

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD**

Tuesday, January 13, 2015

City Hall

Conference Room

126 W. Main St.

5:30 P.M.

1. Call to Order
2. Approve Minutes of December 2014 Regular Meeting *Pp 1 - 5*

APPLICATIONS

3. Application #14-107 by Don Fry at 104 E. Centre to make the following changes: *Pp 6 - 14*
 - A) Extend existing rear bedroom 4'6" x 14'
 - B) Construct new 3'6" x 13' hallway from house to existing detached building
 - C) Finish out detached building
4. Application #14-110 by Julie Montgomery at 204 W. Creek to: *Pp 15 - 23*
 - A) Demo previous addition and two outbuildings
 - B) Add "Sunday House" style stairway to east side of main structure
 - C) Construct approximately 2600 square foot addition to rear of main structure
 - D) Construct carport and guest apartment at rear of property
5. Application 14-111 by Stuart Barron at 401 E. Main Street to demolish existing structure and construct a new one story commercial building *Pp 24 - 31*

ACTION ITEMS

6. Consider making a recommendation on the Design Standards and Guidelines for Entry Corridors from the proposed Comprehensive Plan Issues Update *Pp 32 - 34*
7. Christian Episcopal Methodist Church
8. Consider demolishing accessory structure at 202 W. San Antonio *Pp 35 - 38*

SIGN OFF APPLICATIONS

9. #14-104 – Enclose garage – 504 W. Creek (Becker)
10. #14-105 – Replace roof – 201 E. Creek St. (Benedict)
11. #14-106 – Demo accessory building & replace portion of metal roof – 514 W. Austin (Aspra)
12. #14-108 – Paint exterior – 102 E. Main (Reeh)
13. #14-109 – Remove dry shack wall and build new mortared stone wall – 618 W. Main (Mabery)
14. #14-112 – Construct new pavilion & carport, add arbor to shed, replace fence, remove metal roof cover, add porch to garage and infill overhead door opening – 607 W. San Antonio (Saunders)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
December 8, 2014
5:30 PM

On this 8th day of December, 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
CHARLES SCHMIDT
ERIC PARKER
DAVID BULLION
MIKE PENICK
JOHN MURAGLIA
LARRY JACKSON
KAREN OESTREICH
STAN KLEIN

ABSENT:

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

Sharon Joseph called the meeting to order at 5:30 PM.

MINUTES

Charles Schmidt moved to approve the minutes from the November 2014 regular meeting. Larry Jackson seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #14-96 by Gary Williams to demolish garage and construct approximately 657 square foot addition to residence at 508 W. Creek – Gary Williams presented the application and noted they have renovated the two bedroom cottage that is on the property and they would now like to add a bedroom, bathroom and laundry room. Mr. Williams noted the laundry room is now located in the garage, which is in horrible shape, and they are proposing to take that down and replace it with a one bedroom, one bath structure, Mr. Williams stated they would also like to add an outdoor sitting area and a storage room on the back of the property. Mr. Williams noted they will use the same materials and same type roof on the addition and storage building that is currently on the house. John Muraglia asked if the front façade will be changing and Mr. Williams noted it will stay as it is. David Bullion noted neither the utility room or

garage addition is included on the application. Karen Oestreich stated she does not have any issues with the requested changes. Mr. Bullion noted the application needs to be amended to reflect all the changes the applicant is requesting.

David Bullion moved to approve Application #14-96 with the condition the application be amended to include everything discussed tonight. Stan Klein seconded the motion. All voted in favor and the motion carried.

Application #14-102 by Steve Thomas on behalf of John and Susie Hever to construct a two phase addition totaling approximately 2358 square feet on property located at 206 E. Centre Street

– Steve Thomas, architect for the project, presented the application. Susie Hever, owner of property, and Chris Kaiser, contractor, were also present. Mr. Thomas stated he presented the same property several months ago for a different client and this rendering is much smaller than what was previously approved. Mr. Thomas noted the existing house will be repaired and the character will be kept intact. Mr. Thomas noted the owners do not want to change much on either the interior or exterior, except in order to make the house more accommodating an addition will be constructed on the north side. Mr. Thomas stated there is also a phase two planned that will be constructed to the east and it will be connected to the existing gable. Mr. Thomas noted phase two will not be constructed until the owners retire and move to Fredericksburg. Mr. Thomas commented the previous owners demolished the front porch and an old tile garage. Mr. Thomas noted the proposed addition on the west side that extends off an existing gable is shorter than what was previously presented. Mr. Thomas noted the materials will match all existing elements and a standing seam metal roof will be installed. Mike Penick asked if the porch on the rear will be removed and Mr. Thomas noted that was already removed before these owners took possession. John Muraglia asked if the front porch originally had a railing and Mr. Thomas noted it most likely did. Ms. Hever stated the metal columns will be removed and replaced with something more historic. Stan Klein asked if there were any historic photos and Mr. Thomas noted they have not been able to find any. Mr. Klein noted there are probably ghost marks they could follow. Mr. Klein asked if the porch was approved as a reconstruction during the last presentation and Mr. Thomas noted it was. Mr. Klein asked if there were details for the lower portion of the porch and Mr. Thomas noted they do not have those yet. Mr. Klein stated they need details of the lower porch. Mr. Thomas stated the intent is to have a concrete porch topped with tumbled bricks. Mr. Klein stated the porch details need to be presented with an application. Chris Kaiser commented the conversations with the owners have revealed they want to do whatever is appropriate for the house. Mrs. Hever added they will do whatever is recommended by the Board. Mr. Bullion commented the Board doesn't need to hold up the construction of the addition because they are waiting for the porch details. Mr. Klein agreed the concept looks good but noted the Board needs details such as if the windows are being restored or replaced and what similar materials will be used. Mr. Klein asked if there will be a board separating the old and new since there is not an offset. Mr. Thomas noted they are not offsetting the building because it will look awkward because of the scale of the house. Mr. Thomas noted they will add a vertical board. Mr. Kaiser asked if the details could be brought back to the Board with the paint color selection. Karen Oestreich asked what the intent is for the windows and Mr. Kaiser noted they would like to replace them. Mrs. Hever noted the window openings will not be changed and the transoms will stay. Mr. Kaiser noted they are looking at Marvin windows that copy the existing and fit in the opening. There was conversation if the concept could be approved with a condition placed

on receiving details of things such as the separation, the roof, siding materials, use of existing or replacement of existing elements, front door, and side lights.

John Muraglia moved to approve the concept of phase one with the condition the applicant comes back with porch details, details of a vertical separation or offset, materials, roof cresting, which is not to be reproduced, and windows. David Bullion seconded the motion. All voted in favor and the motion carried.

Application #14-103 by Eric Mustard of Mustard Design on behalf of Ashton and Danielle Saunders at 607 W. San Antonio to add roof awnings over entry and front windows, remove shutters, center entry door and add transom – Eric Mustard, architect for the

project, presented the application. Mr. Mustard noted there are several outbuildings on the property that will be modified but there are only minor changes being done to the front of the main structure. Mr. Mustard noted the door and side light are not original and there are gingerbread brackets that have been added in the entry opening and those will be removed and new transoms centered in the opening. Mr. Mustard noted they would like to have a covering over the opening and he is proposing to extend the roof to accomplish that. John Muraglia commented the cars parking in front of the structure is horrendous and Mr. Mustard noted he has a new site plan that does not allow for parking in the front and distributed that site plan. There was discussion that the accessory buildings are not included on his application although they are shown on the revised site plan. It was determined since the site plan is extensive, the Board would only take action on the items listed on the application and any accessory building modifications should be presented on a different application. Mr. Muraglia noted the shutters are out of character. The question was raised if there was originally a front porch on the house and Mr. Mustard and Mr. Penick both noted they do not believe there was ever a porch on the front of the house. Mr. Klein commented it is a very simple façade and the awnings over the window are decorative and embellish a simple façade because they don't serve a purpose since there is no sun on the north side. Mr. Klein added he understands the awning that is proposed over the front door. Mr. Klein noted he is guarded on simple buildings because he wants them to stay simple and the porch extension is a great idea because it doesn't jump out. Karen Oestreich asked what type of awning is being proposed and Sharon Joseph asked if it would be the same material as the roof and Mr. Mustard noted it would be. Mr. Klein asked what the brackets will look like and Mr. Mustard noted that has not been detailed. Ms. Joseph clarified the Board is looking at the addition of roof awnings over the entryway, removing the shutters, and adding a transom to the entry door and noted the only item that the Board seems to not be in agreement with is the awnings over the front windows. Mr. Klein added the detailing of the bracket is also not clarified. Ms. Oestreich stated she does not like awnings on this age of house. Eric Parker noted the awnings change the look of the building. Ms. Joseph commented removing the shutters and the change of door is an improvement to the past. Mr. Klein reiterated the bracket needs to be identified on each side of the entrance.

Stan Klein moved to approve the application with the conditions the eyebrow awnings over the windows be deleted and further detail on the bracket of the main cover over the front door be provided. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Consider making a recommendation on the Design Standards and Guidelines for Entry Corridors from the proposed Comprehensive Plan Issues Update

– Brian Jordan, Director of Development Services, noted the Board seemed relatively pleased with the standards and guidelines but he would like their recommendations on any of the items so he can present those to the City Council. Mike Penick noted most of the guidelines don't bother him but his concern is the plan is designed for pedestrian traffic and we are not a pedestrian type city outside the Historic District and there needs to be some parking along the street. Mr. Jordan noted it is probably not realistic to require all parking to be located behind buildings. Stan Klein questioned why cedar is considered an appropriate material in section 2.2. David Bullion commented he would change cedar and brown sandstone to some other type of material. Sharon Joseph suggested 2.2 be moved from a standard to a guideline. Eric Parker asked about the style guideline, specifically section 1.1 because there are buildings that are unlike any other in town. Stan Klein noted that statement could be shortened to say the guidelines must adhere to the Historic District Guidelines. Mr. Parker asked if the buildings that are not landmarks and are outside of the historic district are the buildings the guidelines are trying to protect. Mr. Jordan noted that is a question they want to speak to the consultants about. There followed more discussion about the buildings located outside the district and protecting non-rated buildings or buildings that were missed on the historic resource survey. Mr. Klein suggested that section 1.1 could be changed to "adhere to Historic District Guidelines when rehabilitating historic buildings or potential historic buildings". Mr. Klein noted section 1.2 really bothers him. It was then questioned if this was relating to new buildings or existing buildings. Mr. Parker suggested giving the examples listed in that section as guidelines. Mr. Klein suggested striking 2.2 from the guidelines altogether. Mr. Jordan agreed section 2.2 doesn't have enough examples so they could request that be deleted. Mr. Klein noted section 2.5 is very good. Mr. Jordan commented that came from the Historic Preservation Ordinance. Mr. Parker questioned section 4.6 and the percentage of windows that are to be used. There was some discussion if that was part of the energy code and it was suggested to strike 4.6 by both Mr. Klein and Mr. Bullion. There followed some more discussion about what the Planning and Zoning Commission is recommending and the Historic Review Board was in agreement with the items mentioned. Mr. Penick noted he has a concern about the streetscape if there are overhead utilities and trees are planted that will grow into the utility lines. Mr. Jordan noted something could be added to the standards and commented City Staff tries to catch that when a landscape plan is submitted but it is a good suggestion.

DISCUSSIONS

Update on Demo by Neglect property at 102 E. Main – Kyle Staudt, Building Official, noted he spoke to the contractor who advised him the work would begin the following week and the repairs will consist of pressure washing the wall, removing loose stucco and applying new stucco, and painting the wall. Mr. Staudt commented the paint colors will be presented at a later date.

