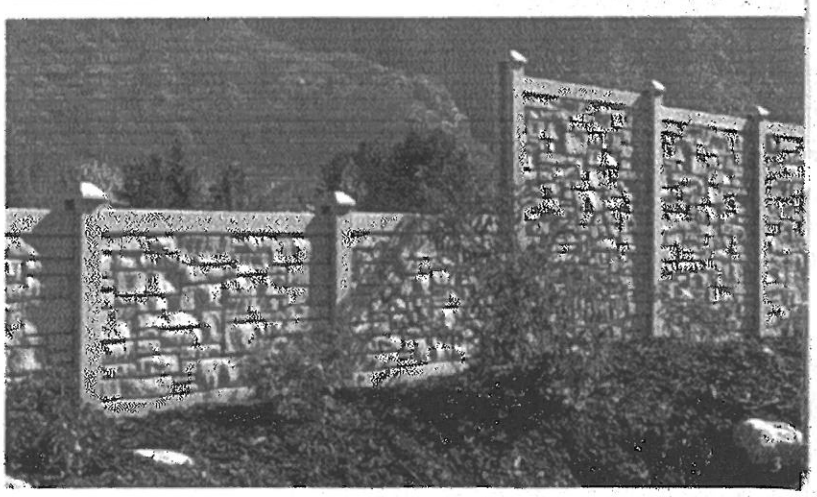
Graffiti Resistant - Easily remove graffiti using a high powered pressure washer.

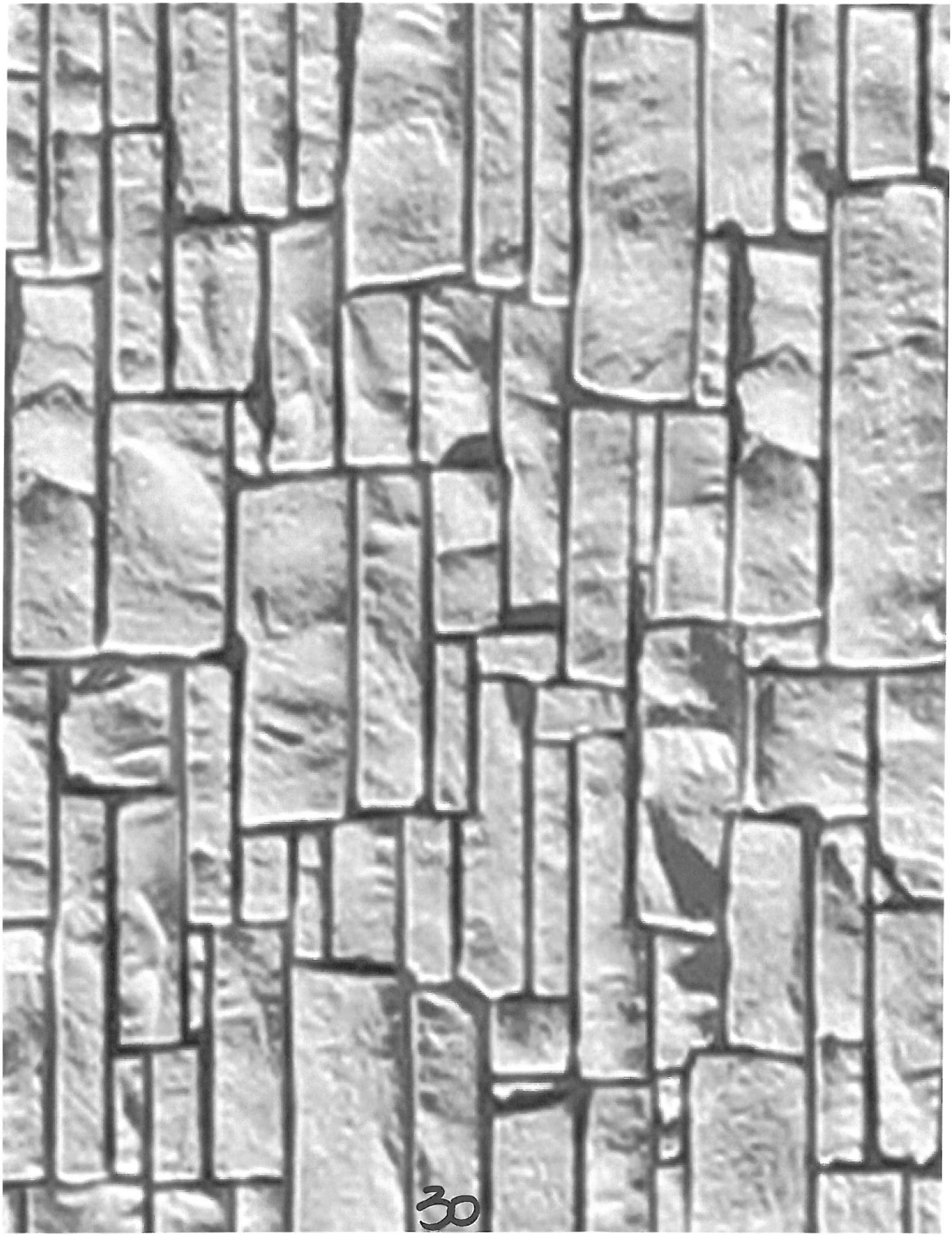
Maintenance Free - Install and enjoy.

