CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
Tuesday, September 9, 2014
City Hall
Conference Room
126 W. Main St.
5:30 P.M.

1. Call to Order

2. Approve Minutes of August 2014 Regular Meeting *Pp 1 - 4*

APPLICATIONS

3. 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 5 - 12*

4. Application #14-70 by Elihu Washburne at 312 E. Austin to: *Pp 13 - 21*
   - A) Close off front door and stucco over to match house
   - B) Replace two downstairs front windows that flank chimney with similar casement doors
   - C) Expand opening from 36" to 38" and extend height opening 9" to 84"

5. Application #14-72 by Curl's Construction on behalf of Maria Tyng at 124 E. Main Street to replace staircase on exterior of building *Pp 22 - 26*

6. Application #14-73 by Andy Bray on behalf of Fredericksburg Chamber of Commerce at 306 E. Austin to construct a 1250 square foot addition and 120 square foot porch to the existing private office building *Pp 27 - 33*

7. Application #14-74 by Andy Bray on behalf of Matthew and Melissa Mabery to renovate and construct addition to existing house for use as a B&B and construct two new B&B units at 618 W. Main Street *Pp 34 - 43*

8. Application #14-75 by Gus and Jacquelyn Rios at 319 E. Main to construct new 1200 square foot building on rear of property for additional retail space *Pp 44 - 49*

DISCUSSIONS

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

SIGN OFF APPLICATIONS

10. #14-66 – Construct deck – 207 S. Milam (Birck)
11. #14-67 – Paint exterior – 507 Cora (Turpin)
12. #14-68 – Change wood siding to rock on approved addition – 202 S. Bowie (Littleton)
13. #14-69 – Paint exterior – 409 W. San Antonio (Radle)
14. #14-71 – Replace metal roof – 110 W. Centre (Buckalew)
15. #14-76 – Replace cedar picket fence with cedar dog ear – 302 N. Crockett (Deike)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
August 12, 2014
5:30 PM

On this 12th day of August, 2014 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

LARRY JACKSON
STAN KLEIN
CHARLES SCHMIDT
ERIC PARKER
DAVID BULLION
MIKE PENICK

ABSENT: SHARON JOSEPH
KAREN OESTREICH
JOHN MURAGLIA

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

The meeting was called to order at 5:30 PM by Larry Jackson.

MINUTES

Charles Schmidt moved to approve the minutes from the July 2014 regular meeting. Stan Klein seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #14-53 by Rick Hartmann on behalf of Zion Lutheran Church to remove three non-functioning chimneys at 415 W. Austin – Rick Hartmann, Deacon for Zion Lutheran Church, presented the application. Mr. Hartmann noted the chimneys are beginning to fall apart and noted when they had the roof replaced last year the roofers said the chimneys are just sitting on the ridge and are not connected to anything underneath. Mr. Hartmann added they don't match the brick on the house and he is concerned about the chimneys falling. Stan Klein noted these were flues, and not chimneys for fireplaces, and historically the detailing and profile is something they may have done, although he does not know the history of the building. Mr. Klein asked if the flues had caps on them and Mr. Hartmann stated they do. Mr. Klein noted the most unsound one is the one that is leaning back and the one on the left looks like something that has evolved over time. Mr. Klein added a chimney flue typically adds to the character of

the building but that is also how you get water damage on the homes when the functionality is gone. Mike Penick noted the two on the ridge are not above the wall, but the rear one is so there may be a visible flue in the wall. Mr. Hartmann commented the one above the wall seems pretty sound but the other two are not, so possibly they could leave the one that is sound. David Bullion noted that would preserve a little bit of the original character and structure.

David Bullion moved to approve the removal of the two chimneys most visible on the ridgeline and preserve the one on the back wall. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

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 – Gwen Fullbrook presented the application and noted she has a 20' x 12' cabin that needs to be moved and she would like to move it to her house. Mike Penick verified she already owned the cabin and Ms. Fullbrook noted she does. Stan Klein asked if it would be used for living area and Ms. Fullbrook stated they were looking at using it as an extra bedroom. David Bullion asked if they were planning on doing anything besides painting it to make it blend in. Ms. Fullbrook commented she could do something else if it is advised by the Board. Charles Schmidt noted the space where the cabin is going is very tight. Mike Penick commented the cabin will not be very visible but it would be nice if the cedar posts and windows are changed. Mr. Klein asked if they will take the porch off and Ms. Fullbrook said they would to move it, but will then put it back on. Eric Parker moved to approve Application #14-54 as presented. Mike Penick amended the motion to add the condition the posts be changed to a regular milled lumber and Mr. Klein noted a 4x4 chamfered or square so it does not look so rustic. Ms. Fullbrook added the cabin will be painted yellow to match the house. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application #14-55 by Angela Moga at 313 W. Austin to install a two car 20' x 21'carport Phillip Howard presented the application and provided photos of the property from Main Street to show the visibility of the area where the applicant would like to put the carport. Mr. Howard noted they chose the carport they would like to have installed but they can change the design if the Board thinks another one is more appropriate. David Bullion asked if there is a building in that location now and Mr. Howard noted there was one but it has fallen down. Mr. Howard added they can change to a flat roof if that is preferred over the pitched roof. Stan Klein commented the color of the carport should be something that blends in with what is there, such as Quaker Gray or Evergreen, so the building will not stand out.

Charles Schmidt moved to approve Application #14-55. Stan Klein added the color should be Quaker Gray or Evergreen to play down the structure. Eric Parker seconded the motion. All voted in favor and the motion carried.

Application #14-58 by H & H Vinyl Fencing on behalf of Melvin and DeLana Littleton to replace approximately 215 linear feet of wood privacy fence with simulated stone vinyl fencing at 202 S. Bowie – There was no applicant in attendance to make the presentation. Mike Penick commented he has several questions about the fence. David Bullion noted the fence material is completely out of scope with other material seen in the Historic District. Eric Parker stated the applicants should bring a sample of the fence to the meeting.

Mike Penick moved to table Application #14-58 until the next meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

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 – Richard Laughlin presented the application and noted the property has been replatted and the existing historic structure relocated on the lot, and the owners would now like to construct an addition to the rear of the structure. Mr. Laughlin noted the goal is to preserve the frame structure and showcase it by using a glass connector between the new construction and the historic structure. Mr. Laughlin added the design will be similar to the Bierschwale Estate. David Bullion asked how it compared to the Bierschwale Estate as far as scale and Mr. Laughlin noted from what he has calculated the height of the new construction will be 21 feet to the plate and the Bierschwale Estate is 22 feet. Mr. Bullion commented from Austin Street the scale looks similar but the scale from Bowie Street is different and appears long. Mr. Laughlin noted the width of the main structure is 23 feet and the projection out to the front is 14 feet. Mr. Laughlin added the Bowie Street side is 23 feet on the 2 story section and the entire length is 91 feet. Stan Klein noted the bracket detailing is not identified on the columns and Mr. Laughlin noted it would be a simple spandril. Mr. Klein asked if the historic structure would be painted and Mr. Laughlin noted it would but the colors have not been chosen yet. Mr. Laughlin added he chose to put on a round porch to soften the corner because it will be most visible at that point. Mr. Bullion asked what the total square footage is and Mr. Laughlin noted it is 5600 square feet. Mr. Laughlin noted they pushed the new construction back approximately nine feet from the front of the porch of the historic structure. Mr. Klein asked if the finished floor elevation is indicative of what they are going to do with the new and Mr. Laughlin noted it was and they will end up about 16 inches from the curb and may use pier and beam so it looks appropriate. Mr. Klein noted the drawing shows a double door on the front and asked if that is what is currently there and Mr. Laughlin stated they will maintain what is there now, the façade will stay as it is and the porch posts will be put back on. Mr. Klein questioned if the historic structure will be painted and the metal roof replaced and Mr. Laughlin stated the roof will be replaced, if necessary, with same material so the historic part is maintained. Mr. Klein asked if the windows will stay or be replaced and Mr. Laughlin noted the 3 windows will stay and be repaired. Mr. Klein noted the site falls back and asked if the structure will step down or if it will be elevated. Mr. Laughlin noted it will be elevated so the finished floor will be one level. Mr. Klein asked what color will be used on the property and Mr. Laughlin noted that is still to be determined but it will probably be white.

Mr. Bullion questioned that the only guideline they have for new construction is scale and it was noted the guidelines are scale, color and materials used and design harmony. David Bullion move to approve Application #14-63 and Eric Parker seconded the motion. Stan Klein noted the clarity on the existing structure is different than what is illustrated on the drawings submitted and the historic stucture will be maintained. All voted in favor and the motion carried.

DISCUSSIONS

Old Methodist Episcopal Church – 600 E. Main Street – Brian Jordan, Director of Development Services, noted the Board spoke of options for the church and the main question was whether the Council had an appetite to condemn the building, but that has not yet been addressed. Mr. Jordan stated the next step would be to approach the Council to make a formal request and it would be best coming from the Historic Review Board rather than City Staff. Pat McGowan, City Attorney, commented they should start with a survey because the ground the church is sitting on may be right-of-way. It was noted the church should remain on the agenda for the next meeting.

107 N. Orange – Removal of Architectural Detail - Brian Jordan, Director of Development Services, noted he had a visit from an interested citizen that bought some brackets from a resale shop that were taken off the house at 107 N. Orange. Mr. Jordan stated the individual wants the city to take some action to get the brackets put back on the house and suggested we initiate communication with the owner to get them put back on before issueing a citation type letter. The Board agreed the owner should be contacted by City Staff to try and replace the brackets.

ADJOURN

With nothing further to come before the Board, Eric Parker moved to adjourn. Mike Penick seconded the motion. All voted in favor and the meeting was adjourned at 6:18 p.m.

PASSED AND APPROVED this the 9th day of September, 2014.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	14-58
Date:	September 3, 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:

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.

14-58

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

☐ RTHL: 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*

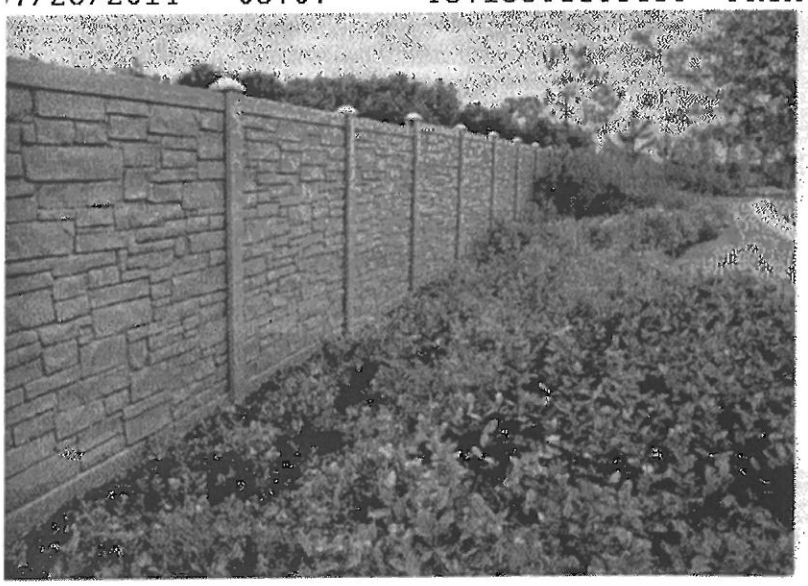
Building Official's Determination *(Max 7 days)*

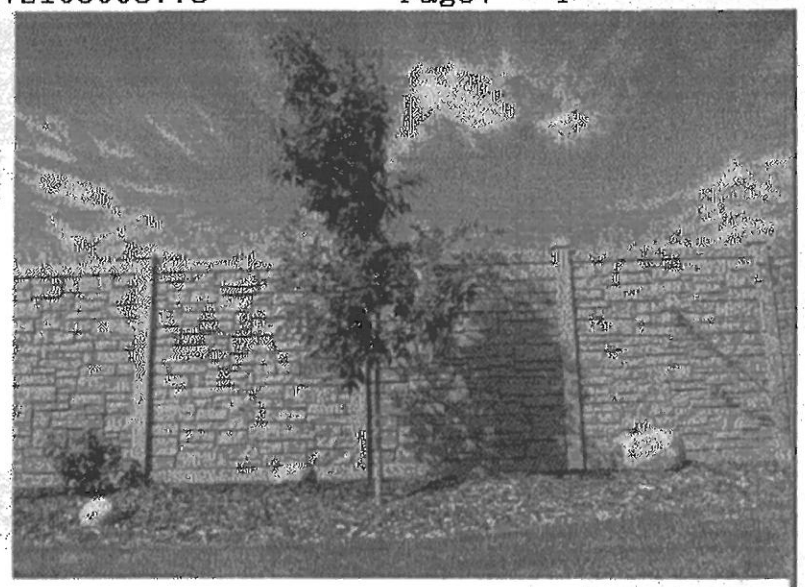
_____ Date 8/4/14 ☐*Insignificant* ■*Significant*