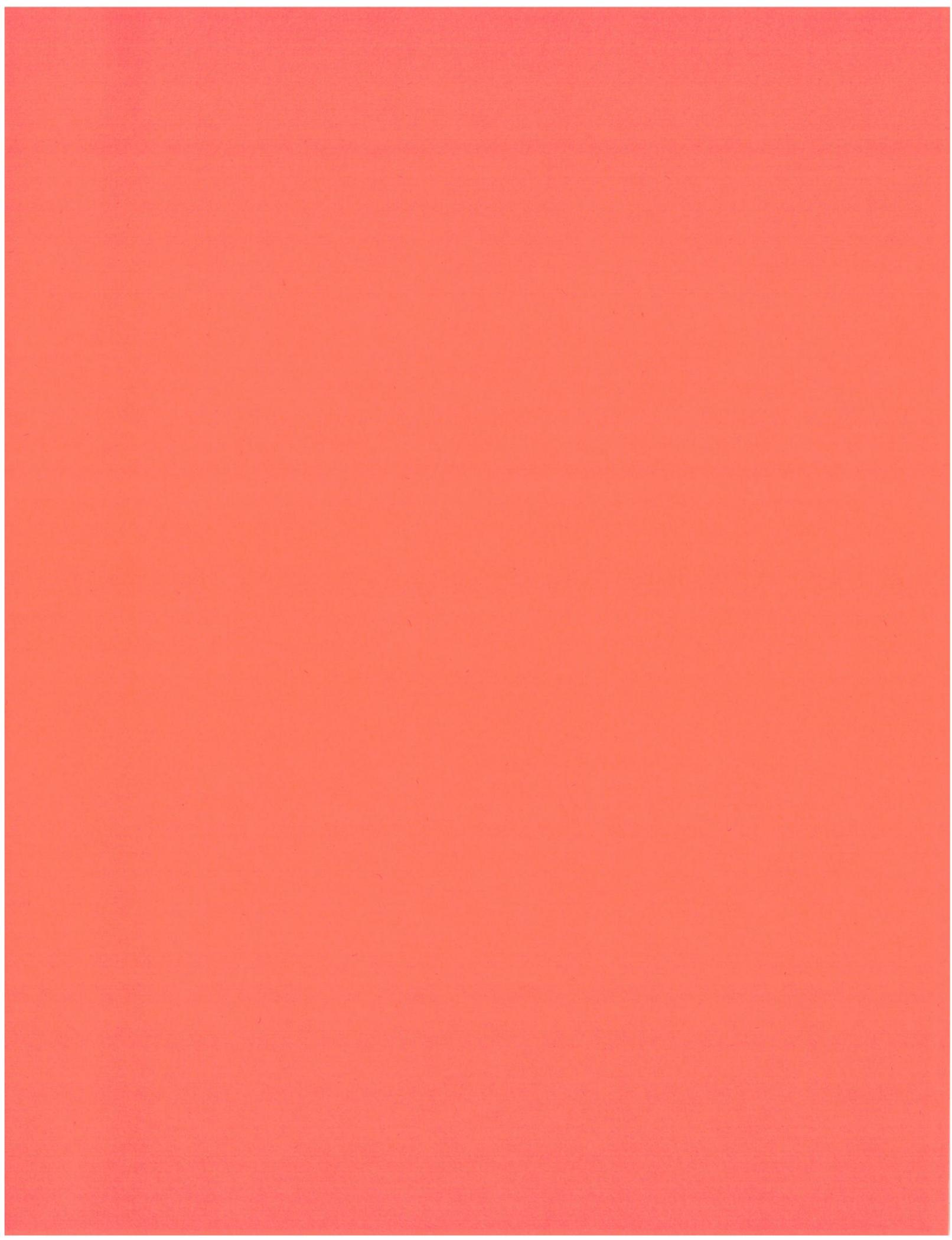
ADJOURN

With nothing further to come before the Board, Charles Schmidt moved to adjourn. Larry Jackson seconded the motion. All voted in favor and the meeting was adjourned at 6:43 p.m.

PASSED AND APPROVED this the 13th day of January, 2015.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN



**Historic Review Board
Application Information**

Application Number: 14-107

Date: January 7, 2015

Address: 104 E. Centre

Owner: Don Fry

Applicant: Don Fry

Rating: High

Proposed Modifications: See attached

Neighborhood Characteristics: The subject property is a Historic Landmark.

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.

14-107

Application for Certificate of Appropriateness

Application Date: 12-16-2014 Application Complete: 12-16-2014

Property Address: 104 E. CENTRE ; Fredericksburg Texas

Owner: Don Fry "Forget Me Not Guesthouse" Phone No. 210-844-7169

Address: 23165 Hanging OAK, San Antonio TX

Applicant: SAME Phone No. _____

Address: SAME Fax No. _____

Description of External Alteration/Repair or Demolition: A) EXTEND EXISTING REAR bedroom 4'-6" out by 14'-0" FT Long. B) Construct new HALLWAY from House to existing detached building, 3'-6" wide by 13 FT Long. C) Finish out detached building.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: THE roof covering FOR THE addition will be METAL roofing.

THE REAR EXTERIOR walls AND HALLWAY will be finished with smooth off white stucco. THE EXISTING EXTERIOR walls of detached building will be boards AND BATHS with NATURAL Finish (NO PAINT).

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

None

Drawing Sketch Date Submitted: 12-16-2014 Historic Photograph

Desired Starting Date: 1-5-2015 Desired Completion Date: 3-6-2015

SURVEY RATING: High Medium Low None

RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Don Fry - owner

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

[Signature] Date 12/18/14 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 12/18/14 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
DEC 16 2014

Inventory of Properties

205 E. Burbank



2002-05 Re-evaluation

High Medium Low

Site ID No. 1112
Address 205 E. Burbank
Date 1930
Stylistic Influence no style
GCAD Hyperlink [R27672](#)
Owner BARCENES, SARAH
Historic District No Outside Historic District
Assessment Example of a common building form, architectural style, or plan type that has suffered minor or no alterations. Resource is a good example of its type.

Notes addition on rear

1983 Historic Resources Survey

Previous Site No. 140

Previous Ranking 4

Previous Photo References

Roll 5

Frame 18

211 W. Burbank



2002-05 Re-evaluation

High Medium Low

Site ID No. 947
Address 211 W. Burbank
Date 1900
Stylistic Influence vernacular
GCAD Hyperlink [R1874](#)
Owner BRANDT, MELROY I ETUX
Historic District No Local Landmark
Assessment Example of a distinctive building plan that has undergone alterations or deterioration.

Notes

1983 Historic Resources Survey

Previous Site No. 141

Previous Ranking 2

Previous Photo References

Roll 5 13

Frame 17 32

407 W. Burbank



2002-05 Re-evaluation

High Medium Low

Site ID No. 946
Address 407 W. Burbank
Date 1900
Stylistic Influence vernacular
GCAD Hyperlink [R20546](#)
Owner THAYER, RUSS & CECILIA
Historic District No Local Landmark
Assessment Example of a distinctive building plan that has undergone alterations or deterioration.

Notes Circa-1960 rear addition. Rose block for the main house was manufactured in the historic 1900 barn; 1930s historic cistem shed.

1983 Historic Resources Survey

Previous Site No. 143

Previous Ranking 2

Previous Photo References

Roll 5

Frame 16

104 E. Centre



2002-05 Re-evaluation

High Medium Low

Site ID No. 953
Address 104 E. Centre
Date 1918
Stylistic Influence vernacular
GCAD Hyperlink [R1434](#)
Owner SMITH, ROBERT W & PHYLLIS
Historic District No Local Landmark
Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

Notes Historic rear shed.

1983 Historic Resources Survey

Previous Site No. 144

Previous Ranking 2

Previous Photo References

Roll 3 3

Frame 4 5

112 E. Centre



2002-05 Re-evaluation

High Medium Low

Site ID No. 954
Address 112 E. Centre
Date 1906
Stylistic Influence Italianate
GCAD Hyperlink [R15464](#)
Owner DURST, ELSA -LIFE ESTATE-
Historic District No Local Landmark
Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

Notes Added second story, historic rear shed

1983 Historic Resources Survey

Previous Site No. 146

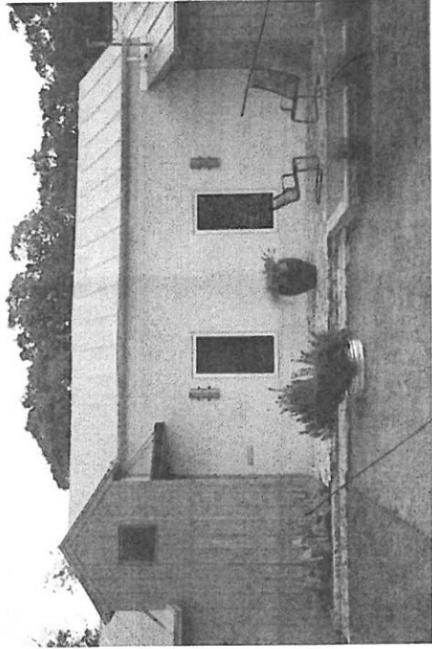
Previous Ranking 1

Previous Photo References

Roll 2 3

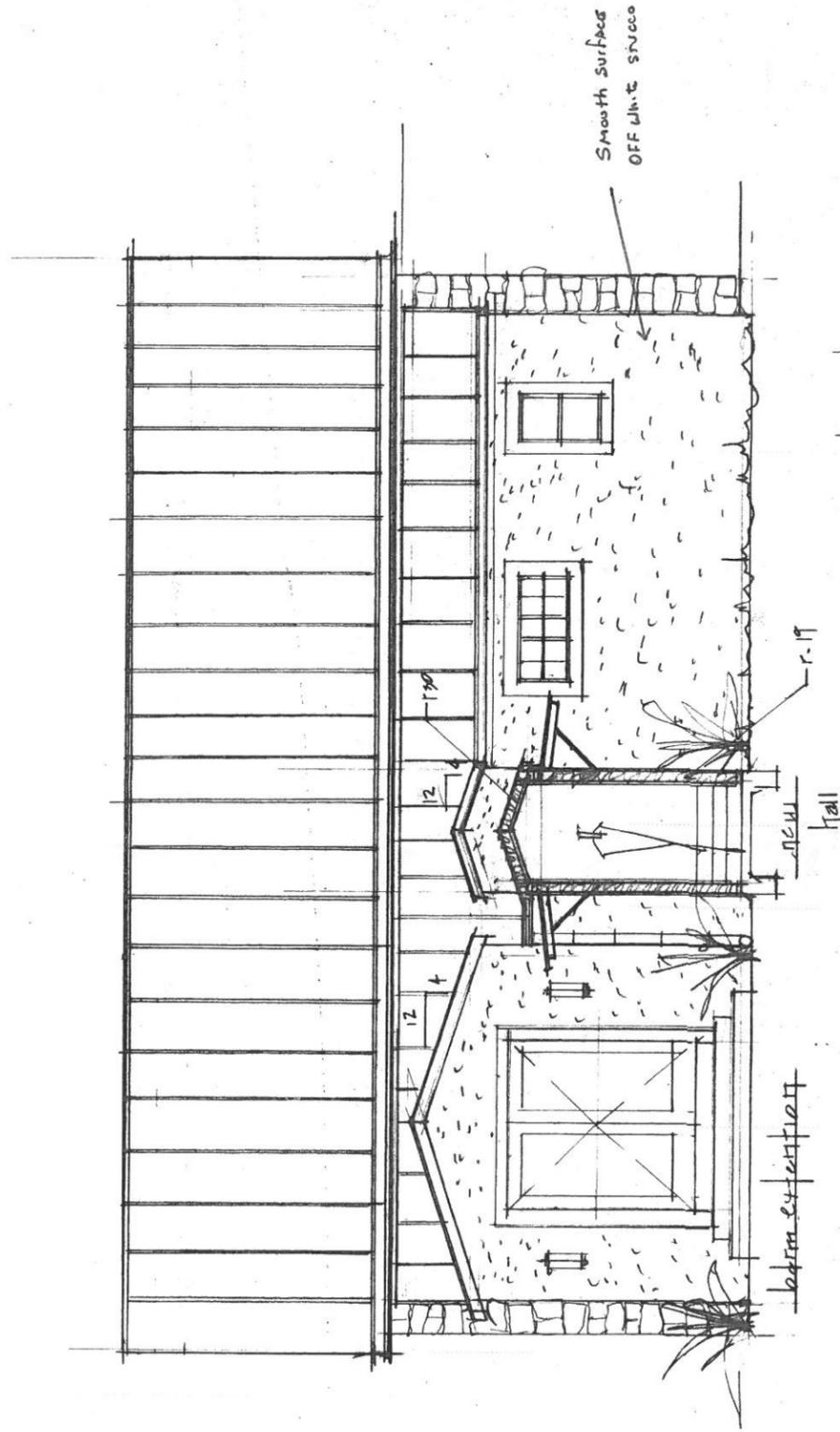
Frame 37 2

SAMPLE of EXTERIOR selections



Smooth
Surface stucco
OFF WHITE

12" Board & Batten
"Barnwood"