Warranty - Manufacturer's Lifetime Warranty.

Made in the USA - out of recycled and new materials.







302 N. Bowie

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	767
Address	302 N. Bowie
Date	1950
Stylistic Influence	
GCAD Hyperlink	R26746
Owner	BIERSCHWALE, CREDIT & LENDING
Historic District	No Outside Historic District
Assessment	Typical example of a common building form, architectural style, or plan type that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.
Notes	

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

108 ? S. Bowie

2002-05 Re-evaluation

☐ High ☐ Medium ☐ Low

Site ID No.	773
Address	108 ? S. Bowie
Date	
Stylistic Influence	
GCAD Hyperlink	
Owner	
Historic District	Yes Historic District
Assessment	Resource is an empty lot.
Notes	

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

109 S. Bowie

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	533
Address	109 S. Bowie
Date	1950
Stylistic Influence	
GCAD Hyperlink	R21134
Owner	WALLACE, GRACE LORAINE
Historic District	Yes Historic District
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.
Notes	

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

110 S. Bowie

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	774
Address	110 S. Bowie
Date	1905
Stylistic Influence	Queen Anne
GCAD Hyperlink	R28335
Owner	LEE, RONALD E JR
Historic District	Yes Historic District
Assessment	Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.
Notes	Resource has a significant addition

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

202 S. Bowie

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	775
Address	202 S. Bowie
Date	1880
Stylistic Influence	vernacular
GCAD Hyperlink	R58755
Owner	COX, LINDA JANE P
Historic District	Yes Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	Garage has been attached to the rear of this resource.

1983 Historic Resources Survey

Previous Site No.	135	
Previous Ranking	2	
Previous Photo References		
Roll	22	22
Frame	31	32

Historic Review Board
Application Information

Application Number:	14-63
Date:	August 8, 2014
Address:	522 W. Austin
Owner:	Dr. John and Suzanne Shore
Applicant:	Laughlin Homes & Restoration
Rating:	Medium
Proposed Modifications:	See attached.
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

(1) Removal, addition or modification of architectural detail. The distinguishing historic qualities or character of a building, structure, or site and its environment shall not be destroyed. Removal or modification of any historic material or distinctive architectural features may be accomplished upon issue of certificate of appropriateness; however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry, or stone elements.
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Preservation Priority Rating. Three-tier rating system used in the 2002 *Fredericksburg Historic Resource Survey* to evaluate all properties within, and adjoining to, the City's Historic District. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change.

HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

MEDIUM rating. Properties that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the Historic District's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the Historic District or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

LOW rating. Properties that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual fifty (50) year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than fifty (50) years of age, but which nevertheless may have relative value within the Historic District, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

14-63

Application for Certificate of Appropriateness

Application Date: 7/28/2014 Application Complete: _____

Property Address: 522 W. Austin, Fredericksburg, TX 78624, Corner of North Bowie and West Austin

Legal Description: Town Lots No. 43AR-1R & 43BR-11R, Corner of N. Bowie and W. Austin

Owner: Dr. John & Suzanne Shore Phone No. 830-997-4974

Address: West Austin Street

Applicant: Laughlin Homes & Restoration Phone No. 830-997-4974

Address: 616 W. Main

Description of External Alteration/Repair or Demolition: New home construction addition to existing structure. Existing structure previously submitted and approved for move with Historic Review Board.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: See Attached Plans

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: None

☐ Drawing ☐ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: _____ Desired Completion Date: _____

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: _____

The Applicant *certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property*

_____ Date 8/4/14 ☐*Insignificant* ■*Significant*

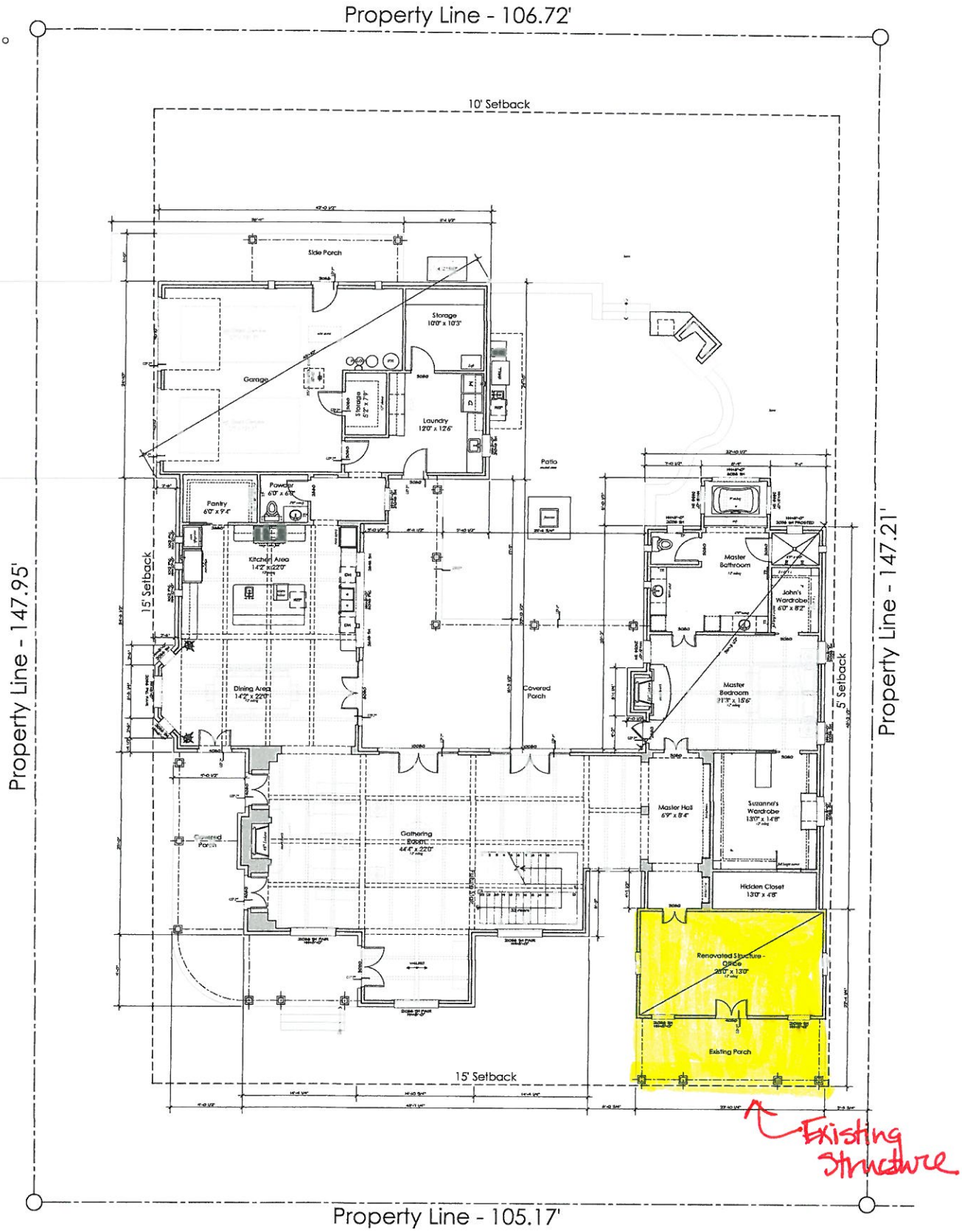
Building Official's Determination *(Max 7 days)*