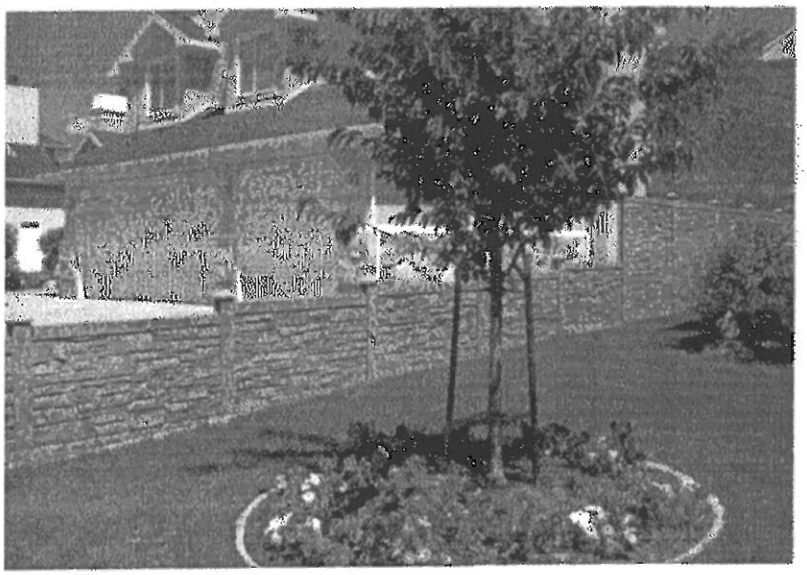
Chairman's Determination *(Max 7 days)*

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

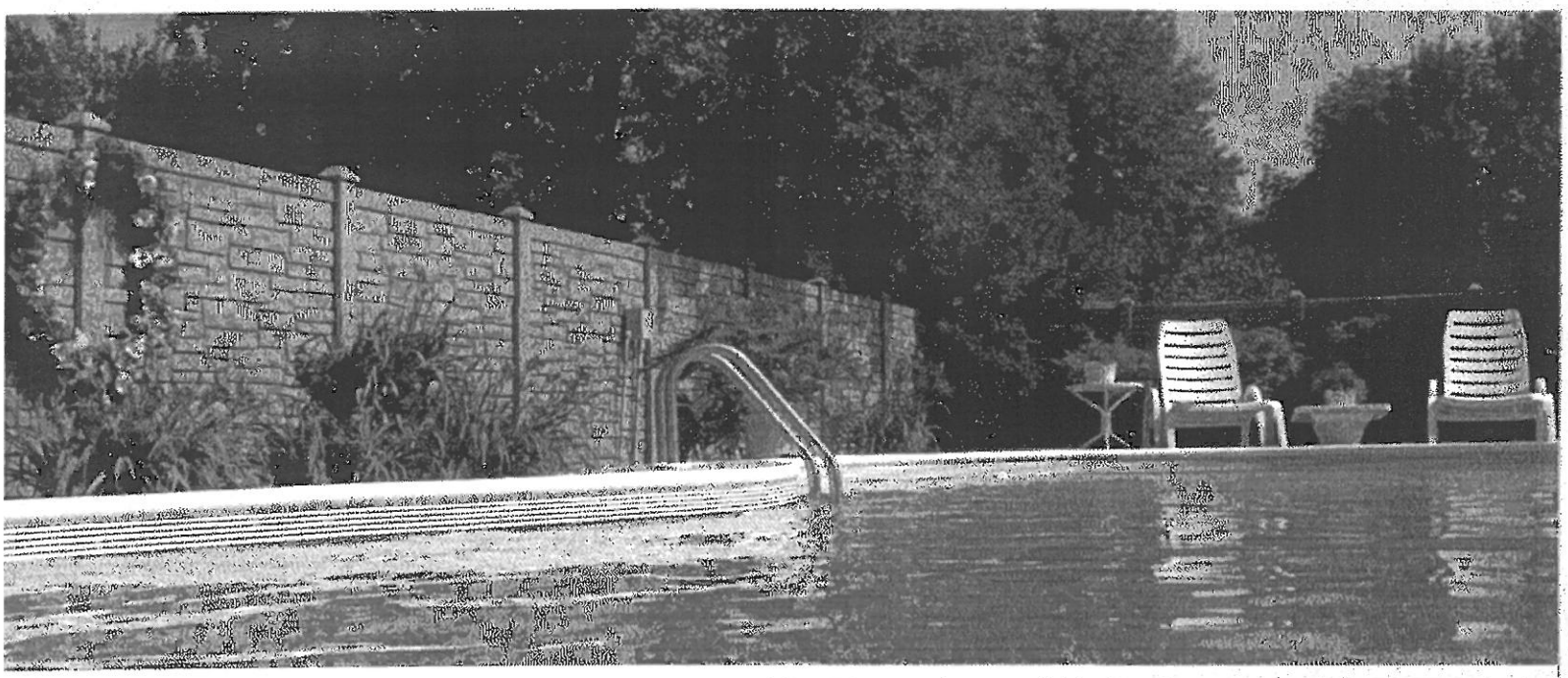
APPLICATION FEE:-*$10.00 plus ☐ Board Review*; CERTIFICATE OF APPROPRIATENESS-*$20.00*







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.

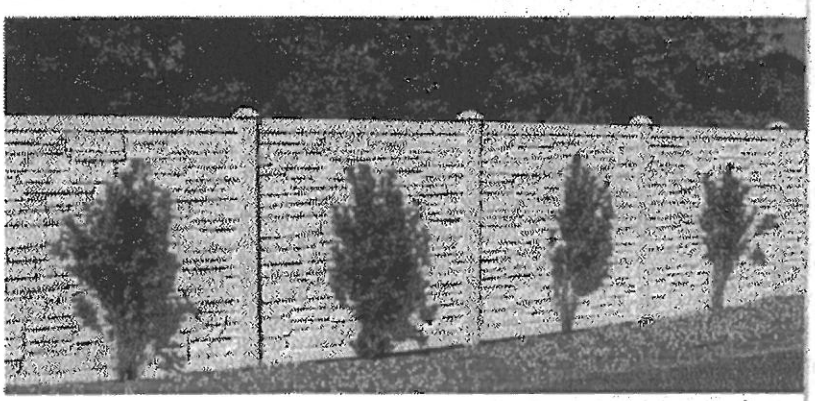
Sound Barrier - Blocks 98% of direct sound. Wood fences block 75%, concrete 100%.

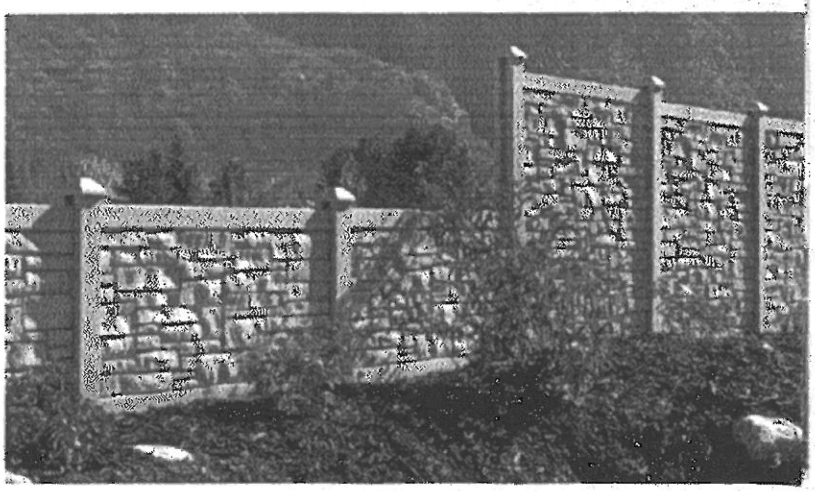
Graffiti Resistant - Easily remove graffiti using a high powered pressure washer.

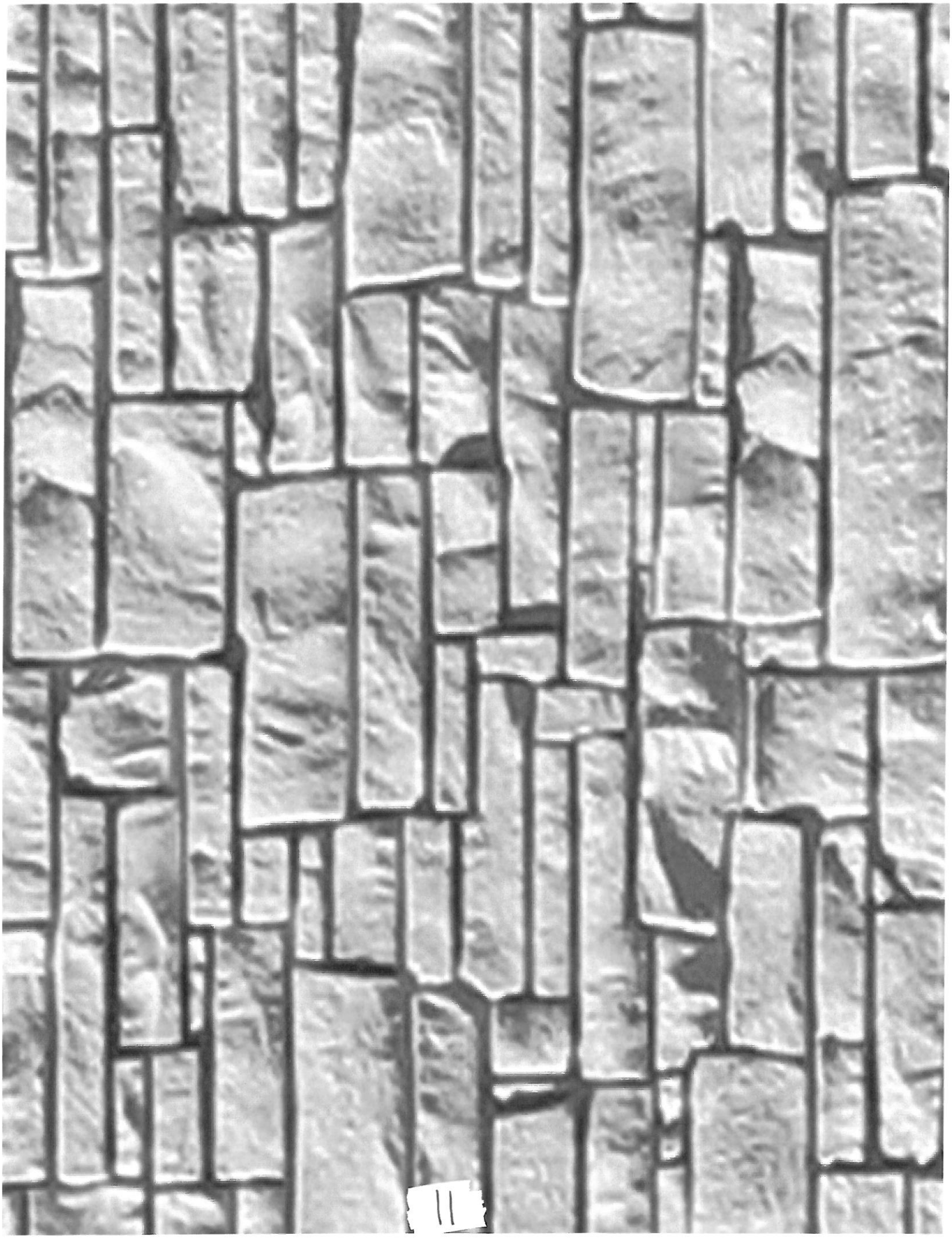
Maintenance Free - Install and enjoy.

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:	14-70
Date:	September 3, 2014
Address:	312 E. Austin
Owner:	Elihu Washburne
Applicant:	Same
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.
(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.

14-70

Application for Certificate of Appropriateness

Application Date: 8-18-2014 Application Complete: _____

Property Address: 312 E. AUSTIN ST.