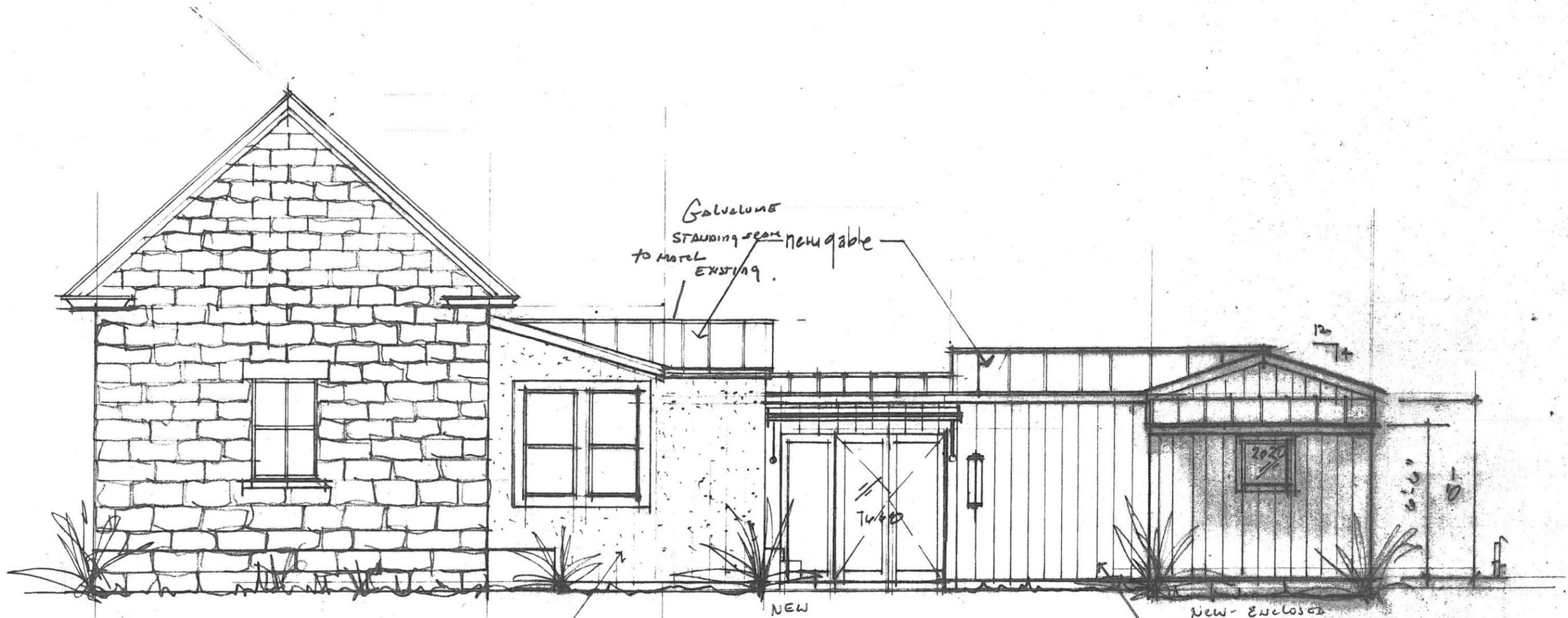


Smooth Surface
OFF WHITE stucco

12" Board & Batten

12" Board & Batten (Main House)

1/4" = 1'-0"



Galvalume
STANDING SEAM NEW GABLE
to MATCH
EXISTING

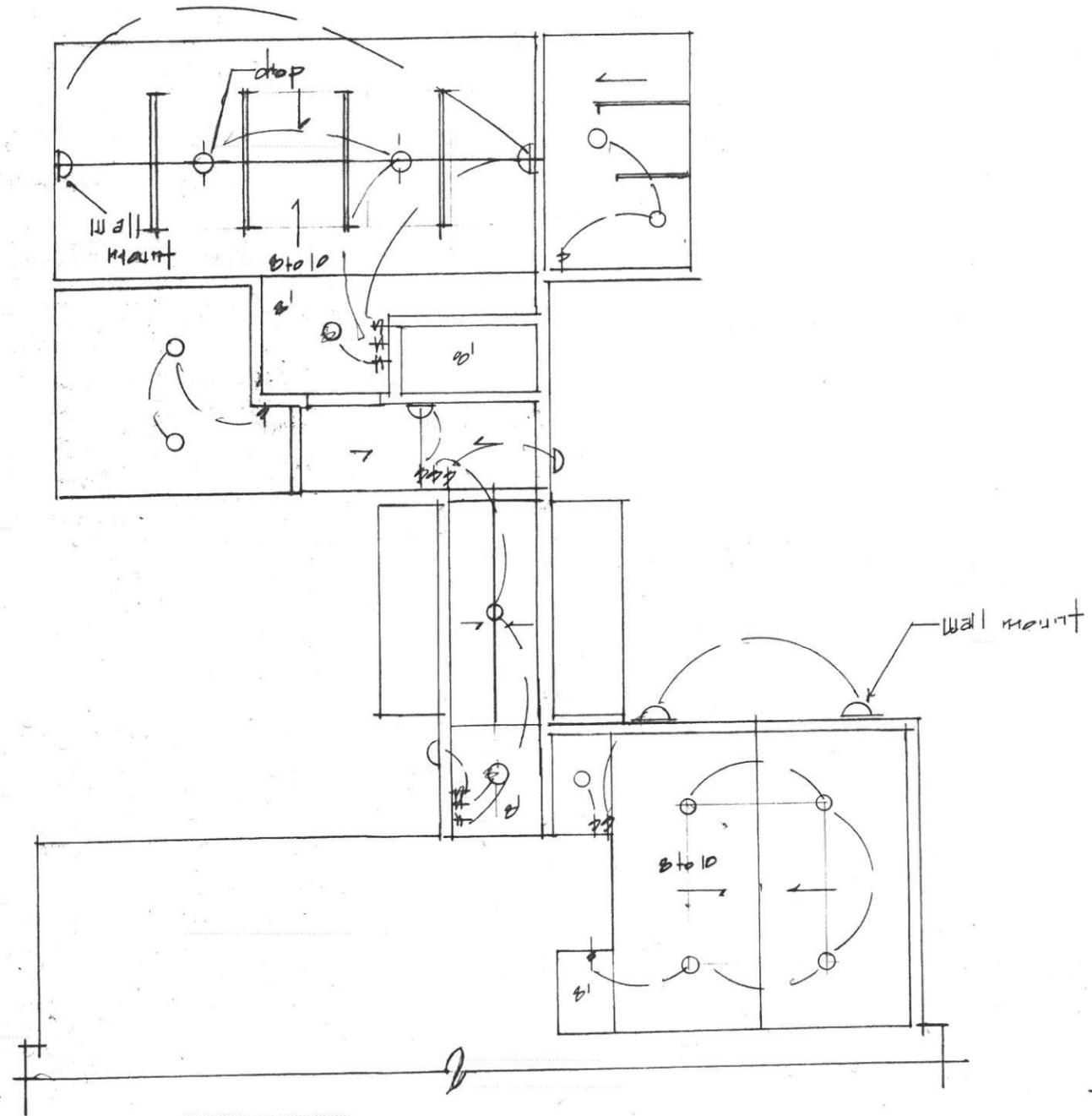
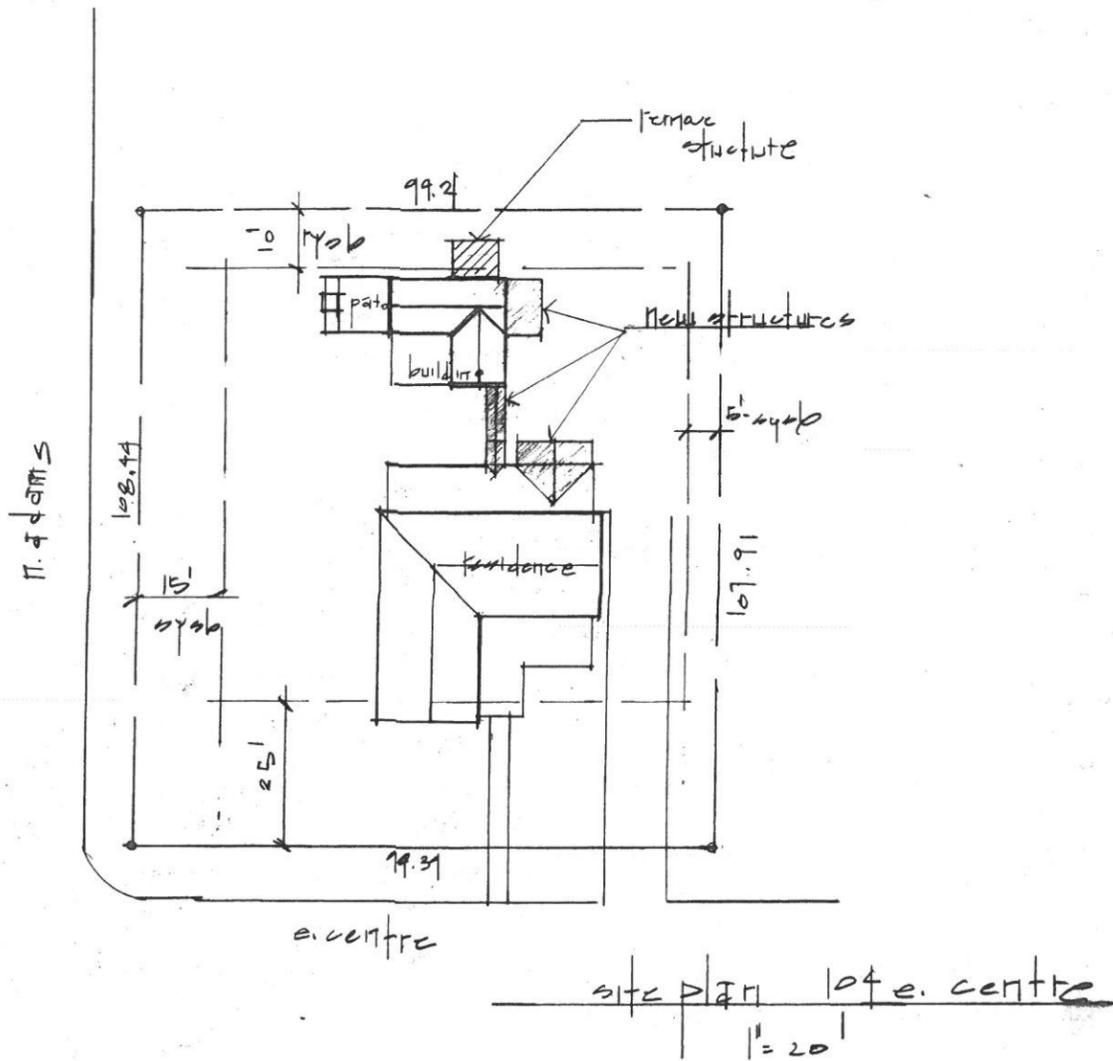
NEW