_____ Date 8/4/14 ☐*Insignificant* ■*Significant*

Chairman's Determination *(Max 7 days)*

Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

APPLICATION FEE:-*$10.00 plus ☐Board Review*; CERTIFICATE OF APPROPRIATENESS-*$20.00*



West Austin Street

SQUARE FOOTAGE
[illegible] sq. ft. - conditioned space - 695.25 sq. ft. - garage
4,356.21 sq.ft - gross - 1,299.63 sq. ft. covered porches
5,655.84 sq. ft. - TOTAL PROJECT GROSS UNDER COVERED ROOF BUILDING AREA

SITE PLAN
Shore - Fredericksburg - Texas
SCALE:
[illegible] 14, 2014

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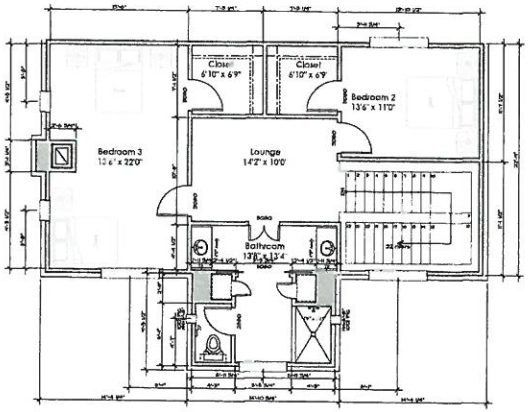
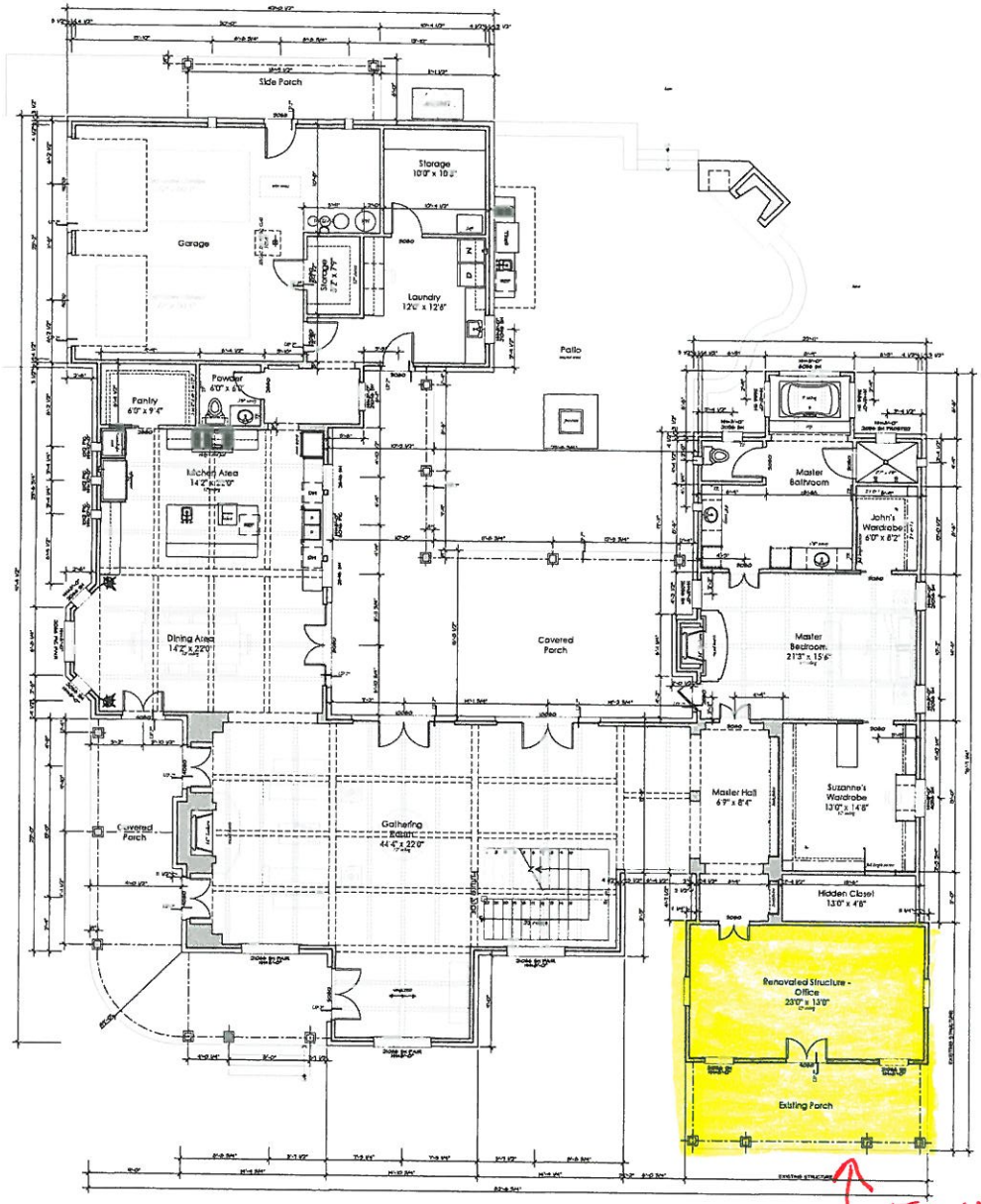