Owner: ELIHU WASHBURNE Phone No. 8309920376

Address: SAME

Applicant: SAME Phone No. _____

Address: SAME Fax No. _____

Description of External Alteration/Repair or Demolition: Close off front door and stucco over to match house. Replace 2 downstairs front windows (that flank chimney) with similar casement doors. Expand opening from 36" wide to 38" wide. Extend heighth of opening 9" to 84"

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Current doorway too narrow (31") to meet codes, and is perpendicular entrance. Casement style of new doors (please see last photo) to match existing style, and proportions will emphasize the house's verticality (please refer to upstairs front window in the gable).

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

None

☐ Drawing ☐ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: ASAP

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*

_____ Date _____ ☐*Insignificant* ☐*Significant*

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

_____ 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*


close off
31"

Front view

replace 2 windows flanking chimney

Front view

Front view

Doors we would like to order to replace windows.

302 E. Austin

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	87
Address	302 E. Austin
Date	2002
Stylistic Influence	
GCAD Hyperlink	R16228
Owner	CITY OF FREDERICKSBURG
Historic District	No Outside 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	

306 E. Austin

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	88
Address	306 E. Austin
Date	1910
Stylistic Influence	
GCAD Hyperlink	R16230
Owner	CITY OF FREDERICKSBURG
Historic District	No Outside Historic District
Assessment	Outstanding example of a unique building plan that displays distinctive stylistic features and retains original materials.
Notes	

1983 Historic Resources Survey

Previous Site No.	62
Previous Ranking	2
Previous Photo References	
Roll	25
Frame	31

308 E. Austin

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	89
Address	308 E. Austin
Date	1880
Stylistic Influence	vernacular
GCAD Hyperlink	R16226
Owner	CITY OF FREDERICKSBURG
Historic District	No Outside Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	Original porch and porch flooring removed.

1983 Historic Resources Survey

Previous Site No.	63
Previous Ranking	2
Previous Photo References	
Roll	25
Frame	32

310 E. Austin

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	90
Address	310 E. Austin
Date	1930
Stylistic Influence	Tudor Revival
GCAD Hyperlink	R18073
Owner	NIMITZ, ADMIRAL FOUNDATION THE
Historic District	No Outside Historic District
Assessment	Typical example of a distinctive building plan that has suffered minor or no alterations.
Notes	

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

312 E. Austin

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	91
Address	312 E. Austin
Date	1940
Stylistic Influence	Tudor Revival
GCAD Hyperlink	R27907
Owner	WAHL, MONROE A MRS
Historic District	No Outside Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

Historic Review Board
Application Information

Application Number:	14-72
Date:	September 3, 2014
Address:	124 E. Main
Owner:	Maria Tyng
Applicant:	Curl's Construction
Rating:	High
Proposed Modifications:	Replace exterior stairway
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.

14-72

Application for Certificate of Appropriateness

Application Date: 8/21/14 Application Complete: _____

Property Address: 124 East Main St

Owner: Maria tyng Phone No. 830-997-9397

Address: _____

Applicant: Curl's Const. Phone No. 830-997-9397

Address: 1798 S. US Hwy 87 Fax No. 997-9185

Description of External Alteration/Repair or Demolition: New metal

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

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

☐ 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: Keith Curl

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 8/28/14 ☐ *Insignificant* ☒ *Significant*

Chairman's Determination *(Max 7 days)*

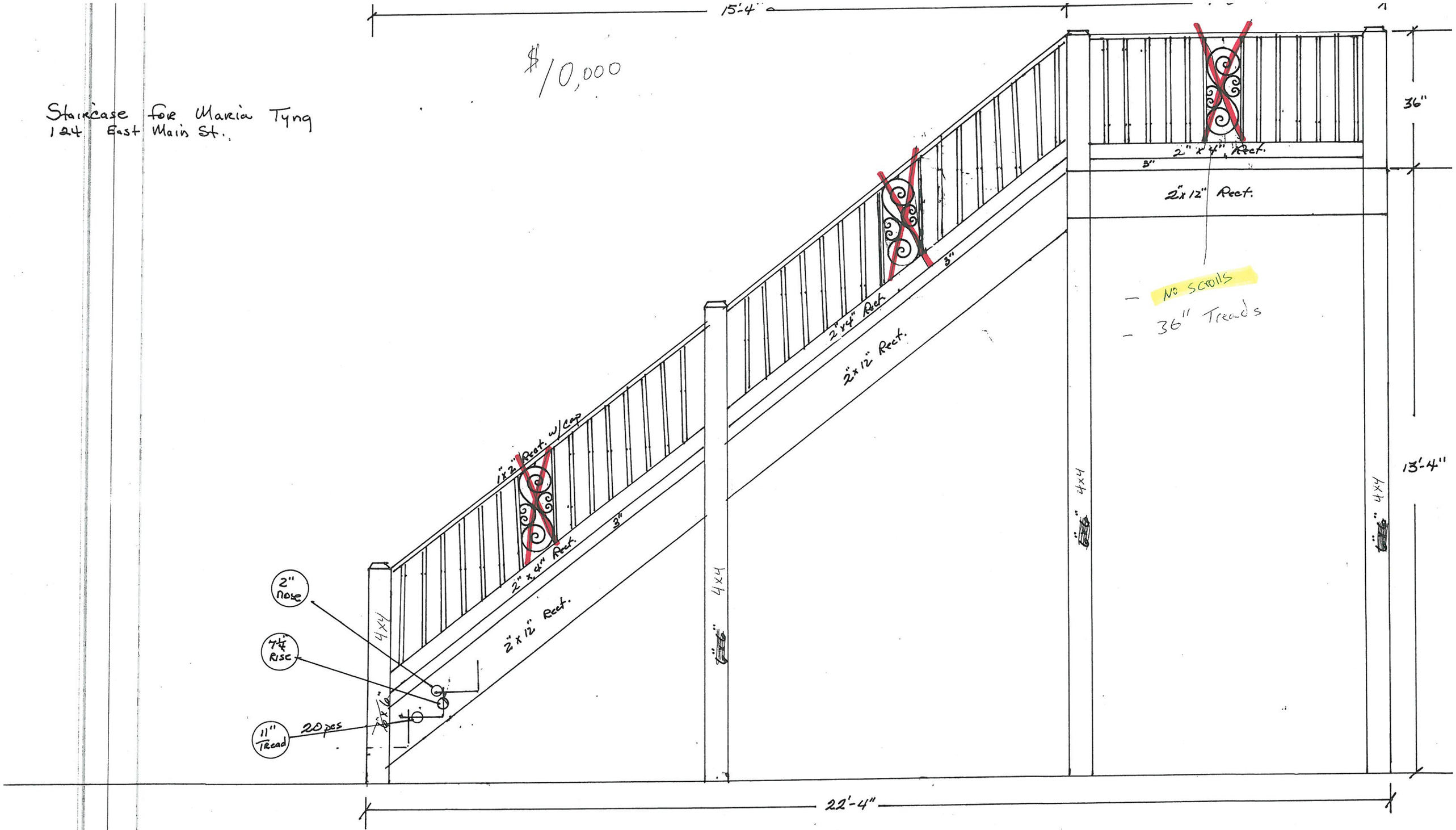
Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

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

RECEIVED AUG 21 2014

Staircase for Marian Tyng
124 East Main St.

$10,000



121 E. Main

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	273
Address	121 E. Main
Date	1900
Stylistic Influence	
GCAD Hyperlink	R25551
Owner	YTURRIA, FAUSTO JR ETAL
Historic District	Yes Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Resource displays distinctive stylistic elements.
Notes	

1983 Historic Resources Survey

Previous Site No.	388
Previous Ranking	3
Previous Photo References	
Roll	17
Frame	21

122 E. Main

2002-05 Re-evaluation

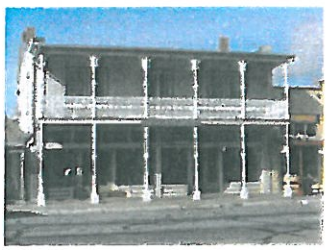
☐ High ☐ Medium ☑ Low

Site ID No.	372
Address	122 E. Main
Date	1930
Stylistic Influence	
GCAD Hyperlink	R65008
Owner	KOWERT EXCHANGE & REAL ESTATE
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	

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

123 E. Main



2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	274
Address	123 E. Main
Date	1850
Stylistic Influence	vernacular
GCAD Hyperlink	R26007
Owner	SCHNEIDER, DAVID D ETAL %O W SCHNEIDER CHILDREN'S PRTNR
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.	389	
Previous Ranking	1	
Previous Photo References		
Roll	17	17
Frame	19	20

124 E. Main

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	373
Address	124 E. Main
Date	1905
Stylistic Influence	vernacular
GCAD Hyperlink	R27138
Owner	RIVERA, SUZAN TYNG
Historic District	Yes Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	Old Central Drugstore

1983 Historic Resources Survey

Previous Site No.	390
Previous Ranking	2
Previous Photo References	
Roll	34
Frame	20

Historic Review Board
Application Information

Application Number:	14-73
Date:	September 3, 2014
Address:	306 E. Austin
Owner:	Chamber of Commerce
Applicant:	Andy Bray
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:

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.

14-73

Application for Certificate of Appropriateness

Application Date: 08.25.14 Application Complete: 08.25.14

Property Address: 306 E. Austin Street, Fredericksburg, TX 78624

Owner: Fredericksburg Chamber of Commerce Phone No. 830.997.6523

Address: 302 E. Austin Street, Fredericksburg, TX 78624

Applicant: Andrew Bray, Mustard Design on behalf of the Fredericksburg Chamber of Commerce Phone No. 830.997.7024

Address: 150 E. Main Street, Suite 201 Fredericksburg, TX 78624

Description of External Alteration/Repair or Demolition:

We propose a 1250 square foot addition with 120 square foot porch to the existing private office building on site. Exterior colors shall be as outlined on the drawings, window styles shall closely match the existing and the metal roof shall closely match the existing.

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

The style detail of the addition shall be appropriate for the district. The scale and height are compatible with the existing building as well as the adjacent neighborhood.

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

None.

☐ Drawing ■ Sketch Date Submitted: 08.25.14 ☐ Historic Photograph

Desired Starting Date: Fall 2014 Desired Completion Date: Winter 2014

SURVEY RATING: ■High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: ALEBT

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

_____ Date 8/29/14 ☐*Insignificant* ■*Significant*

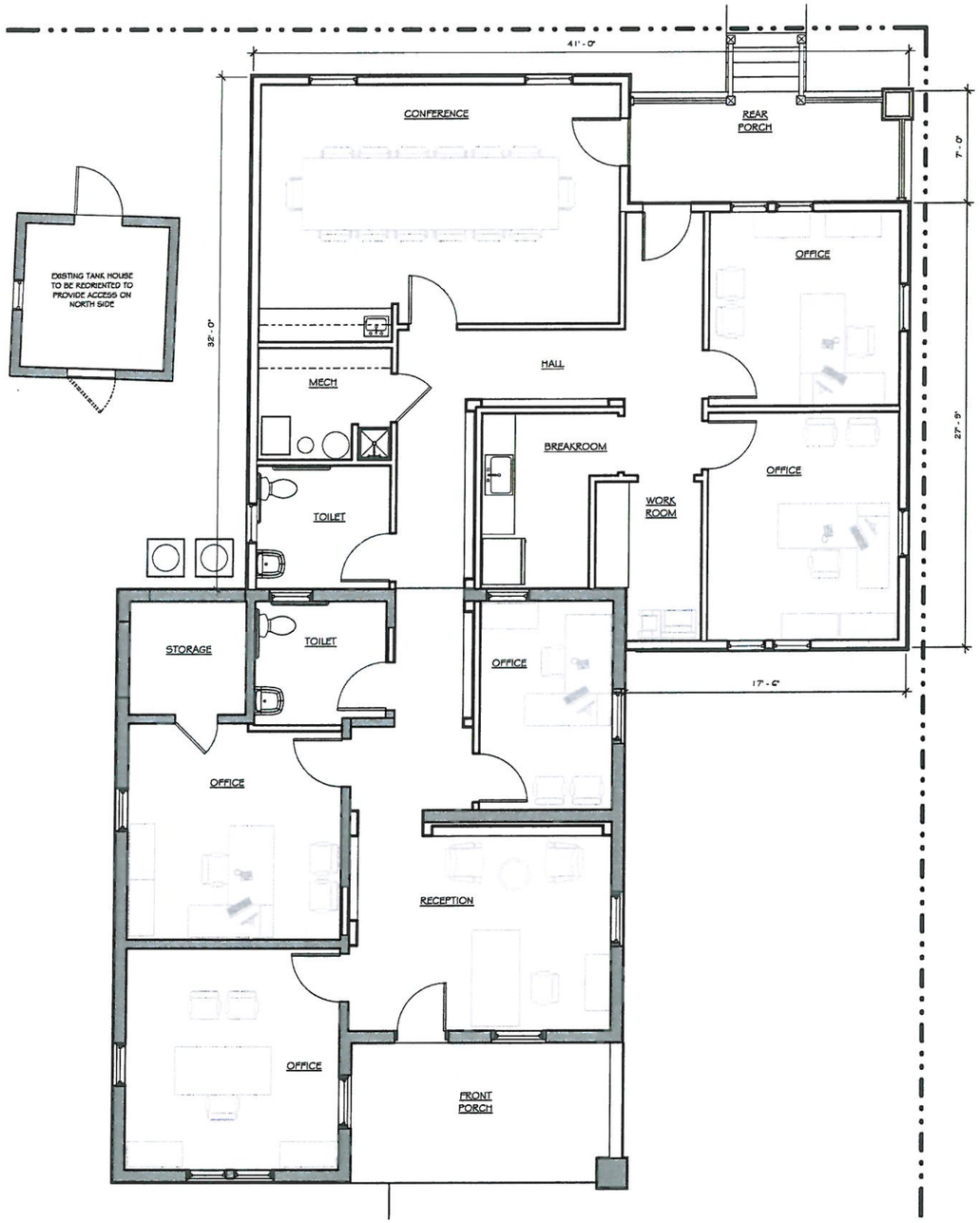
Building Official's Determination *(Max 7 days)*