NEW - ENCLOSED
12" BOARDS & BATTENS

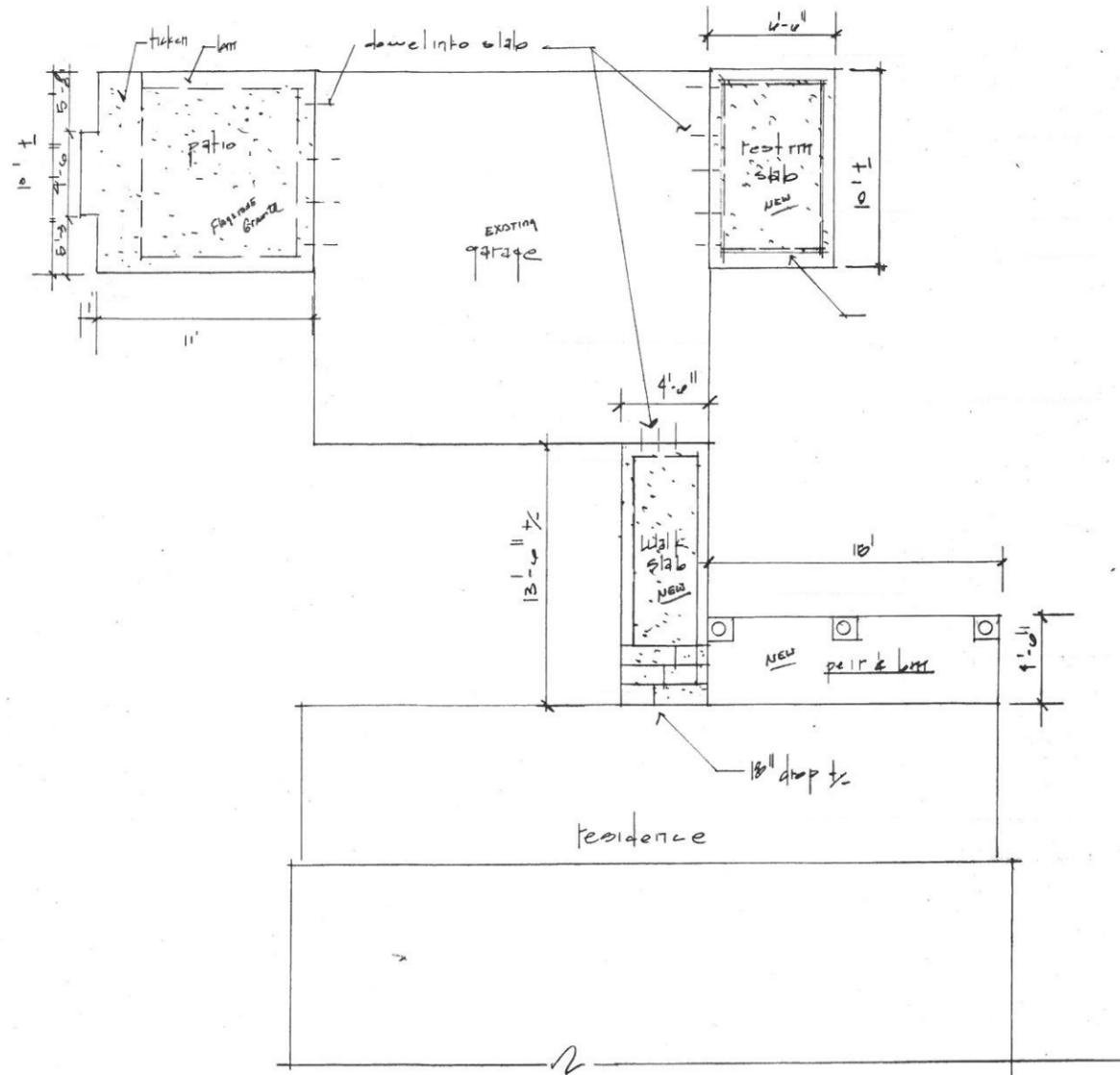
EXISTING
12" BOARD

EXISTING

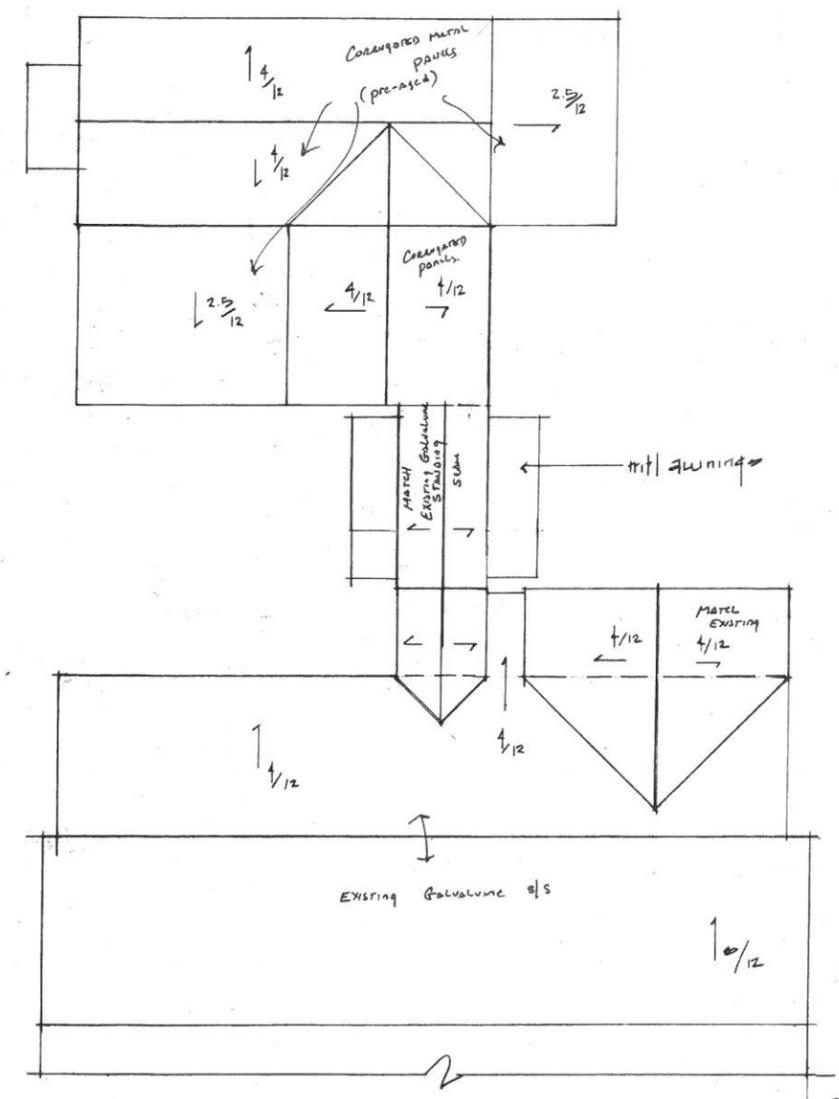
side elevation
1/4" = 1'-0"



reflective ceiling plan

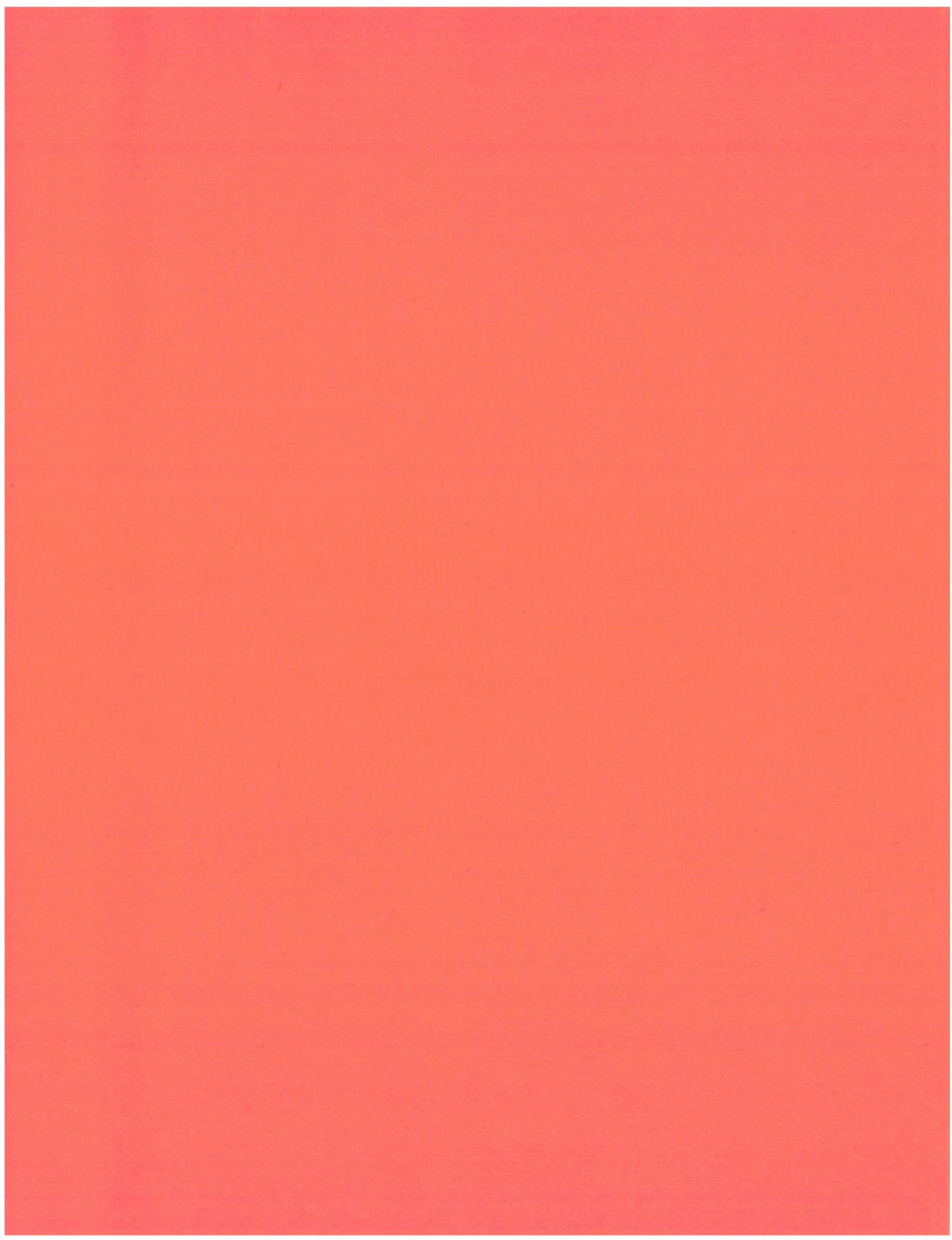


foundation plan
1/4" = 1'-0"



roof plan
1/4" = 1'-0"

3/2 from terrace
to centre



**Historic Review Board
Application Information**

Application Number: 14-110

Date: January 7, 2015

Address: 204 W. Creek

Owner: Julie Montgomery

Applicant: Julie Montgomery

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:

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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.

(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.

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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.

Application for Certificate of Appropriateness

Application Date: 12-22-14 Application Complete: _____

Property Address: 204 W. Creek

Owner: Julie Montgomery Phone No. 830-685-3919

Address: 7241 N. Grape Creek Rd. Fbg.

Applicant: same as above Phone No. _____

Address: _____ Fax No. _____

Description of External Alteration/Repair or Demolition: Demolish previous addition and two outbuildings. Approx. 2600SF addition to rear of existing structure. A "Sunday House" style stairway will be added to east side of existing structure. A detached Carport and guest apartment will be constructed at rear of property.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: The original structure (late 1800s) will remain intact with minor interior modifications. The addition will be wood frame structure with battens board, horizontal siding and limestone accents & a standing seam roof. Every effort will be made to retain the original roof. The roof pitches and exterior finishes on the addition will be ressemblant of local historical and architectural

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

The color of the entire structure will be similar to the existing structure.

Drawing Sketch Date Submitted: _____ Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: Early 2016

SURVEY RATING: High Medium Low None

RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Julie Montgomery

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

[Signature] Date 1/7/14 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

Inventory of Properties

204 W. Creek



2002-05 Re-evaluation

High Medium Low

Site ID No. 502
 Address 204 W. Creek
 Date 1890
 Stylistic Influence vernacular
 GCAD Hyperlink [R18055](#)
 Owner HEINEMANN, MARGARET
 Historic District Yes Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes Has recent rear addition w/incompatible exterior materials, some original windows replaced with aluminum sash units, exterior walls reclad with permastone, and prominent side wall buff brick chimney added to west façade.

1983 Historic Resources Survey

Previous Site No. 236
 Previous Ranking 2
 Previous Photo References
 Roll 27
 Frame 37

205 W. Creek



2002-05 Re-evaluation

High Medium Low

Site ID No. 740
 Address 205 W. Creek
 Date 1920
 Stylistic Influence vernacular
 GCAD Hyperlink [R17925](#)
 Owner COLLINS, WANDA W
 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 Garage attached to side façade.

1983 Historic Resources Survey

Previous Site No. _____
 Previous Ranking _____
 Previous Photo References
 Roll _____
 Frame _____

206 W. Creek



2002-05 Re-evaluation

High Medium Low

Site ID No. 501
 Address 206 W. Creek
 Date 1880
 Stylistic Influence vernacular
 GCAD Hyperlink [R24998](#)
 Owner HARRIS, JOAN P
 Historic District Yes Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes Asphalt roll added to front gable end.

1983 Historic Resources Survey

Previous Site No. 237
 Previous Ranking 2
 Previous Photo References
 Roll 27
 Frame 36

207 W. Creek



2002-05 Re-evaluation

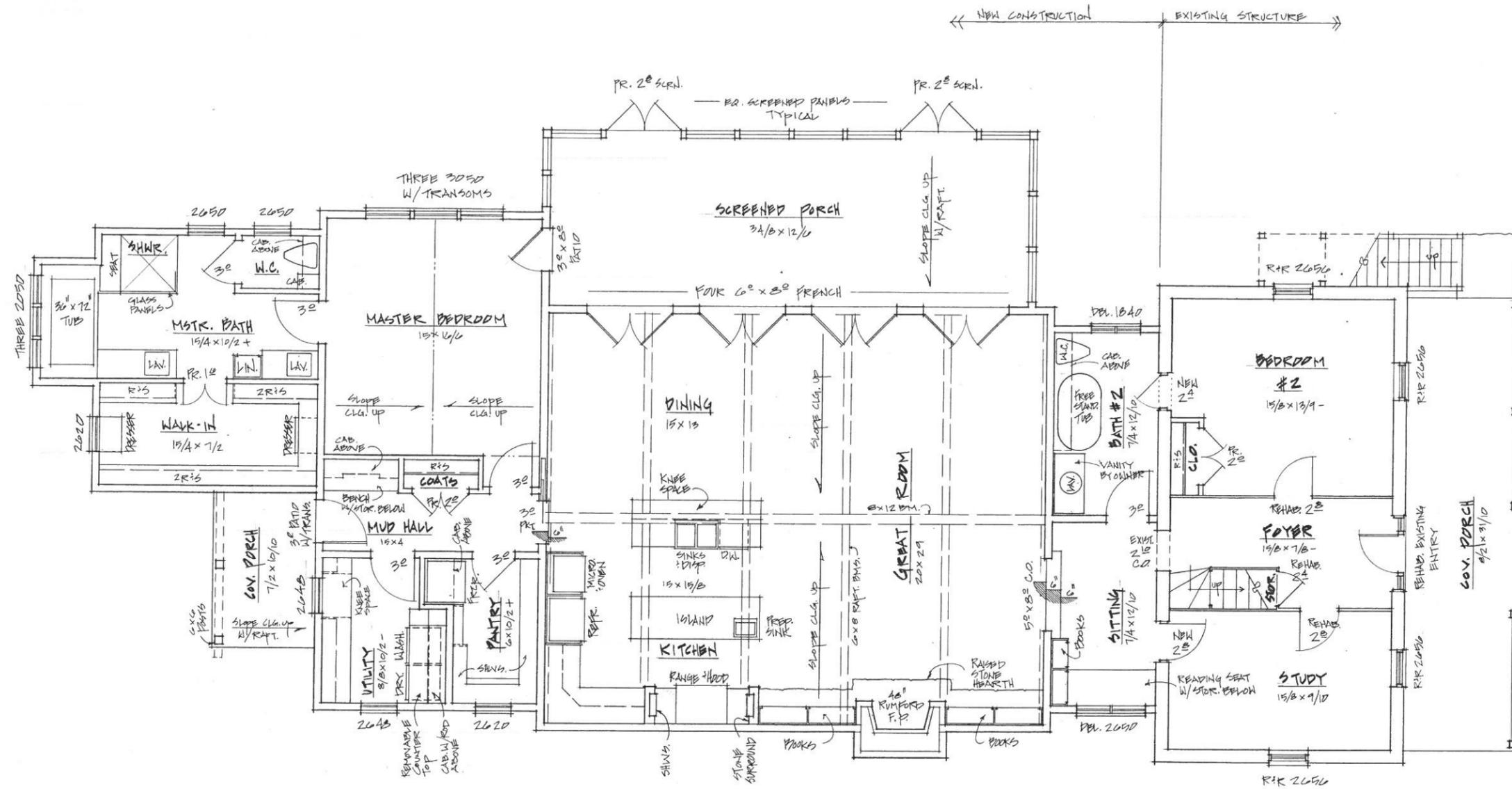
High Medium Low

Site ID No. 739
 Address 207 W. Creek
 Date 1860
 Stylistic Influence vernacular
 GCAD Hyperlink [R26201](#)
 Owner MEAR, PETER & SHARON
 Historic District Yes Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes Resource consists of two houses joined by an enclosed breezeway. Significant non-historic rear additions impact this resource's integrity.