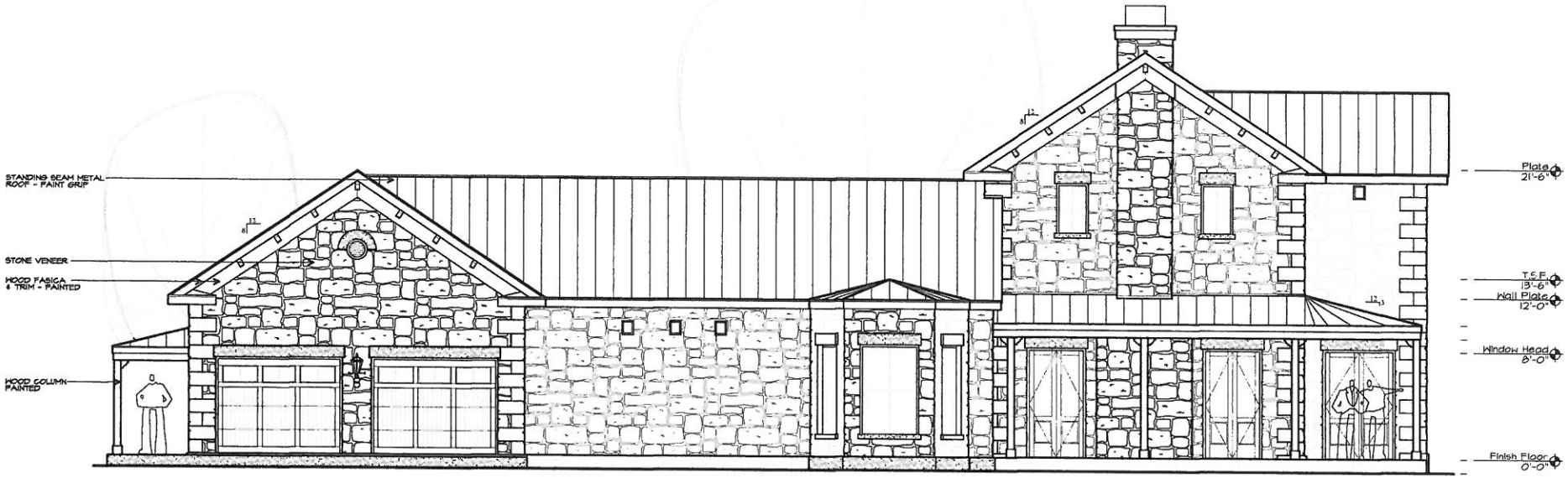
Upstairs



Existing Structure

UPPER FLOOR
Shore Residence - Fredericksburg, Texas
SCALE
JULY 12, 2014

GROUND FLOOR
Shore Residence - Fredericksburg, Texas
SCALE
JULY 12, 2014



LAUGHLIN