_____ Date 8/29/14 ☐*Insignificant* ■*Significant*

Chairman's Determination *(Max 7 days)*

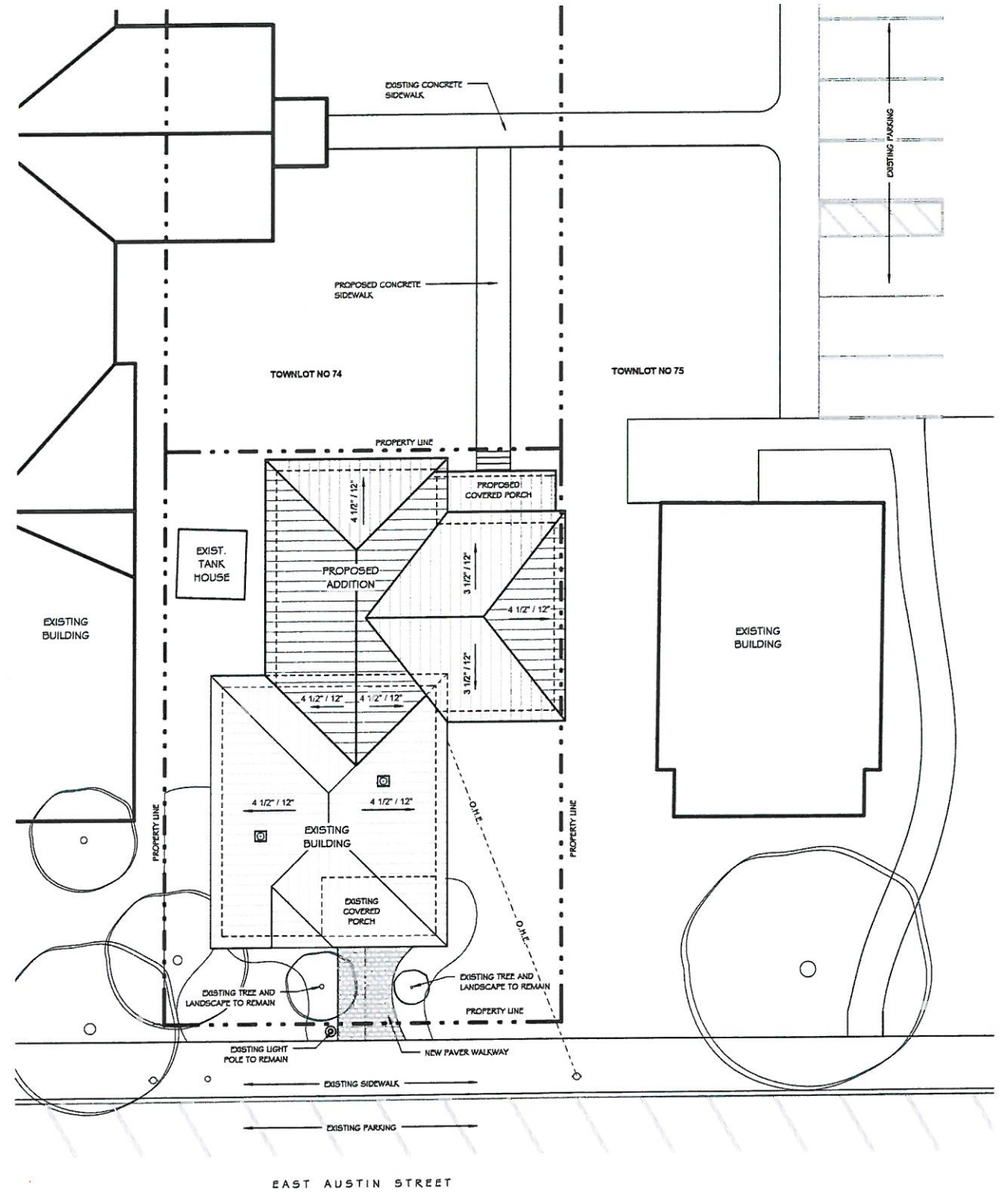
Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

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



02 FIRST FLOOR

SCALE: 1/4" = 1'-0"



01 SITE PLAN

SCALE: 1" = 10'-0"

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

OFFICES FOR THE FREDERICKSBURG
CHAMBER OF COMMERCE
306 E. AUSTIN STREET
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE

PRELIMINARY

THESE DRAWINGS ARE FOR INTERM REVIEW AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ANDREW BRAY
18754
08.25.14

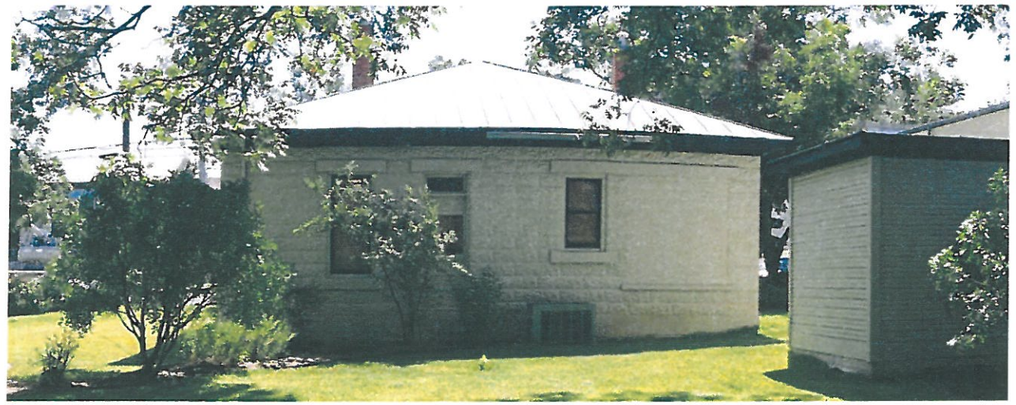
SITE PLAN & FLOOR PLAN

Drawn By:	WLK
Checked By:	AEB
Approved By:	AEB
Project No.	1433
Original Issue Date:	08.07.14

A-100

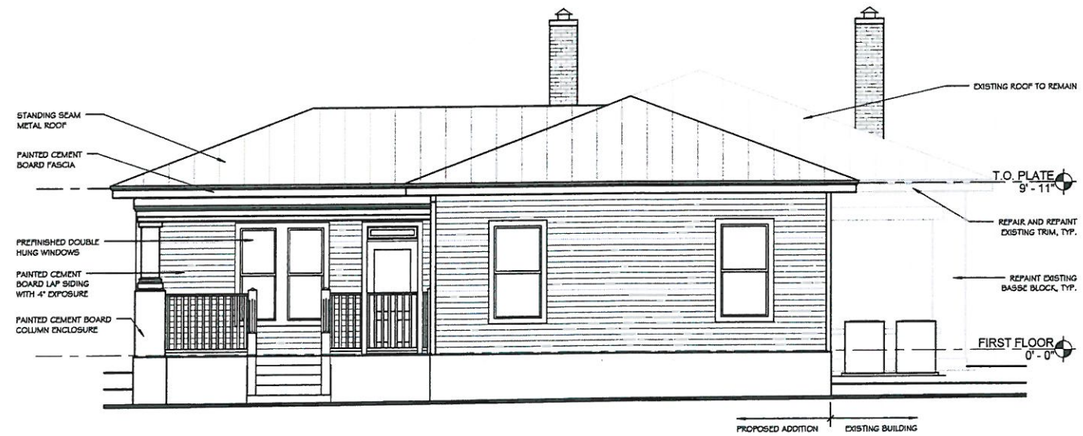
Y:\Current Projects Files\1433 - FBG Chamber Office\02 - Drawings\02 - Schematic design (SD)\FBG Chamber Office - SD 01.rvt

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024



04 EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"

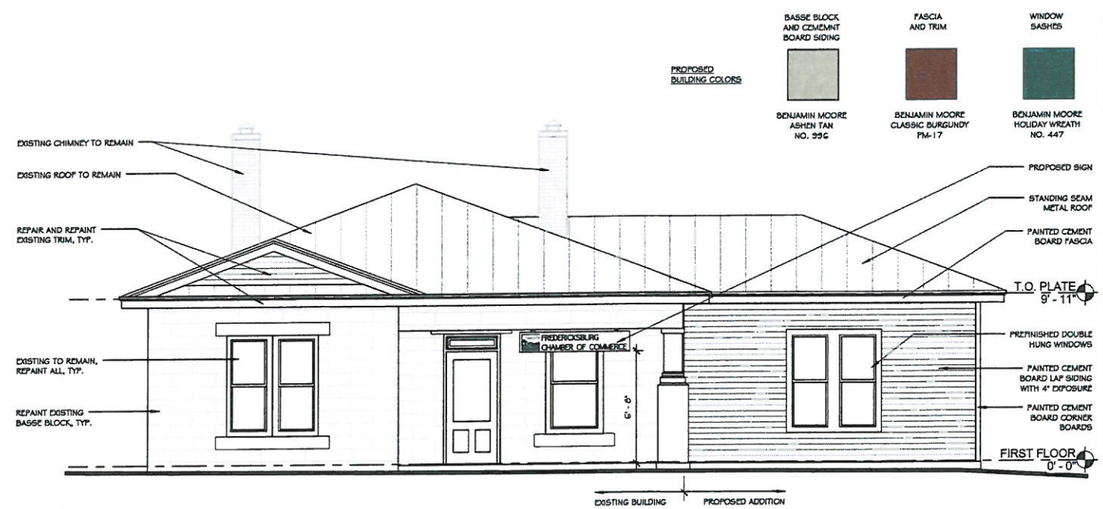


02 PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

03 EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



01 PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

OFFICES FOR THE FREDERICKSBURG
CHAMBER OF COMMERCE
306 E. AUSTIN STREET
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE

PRELIMINARY

THESE DRAWINGS ARE FOR INTERM REVIEW AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ANDREW BRAY
18754
08.25.14

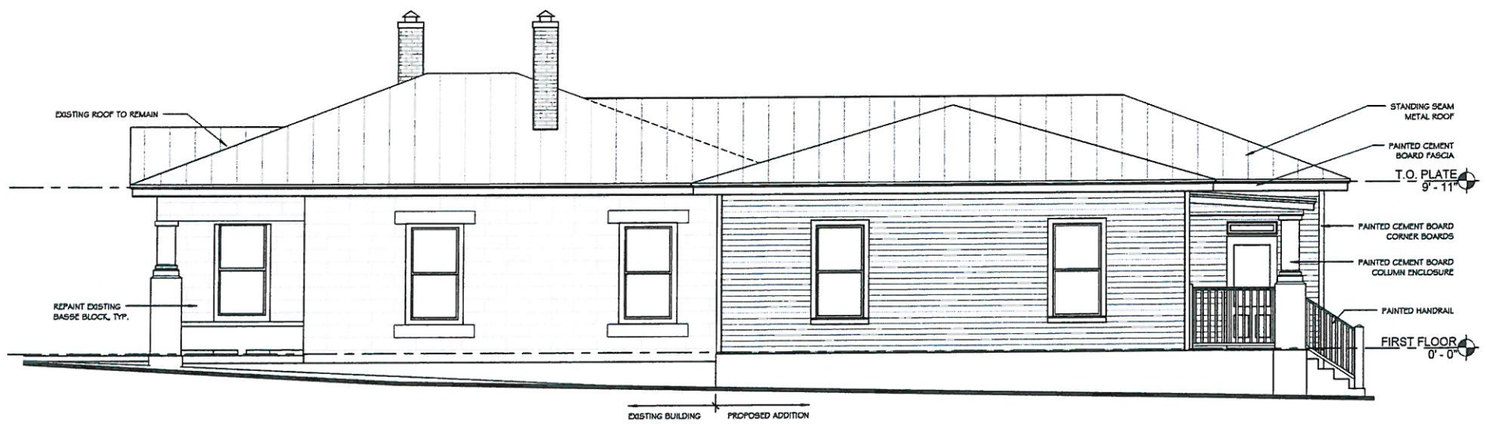
NORTH AND SOUTH ELEVATIONS

Drawn By:	WLK
Checked By:	AEB
Approved By:	AEB
Project No.	1433
Original Issue Data:	08.07.14

A-201

Y:\Current Projects File\1433 - FBG Chamber Office\02 - Drawings\02 - Schematic design (SD)\FBG Chamber Office - SD 01.rvt

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024



02 EAST ELEVATION

SCALE: 1/4" = 1'-0"

01 WEST ELEVATION

SCALE: 1/4" = 1'-0"

OFFICES FOR THE FREDERICKSBURG
CHAMBER OF COMMERCE
306 E. AUSTIN STREET
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE

PRELIMINARY

THESE DRAWINGS ARE FOR INTERM REVIEW AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ANDREW BRAY
18754
08.25.14

EAST AND WEST ELEVATIONS

Drawn By:	WLK
Checked By:	AEB
Approved By:	AEB
Project No.	1433
Original Issue Date:	08.07.14

A-202

Y:\Current Projects File\1433 - FBG Chamber Office\02 - Drawings\02 - Schematic design (SD)\FBG Chamber Office - SD 01.rvt

302 E. Austin

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	87
Address	302 E. Austin
Date	2002
Stylistic Influence	
GCAD Hyperlink	R16228
Owner	CITY OF FREDERICKSBURG
Historic District	No Outside 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	

306 E. Austin

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	88
Address	306 E. Austin
Date	1910
Stylistic Influence	
GCAD Hyperlink	R16230
Owner	CITY OF FREDERICKSBURG
Historic District	No Outside Historic District
Assessment	Outstanding example of a unique building plan that displays distinctive stylistic features and retains original materials.
Notes	

1983 Historic Resources Survey

Previous Site No.	62
Previous Ranking	2
Previous Photo References	
Roll	25
Frame	31

308 E. Austin

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	89
Address	308 E. Austin
Date	1880
Stylistic Influence	vernacular
GCAD Hyperlink	R16226
Owner	CITY OF FREDERICKSBURG
Historic District	No Outside Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	Original porch and porch flooring removed.

1983 Historic Resources Survey

Previous Site No.	63
Previous Ranking	2
Previous Photo References	
Roll	25
Frame	32

310 E. Austin

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	90
Address	310 E. Austin
Date	1930
Stylistic Influence	Tudor Revival
GCAD Hyperlink	R18073
Owner	NIMITZ, ADMIRAL FOUNDATION THE
Historic District	No Outside Historic District
Assessment	Typical example of a distinctive building plan that has suffered minor or no alterations.
Notes	

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

312 E. Austin

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	91
Address	312 E. Austin
Date	1940
Stylistic Influence	Tudor Revival
GCAD Hyperlink	R27907
Owner	WAHL, MONROE A MRS
Historic District	No Outside Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

Historic Review Board
Application Information

Application Number:	14-74
Date:	September 3, 2014
Address:	618 W. Main
Owner:	Matthew Mabery
Applicant:	Andy Bray
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:

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.

14-74

Application for Certificate of Appropriateness

Application Date: 08.25.14 Application Complete: 08.25.14

Property Address: 618 W. Main Street, Fredericksburg, TX 78624

Owner: Matthew and Melissa Mabery Phone No. 830.990.0501

Address: 1241 South State Hwy 16 Fredericksburg, TX 78624

Applicant: Andrew Bray, Mustard Design on behalf of the Mabery's Phone No. 830.997.7024

Address: 150 E. Main Street, Suite 201 Fredericksburg, TX 78624 Fax No.

Description of External Alteration/Repair or Demolition:

Renovation and addition to convert the existing house on site to a bed and breakfast. The addition of two (2) stand alone bed and breakfast units on site. Exterior colors will match the existing, window and shutter styles shall closely match the existing and the metal roof shall match the existing.

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

The he addition to the existing house shall be similar in detail and style. The new units shall be appropriate for the district. The scale and height of the added units are compatible with the existing houses in the neighborhood.

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

None.

■ Drawing ☐ Sketch Date Submitted: 08.25.14 ☐ Historic Photograph

Desired Starting Date: FALL 2014 Desired Completion Date: SPRING 2015

SURVEY RATING: ■High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE:

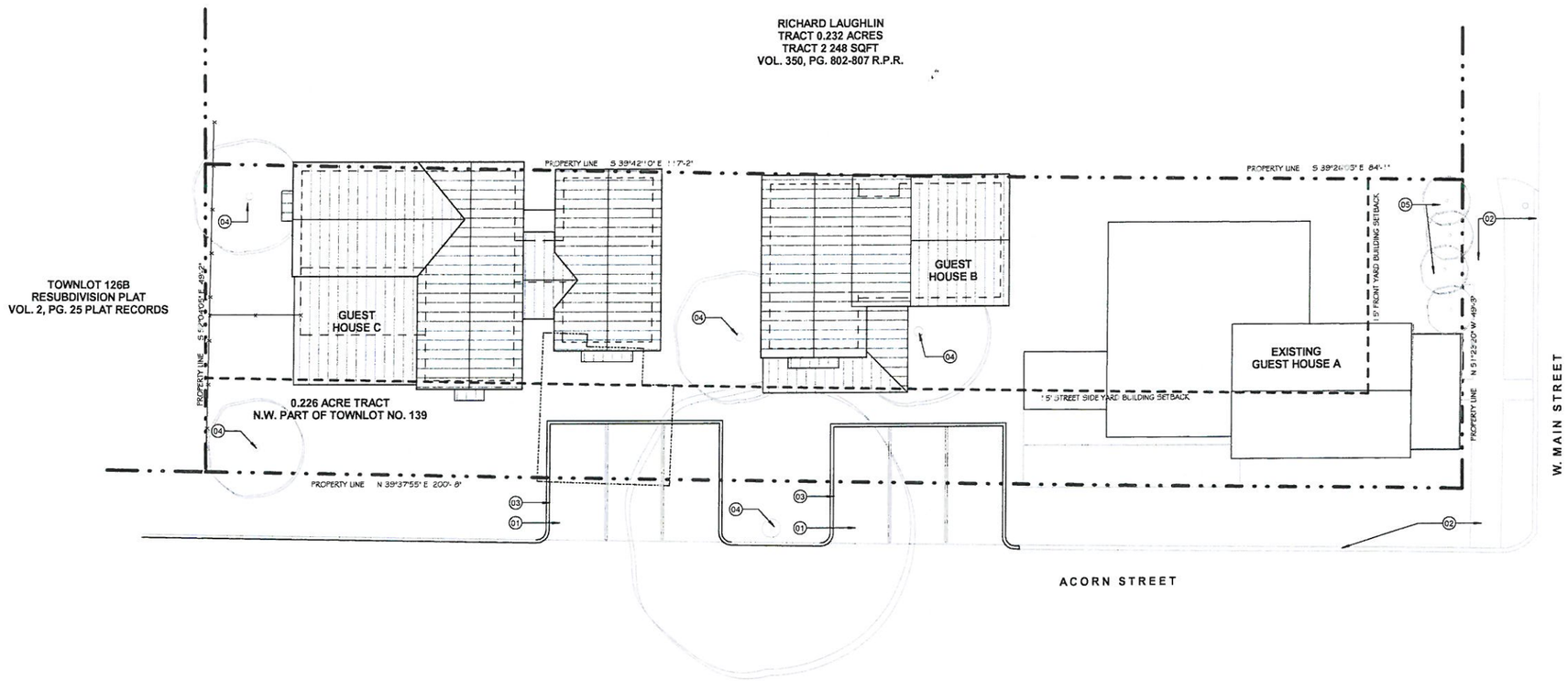
The Applicant *certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property*

Building Official's Determination Date 8/29/14 *(Max 7 days)* ☐*Insignificant* ■*Significant*

Chairman's Determination Date 5/29/14 *(Max 7 days)* ☐*Insignificant* ■*Significant*

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

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



01 SITE PLAN

SCALE: 1" = 10'-0"

SITE PLAN NOTES

1. CONTRACTOR IS TO REMOVE ALL EXISTING TREES PRIOR TO CONSTRUCTION.

SITE PLAN KEY NOTES

01 GRANITE GRAVEL PARKING AREA

02 EXISTING CONCRETE CURB AND SIDEWALK TO REMAIN

03 CONCRETE RIBBON CURB

04 EXISTING TREE TO REMAIN, PROTECT DURING CONSTRUCTION

05 EXISTING SHRUBS TO REMAIN, PROTECT DURING CONSTRUCTION

SITE PLAN LEGEND

FOUND 1/2" STEEL ROD

ELECTRIC METER

WATER METER

NEW EXTERIOR SITE LIGHTING FIXTURES

FIRE LANE AND ROAD EASMENT

PAVERS, REFER TO KEYED NOTES

FIRE HYDRANT

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

ACORN STREET BED & BREAKFAST

NORTH ACORN STREET
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE

PRELIMINARY

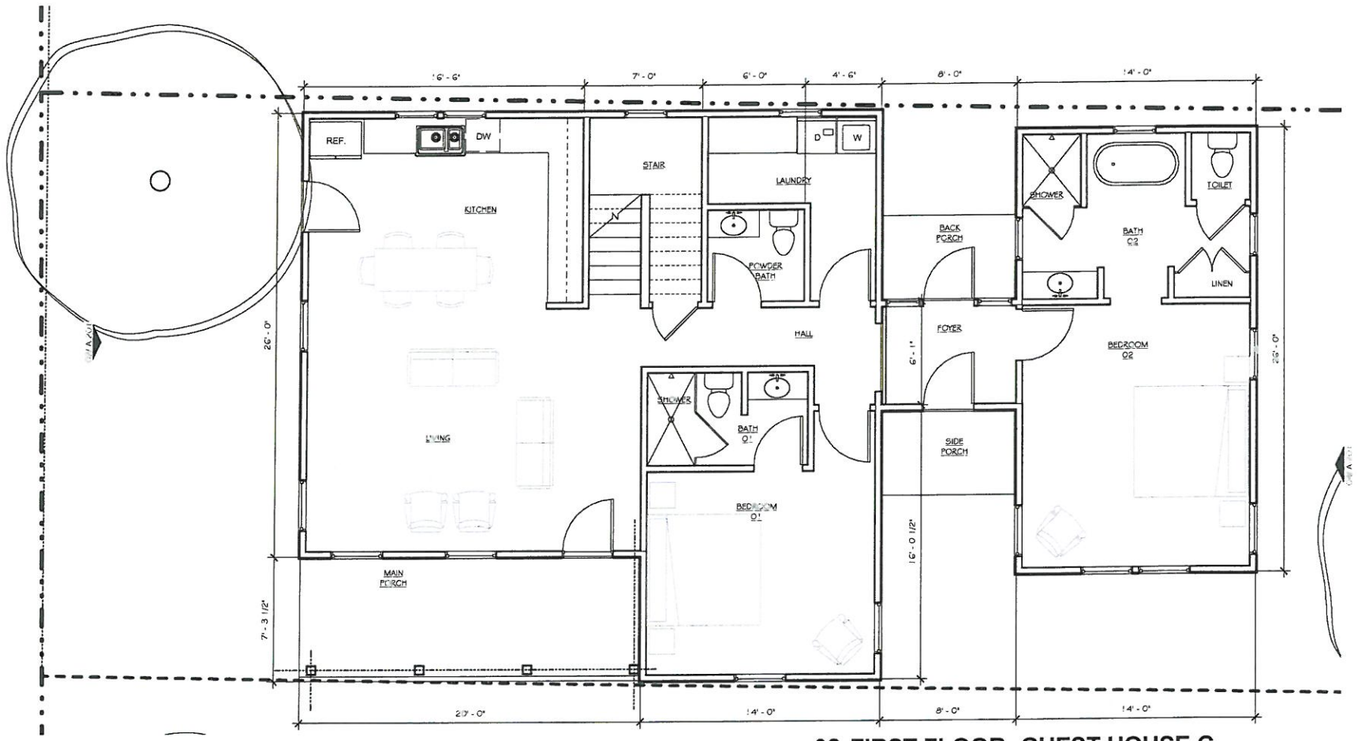
THESE DRAWINGS ARE FOR INTERIM REVIEW AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ANDREW BRAY
18754
08.25.14