1983 Historic Resources Survey

Previous Site No. 238
 Previous Ranking 1
 Previous Photo References
 Roll 21 21 21
 Frame 13 14 15



MAIN FLOOR PLAN

1/4" = 1'-0"

APPX. AREAS:

EXISTING STRUCTURE:

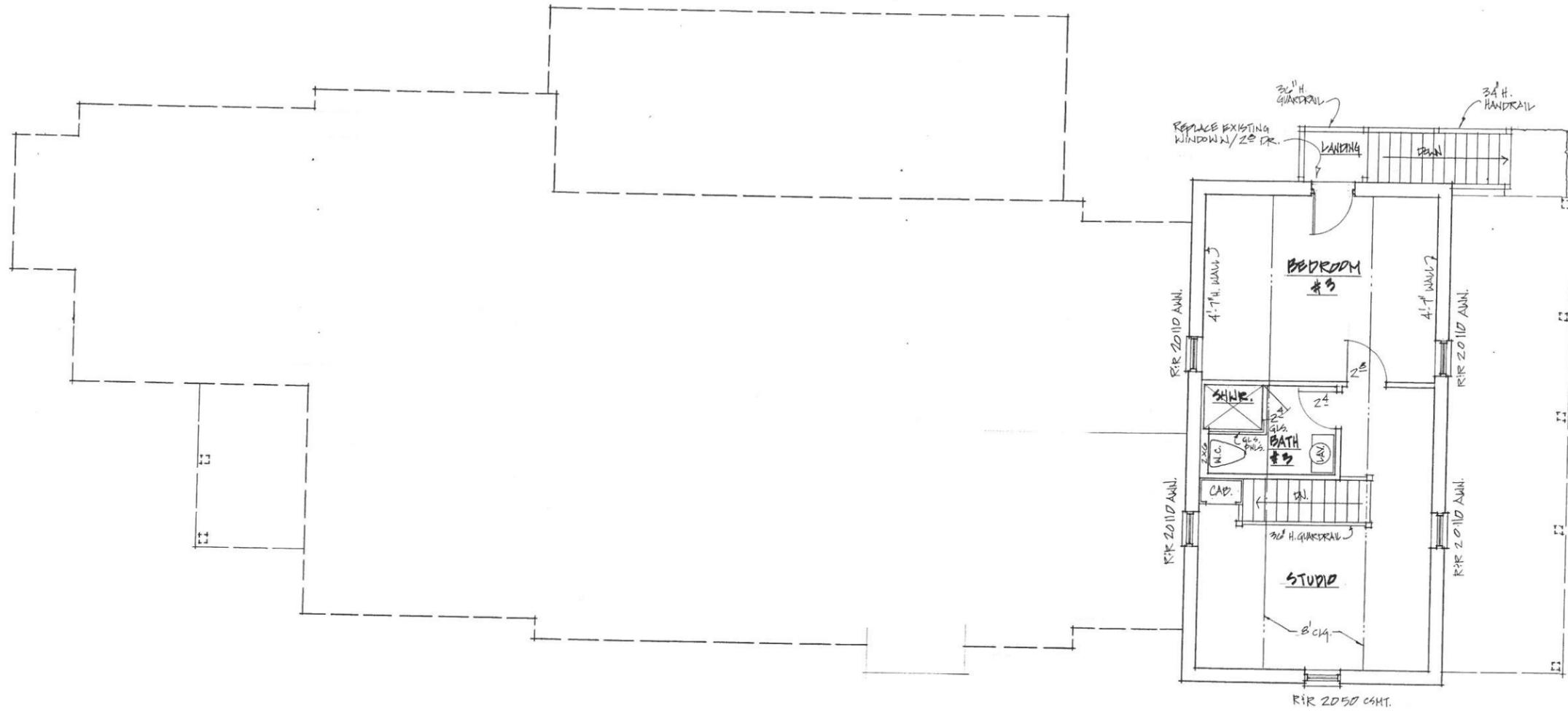
HEATED + COOLED:

MAIN FLOOR	586	S.F.
UPPER FLOOR	569	
COV. PORCH	260	

NEW CONSTRUCTION:

HEATED + COOLED	2198	
SCREENED PORCH	430	
COV. PORCH	78	

TOTAL HEATED + COOLED	3309	
TOTAL FOOTPRINT	3512	S.F.



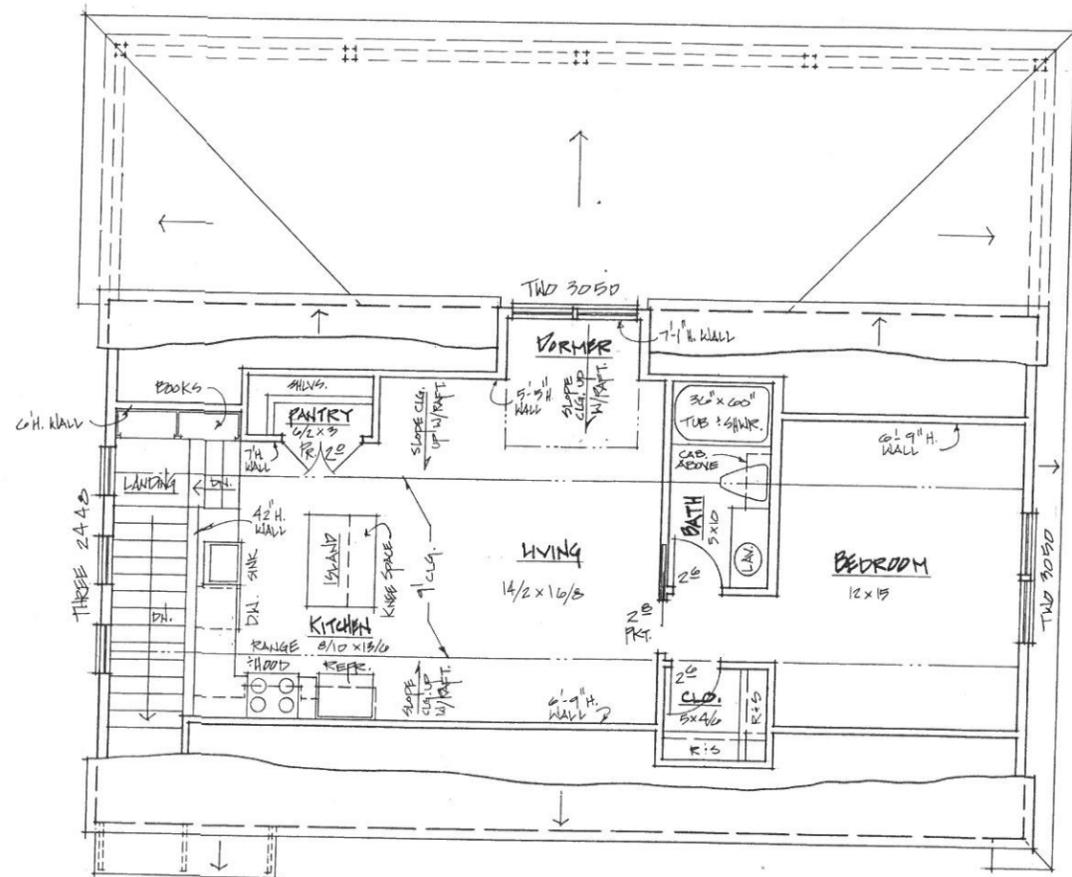
UPPER FLOOR PLAN

1/4" = 1'-0"

21

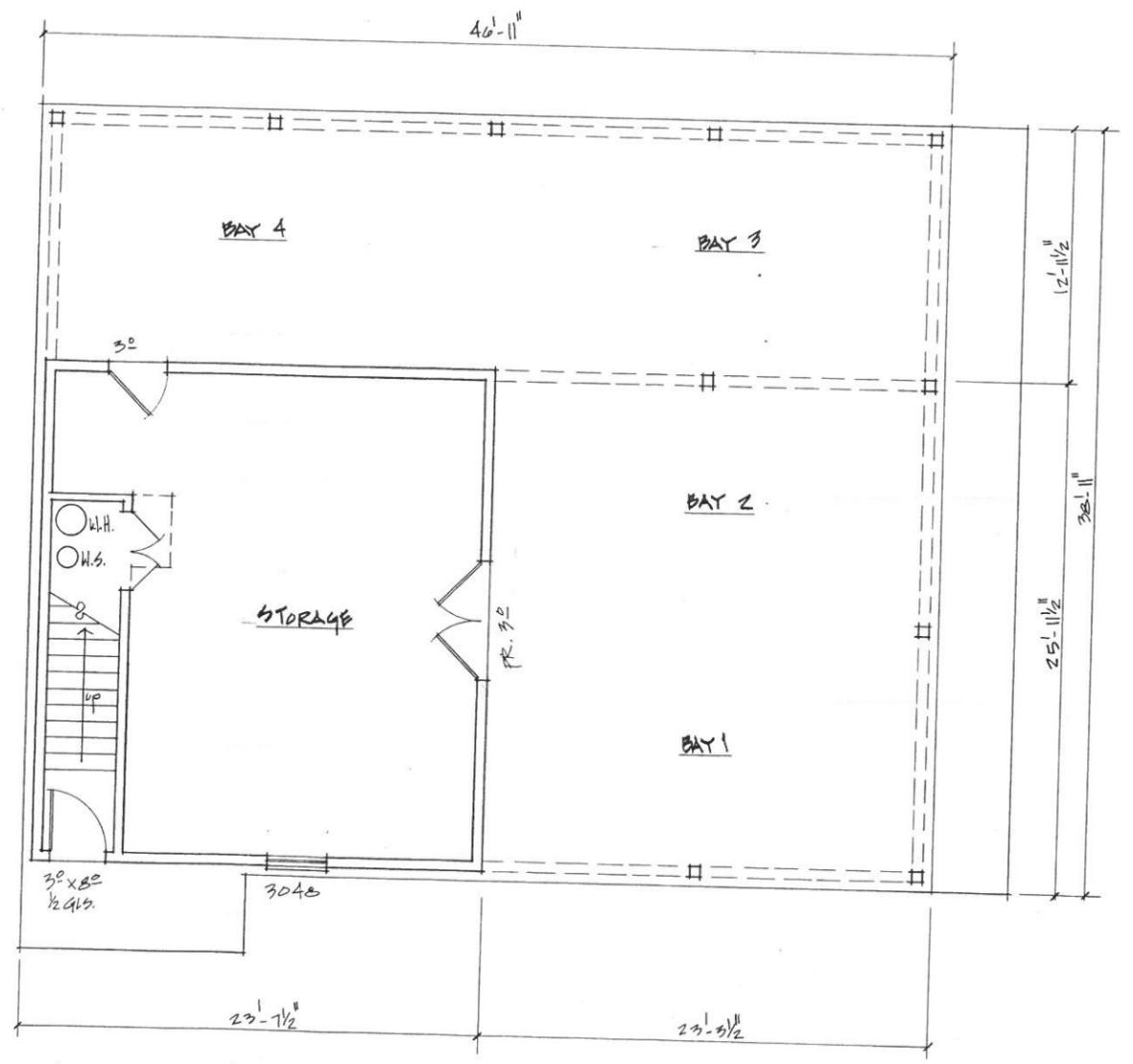
W. CASS PHILLIPS
 PLANNING & DESIGN
 1000 HILL ST. FREDERICKSBURG, TX 77624
 cphillips@austin.rr.com
 C 530 967-0169 F 530 967-5736

PRELIMINARY DRAFT #1
 RESIDENCE @ 204 W. CREEK ST. FOR JULIE MONTGOMERY
 12.8.14
 SH. 3 OF 5



UPPER FLOOR PLAN

1/4" = 1'-0"



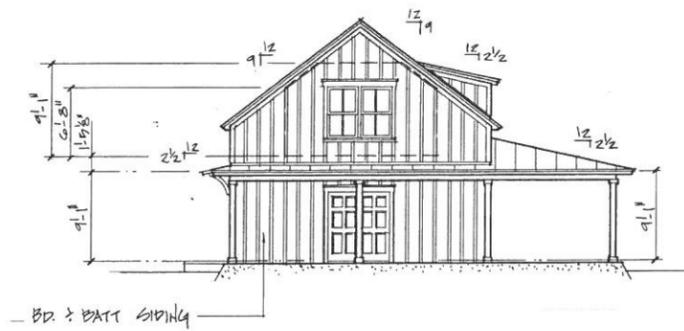
MAIN FLOOR PLAN

1/4" = 1'-0"

APPX. AREAS:

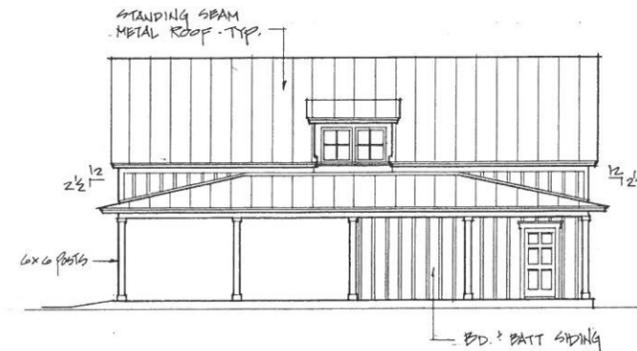
MAIN FLOOR:	
CARPORT	1224 sq.
STORAGE	602
TOTAL SLAB	1826
UPPER FLOOR - HEATED & COOLED	816 sq.