HOMES • RESTORATION
DESIGN AND BUILD

NORTH BOWIE - STREET ELEVATION

Shore Residence - Fredericksburg, Texas

SCALE: 0 1 2 4

July 12, 2014

39

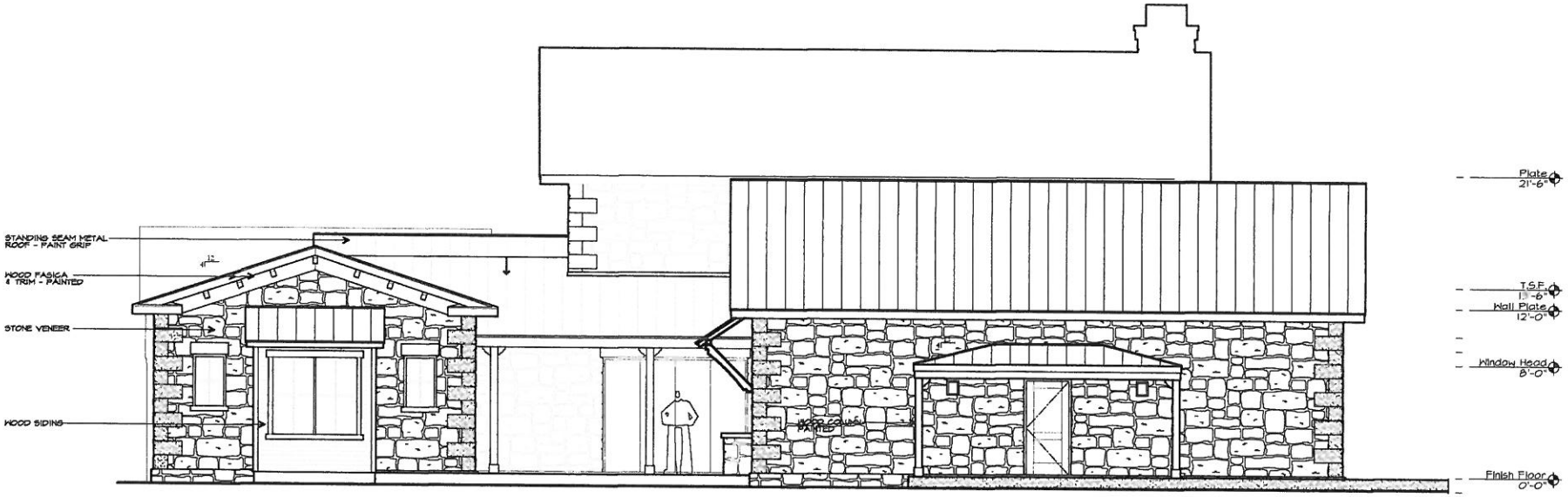
LAUGHLIN
HOUSE * RESTORATION
GRAIN AND MILL