SITE PLAN

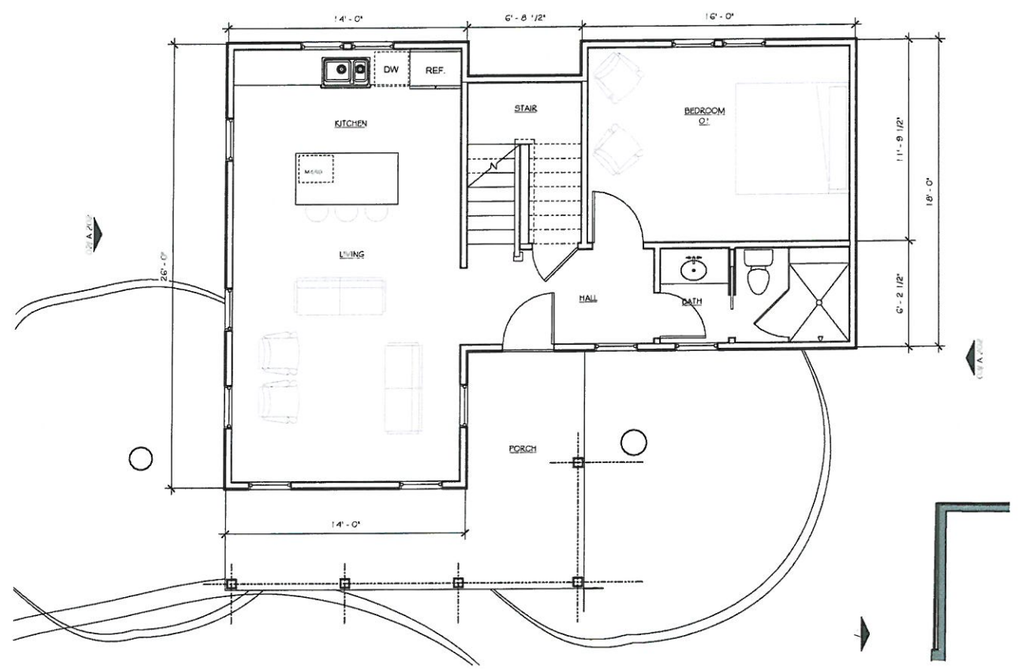
Drawn By:	AEB
Checked By:	AEB
Approved By:	AEB
Project No.	1445
Original Issue Date:	08.22.14

A-001



02 FIRST FLOOR- GUEST HOUSE C

SCALE: 1/4" = 1'-0"



01 FIRST FLOOR - GUEST HOUSE B

SCALE: 1/4" = 1'-0"

PLAN NOTES

1. ALL PARTITION TYPES ARE INDICATED ON PLAN. REFER TO A-601 FOR PARTITION TYPES.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS AND TYPES. IN CASE OF CONFLICT, NOTIFY MUSTARD DESIGN FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. ALL DIMENSIONS AT NEW WALLS ARE TO THE FACE OF THE STUD.
4. COORDINATE ALL ELECTRICAL, SECURITY, LIGHTING, HVAC, FURNITURE, AV, ETC., DEVICE LOCATIONS WITH STUD FRAMING TO ENSURE PROPER PLACEMENT AT ALL LOCATIONS. NOTIFY MUSTARD DESIGN OF ANY DISCREPANCIES IN FIELD PRIOR TO COMPLETION OF WORK.
5. TAPE, SPACKLE AND SAND JOINTS. PARTITIONS SHALL HAVE SMOOTH SURFACES TO RECEIVE PAINT OR FINISH MATERIAL APPLICATIONS. UNLESS NOTED OTHERWISE REFER TO FINISH PLAN.
6. ALL WALL MOUNTED ITEMS SUCH AS MILLWORK, FURNITURE, SIGNAGE, OWNER PROVIDED EQUIPMENT, ETC., SHALL BE REINFORCED WITH BRACING, BLOCKING, AND/OR STRUCTURE AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUPPORT REQUIRED TO MAINTAIN THE INTEGRITY OF THE WALL AND THE SECURITY OF THE ITEM MOUNTED. CONTRACTOR SHALL COORDINATE THE PLACEMENT OF ALL BLOCKING PRIOR TO CLOSING OF WALLS.
7. DIMENSIONS MARKED AS "HOLD" SHALL BE MAINTAINED AND SHALL ALLOW FOR THE THICKNESS OF FINISHES, INCLUDING CARPET, VCT, MILLWORK, ETC. CONTRACTOR SHALL NOT ADJUST DIMENSION WITHOUT WRITTEN INSTRUCTION FROM MUSTARD DESIGN.
8. GENERAL CONTRACTOR IS TO COORDINATE ALL MILLWORK WITH FURNITURE, EQUIPMENT, LIGHTING, AUDIO VISUAL, ELECTRICAL DEVICES, DATA DEVICES, AND FINISHES.
9. REFER TO REFLECTED CEILING PLANS, FINISH PLANS, EQUIPMENT PLANS, POWER PLANS, LIGHTING PLANS, ETC. FOR COORDINATION. NOTIFY MUSTARD DESIGN OF ANY DISCREPANCIES PRIOR TO COMPLETION OF WORK IN THAT AREA.
10. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES OF AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
11. ALL WALLS SHALL BE CONSTRUCTED AT 90° ANGLES UNLESS NOTED OTHERWISE.
12. COORDINATE ALL FIRE EXTINGUISHER LOCATIONS WITH MUSTARD DESIGN IN THE FIELD PRIOR TO FRAMING.
13. ALL FIRE EXTINGUISHER CABINETS AND FIRE EXTINGUISHER BRACKETS ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
14. BOTTOM 10 INCHES OF ALL DOORS SHALL BE CLEAR AND UNINTERRUPTED FOR WHEEL CHAIR FOOTREST ACCESS.
15. DOOR OPENINGS THAT ARE NOT DIMENSIONALLY LOCATED ARE TO BE CENTERED BETWEEN THE WALLS OR POSITIONED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL OR COLUMN AS SHOWN ON PLANS.

BUILDING DATA

CONDITIONED SPACE	
LOWER	[illegible] SF
UPPER	[illegible] SF
TOTAL CONDITIONED SPACE	639 SF
UNCONDITIONED SPACE	
WASH TUNNEL	47 SF
SIDE PAT	[illegible] SF
TOTAL UNCONDITIONED SPACE	[illegible] SF
Grand total	[illegible] SF

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

ACORN STREET BED & BREAKFAST

NORTH ACORN STREET
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE

PRELIMINARY

THESE DRAWINGS ARE FOR INTERM REVIEW AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

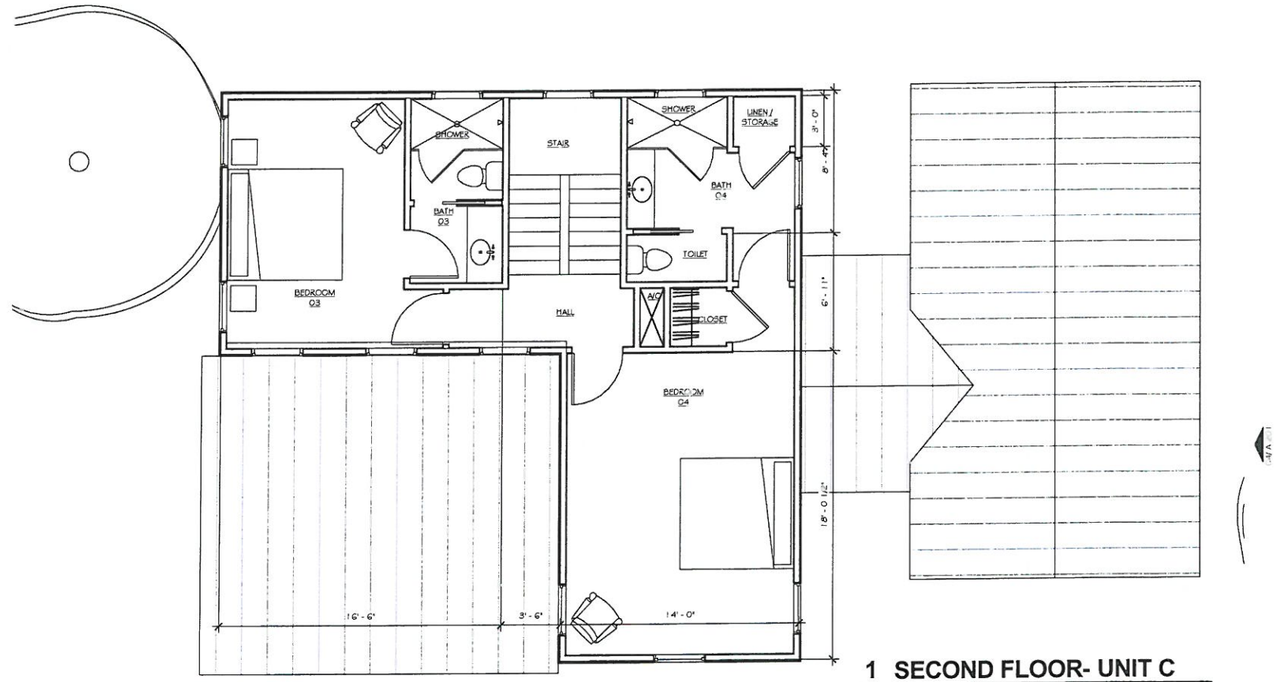
ANDREW BRAY
18754
08.25.14

FIRST FLOOR PLANS

Drawn By:	AEB
Checked By:	AEB
Approved By:	AEB
Project No.	1445
Original Issue Date:	08.22.14

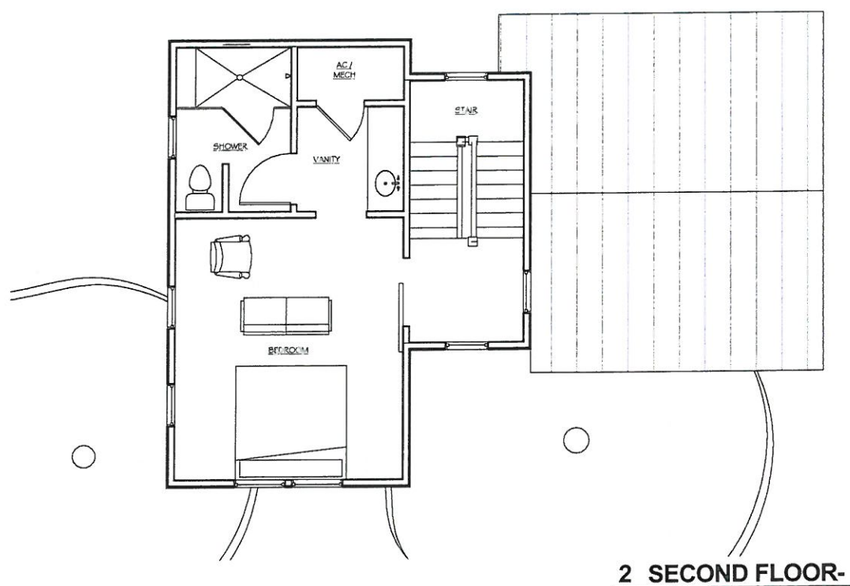
A-101

38



1 SECOND FLOOR- UNIT C

SCALE: 1/4" = 1'-0"