CARPORT / GUEST APARTMENT



SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

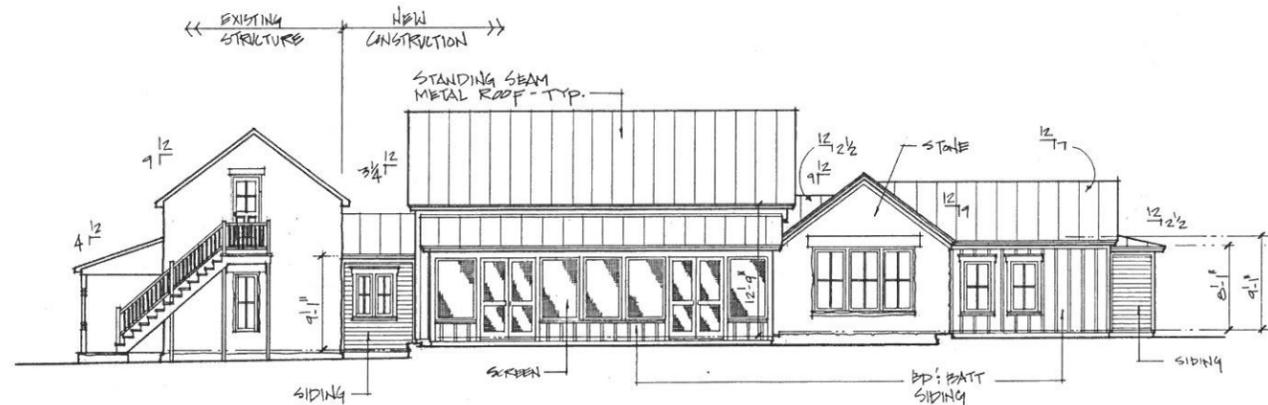
1/8" = 1'-0"

CARPOR / GUEST APARTMENT



SOUTH ELEVATION

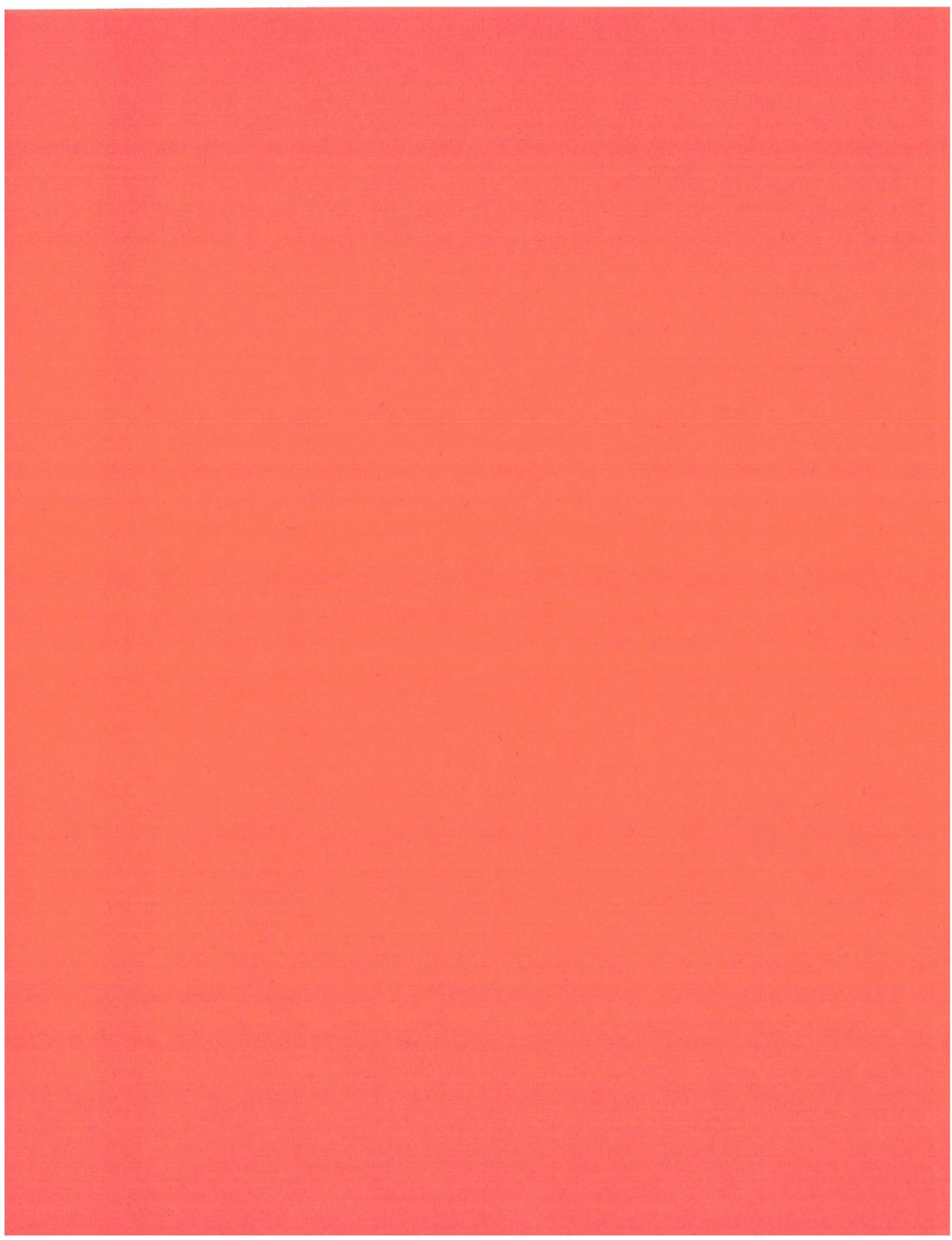
1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

RESIDENCE



**Historic Review Board
Application Information**

Application Number: 14-111
Date: January 7, 2015
Address: 401 E. Main
Owner: Stuart B. Properties LP
Applicant: Stuart Barron
Rating: Low
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.

14-111

Application for Certificate of Appropriateness

Application Date: Dec. 29, 2014 Application Complete: _____

Property Address: 401 E. Main Street

Owner: Stuart B. Properties LP Phone No. 830-459-4881

Address: 232 Keidel Ln., Fredericksburg, TX. 78624

Applicant: Stuart Barron Phone No. 830-459-4881

Address: 146 Keidel Ln., Fredericksburg Fax No. _____

Description of External Alteration/Repair or Demolition: Demolish existing non-historic building and construct a new 1 story commercial building

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

The scale and finishes of the proposed new building are compatible with the character of the historic district.

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

none

Drawing Sketch Date Submitted: 12/29/2014 Historic Photograph

Desired Starting Date: 2015 Desired Completion Date: 2016

SURVEY RATING: High Medium Low None

RTH - Estimated Date of Construction _____

APPLICANT SIGNATURE: Stuart Barron

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

[Signature] Date 1/7/15 Insignificant Significant
Building Official's Determination (Max 7 days)

Chairman's Determination Date _____ Insignificant Significant
(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
DEC 29 2014

Inventory of Properties

341 E. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 836
 Address 341 E. Main
 Date 1980
 Stylistic Influence _____
 GCAD Hyperlink [R13730](#)
 Owner SMITH, EDWIN V & SHIRLEY M FAMILY LIMITED PARTNERSHIP #1
 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	_____

401 E. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 440
 Address 401 E. Main
 Date 1970
 Stylistic Influence _____
 GCAD Hyperlink [R17101](#)
 Owner GIVIGLIANO, RUTH KEIDEL
 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	_____

402 E. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 403
 Address 402 E. Main
 Date _____
 Stylistic Influence _____
 GCAD Hyperlink [R26996](#)
 Owner ATWELL, RICHARD A
 Historic District Yes Historic District
 Assessment Resource is an empty lot.

Notes

Resource is an empty lot at the northeast corner of E. Main & N. Washington

1983 Historic Resources Survey	
Previous Site No.	_____
Previous Ranking	_____
Previous Photo References	_____
Roll	_____
Frame	_____

403 E. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 439
 Address 403 E. Main
 Date 1930
 Stylistic Influence Spanish Colonial
 GCAD Hyperlink [R25891](#)
 Owner HEINEN, BARBARA
 Historic District Yes Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes

House has a small house to the rear (see site ID# 636).

1983 Historic Resources Survey	
Previous Site No.	435
Previous Ranking	4
Previous Photo References	_____
Roll	34
Frame	10

PRELIMINARY PLAN

THESE INCOMPLETE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

BARRY A. WAGNER, AIA
REGISTRATION NO. 7187

BARRY A. WAGNER AIA
ARCHITECT & PRESERVATION CONSULTANT
508 NORTH MILAM STREET
FREDERICKSBURG, TEXAS
PHONE: (830) 997-9225
CELL: (830) 456-7484

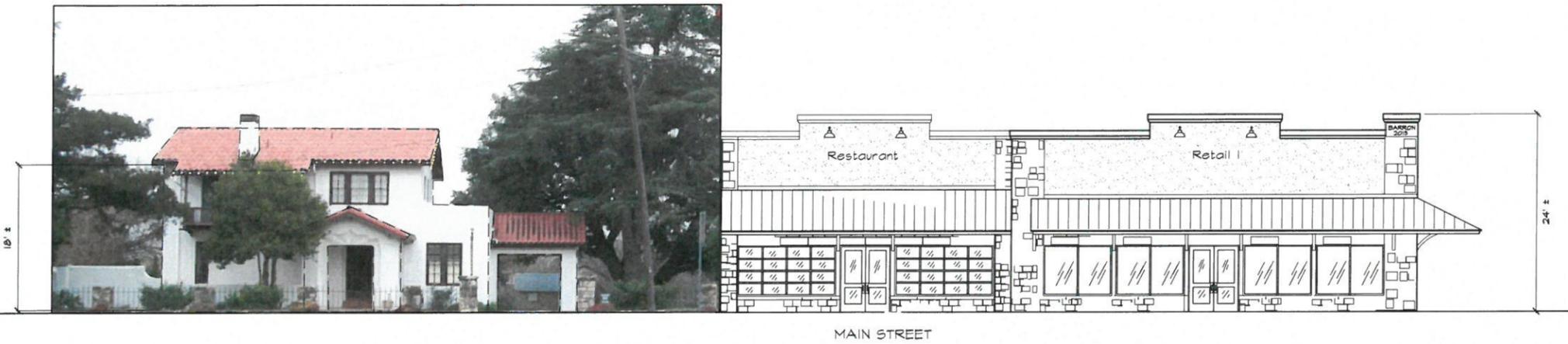


Texas

KEIDEL'S KORNER
401 EAST MAIN STREET
Fredericksburg

DATE	12-24-2014
PROJECT NUMBER	12-08
REVISION	

ELEVATIONS
SHEET NUMBER
A1-2
2 of 2



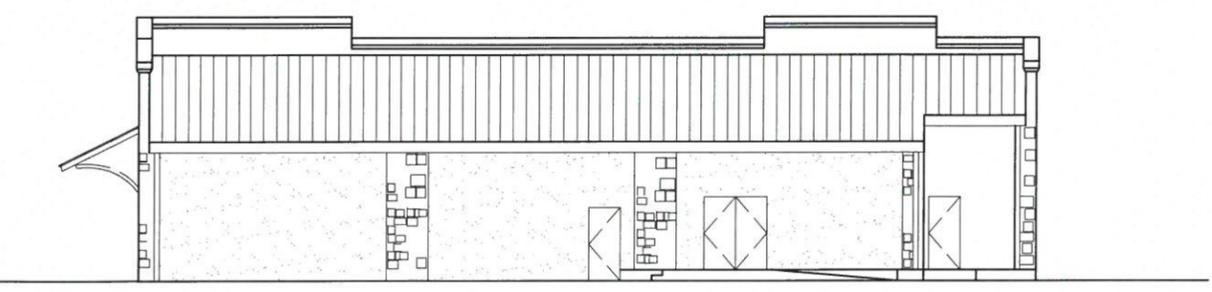
NORTH (MAIN ST.) ELEVATION

1/8" = 1'-0"