WEST AUSTIN - STREET ELEVATION

Shore Residence - Fredericksburg, Texas

SCALE: 0 1 2 4

July 12, 2014



LAUGHLIN
HOMES • RESTORATION
DESIGN AND BUILD

REAR ELEVATION

Shore Residence - Fredericksburg, Texas

SCALE: 0 1 3 4

July 12, 2014

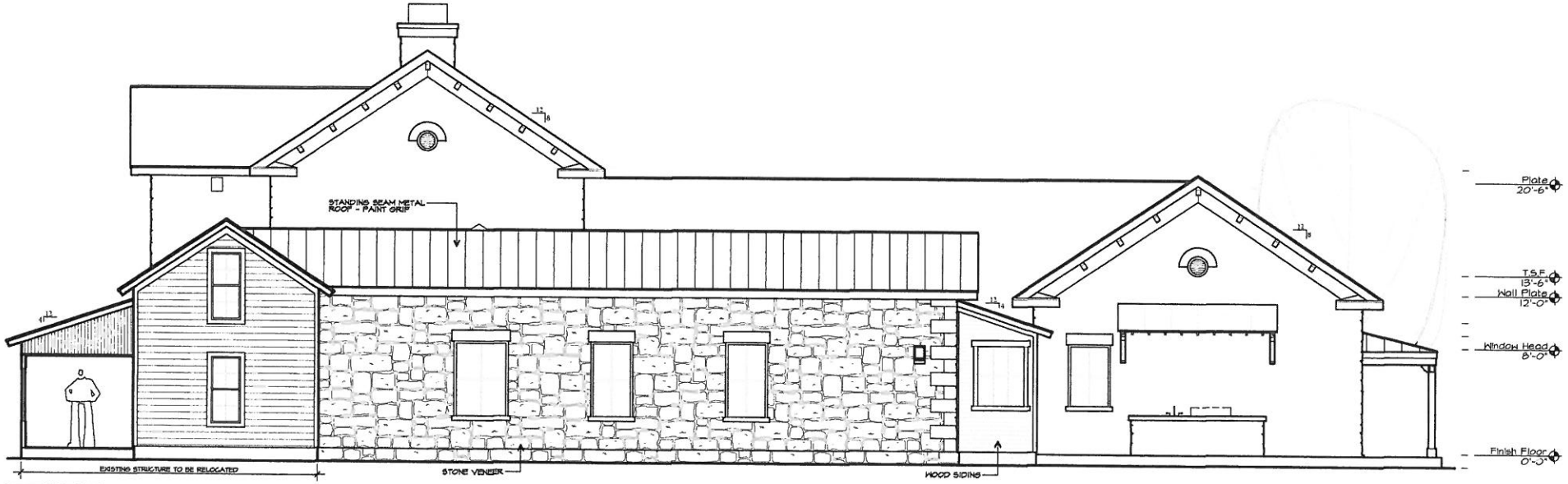
LAUGHLIN
HOMES • RESTORATION
DESIGN AND BUILD

CROSS SECTION - COURTYARD ELEVATION

Shore Residence - Fredericksburg, Texas

SCALE: 0 1 2 4

July 12, 2014



LAUGHLIN
HOMES • RESTORATION
DESIGN AND BUILD

SIDE ELEVATION - MASTER

Shore Residence - Fredericksburg, Texas

SCALE: 0 1 2 4

July 12, 2014

522 W. Austin

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	45
Address	522 W. Austin
Date	1890
Stylistic Influence	vernacular
GCAD Hyperlink	
Owner	
Historic District	Yes Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	Building's exterior walls have been reclad with asbestos shingles.

1983 Historic Resources Survey

Previous Site No.	105
Previous Ranking	2
Previous Photo References	
Roll	24
Frame	15

524 W. Austin

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	44
Address	524 W. Austin
Date	1920
Stylistic Influence	Craftsman
GCAD Hyperlink	R14356
Owner	CRENWELGE, EUGENE G MRS
Historic District	Yes Historic District
Assessment	Typical example of a distinctive building plan that has suffered minor or no alterations. Resource displays distinctive stylistic elements.
Notes	Building's exterior walls have been reclad with asbestos shingles.

1983 Historic Resources Survey

Previous Site No.	106
Previous Ranking	4
Previous Photo References	
Roll	24
Frame	14

602 W. Austin

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	43
Address	602 W. Austin
Date	1875
Stylistic Influence	vernacular
GCAD Hyperlink	R26256
Owner	WENDEL, MARTIN CONRAD
Historic District	Yes Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character.
Notes	Anton Kunz Home. Front façade stone has been repointed with cement. Resource has rear and side wood-frame additions w/asbestos shingle siding.

1983 Historic Resources Survey

Previous Site No.	107		
Previous Ranking	1		
Previous Photo References			
Roll	24	24	24
Frame	9	10	11

603 W. Austin

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	139
Address	603 W. Austin
Date	1960
Stylistic Influence	
GCAD Hyperlink	R24808
Owner	REEH, THOMAS WAYNE & MICHAEL E
Historic District	Yes Historic District
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.
Notes	

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

604 W. Austin

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	42
Address	604 W. Austin
Date	1925
Stylistic Influence	
GCAD Hyperlink	R26254
Owner	WENDEL, MARTIN CONRAD
Historic District	Yes Historic District
Assessment	Example of a distinctive building plan that has undergone alterations or deterioration.
Notes	Original porch posts replaced w/metal columns.

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	