2 SECOND FLOOR- UNIT B

SCALE: 1/4" = 1'-0"

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

ACORN STREET BED & BREAKFAST

NORTH ACORN STREET
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE

PRELIMINARY

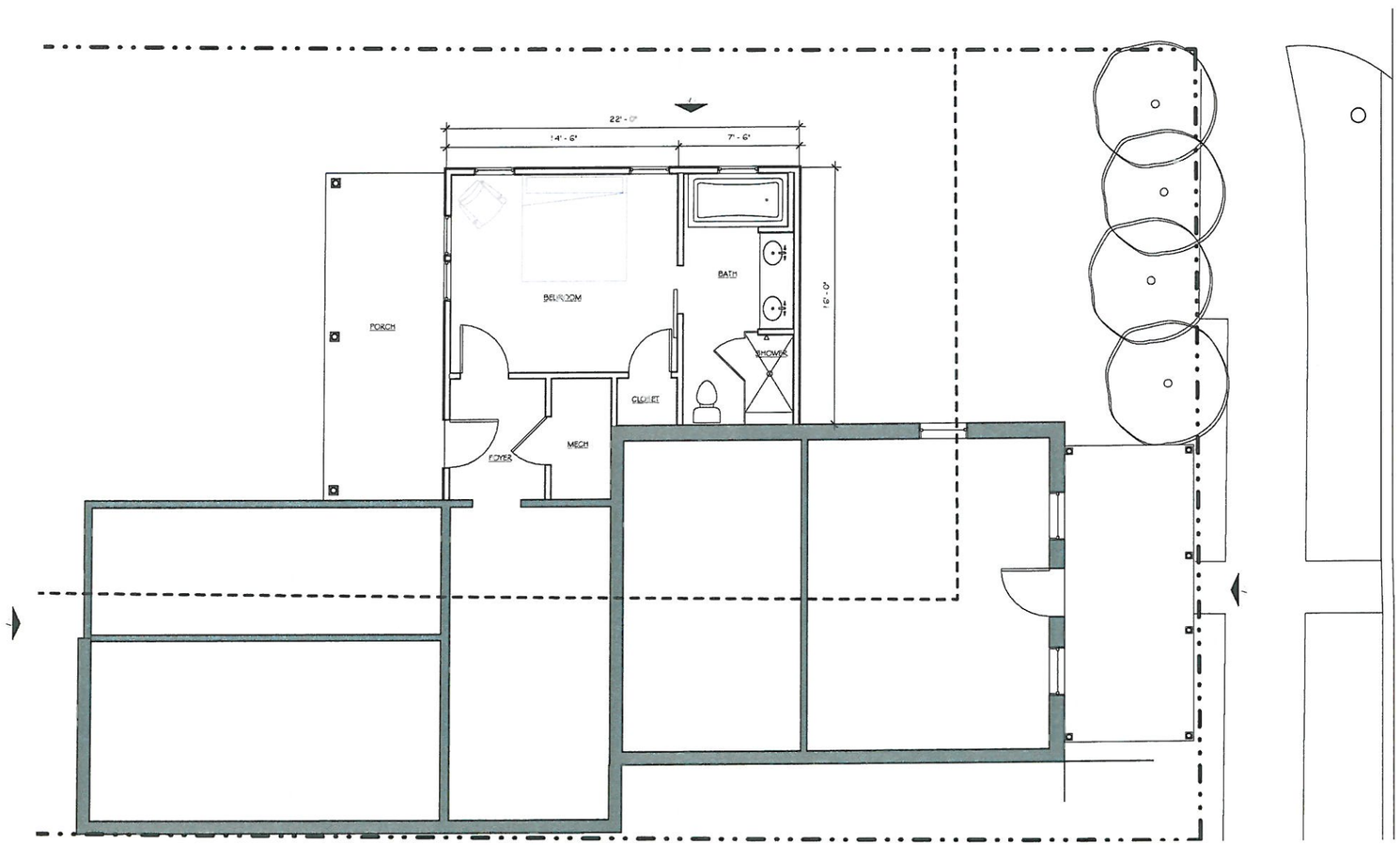
THESE DRAWINGS ARE FOR INTERM REVIEW AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ANDREW BRAY
18754
08.22.14

SECOND FLOOR PLANS

Drawn By:	AEB
Checked By:	AEB
Approved By:	AEB
Project No.	1445
Original Issue Date:	08.22.14

A-102



01 FIRST FLOOR- GUEST HOUSE A

SCALE: 1/4" = 1'-0"

40

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

ACORN STREET BED & BREAKFAST

NORTH ACORN STREET
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE

PRELIMINARY

THESE DRAWINGS ARE FOR INTERM REVIEW AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ANDREW BRAY
18754
08.25.14

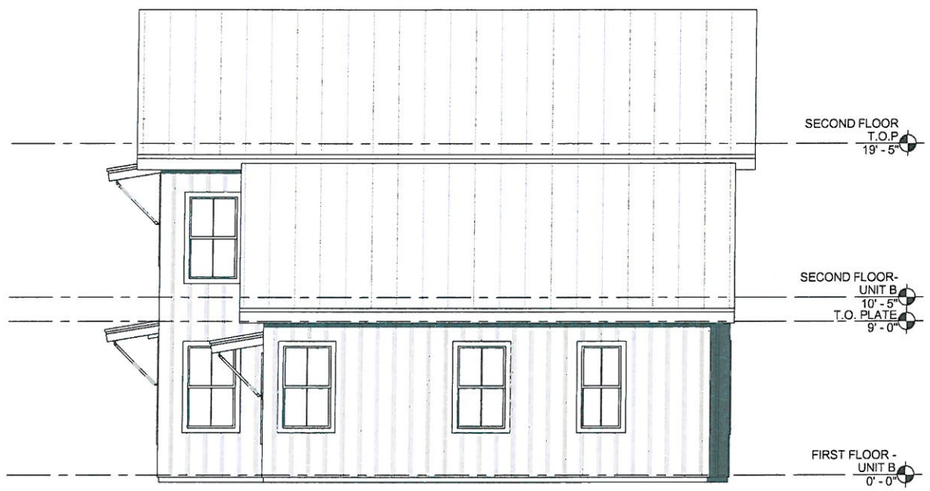
FLOOR PLAN- GUEST HOUSE A

Drawn By:	Author
Checked By:	Checker
Approved By:	Approver
Project No.	1445
Original Issue Date:	08.22.14

A-103

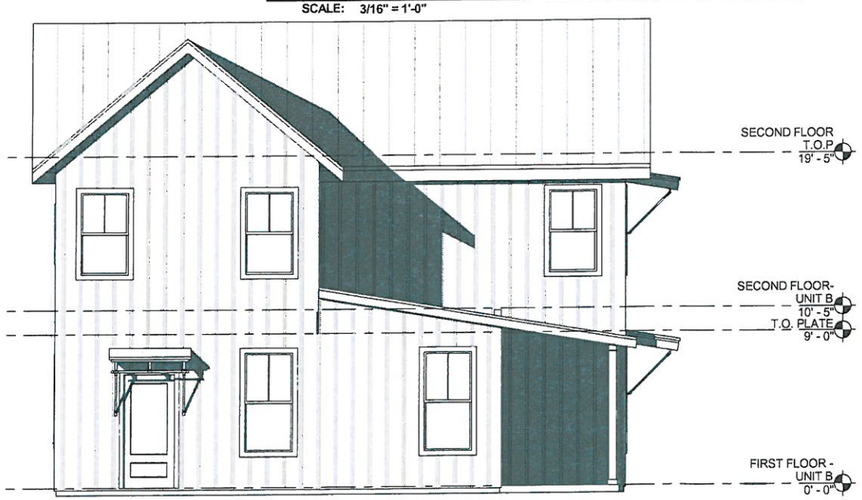
03 ACORN STREET ELEVATION

SCALE: 3/16" = 1'-0"



04 SOUTH ELEVATION1

SCALE: 1/4" = 1'-0"



02 NORTH ELEVATION1

SCALE: 1/4" = 1'-0"

01 GUEST HOUSE C ACORN STREET ELEVATION

SCALE: 1/4" = 1'-0"

41

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

ACORN STREET BED & BREAKFAST

NORTH ACORN STREET
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE

PRELIMINARY

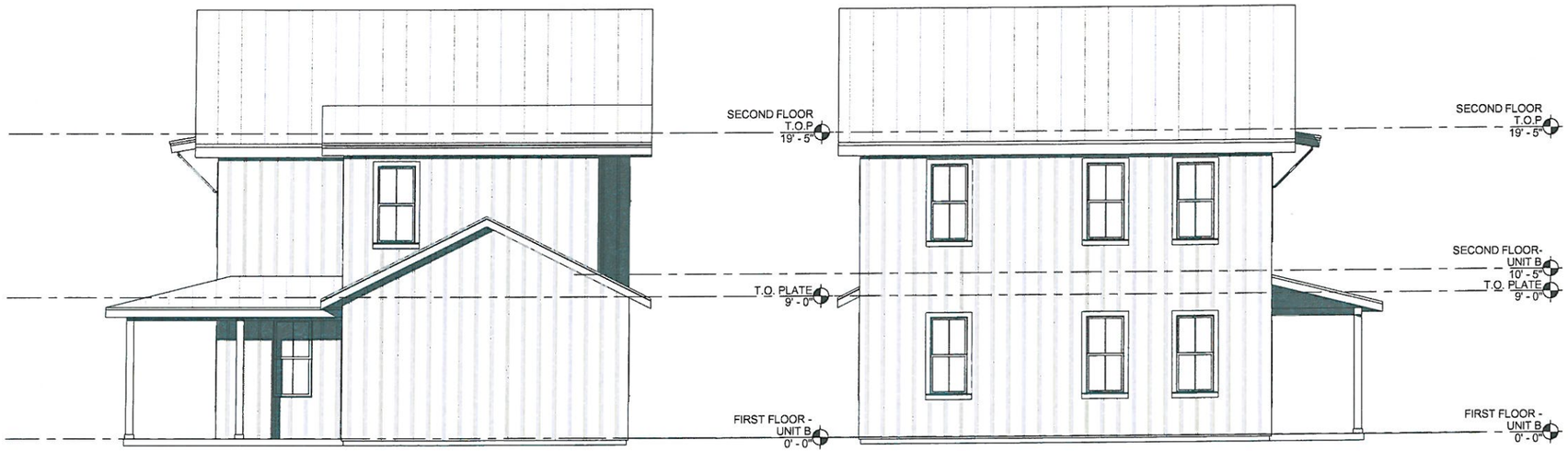
THESE DRAWINGS ARE FOR INTERM REVIEW AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ANDREW BRAY
18754
08.25.14

EXTERIOR ELEVATIONS

Drawn By:	AEB
Checked By:	AEB
Approved By:	AEB
Project No.	1445
Original Issue Date:	08.22.14

A-201



03 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

02 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

01 GUEST HOUSE B ACORN STREET ELEVATION
SCALE: 1/4" = 1'-0"

42

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

ACORN STREET BED & BREAKFAST

NORTH ACORN STREET
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE

PRELIMINARY

THESE DRAWINGS ARE FOR INTERM REVIEW AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ANDREW BRAY
18754
08.22.14

EXTERIOR ELEVATIONS

Drawn By:	AEB
Checked By:	AEB
Approved By:	AEB
Project No.	1445
Original Issue Date:	08.22.14

A-202

616 W. Main

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	327
Address	616 W. Main
Date	1920
Stylistic Influence	Craftsman
GCAD Hyperlink	R27578
Owner	LAUGHLIN, RICHARD
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.	512
Previous Ranking	3
Previous Photo References	
Roll	33
Frame	17

617 W. Main

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	216
Address	617 W. Main
Date	1930
Stylistic Influence	
GCAD Hyperlink	R14495
Owner	CRENWELGE, ROGER ETAL
Historic District	Yes Historic District
Assessment	Example of a more recent common local building form, architectural style or plan type with no known historical associations.
Notes	

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

618 W. Main

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	326
Address	618 W. Main
Date	1855
Stylistic Influence	vernacular
GCAD Hyperlink	R24321
Owner	ACORN STREET TRUST % ABEL PIERCE JR ETAL TRUSTEE
Historic District	Yes Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Resource displays distinctive stylistic elements.
Notes	Peter-Schmidt-Treibs-Langehennig House.