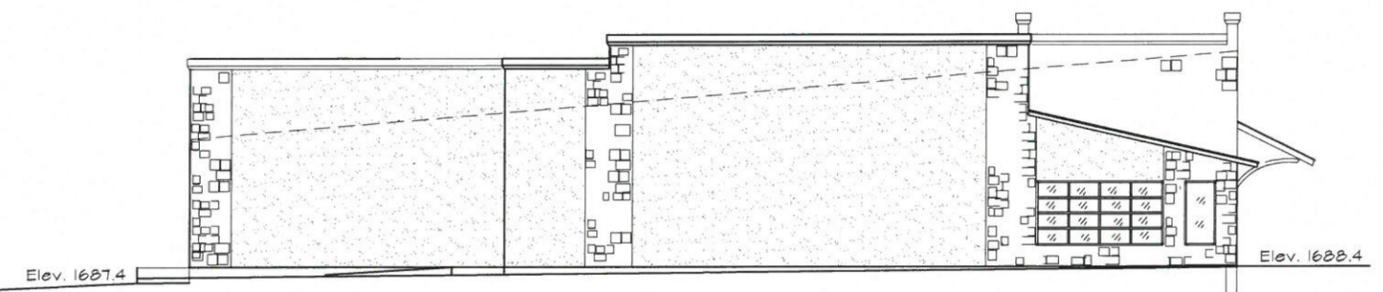
WEST (WASHINGTON ST.) ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



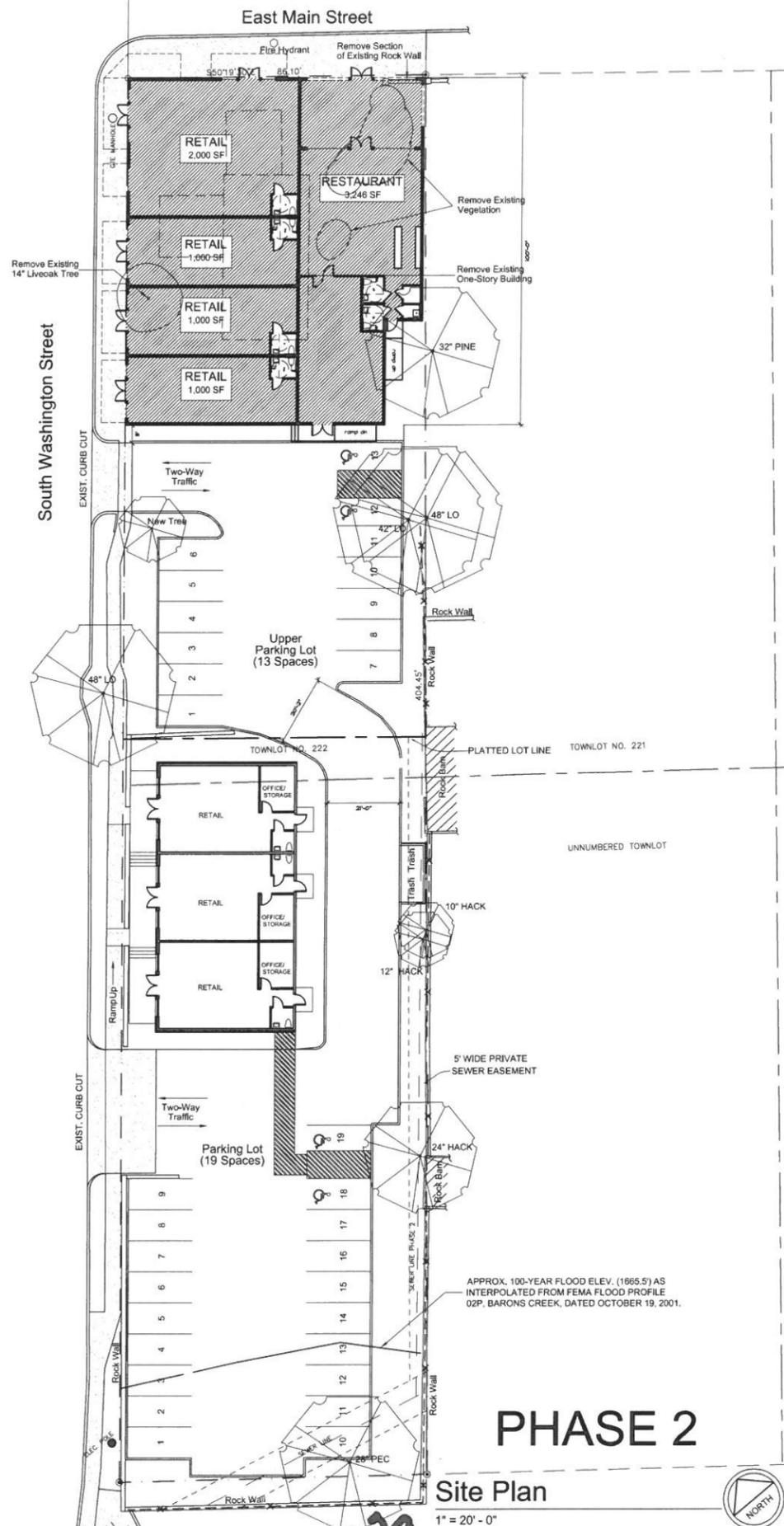
EAST ELEVATION

1/8" = 1'-0"

COLOR SELECTIONS

- STONE: WHITE CENTRAL TEXAS LIMESTONE
- STUCCO: TAN/OFF WHITE TO BLEND WITH STONE
- PORCH ROOFS: GALVALUME
- EXPOSED STEEL BRACKETS/BEAMS: FOREST GREEN
- DOORS & STOREFRONT FRAMING: DARK ANODIZED ALUM.

28



PHASE 2

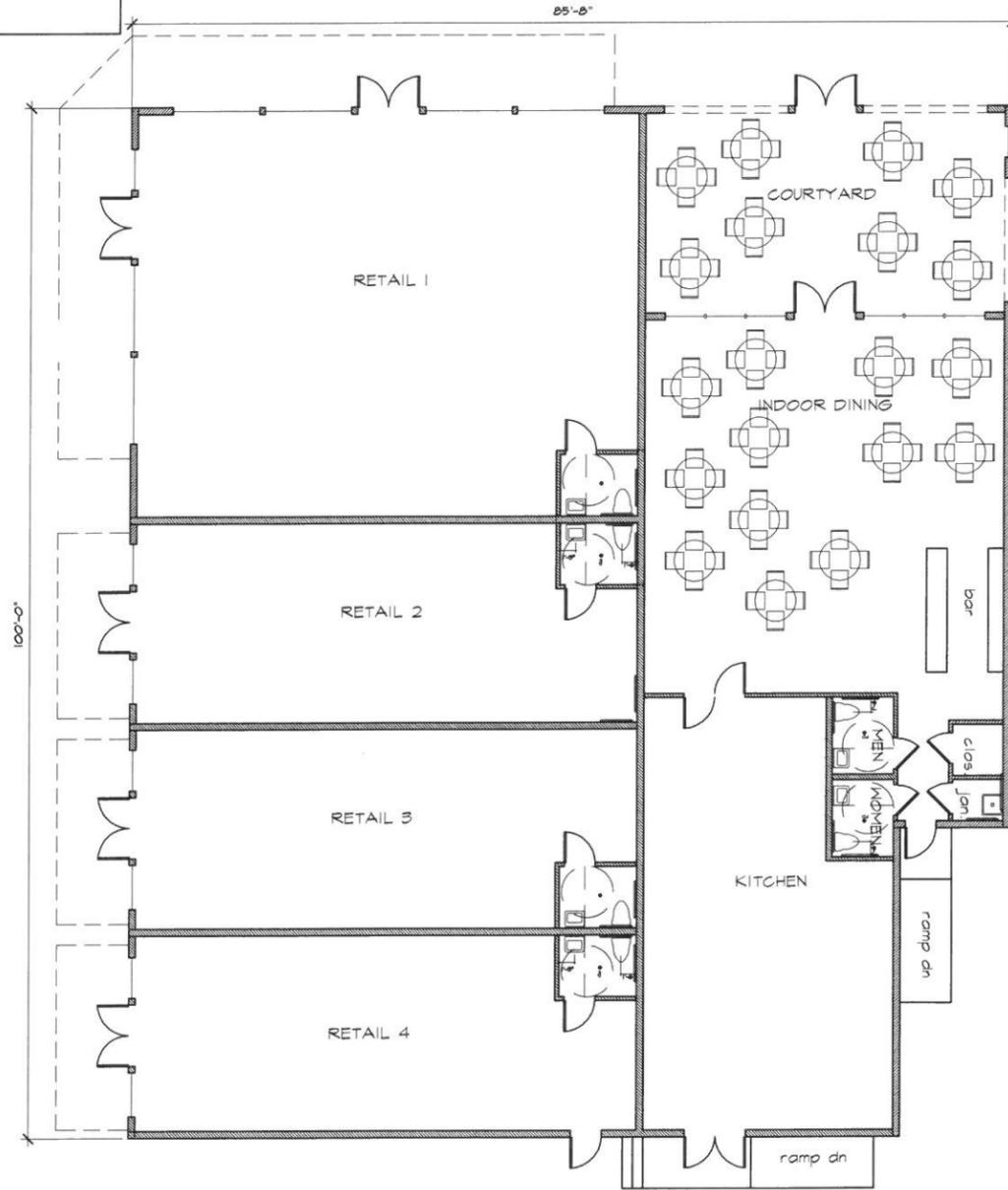
Site Plan

1" = 20' - 0"

PHASE 2

PROPERTY DEVELOPMENT DATA LOT NO. 222-AR

ZONED:	CBD: CENTRAL BUSINESS DISTRICT	
LOT SIZE:	16,570 SQUARE FEET (.38 ACRES)	
IMPERVIOUS COVERAGE:	90% (MAX. ALLOWED - 90%)	
REQUIRED PERVIOUS COVERAGE:	10% (1,657 SF)	
ACTUAL PERVIOUS COVERAGE:	10.1% (1,675 SF)	
PARKING REQUIREMENTS:		
PHASE 2 RETAIL: 5,000 SF	5,000 SF / 400	= 13 SPACES
PHASE 2 RESTAURANT: 3,246 SF	3,246 SF / 400	= 8 SPACES
PHASE 1 RETAIL: 2,000 SF BUILDING	2,000 SF / 400	= 5 SPACES
PHASE 1 RESTAURANT: MEL'S LAYOUT	32 SEATING CAPACITY / 4	= 8 SPACES
TOTAL SPACES REQUIRED: 12 SPACES		
TOTAL SPACES PROVIDED: 13 SPACES		
TOTAL SPACES PROVIDED: 19 SPACES		
TOTAL SPACES PROVIDED ON SITE: 32 SPACES		



FLOOR PLAN

1/8" = 1'-0"

PRELIMINARY PLAN
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 BARRY A. WAGNER, AIA
 REGISTRATION NO. 7187

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 ARCHITECT & PRESERVATION CONSULTANT
 508 NORTH MAIN STREET
 FREDERICKSBURG, TEXAS
 PHONE: (800) 991-9925
 CELL: (800) 656-7464

ARCHITECT

KEIDEL'S KORNER
401 EAST MAIN STREET
 Fredericksburg
 Texas

DATE	12-24-2014
PROJECT NUMBER	12-08
REVISION	

SITE/FLOOR PLAN
 SHEET NUMBER
A1-1
 1 of 2

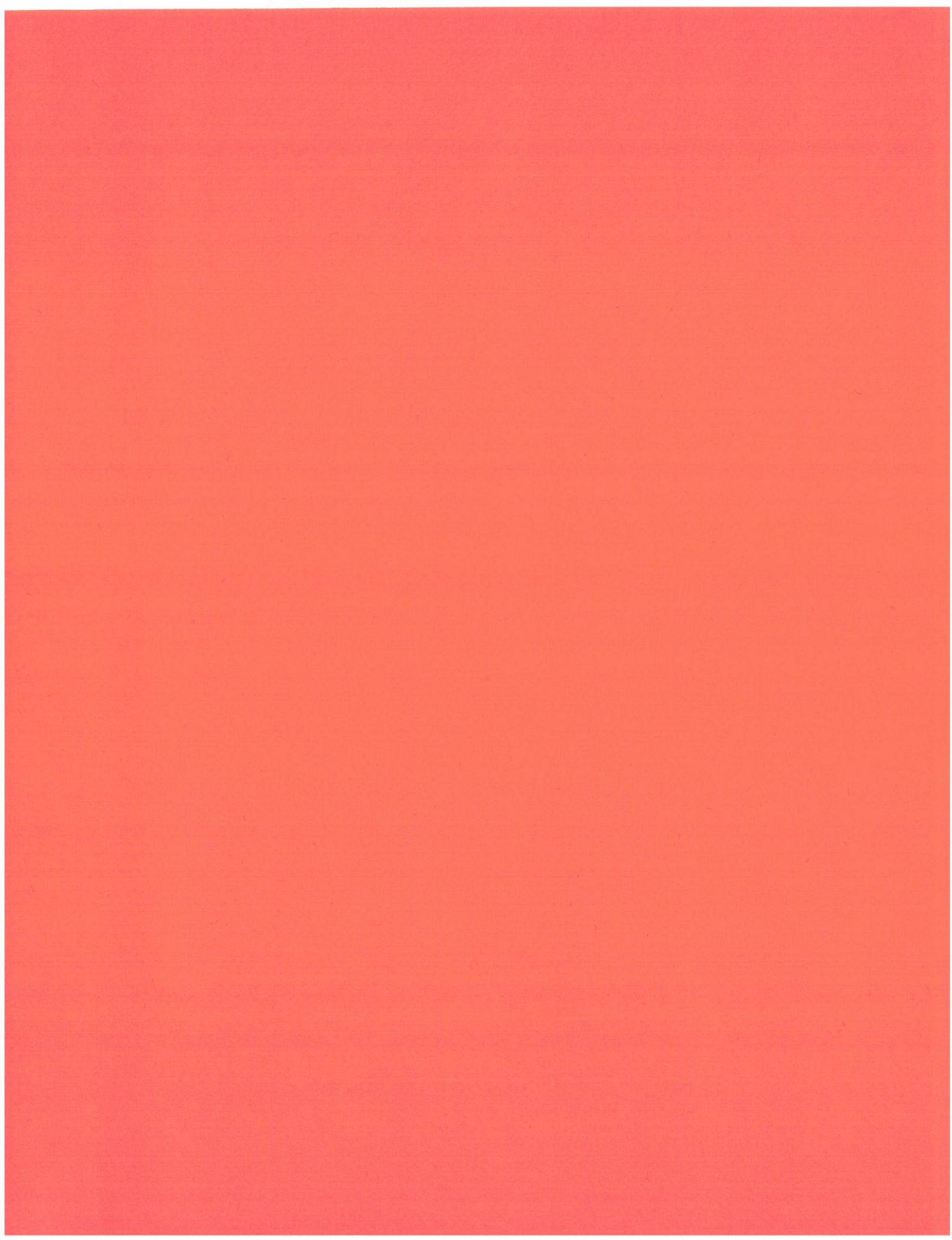
29



30



31





MEMO

DATE: January 7, 2015

TO: Historic Review Board

FROM: Brian Jordan, AICP, RLA, Director of Development Services

SUBJECT: Design Standards and Guidelines for Entry Corridors from the proposed Comprehensive Plan Issues Update

Summary:

Design Workshop presented the draft Comprehensive Plan Issues Update document to the City Council and Planning and Zoning Commission on July 21, 2014. There was significant discussion and a number of concerns raised at this meeting. It was decided that the process for consideration would be slowed down, giving time for additional community input and additional workshops for discussion. The initial worksession which included the Council, Planning and Zoning Commission and the Historic Review Board was held on September 8, 2014. The primary focus of this meeting was to discuss the Gateways Plan and the Design Standards and Guidelines for Entry Corridors. The second meeting of this group was held on September 22, 2014, where the primary focus was on the Sidewalk and Trails Plan.

It was decided at this time by the City Council that they would like for the Planning and Zoning Commission and Historic Review Board to have further review of the Design Standards and Guidelines for Entry Corridors, and come up with a recommendation on whether to include all or a portion of the elements suggested.

Recommendation:

We have discussed the Design Standards and Guidelines at the three previous meetings. As a reminder, these include architectural style, architectural materials, architectural color, architectural features, massing and scale, signage, building height, setbacks and frontage, landscaping, lighting, service areas, parking and access, drainage and stormwater, and streetscape. Attached is a summary of the changes discussed at the previous meetings.

Background / Analysis:

The current Comprehensive Plan was updated in 2006. For the most part, the plan has served the community well and there have been a number of items accomplished. It was determined at a Council Retreat in June, 2013, that the city would do a partial update rather than a complete update. The issues that were identified as not being accomplished from the 2006 Plan and being the highest priority were the Sidewalk and Trails Plan, Gateways Plan and Design Standards and Guidelines for Entry Corridors.

1. Architectural Style:

1.1 Language should be changed to read “Adhere to the Historic District Guidelines when rehabilitating designated historic landmark buildings or potential historic buildings”.

1.2 Delete.

1.3 Move to a standard.

2. Architectural Materials:

2.2 Should be eliminated or the list should be broadened to include other acceptable materials and relocated to a guideline.

3 Architectural Color:

4 Architectural Features:

4.6 Delete.

5 Massing and Scale:

6 Signage:

7 Building Height:

8 Setbacks and Frontage:

There were many questions pertaining to this section and there was not a consensus reached. While the idea of parking lots in the rear of buildings sounded attractive, there were concerns raised about how this would be received for certain commercial uses.

8.2 Delete .

9 Landscaping:

10 Lighting:

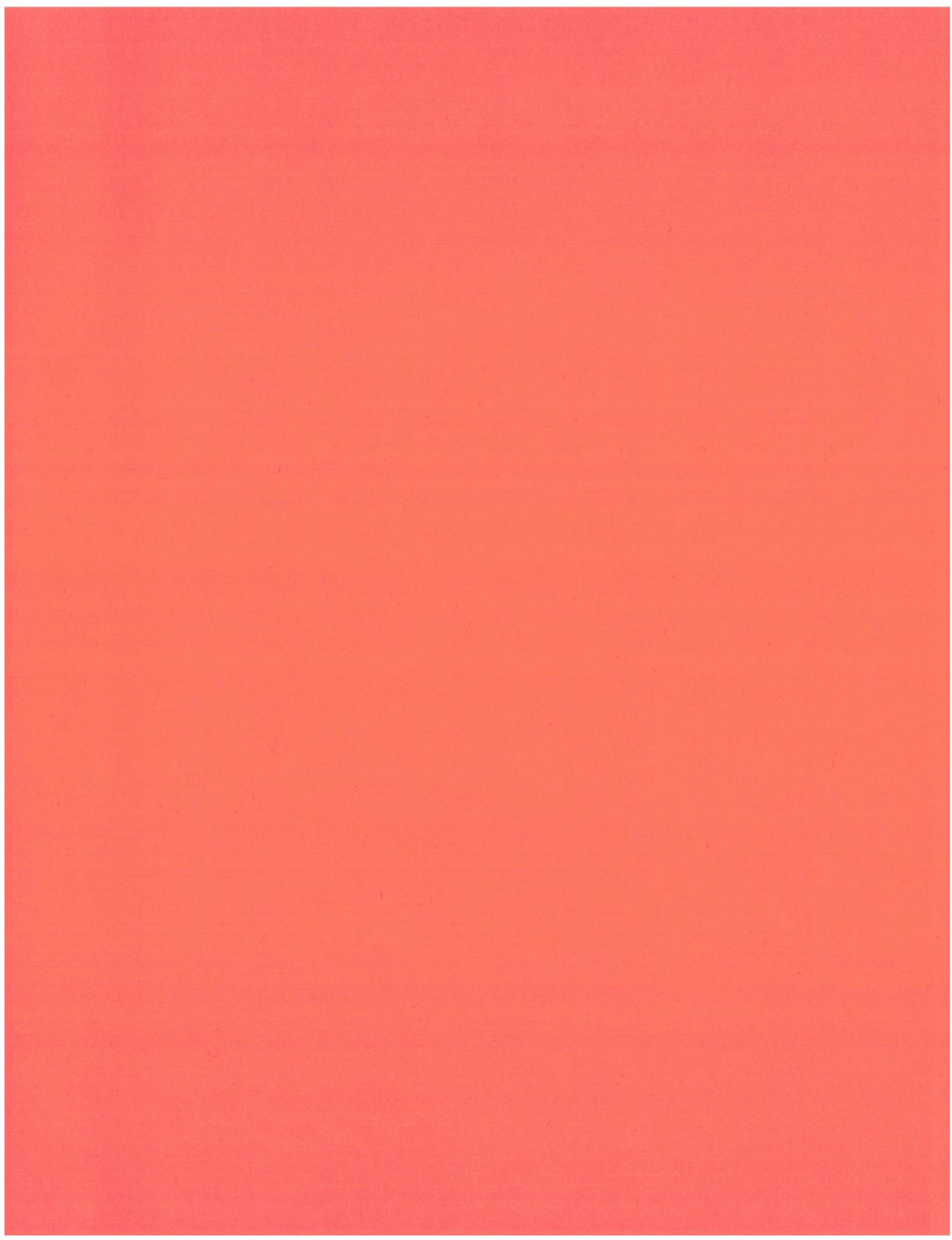
11 Service Areas:

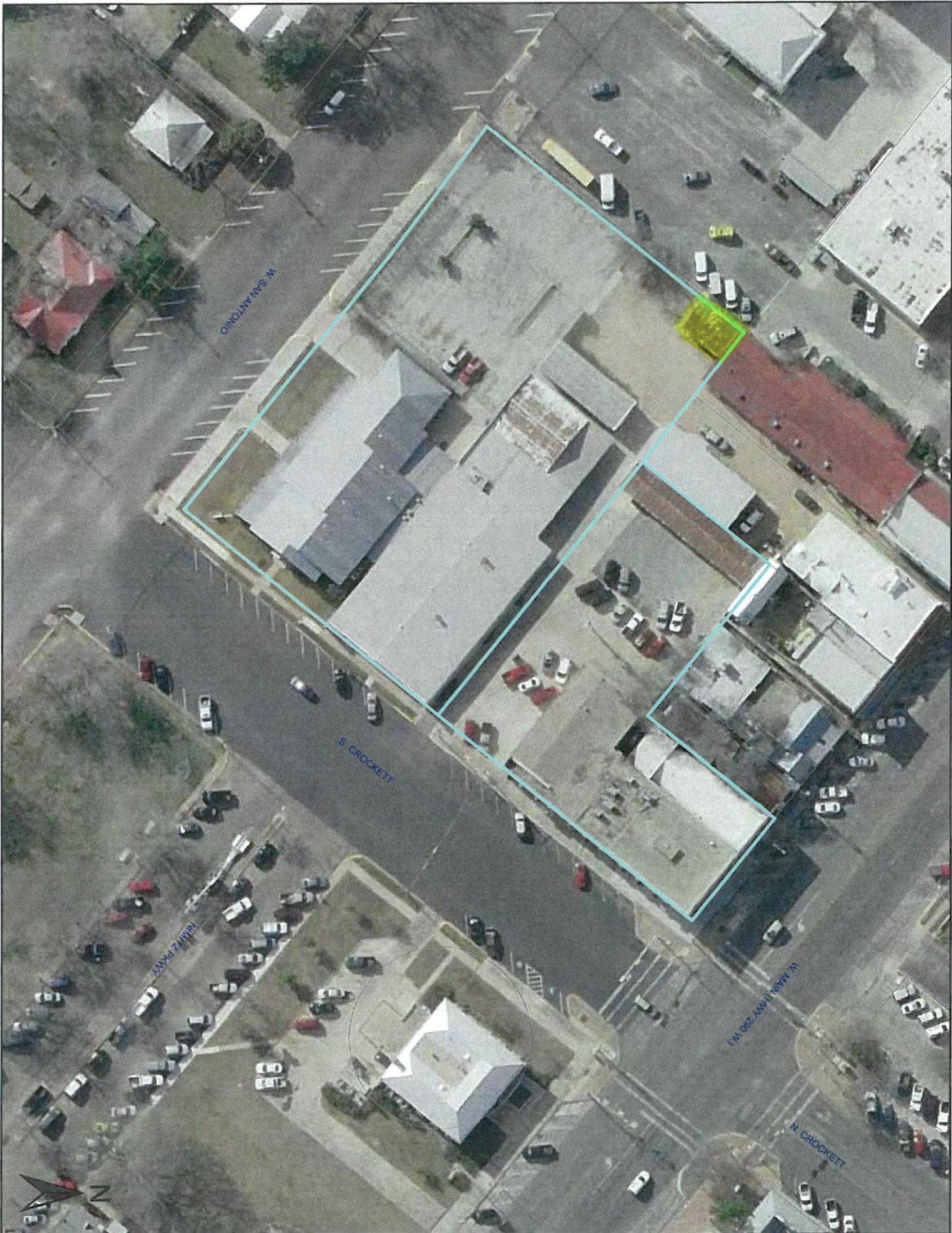
12 Parking and Access:

12.2 Move to a guideline. This is similar to 8.2 above.

13 Drainage and Stormwater:

14 Streetscape:







2015/01/08



2015/01/08

31



38

2015/01/08