1983 Historic Resources Survey

Previous Site No.	514		
Previous Ranking	1		
Previous Photo References			
Roll	31	31	31
Frame	34	35	36

619 W. Main

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	215
Address	619 W. Main
Date	1910
Stylistic Influence	Queen Anne
GCAD Hyperlink	R16432
Owner	WILLIAMS, DEBORA GAY
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.
Notes	

1983 Historic Resources Survey

Previous Site No.	513	
Previous Ranking	2	
Previous Photo References		
Roll	33	33
Frame	15	16

Historic Review Board
Application Information

Application Number:	14-75
Date:	September 3, 2014
Address:	319 E. Main
Owner:	Gus and Jacquelyn Rios
Applicant:	Same
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:

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.

14-75

Application for Certificate of Appropriateness

Application Date: 8/25/14 Application Complete: _____

Property Address: 319 E MAIN Fredericksburg TX 78624

Owner: Gus + Jacquelyn Rios Phone No. _____

Address: PO Box 742 Fredericksburg TX 78624

Applicant: owner Phone No. 830-456-6523

Address: _____ Fax No. _____

Description of External Alteration/Repair or Demolition: New building at the rear of the property for additional retail. All stone building with metal roof & long porch across the front. Placed behind existing historical structure.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: We are trying to keep the local vernacular, simple lines with a basic rock building with wood accents on the front with western red cedar posts with chamfer detail & wood entry doors.

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

☐ Drawing ☐ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: as soon as possible Desired Completion Date: 3-6 months

SURVEY RATING: ☑High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Jacquelyn Rios · Gus Rios

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

_____ Date 8/28/14 ☐*Insignificant* ☑*Significant*

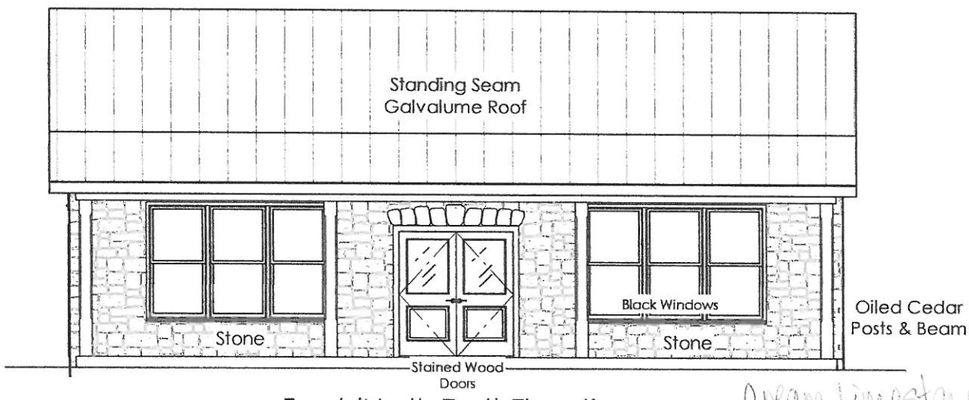
Building Official's Determination *(Max 7 days)*

_____ Date 8/28/14 ☐*Insignificant* ☑*Significant*

Chairman's Determination *(Max 7 days)*

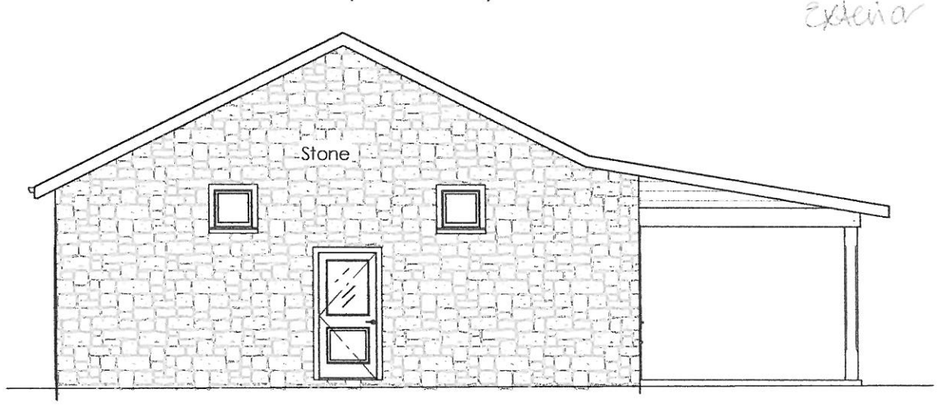
Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

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

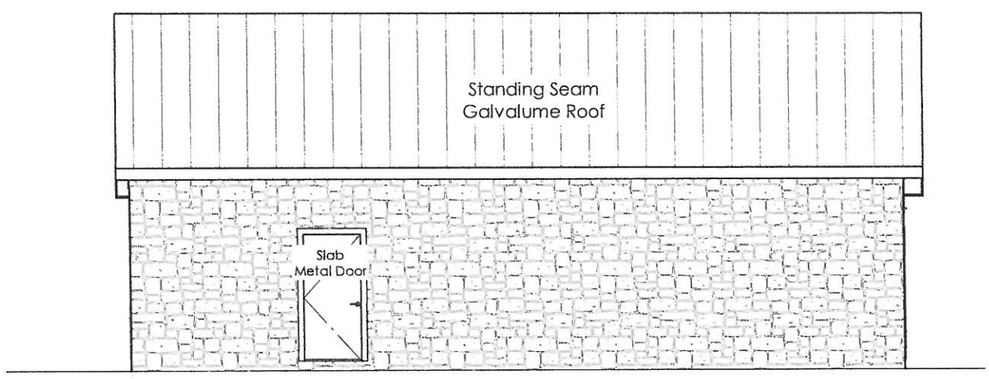


Front (North East) Elevation

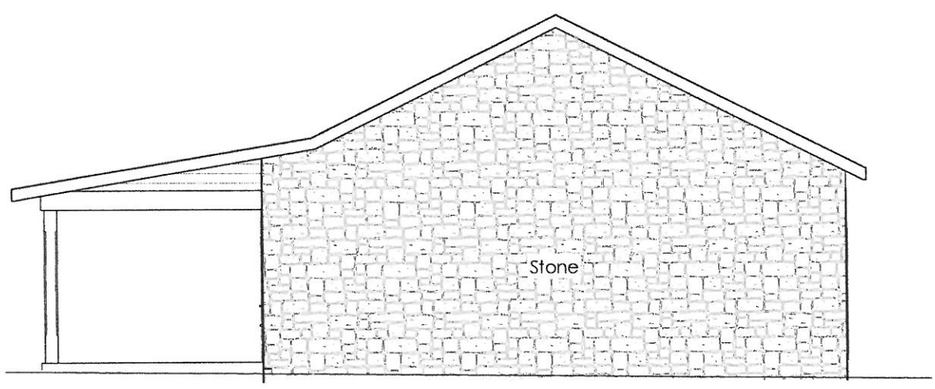
Cream Limestone exterior



South East Elevation



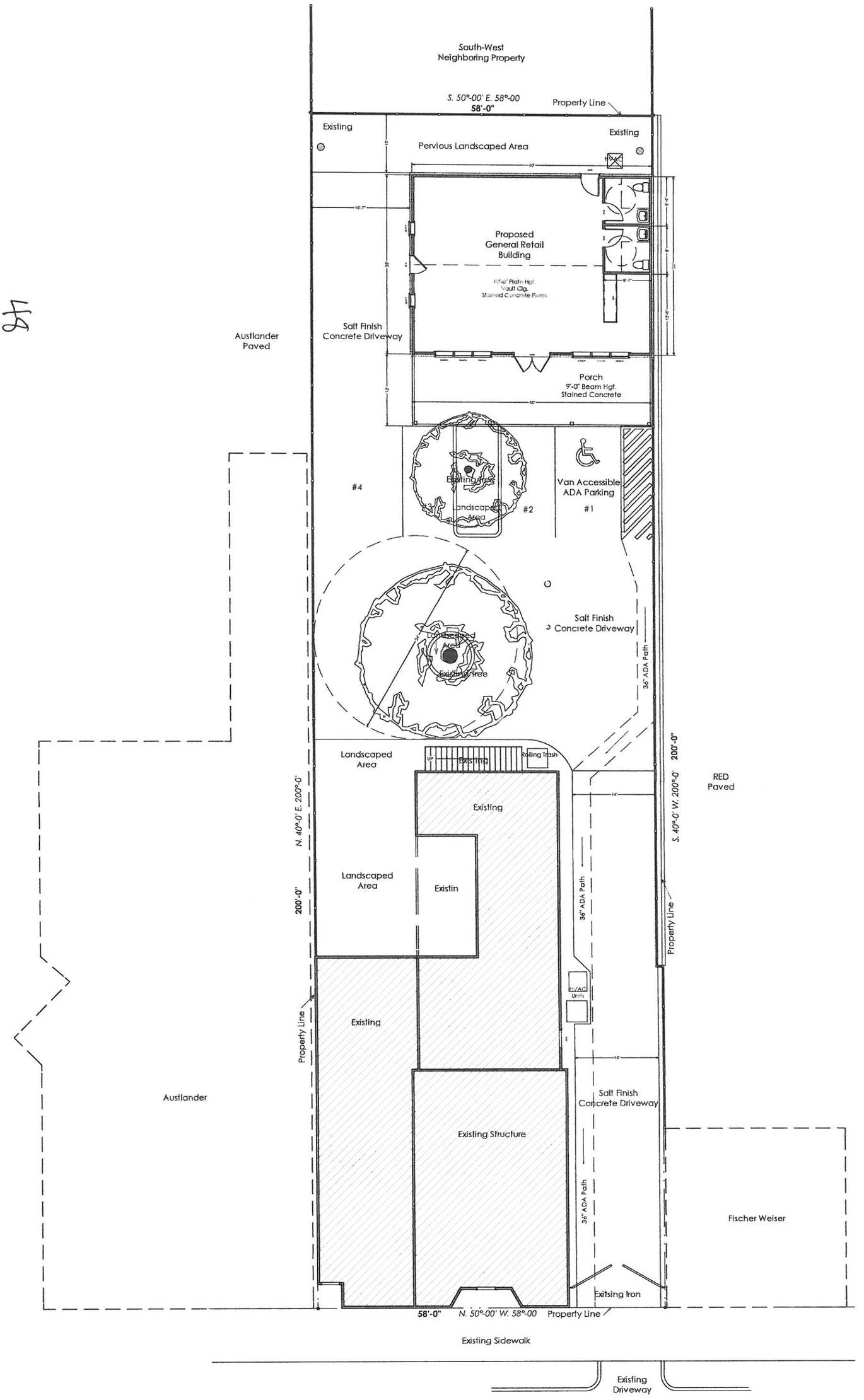
South West Elevation



North West Elevation

319 E Main Street
Proposed Building Elevations
8-25-14
1/8" = 1'-0"

47



319 E Main Street Site Plan

Proposed Retail Building

8-25-14

1" = 16'-0"

312 E. Main

Site ID No.	396
Address	312 E. Main
Date	1876
Stylistic Influence	Second Empire
GCAD Hyperlink	R16420
Owner	PORTER, FAMILY TRUST % RICHARD & ELIZABETH PORTER
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.
Notes	Wahrmund Store-Bakery Building. Property is a Recorded Texas Historic Landmark.

1983 Historic Resources Survey

Previous Site No.	424
Previous Ranking	1
Previous Photo References	
Roll	35
Frame	16

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

314 E. Main

Site ID No.	397
Address	314 E. Main
Date	1990
Stylistic Influence	
GCAD Hyperlink	R77234
Owner	STRICKLAND, JAMES E JR & DONNA
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	

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

315 E. Main

Site ID No.	449
Address	315 E. Main
Date	1880
Stylistic Influence	vernacular
GCAD Hyperlink	R18285
Owner	CRENWELGE, MILTON M & MICKEY
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.	425
Previous Ranking	3
Previous Photo References	
Roll	34
Frame	16

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

319 E. Main

Site ID No.	448
Address	319 E. Main
Date	1900
Stylistic Influence	
GCAD Hyperlink	R25916
Owner	SCHMIDT, HERBERT
Historic District	Yes Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	Resource has an historic shed-roof side addition. Former living quarters to the rear of building.

1983 Historic Resources Survey

Previous Site No.	426
Previous Ranking	3
Previous Photo References	
Roll	34
Frame	15

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low